



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, February 20, 2025

6:30 PM

Commission Chambers

Members: Luke Winchester, Rebecca Christenson, Ted Floyd, 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 and adopt the Minutes from the January 16, 2025, Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Development Letter of Credit (1651468480-767) for Jackson Hills - Golden Bear Gateway Improvements, in the amount of \$310,765.75, can be released.
 - 6.B.** The Development Letter of Credit (9542553054-90146) for Herrington Ph. 3, in the amount of \$148,817.03, can be released.
 - 6.C.** The Development Letter of Credit (SLC00005839) for Kelsey Glen Ph. 9, in the amount of \$57,120.37, can be released.
 - 6.D.** **Review the Annexation and Plan of Services for the Hayes Property, located at 9385 Lebanon Rd.
 - 6.E.** **Review the Annexation and Plan of Services for 340 John Wright Rd.
 - 6.F.** Review the Final Master Development Plan for Nichols Vale Ph. 9.1 and 9.2, located on Young Drive and Welty Lane.
 - 6.G.** Review the Preliminary Plat for Nichols Vale Ph. 9.1, located on Young Drive.

- 6.H. Review the Preliminary Plat for Nichols Vale 9.2, located on Welty Lane.
 - 6.I. Review the Preliminary Plat Modification for The Reserve at Wright Farms, located off Rothmon Blvd.
 - 6.J. Review the Preliminary Plat Modification for The Wells Farm Subdivision, located at 2850 Benders Ferry Rd.
 - 6.K. Review the Site Plan for Slick City located on Legacy Pointe Lot 13.
 - 6.L. **Review the Zoning Ordinance Amendment requiring playgrounds in single family residential developments.
 - 6.M. **Review the Zoning Ordinance Amendment requiring streetlights in single family residential developments.
 - 6.N. **Review the Land Use Plan Amendment for Paddocks Senior - Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.
 - 6.O. **Review the Preliminary Master Development Plan PUD, including a rezone from RS-40 to RM-16 PUD, for Paddocks Senior - Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.
- 7. Land Use Plan Amendment, Annexation, PMDP PUD**
- 7.A. **Review the Land Use Plan Amendment from Medium Density Residential to Mixed Use for LC Mt. Juliet II, located at 7800 Central Pike.
 - 7.B. **Review the Annexation and Plan of Services for LC Mt. Juliet II, located at 7800 Central Pike.
 - 7.C. **Review the Preliminary Master Development Plan, Planned Unit Development with a Rezone from R-1 to CMU-PUD, for LC Mt. Juliet II, located at 7800 Central Pike.
 - 7.D. **Review the Land Use Plan Amendment from Low Density Residential to Neighborhood Commercial for Mira Bella located off Lebanon Road .
 - 7.E. **Review the Annexation request, including a Plan of Services, for Mira Bella located off Lebanon Road and Bass Lane.
 - 7.F. **Review the Preliminary Master Development Plan PUD, including a rezone from Wilson County R-1 to CNS and RS-40, for Mira Bella located off of Lebanon Road and Bass Lane.
- 8. Final Master Development Plan**
- 8.A. Review the Final Master Development Plan, including a Mass Grading Plan, for The District, located at 108 Stoney Creek Rd.
- 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.**