



# Mt. Juliet, Tennessee

## Planning Commission

### Agenda - Final

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

---

**Thursday, January 16, 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 December 19, 2024, Planning Commission Meeting.
- 6. Consent Agenda**
  - 6.A.** The Development Letter of Credit (1523) in the amount of \$431,525.85 for Legacy Pointe Ph. 1 can be released.
  - 6.B.** The Development Letter of Credit (9542553054-90094) in the amount of \$327,838.01 for Herrington Ph. 1 can be released.
  - 6.C.** The Development Letter of Credit (9542553054-90108) in the amount of \$219,514.59 for Herrington Ph. 2 can be released.
  - 6.D.** The Development Letter of Credit (7016492) in the amount of \$33,232.17 for Nichols Vale Ph. 2 Sec 2B/Mt. Juliet Commons Ph. 1 Sec. 2, can be released.
  - 6.E.** The Development Letter of Credit (SLC00005672) in the amount of \$112,834.93 for Kelsey Glen Ph. 7 can be released.
  - 6.F.** The Development Letter of Credit (SLC00005794) in the amount for \$179,330.98 for Kelsey Glen Ph. 8 can be released.
  - 6.G.** The Development Letter of Credit (SLC00005782) in the amount of \$131,427.44 for Kelsey Glen Ph. 6 can be released.

- 6.H. Review the Final Plat for Everette Downs Mixed Use, located at 1919 N. Mt. Juliet Rd.
  - 6.I. Review the Preliminary Plat for The Godfrey Subdivision, located at 1030 Nonaville Rd.
  - 6.J. Review the Final Master Development Plan for The Godfrey Subdivision, located at 1030 Nonaville Rd.
  - 6.K. Review the Site Plan for Chipotle, located off Rutland Drive.
  - 6.L. \*\*Review the Zoning Ordinance Amendment for Single Family Residential 5-104.4 Development Standards (Playground Amenities)
  - 6.M. Review the Final Plat for Golden Gateway lots 2 & 6, located at 1201 Rutland Dr.
7. **Conveyance**
- 7.A. \*\*Approve a conveyance of land from the Wilson County Board of Education to the City for the section of property at West Elementary School containing the sewer pump station for use by the City as a public utility.
8. **Final Master Development Plan**
- 8.A. Review the Final Master Development Plan/ Site Plan for Public Storage Golden Bear, located at 6350 Golden Bear Gateway.
9. **Preliminary Plat**
- 9.A. Review the Preliminary Plat Modification for The Reserve at Wright Farms, located off Rothmon Blvd.
  - 9.B. Review the Preliminary Plat Modification for The Wells Farm Subdivision, located at 2850 Benders Ferry Rd.
10. **Land Use Amendment, Annexation, Plan of Services, PMDP**
- 10.A. \*\*Review the Land Use Plan Amendment from Medium Density Residential to Mixed Use for LC Mt. Juliet II, located at 7800 Central Pike.
  - 10.B. \*\*Review the Annexation and Plan of Services for LC Mt. Juliet II, located at 7800 Central Pike.
  - 10.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.
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.**