



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, November 20, 2025

6:30 PM

Commission Chambers

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.** Review the minutes from the October 16, 2025, Mt. Juliet Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Development Letter of Credit (SLC00005634) for Baird Farms Ph 3B, in the amount of \$91,676.15 can be released.
 - 6.B.** The Development Letter of Credit (SLC00005927) for Baird Farms Ph. 3C, in the amount of \$102,439.24, can be released.
 - 6.C.** The Development Letter of Credit (90359774) for Walton's Grove Ph. 4, in the amount of \$266,787.80, can be released.
 - 6.D.** The Sewer Letter of Credit (18139097) for Beckwith Point, in the amount of \$187,477.50, can be released.
 - 6.E.** The Sewer Letter of Credit (2710078203) for Hibbett Station, in the amount of \$240,334.50, can be released.
 - 6.F.** Review and adopt the 2026 Mt. Juliet Regional Planning Commission and Board of Zoning Appeals Submittal Calendars.
 - 6.G.** Review the Final Plat for Canebrake Ph 2 Sec 1, located off W Division St.

6.H. Review the Final Plat for Benders Cove Ph. 2, located off Benders Ferry Rd.

7. Final Master Development Plans/ Site Plans

7.A. Review the Final Master Development Plan/ Site Plan for Golden Bear Wine & Spirits, located at 6330 Golden Bear Gateway.

7.B. Review the Site Plan for the Weller Life Amenity Center, located at 535 Pleasant Grove Rd.

7.C. Review the Site Plan for Victory Nissan, located at 505 Pleasant Grove Rd.

7.D. Review the Site Plan for Fifth Third Bank, located at 1901 N. Mt. Juliet Rd.

8. PUD Amendments

8.A. **Review the amendment to allow for outside sales to the Providence Central Preliminary Master Development Plan PUD, located at Providence Parkway and Central Pike.

8.B. **Review the Amendment regarding off site improvements to the Preliminary Master Development Plan PUD for Village at Pleasant Grove and Vintage Vines, located off Pleasant Grove Rd.

9. Preliminary Master Development Plans

9.A. **Review the Preliminary Master Development Plan PUD for the Kheil Subdivision, located at 115 Oakmont Dr.

10. Zoning Ordinance Amendments

10.A. **Review the Zoning Ordinance Amendment to Section 9-106 Regarding Access Management.

10.B. **Review the Zoning Ordinance Amendment to Section 14-109 Regarding Public Notice Requirements.

10.C. **Review the Zoning Ordinance Amendment to Section 5-104.3 Regarding Variable Lot Subdivisions.

10.D. **Review the Zoning Ordinance Amendment to Section 8-207.5.4.a, Regarding Open Space Requirements.

11. 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.**