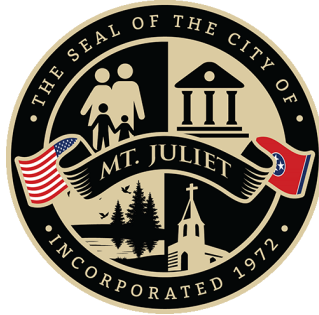


Mt. Juliet, Tennessee

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



Agenda

Thursday, April 16, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Todd Serbent, Traffic Engineer, Samantha Burnett, 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 March 19, 2026, Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Sewer Letter of Credit (SLC00006446) for Capstone @ Mt. Juliet, in the amount of \$101,640.00, can be released.
 - 6.B.** Review the Site Plan Modification for the Pavillion on the RTA property, located at 2163 N. Mt. Juliet Rd.
 - 6.C.** Review the Final Plat for Windtree Pines Ph 9 located off Windtree Club Dr.
 - 6.D.** Review the Final Plat for Walton's Grove Ph.8, located at 10749 Central Pike.
- 7. Mass Grading Plans & Preliminary Plats**
 - 7.A.** Review the Mass Grading plan for Providence Central West, located at 7110 Central Pike.
 - 7.B.** Review the Preliminary Plat for Providence Central West, located at 7110 Central Pike.
- 8. Site Plans**
 - 8.A.** Review the Site Plan Condition Reconsideration for Texas Roadhouse, located at 105 Bear Xing.
 - 8.B.** Review the Site Plan for New Tribe Church, located at 260 Clemmons Rd.
 - 8.C.** Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.
- 9. Land Use Plan Amendments & Preliminary Master Development Plans**

- 9.A. **Review the Preliminary Master Development Plan PUD, including a rezone from RS-40 to RS-20 PUD, for the Kheil Subdivision, located at 115 Oakmont Dr.
 - 9.C. **Review the Land Use Plan Amendment from Thoroughfare Commercial to Light Industrial for Lock Box Self Storage, off Lebanon Rd directly East of 12337 Lebanon Rd.
 - 9.B. **Review the Preliminary Master Development Plan PUD with a Rezone from CG to I-R PUD for Lock Box Self Storage, located off Lebanon Rd directly east of 12337 Lebanon Rd.
10. **Out of City Sewer Requests**
- 10.A. **Review the Out of City Sewer Request for 445, 447 & 449 Liberty Chapel Rd.
 - 10.B. **Review the Our of City Sewer Request for 3150 Nonaville Rd.
11. **Appointments**
- 11.A. Election of a Chairperson.
 - 11.B. Election of a Vice Chairperson.
 - 11.C. Appoint Jennifer Dunbar as a Planning Commission Secretary.
12. **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.**