

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Thursday, December 18, 2025

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Rebecca Christenson, 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, Samantha Burnett - City Attorney

Rollcall

Present Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Nathan Bulmon, Commissioner Linda Armistead, and Commissioner Bobby Franklin
Absent Commissioner Art Giles

1. Call to Order

2. Set Agenda

Chairman Winchester set the agenda as stated.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects. Jon Baughman, City Planner, introduced Jennifer Dunbar, Planning Technician.

4. Citizen's Comments

Wilson County Commissioner Lauren Breeze 1014 Bellwood Dr addressed the commission on Wilson Country School capacities and encouraged our boards to work more closely on projects.

5. Minutes Approval

5.A. Review the minutes from the November 20, 2025, Mt. Juliet Planning Commission Meeting.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: Linda Armistead

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission meeting. There were no citizen comments.

6.A. Approve the 2025 Required Continuing Education Hours from the 2025 Training Seminars.

This Action Item was approved.

6.B. Review the Final Plat for Tomlinson Pointe Ph. 5, located off Curd Rd.

Planning and Zoning:

- 1. All conditions of Preliminary Master Development Plan approval (ord. 21-45) and subsequent modifications (ord. 22-48, ord. 23-19) shall be adhered to.
- 2. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

- 1. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
- 2. The right-of-way at the temporary cul-de-sac must carry to the property boundary. The right-of-way shall be dedicated when the plat is recorded and shall be shown using the same lineweight as the rest of the lot lines.
- 3. Show driveway locations.
- 4. Note #21 seems to be incomplete.

WWUD:

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

Wilson County Schools:

- 1. No Comments Received.

A motion was made by Commissioner Christenson, seconded by Commissioner George, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS
MOVER: Rebecca Christenson
SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

7. PUD Amendments

7.A. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET.

Staff has no comments on this item.
Kelly Frank 10 Lea Ave Nashville represented the project.
There were no citizen comments.

Planning Commission Recommendation:

1. Allow to construct up to the 50 Certificate of Occupancy until the Benders Ferry Road improvements are complete.

A motion was made by Commissioner George, seconded by Commissioner Bulmon, that this Ordinance be ****Negatively Recommended** to the Board of Commissioners. The motion carried by the following vote:

RESULT: Motion Failed
MOVER: Preston George
SECONDER: Nathan Bulmon
Aye:
Commissioner Searcy, Commissioner George, and Commissioner Bulmon
Nay:
Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Armistead, and Commissioner Franklin
Absent:
Commissioner Giles

A motion was made by Commissioner Franklin, seconded by Vice Chair Rast, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**
MOVER: Bobby Franklin
SECONDER: David Rast
Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Armistead, and Commissioner Franklin
Nay: Commissioner Searcy, Commissioner George, and Commissioner Bulmon

Absent: Commissioner Giles

8. Annexations and Rezones

- 8.A.** **Review the Rezone Request from RS-40 to CRC for 13135 Lebanon Rd. Staff reviewed their reports and answered questions from the commission. There were no citizen comments.

Planning and Zoning:

- 1. All requirements and regulations found in article VI of the zoning ordinance pertaining to CRC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

- 1. No Comments

WWUD:

- 1. No Comments Received

Wilson County Schools:

- 1. No Comments Received

A motion was made by Commissioner George, seconded by Commissioner Franklin, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Bobby Franklin

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

8.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY ONE (1) ACRE OF PROPERTY AT 6325 CENTRAL PIKE, MAP 097, PARCEL 14.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Staff reviewed their reports and answered questions from the commission.

8.B & 8.C heard together.

There were no citizen comments

Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission Meeting.

A motion was made by Commissioner Christenson, seconded by Vice Chair Rast, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Rebecca Christenson

SECONDER: David Rast

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

8.C. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6325 CENTRAL PIKE, APPROXIMATELY ONE (1) ACRE, MAP 097, PARCEL 14.01 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

Staff reviewed their reports and answered questions from the commission.

8.B & 8.C heard together.

There were no citizen comments.

Planning and Zoning:

- 1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

Engineering:

- 1. No Comments

WWUD:

- 1. No Comments Received

Wilson County Schools:

- 1. No Comments Received

A motion was made by Commissioner Christenson, seconded by Vice Chair Rast, that this Ordinance be ****Positive Recommendation to the Board of Commissioners**, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Rebecca Christenson

SECONDER: David Rast

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

8.D. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6365 CENTRAL PIKE, MAP 097, PARCEL 14.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

8.D & 8.E heard together.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments

Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission Meeting.

A motion was made by Commissioner George, seconded by Commissioner Christenson, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Preston George

SECONDER: Rebecca Christenson

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

8.E. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6365 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 14.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE.

8.D & 8.E heard together.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Planning and Zoning:

- 1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

Engineering:

- 1. No Comments

WWUD:

- 1. No Comments Received

Wilson County Schools:

- 1. No Comments Received

A motion was made by Commissioner George, seconded by Commissioner Christenson, that this Ordinance be ****Positive Recommendation to the Board of Commissioners**, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Preston George

SECONDER: Rebecca Christenson

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

8.F. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6391 CENTRAL PIKE, MAP 097, PARCEL 15.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Item 8.F. & 8.G heard together.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission Meeting.

A motion was made by Commissioner Christenson, seconded by Commissioner George, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Rebecca Christenson

SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

8.G. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6391 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 15.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

Item 8.F. & 8.G heard together.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Planning and Zoning:

- 1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

Engineering:

- 1. No Comments

WWUD:

- 1. No Comments Received

Wilson County Schools:

- 1. No Comments Received

A motion was made by Commissioner Christenson, seconded by Commissioner George, that this Ordinance be ****Positive Recommendation to the Board of Commissioners, on meeting date of 1/12/2026.** The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Rebecca Christenson

SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

9. Site Plans

- 9.A.** Review the Site Plan for Beckwith Parking, located at 4009 Beckwith Rd.
Staff reviewed their reports and answered questions from the commission.
There were no citizen comments.

Planning & Zoning:

1. All requirements of Article VI, CI zoning, shall be adhered to, except any variances or waivers granted by the Planning Commission.
2. The self-service kiosk shall adhere to the 100% brick/stone design guideline including a masonry case, unless a waiver is granted by the Planning Commission.
3. The self-service kiosk shall be covered and well lit, for security purposes.
4. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
5. Parking lot lighting fixture poles shall be painted black.
6. All bollards shall be painted black or a muted color, not yellow.
7. Wheel stops are not permitted.
8. All signage shall be reviewed under a separate application to the Planning Department. Please be advised that any monument signage will require a plat with the location being shown outside of any right-of-way and PUDE's.
9. Provide a minimum of two decorative trash receptacles in lieu of a dumpster, providing one at the east and west ends of the parking area.
10. The photometric plan shall be revised to show zero light bleed at the southern property line, where it abuts a Wilson County R-1 zoned parcel.
11. The detention/retention ponds shall be screened with perimeter landscaping.
12. Provide a decorative fence solution in lieu of chain link.
13. Provide details of all proposed fencing.
14. Provide details of the decorative wall at the entrance.
15. Should the pending rezone of the property to the north fail to receive approval, a landscape buffer shall be required along the north property line.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. General Note: EPSC measures shall not be installed within preserved landscape buffers..
4. Sidewalk is required along Beckwith Road frontage.
5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner Bulmon, seconded by Vice Chair Rast, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS
MOVER: Nathan Bulmon
SECONDER: David Rast
Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin
Absent: Commissioner Giles

- 9.B.** Review the Site Plan for the Hibbett Station Clubhouse, located at 940 Curd Rd. Staff reviewed their reports and answered questions from the commission. There were no citizen comments.

Planning and Zoning:

- 1. All conditions of ordinance 2019-39 shall be adhered to.
- 2. All grills shall have a brick or stone base around the pole/post.
- 3. All poles, posts and bollards shall be powder coated black or a color complimentary to the building.
- 4. HVAC equipment shall be screened from horizontal view via masonry or landscaping.
- 5. Flammable/combustible landscape materials (mulch) are not permitted within 3' of the building.
- 6. Brick shall be clay, baked and individually laid.

Engineering:

- 1. Due to the site's stormwater requirements (quantity and quality already) being accounted for with the Hibbett Station master development plan and no additional stormwater infrastructure being proposed, an additional drainage report and separate construction plan review from Public Works are not required. An erosion control permit will be required and can be applied for with the plot plan at which EPSC measures can be reviewed.
- 2. One ADA parking space is required. A curb ramp shall be installed along the access aisle to the parking space.

WWUD:

- 1. No Comments. The project is in a site on a master meter.

Wilson County Schools:

- 1. No Comments Received.

A motion was made by Vice Chair Rast, seconded by Commissioner George, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

10. East Division Business Park

10.A. **Review the Land Use Plan Amendment from Medium Density Residential to Business Development Center - Impact Zone for the project known as East Division Business Park, located off E. Division St.

Staff reviewed their reports and answered questions from the commission.

Joe Haddix Heritage Civil represented the project.

Derek Stoffel, 533 Hunting Hills Dr. spoke out against the project.

Amanda Kern, 534 Hunting Hills Dr. spoke out against the project.

Connie Mitchell, 511 Hunting Hills Dr. spoke out against the project and a connection of Hunting Hills to E Division St.

Lisa Allen 1380 NW Rutland Rd. spoke out against a connection from Hunting Hills to E Division St.

Jay Nu 1172 NW Rutland Rd. spoke out against the project and clarified there would be no connection to E Division.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Ordinance be negative recommendation. The motion carried by the following vote:

RESULT: NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

10.B. **Review the Annexation and Plan of Services for the project known as East Division Business Park, located off E. Division St.

Joe Haddix Requested a deferral on 10.B.

This Ordinance was deferred indefinitely.to the Planning Commission due back on 12/18/2026

RESULT: DEFERRED INDEFINITELY

10.C. **Review the Preliminary Master Development Plan PUD with a rezone from Wilson County R-1 and Mt. Juliet OPS to I-R PUD for the project known as East Division Business Park, located off E. Division St.

Joe Haddix requested a deferral on 10.C

This Ordinance was deferred indefinitely.to the Planning Commission due back on 12/18/2026

RESULT: DEFERRED INDEFINITELY

11. Zoning Ordinance Amendment

11.A. AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE VIII, OVERLAY DISTRICTS, SECTION 8-207.5, OPEN SPACE REQUIREMENTS

Staff reviewed their reports and answered questions from the commission.
There were no citizen comments.
DR Neg PG 2nd 8-0-0

A motion was made by Vice Chair Rast, seconded by Commissioner George, that this Ordinance be **negative recommendation to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

12. Adjourn

A motion was made by Vice Chair Rast, seconded by Commissioner Christenson, that this be accepted. The motion carried by the following vote:

RESULT: ACCEPTED

MOVER: David Rast

SECONDER: Rebecca Christenson

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Giles

****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.**

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary