



Mt. Juliet, Tennessee

Planning Commission

Agenda

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Thursday, July 18, 2024

6:30 PM

Commission Chambers

Members: Luke Winchester, Rebecca Christenson, Ted Floyd, Scott Hefner, David Rast, Larry Searcy, Gerard Bullock, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - City Attorney

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review the Minutes from the June 20, 2024, Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** **AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE, BY REPEALING SECTION 14-109.2 THRU 14.10.9.4.c TO COMPLY WITH TCA 6-5-102, 6-51-04 AND 13-7-203, REGARDING THE NOTIFICATION PROCESS FOR ANNEXATIONS
 - 6.B.** Review the Mass Grading Plan for Greenhill Road Commercial, located on the northwest corner of North Greenhill Road and Lebanon Road.
 - 6.C.** Review the Mass Grading Plan for New Tribe Church, located at 260 Clemmons Road.
 - 6.D.** Review the Site Plan for Waffle House, located at 12085 Lebanon Road.
- 7. Land Use Amendments, Annexations, Preliminary Master Development Plans & PUD Amendments**
 - 7.A.** **Review the Land Use Plan Amendment from Neighborhood Commercial and Parks and Greenways to Low Density Residential for 4470 Old Lebanon Dirt Road.

- 7.B. **Review the Rezone Request from OPS to RS-40 for 4470 Old Lebanon Dirt Road.
- 7.C. **Review the Land Use Plan Amendment from Mixed Use to High Density Residential for the 782 NW Rutland Road Subdivision, located at 782, 870 & 908 NW Rutland Road.
- 7.D. **Review the Annexation and Plan of Services for the 782 NW Rutland Road Subdivision, located at 782, 870 & 908 NW Rutland Road.
- 7.E. **Review the Preliminary Master Development Plan PUD, including a rezone from R-1 to RS-15 PUD for the 782 NW Rutland Road Subdivision, located at 782, 870 & 908 NW Rutland Road.
- 7.F. **Review the Land Use Plan Amendment from Low Density Residential to Medium Density Residential for Silver Springs Phases 8-13, Located at 9621 Lebanon Road.
- 7.G. **Review the Annexation and Plan of Services for Silver Springs Phases 8-13, located at 9621 Lebanon Road.
- 7.H. **Review the PUD Amendment for Silver Springs Phases 8-13, located at 9621 Lebanon Road.

8. Site Plans

- 8.A. Review the Site Plan for Tim Horton’s located at 10576 Lebanon Road.
- 8.B. Review the Site Plan for Children’s Lighthouse, located at 9468 Lebanon Road.

9. Adjourn

****Indicates item is recommended to the Board of Commissioners. All final design layouts, conditions of approval and final approval will be voted on by the Board of Commissioners at a later date. The public is welcome and invited to attend.**