



Item 6.F.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Abdo Property

Address:

2819 Old Lebanon Dirt Rd.

Legal Description:

Map(s) – 073

Parcel(s) – 043.00

Commissioner District:

2 - Bill Trivett

Applicant:

Neal Harris,
TTL, USA

Property Owner:

Abdo Family Trust

Request:

Final Plat

Current Zoning:

RS-40

Requested Zoning:

Not applicable

Attachments:

Final Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks approval for a final plat to subdivide the subject property into three (3) lots, located at 2819 Old Lebanon Dirt Road in district 2.

Description/History: The plat as shown is to subdivide the Abdo property at 6484 Old Lebanon Dirt Road, into three (3) lots. The existing house and driveway, on the north side of the property, as shown on lot #3 is to remain.

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.

The subdivision includes a flag lot, and the lot is compliant with the flag lot regulations found in 4-102.105 of the subdivision regulations.

Summary: The final plat, located at 2819 Old Lebanon Dirt Road, shown as the Abdo property, has addressed prior review comments from staff. Any outstanding issues are addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for the Abdo property located at 2819 Old Lebanon Dirt Road, subject to the following conditions:



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. Provide addresses prior to the recording of the plat.

Engineering:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.

WWUD:

1. An on-site inspection has not been made at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No comments received.