



## MEMORANDUM

**Date:** August 21, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Weller Life at Mt. Juliet  
Preliminary Plat  
Map – 077  
Parcel(s) – 072.21 & 072.25

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**Request:** CSDG, on behalf of the client, requests a preliminary plat approval for Weller Life at Mt. Juliet, a seventy-unit age restricted community located at 535 Pleasant Grove Road, behind Walmart in the Paddocks development. This is located in District 3.

**Analysis:** A preliminary master development plan was approved by the Board of Commissioners in 2025, via ordinance 2025-26. This preliminary plat shows two lots, (6.49 acres and 27.51 acres respectively) into a single development for the age restricted units. The zoning is RM-8 PUD, and the total combined acreage is 34 acres, of which 171,950 sf is dedicated to improved open space and 534,213 sf is dedicated to unimproved open space, for a total of 58.9% of the project square footage.

**Summary:** The applicant has addressed most comments received from prior reviews. Any outstanding issues may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of this preliminary plat for Weller Life at Mt. Juliet, subject to the conditions of approval below:

**Planning and Zoning:**

1. All conditions of Ordinance 2025-26 shall be adhered to.

**Engineering:**

1. No comments

**WWUD:**

1. The water lines shown are not WWUD's design.

**Wilson County Schools:**

1. No Comments Received.