



Item 6.D.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Providence Commons, Lot 1

Address:

631 – 703 S. Mt. Juliet Rd.

Legal Description:

Map(s) – 096

Parcel(s) – 019.00

Commissioner District:

4 - Jennifer Milele

Applicant:

Chip Ashley,
Kimley-Horn

Property Owner:

Providence Commons
Station

Request:

Final Plat

Current Zoning:

CI

Requested Zoning:

Not applicable

Attachments:

Final Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final plat approval for the re-subdivision of Lot 1, to create two (2) lots in the Providence Commons shopping center off S. Mt. Juliet Road in district 4.

Description/History: The subject property is approximately 21.43 acres in the Providence Commons shopping center. Lot 1 is 19.33 acres, and lot 1A is 2.10 acres. The plat will also establish and vacate various easements. The intended use for this parcel is a hotel.

Code References:

Subdivision Regulations – Art. II, Sec. 2-105 Final Subdivision Plat. The plan is proposed to be compliant with the subdivision regulations as noted above, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval.

Summary: The final plat submitted for Lots 1 and 1A, of the Providence Commons shopping center.

Recommendation: Staff recommends approval of the final plat for Providence Commons shopping center, Lots 1 and 1A, subject to the conditions below.



Conditions (by Department):

Fire Department:

1. No Comments

Planning:

1. Correct all zoning labeled at "C1" and update label to show "CI" zoning.
2. Correct zoning labeled as "N/A" for 2012 Providence Parkway, and update label as "CI".

Engineering:

1. As a condition of approving this subdivision plat, the LOC for the public sewer extension shall be placed prior to the scheduling of the stormwater final inspection for the Providence Commons Ph. 2 development.
2. Add following note to the plat: A new plat shall be recorded which dedicates the sewer easement of the public sewer extension associated with the Providence Commons Ph. 2 development before Planning Commission approves a site plan on Lot 1-A.
3. Add note that all PUDE's outside of the public ROW is not the maintenance responsibility of the City of Mt. Juliet.

WWUD:

1. All the Water lines and fire hydrants are not shown on Lots 1 and 1-A are not shown. There should be existing and proposed. How is Lot 1-A getting water?
2. Add the following note: All West Wilson Utility District public water lines have a 20' wide easement, said easement being 10' each side of the centerline of the water line.

Wilson County Schools:

1. No Comments Received.