



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, September 19, 2024

6:30 PM

Commission Chambers

Members: Luke Winchester, Rebecca Christenson, Ted Floyd, Scott Hefner, David Rast, Larry Searcy, Gerard Bullock, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Sam Burnett - City Attorney

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review and adopt the Minutes from the August 15, 2024, Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Sewer Letter of Credit (20224910) for Providence Central - Adams Lane Realignment in the amount of \$215,490.00 can be released.
 - 6.B.** The Development Letter of Credit (55111137) for Bradshaw Farms - Offside Road Improvement - Vanner Road in the amount of \$36,252.07 can be released.
 - 6.C.** **A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS WHISPERING MEADOWS, LOCATED AT 0 RITTER DR. MAP 076 PARCELS P/O 021.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY
 - 6.D.** Review the Final Plat for Willow Landing Phase 2, located off Mays Chapel Road.
 - 6.E.** Review the Final Plat for Windtree Pines Phase 2C, 4A, 5A, 6A, and 7A, located off Windtree Club Drive.

- 6.F. Review the Final Plat for Waterford Park Phase 3, located at 1367 S. Rutland Rd.
- 6.G. Review the Site Plan for Providence Commons Phase 2, located at 671-673 S. Mt. Juliet Rd.
- 6.H. Review the Preliminary Plat for Elder's Ace Hardware, located at 10645 Lebanon Rd.
- 6.I. Review the Zoning Ordinance Amendment to Section 3-103.3.7A, Commercial Activities, Entertainment and Amusement Services-Limited, Seating Capacity.
- 7. **Appointments**
 - 7.A. Review the appointment of one Planning Commission member to a steering committee for the development of the City's roadway safety action plan.
- 8. **Site Plans**
 - 8.A. Review the Site Plan for Elder's Ace Hardware, located at 10645 Lebanon Rd.
- 9. **PUD Amendment**
 - 9.A. **Review the PUD Amendment for Tomlinson Pointe, located at 2844 Curd Rd.
- 10. **Annexation, Plan of Services, Rezones**
 - 10.A. **Review the Annexation including a Plan of Services for 448 Bass Ln.
 - 10.B. **Review the Annexation including a Plan of Services for 4009 Beckwith Rd.
 - 10.C. **Review the Rezone from Wilson County R1 to Interstate Commercial for the property located at 4009 Beckwith Rd.
- 11. **Land Use Plan Amendment, Preliminary Master Development Plan**
 - 11.A. **Review the Land Use Plan Amendment from Low Density Residential to Medium Density Residential for the Godfrey Subdivision, located at 1030 Nonaville Rd.
 - 11.B. **Review the Preliminary Master Development Plan PUD with a Rezone from RS-40 to RS-30 PUD for the Godfrey Subdivision, located at 1030 Nonaville Rd.
 - 11.C. **Review the Land Use Plan Amendment from Interstate Commercial to Mixed Use for Golden Bear Place, located off Beckwith Rd.

11.D. **Review the Preliminary Master Development Plan PUD with a Rezone from RS-40 to CMU PUD for Golden Bear Place, located off Beckwith Rd.

12. 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.**