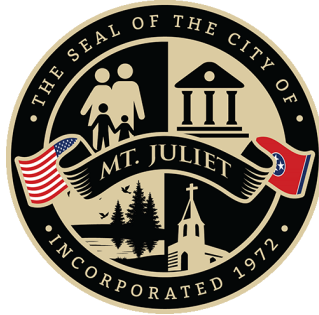


Mt. Juliet, Tennessee

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



Agenda

Thursday, July 16, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Jennifer Brown, 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, Todd Serbent, Traffic Engineer, Samantha 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 June 18, 2026, Mt. Juliet Regional Planning Commission Meeting.
6. **Consent Agenda**
 - 6.A. The Sewer Letter of Credit (47753890867) for Stonehollow Phase 5, in the amount of \$92,413.20 can be released.
 - 6.B. Review the Final Plat for Treymor Phase 1A, located on Benders Ferry Road.
 - 6.C. Review the Final Plat for Windtree Pines Phase 6B, located at 908 Champion Way.
 - 6.D. Review the Final Plat for McFarland Farms Phase 1A, located at 5266 Old Lebanon Dirt Rd.
7. **Final Master Development Plans/ Site Plans**
 - 7.A. Review the Site Plan for New Tribe Church, located at 260 Clemmons Rd.
 - 7.B. Review the Site Plan Modification for Universal Gymnastics, located at 5010 Market Place.
 - 7.C. Review the Site Plan for Hickory Station West, located at 261 W. Main St.
 - 7.D. Review the Final Master Development Plan/ Site Plan for Golden Bear Townhomes, located at 4515 Beckwith Rd.
8. **Baker Property**
 - 8.A. **Review the Rezone Request from RS-40 to CMU for the Baker property, located at 1888 Golden Bear Gateway.
9. **Williams Property**

- 9.A. **Review the Land Use Amendment Plan from Low Density Residential to Thoroughfare Commercial for the Williams property, located at 98 Tanglewood Dr.
 - 9.B. **Review the Annexation request for the Williams Property, located at 98 Tanglewood Dr.
 - 9.C. **Review the Plan of Services for the Williams property, located at 98 Tanglewood Dr.
 - 9.D. **Review the Rezone request from Wilson County R-1 to CRC for the Williams Property, located at 98 Tanglewood Dr.
10. Discussion
- 10.A. Discuss the City of Mt. Juliet Land Use Plan.
11. 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.**