



Item 6.E.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Legacy Pointe, Lot 11

Address:

125 & 135 Legacy Pointe Blvd.

Legal Description:

Map(s) – 078
Parcel(s) – 013.14

Commissioner District:

3 - Scott Hefner

Applicant:

Luke Klausner,
Magill, Inc.

Property Owner:

LP Land Holdings, LLC.

Request:

Final Plat

Current Zoning:

CI

Requested Zoning:

Not applicable

Attachments:

Final Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final plat approval for two commercial lots in the Legacy Pointe Center, off Legacy Pointe and Bear Crossing in district 3.

Description/History: The subject property is 7.33 acres in Legacy Pointe. Lot 11 is 3.38 acres, and lot 11A is 3.95 acres. The plat includes cross-access easements.

Code References:

Subdivision Regulations –Art. II, Sec. 2-105 Final Subdivision Plat. The plan is proposed to be compliant with the subdivision regulations as noted above, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval.

Summary: The final plat submitted for lots 11 and 11A of the Legacy Pointe Center, are compliant with the applicable subdivision regulations and zoning regulations.

Recommendation: Staff recommends approval of the Final Plat for Legacy Pointe, lots 11 and 11A, subject to the conditions below.



Conditions (by Department):

Fire Department:

1. No Comments

Planning:

1. Provide addresses prior to the recording of the plat.

Engineering:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.

WWUD:

1. An on-site inspection has not been made at this time to verify the location of the water lines and related appurtenances.
2. Add the following note: All West Wilson Utility District public water lines have a 20' wide easement, said easement being 10' each side of the centerline of the water line.

Wilson County Schools:

1. No Comments Received.