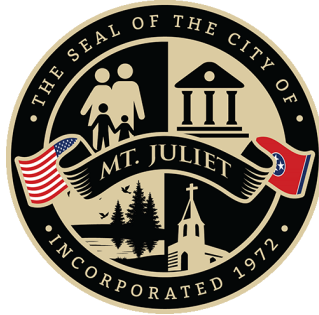


Mt. Juliet, Tennessee

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



Agenda

Thursday, June 18, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Jennifer Brown, 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, Todd Serbent, Traffic Engineer, 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 May 21, 2026, Mt. Juliet Regional Planning Commission Meeting.
6. **Consent Agenda**
 - 6.A. Review the Final Plat for Legacy Pointe Lots 12 & 15, located off Legacy Pointe Blvd and Bear Crossing.
7. **Site Plans/ Final Master Development Plans/ Mass Grading Plans**
 - 7.A. Review the Site Plan for the Providence Church Expansion, located at 2293 S. Rutland Rd.
 - 7.B. Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.
 - 7.C. Review the Final Master Development Plan/ Site Plan for Benton Plaza, located at 12440 & 12370 Lebanon Rd.
 - 7.D. Review the Mass Grading Plan for The Sutton, located 2468, 2530 & 2640 E. Division St and Golden Bear Gtwy.
8. **Rezones**
 - 8.A. **Review the Rezone Request from RS-40 to CRC for the property located at 10555 Lebanon Rd.
9. **Kensington Ridge**
 - 9.A. **Review the Land Use Plan Amendment from Medium Density Residential to High Density Residential for Kensington Ridge, Located at 2770 W. Division St.

- 9.B. **Review the Annexation request for Kensington Ridge, located at 2770 W. Division St.
 - 9.C. **Review the Plan of Services for Kensington Ridge, located at 2770 W. Division St.
 - 9.D. **Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-15 PUD, for Kensington Ridge, located at 2770 W. Division St.
10. **Emerson Park**
- 10.A. **Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-20 PUD for Emerson Park, located off Chandler Rd.
11. **Aveline**
- 11.A. **Review the Annexation request for Aveline, located at 10495 Central Pike.
 - 11.B. **Review the Plan of Services for Aveline, located at 10495 Central Pike.
 - 11.C. **Review the Preliminary Master Development Plan PUD, Including a Rezone from Wilson County R-1 to RS-20 PUD for Aveline, located at 10495 Central Pike.
12. **Out of City Sewer Requests**
- 12.A. **Review the Out of City Sewer request for 3150 Nonaville Rd.
13. **Downtown City Properties**
- 13.A. **Review the Potential Sale of the Downtown City Properties, located at 50, 69, 71 and 73 E. Hill St., 46, 48, and 50 E. Caldwell St., 2365 and 2397 N. Mt. Juliet Rd.
14. **Discussion**
- 14.A. Discuss the Central Pike Land Use Plan.
15. **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.**