



# **Mt. Juliet, Tennessee**

## **Planning Commission**

### **Agenda - Final**

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

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**Thursday, February 15, 2024**

**6:30 PM**

**Commission Chambers**

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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.** Review the Minutes from the December 21, 2023, Planning Commission Meeting.
- 6. Consent Agenda**
  - 6.A.** The Development Letter of Credit (S509327) for Northtown Gardens in the amount of \$118,827.49 can be released.
  - 6.B.** The Sewer Letter of Credit (337342216) for The Grove @ Nonaville, in the amount of \$34,110.00, can be released.
  - 6.C.** The Sewer Letter of Credit (7016489) for Nichols Vale Ph.2 Sec. 2B/ Mt. Juliet Commons Ph.1 Sec.2, in the amount of \$16,011.00, can be released.
  - 6.D.** Review the Final Plat for Lynwood Station Ph. 1A located on Clemmons Road.
  - 6.E.** Review the Final Plat for Windtree Pines Ph 2B located at 810 Nonaville Road.
  - 6.F.** Review the Final Plat for the Sutton Property, Located at 3650 N. Mt. Juliet Rd. and Old Mt. Juliet Rd.
  - 6.G.** Review the Site Plan for Nicoletto's Restaurant, Located at 4035-4041 North Mt. Juliet Road.

- 6.H. Review the Site Plan for Whataburger located at 1325 Rutland Drive.
- 6.I. Review the Site Plan for A+ Storage located off Golden Bear Gateway and Old Beckwith Road.
- 6.J. Review the Site Plan for Eastside Bowl located off Golden Bear Gateway and Old Beckwith Road.
- 6.K. Review the Site Plan for Homewood Suites located at 80 Belinda Parkway.
- 6.L. Review the Site Plan Modification for Mundy Memorial located at 105 Mundy Memorial Drive.
- 6.M. Review the Final Master Development Plan for Tomlinson Pointe located at 2844 Curd Road.
- 6.N. Review the Preliminary Plat for Tomlinson Pointe located at 2844 Curd Road.
- 6.O. Review the Preliminary Plat for Golden Bear Place located off Golden Bear Gateway and Old Beckwith Road.
- 6.P. \*\*Review the Coker Property Annexation Request, Including a Plan of Services, Located at 107 Medearis Dr.
- 6.Q. \*\*Review the Rezone request from RS-40 to CRC for 102 Medearis Drive.
- 6.R. \*\*Review the Rezone request from Wilson County R-1 to Wilson County R-3 for the Henninger Property located at 1006 Guill Road.
- 6.S. \*\*Approve the purchase of the Day Care on Charlie Daniels Parkway
- 6.T. \*\*Approve the Agreement to sell 2365 N. Mt. Juliet Road
- 6.U. \*\*Approve Toll Brothers purchasing the remaining Tomlinson Park property from the City.
- 7. **Site Plans**
  - 7.A. Review the Site Plan for Dutch Bros. located at 101 Sunset Drive.
- 8. **Preliminary Master Development Plan**
  - 8.A. \*\*Review the Preliminary Master Development Plan, Planned Unit Development, including a Rezone from CRC and CG to CG-PUD, for Greenhill Road Commercial located at Lebanon Road and N. Greenhill Road.
- 9. **Preliminary Plat**
  - 9.A. Review the Preliminary Plat for Heron Hill, Located off Saundersville Road.
- 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.**