



# **Mt. Juliet, Tennessee**

## **Planning Commission**

### **Agenda - Final**

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

---

**Thursday, December 21, 2023**

**6:30 PM**

**Commission Chambers**

---

Members: Luke Winchester, Rebecca Christenson, Ted Floyd, Scott Hefner, David Rast, 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.** Approve the minutes for the November 16, 2023 Planning Commission meeting.
- 6. Consent Agenda**
  - 6.A.** Approve the 2023 Required Continuing Education Hours from the 2023 Training Seminars.
  - 6.B.** The Sewer Letter of Credit (70002813) for Wynfield Ph 1 Pump Station/Force Main in the amount of \$498,394.50 can be released.
  - 6.C.** The Sewer Letter of Credit (70002812) for Wynfield Ph. 1 in the amount of \$177,703.50 can be released.
  - 6.D.** The Sewer Letter of Credit (70003479) for Wynfield Ph. 2 in the amount of \$194,098.50 can be released.
  - 6.E.** The Sewer Letter of Credit (70004986) for Wynfield Ph. 3 in the amount of \$91,434.00 can be released.
  - 6.F.** The Sewer Letter of Credit (SLC00005617) for Baird Farms Ph. 2B in the amount of \$63,046.50 can be released.
  - 6.G.** The Sewer Letter of Credit (SLC00005928) for Baird Farms Ph. 3C in the amount of \$50,794.50 can be released.

- 6.H. The Development Letter of Credit (954255305-90092) for Tuscan Gardens, Ph. 18 in the amount of \$118,802.51 can be released.
- 6.I. The Sewer Letter of Credit (90021028) for Walton's Grove Ph. 2 in the amount of \$57,106.50 can be released.
- 6.J. The Development Cashier Check (5300201864) for Townhomes of Hickory Hills Ph. 2 in the amount of \$43,184.88 can be released.

**7. Site Plans**

- 7.A. Review the Site Plan for Wash N Roll located at 0 Rutland Drive.
- 7.B. Review the Site Plan for Andy's Frozen Custard located at 4024 N. Mt. Juliet Road.

**8. PUD Amendments**

- 8.A. \*\*Review the PUD Amendment for Homewood Suites located at 80 Belinda Parkway.
- 8.B. \*\*Review the PUD Amendment for MJ Commons located at 12950 Lebanon Road.

**9 Resolutions**

- 9A. **A RESOLUTION TO APPROVE THE PURCHASE AND SALE AGREEMENT TO PURCHASE PROPERTY LOCATED AT 4370 OLD LEBANON DIRT ROAD FOR A PURCHASE PRICE OF \$950,000.00 TO BE USED FOR A FUTURE FIRE HALL AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT**

**10. 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.**