



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, October 16, 2025

6:30 PM

Commission Chambers

Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, 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 the minutes from the September 18, 2025, Mt. Juliet Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** Review the Final Plat for Windtree Pines Ph 8, located off Windtree Club Dr.
 - 6.B.** Review the Final Plat for Bradshaw Farms Ph 2A, located off Vanner Rd.
 - 6.C.** Review the Final Plat for Bradshaw Farms Ph 2B, located off Grace Rd.
 - 6.D.** Review the Modification to the Preliminary Plat for Canebrake, located off Devonshire Dr.
 - 6.E.** Review the Preliminary Plat for Rosemont, located at 1826 Benders Ferry Rd.
 - 6.F.** Review the Final Master Development Plan for Rosemont, located at 1826 Benders Ferry Rd.
 - 6.G.** Review the Preliminary Plat for Tillman Place, located at 6235 Central Pike.
 - 6.H.** Review the Final Master Development Plan/ Site Plan for Tillman Place, located at 6235 Central Pike.

- 6.I. Review the Site Plan for Legacy 5 MOB, located at 113 Bear Xing.
- 6.J. Review the Site Plan for the Proposed Restaurant, located at 1209 Rutland Dr.
- 6.K. Review the Site Plan for Faith is the Victory Church, located at 2564 N. Mt. Juliet Rd.
- 6.L. Review the Site Plan for the Treymor Amenity Center, located off Benders Ferry Rd.
- 6.M. **Review the Zoning Ordinance Amendment to Article 8-207.3. Minimum Lot Area in PUD Overlay Districts.
- 7. **PUD Amendments**
 - 7.A. **Review the PUD Amendment to Golden Bear Place, located at 4515 Beckwith Rd, regarding Public Works Condition #11.
- 8. **Site Plans, Final Master Development Plans**
 - 8.A. Review the Final Master Development Plan/ Site Plan for McDonald's, located at 8776 Golden Bear Gtwy.
 - 8.B. Review the Site Plan for Hickory Station West, located at 261 W Main St.
- 9. **Keelean Property**
 - 9.A. **Review the Annexation including a plan of services for the Keelean property, located at 3971 Beckwith Rd.
 - 9.B. **Review the Rezone Request from Wilson County R-1 to Mt. Juliet CI for the Keelean Property, located at 3971 Beckwith Rd.
- 10. **Charlie's Place**
 - 10.A. **Review the Preliminary Master Development Plan Planned Unit Development, including a rezone from RS-40 & CTC to CTC-PUD, for Charlie's Place, located at 2250 N. Mt. Juliet Rd., 49, 51 and 53 W Caldwell St., and 60 3rd Ave.
- 11. **Courtyards at McFarland**
 - 11.A. **Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
 - 11.B. **Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
- 12. **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.**