

Mt. Juliet, Tennessee

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



Agenda

Thursday, March 19, 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, Samantha Burnett - City Attorney

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Adopt the Minutes from the February 19, 2026 Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Development Letter of Credit (70003480) for Wynfield Ph. 2, in the amount of \$409,327.51, can be released.
 - 6.B.** The Sewer Letter of Credit, (55111015) for Waterford Park Ph.1, in the amount of \$252,114.00, can be released.
 - 6.C.** The Sewer Letter of Credit (55111020) for Waterford Park Ph. 2, in the amount of \$115,435.50, can be released.
 - 6.D.** Review the Final Plat for Windtree Pines Phase 7B, located off Windtree Club Drive.
 - 6.E.** Review the Final Plat for Canebrake Phase 4, located off Devonshire Dr.
 - 6.F.** Review the Final Plat for Tillman Place, located at 6235 Central Pike.
 - 6.G.** Review the Final Plat for Secluded Valley Acres, located at 191 Second Ave.
 - 6.H.** **Review the PUD Amendment for Providence Central, located at 200 Adams Lane.
- 7. PUD Amendments**
 - 7.A.** **Review the PUD Amendment for the Treymor Subdivision, located off Benders Ferry Rd.
- 8. Final Master Development Plans/ Site Plans**
 - 8.A.** Review the Final Master Development Plan/ Site Plan for the Wawa, located at 4515 Beckwith Road.

8.B. Review the Final Master Development Plan/ Site Plan for the Convenience Store, located at 2190 N. Mt. Juliet Rd.

9. Subdivision Regulations Amendments

9.A. Review the Subdivision Regulations Amendment to Article 4-103, Streets and Pedestrian Ways.

10. Right of Way Abandonments

10.A. **Review the Right of Way Abandonment for a portion of Aiden Ln to the Wynfield subdivision HOA.

11. Zoning Ordinance Amendments

11.A. **Review the Zoning Ordinance Amendment to Article 5, Sections 5-104.1 & 5-104.4

11.B. **Review the Zoning Ordinance Amendment to Articles VI & VII, Sections 6-103.7 & 7-103.9

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.**