



Mt. Juliet, Tennessee

Planning Commission

Agenda - Final

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

Thursday, October 19, 2023

6:30 PM

Commission Chambers

Members: Chairman Luke Winchester, Vice Chair David Rast, Rebecca Christenson, Ted Floyd, Scott Hefner, Larry Searcy, Gerard Bullock, Preston George, Linda Armistead

Resources: Jennifer Hamblen, Planning Director, Jon Baughman, Deputy Planning Director, Matt White, Public Works Director, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - 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 September 21, 2023 Planning Commission meeting.

Sponsors: Planning and Zoning and Howell

Attachments: 9-21-2023

- 6. Consent Agenda**

- 6.A.** Review and adopt the 2024 Planning Commission and Board of Zoning Appeals Submittal Calendar.

Sponsors: Planning and Zoning and Howell

Attachments: [Combined 2024 Submittal Calendars](#)

- 6.B.** Review the Site Plan/Final Master Development Plan for Windtree Pines Townhomes located at 810 Nonaville Road.

Sponsors: Planning and Zoning and Howell

Attachments: [Windtree Pines Townhomes SP SR](#)

- 6.C. Review the Final Plat for Bradshaw Farms Ph. 1B located on Vanner Road.

Sponsors: Planning and Zoning and Howell

Attachments: [Bradshaw Farms Ph 1B FP SR](#)

- 6.D. Review the Final Plat for Village at Pleasant Grove Ph. 2 located 0 Pleasant Grove Road.

Sponsors: Planning and Zoning and Howell

Attachments: [Village at Pleasant Grove Ph 2 FP SR](#)

- 6.E. **Review the Annexation for the City of Mt. Juliet property located at 620 Clemmons Road.

Sponsors: Planning and Zoning and Howell

Attachments: [620 Clemmons Road AX SR](#)
[620 Clemmons Road Exhibit A Annex 9 20 23](#)

- 6.F. **Review the Plan of Services for the City of Mt. Juliet property located at 620 Clemmons Road.

Sponsors: Planning and Zoning and Howell

Attachments: [620 Clemmons Road AX SR](#)
[620 Clemmons Road POS](#)

- 6.G. Review the Preliminary Plat for the MWAM Subdivision located at 9911 Central Pike.

Sponsors: Planning and Zoning and Howell

Attachments: [MWAM Subdivision PP SR](#)

7. Annexation, Plan of Services

- 7.A. **Review the Annexation for the Henninger Property located at 1006 Guill Road.

Sponsors: Planning and Zoning and Howell

Attachments: [Henninger Property_AX_SR](#)
[1006_Guill_Road_Exhibit_A_Annex_9_20_23](#)

- 7.B. **Review the Plan of Services for the Henninger Property, located at 1006 Guill Road.

Sponsors: Planning and Zoning and Howell

Attachments: [Henninger Property AX SR](#)
[Henninger Property POS](#)

8. Zoning Ordinance Amendment

8.A. **Review the Zoning Ordinance Amendment for Article 11, Sign Ordinance.

Sponsors: Planning and Zoning and Howell

Attachments: Article VI, Sign Regulations_ZOA_SR
Summary of Sign Regulations Revision
2023 Ordinance
Sign Ord. draft 2023

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.**