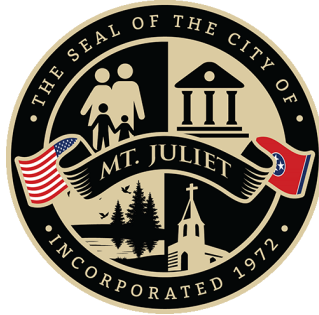


# **Mt. Juliet, Tennessee**

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 Treyemor 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.**



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1797

**Agenda Date:** 7/16/2026

**Agenda #:** 5.A.

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**Title:**

Review and adopt the Minutes from the June 18, 2026, Mt. Juliet Regional Planning Commission Meeting.

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes - Final**

**Thursday, June 18, 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**

Chairman Winchester called the meeting to order, welcomed Jennifer Brown as a new member and read the quorum requirements.

**Present** Vice Chair David Rast, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Nathan Bulmon, Commissioner Art Giles, Commissioner Linda Armistead, Commissioner Bobby Franklin, Chairperson Luke Winchester, and Vice Chair Jennifer Brown

**2. Set Agenda**

Chairman Winchester set the agenda as stated, that items 7C. & 7.D be moved to consent and that items 11.A., 11.B. and 11.C be heard immediately after the consent agenda. There were no objections.

**3. Staff Reports**

Staff reviewed their reports and updated the commission on projects.

**4. Citizen's Comments**

Chairman Winchester stated that the Planning Commission will take citizen comments and encouraged the public to make a public comment about any item on the agenda.

Don Parker, 152 Dolphin Dr., provided the commission with a handout and spoke about the negative impact an approval of Aveline would cause and would burden existing taxpayers, the sewer systems, and excessive traffic/congestion the population growth that Aveline would bring.

Leslie Emmits, 3045 Cairns Dr., encouraged the Planning Commissioners to consider the discussion on the traffic issues of and the modification of the road design so it would discourage a cut through, and drainage issues. She also expressed concerns about blasting and the potential damage it could cause to her and others home.

Steve Turner, 176 Privateer Ln, spoke against Aveline as proposed.

Jane Turner, 176 Privateer Ln, spoke against Aveline as proposed.

**5.A. Review and adopt the Minutes from the May 21, 2026, Mt. Juliet Regional Planning Commission Meeting.**

**5. Minutes Approval**

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

- RESULT:** ADOPTED
- MOVER:** Bobby Franklin
- SECONDER:** David Rast
- Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester
- Abstain:** Commissioner George, and Brown

**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 for item 6.A. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no citizen comments.

A motion was made by Commissioner Bulmon, seconded by Commissioner George, to approved with conditions. The motion carried by the following vote:

- RESULT:** APPROVED WITH CONDITIONS
- MOVER:** Nathan Bulmon
- SECONDER:** Preston George
- Aye:** Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown
- Aye:** Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown
- Abstain:** Vice Chair Rast, and Commissioner Giles
- Abstain:** Vice Chair Rast, and Commissioner Giles

**6.A.** Review the Final Plat for Legacy Pointe Lots 12 & 15, located off Legacy Pointe Blvd and Bear Crossing.

Fire Department:

No Comments Received.

Planning:

Provide addresses before circulating the final plat for signatures.

Engineering Comments:

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 Comments:

Add the following note: All West Wilson Utility District Public water lines have an easement 10' each side of the centerline of the water line.

Wilson County Schools:

No Comments Received.

This Action Item was approved with conditions.

**RESULT:** APPROVED WITH CONDITIONS

**7.C.** Review the Final Master Development Plan/ Site Plan for Benton Plaza, located at 12440 & 12370 Lebanon Rd.

Fire Department:

No Comments Received.

Planning:

All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.

All brick shall be clay, baked and individually laid.

All stone shall be individually laid.

Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.

Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.

Wall mounted exterior lighting fixtures shall be decorative sconce type.

All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.

Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.

All parking area islands shall include grass and/or trees, not mulch, stone or any other material.

Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.

All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.

All bollards shall be painted a color complimentary to the building façade, not yellow.

Wheel stops are not permitted.

Provide a decorative trash at each suite entrance and provide a detail.

All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.

Note - a new sign ordinance is currently under legislative review.

Should any fencing be used, it shall be decorative and constructed of low maintenance materials.

Wall mounted exterior lighting fixtures shall be decorative sconce type.

Light bleed shall be 0.5 ft/c at residential property lines.

Engineering:

All conditions of the previously approved PMDP-PUD apply.

General Note: Each restaurant use shall have its own 1,500 gallon (minimum) grease trap (spec Jarratt one-piece tank and provide detail).

Traffic calming devices on Sunset Drive are no longer needed.

If the driveway may not be constructed with this phase, it shall be denoted on the plan set as such.

Provide a profile of the driveway with construction plans. The grade break shall comply with TDOT guidelines.

WWUD:

The 20" water line that is currently being installed needs to be shown. There may be other comments once the water line is shown.

Wilson County Schools:

No Comments Received.

This Action Item was approved with conditions.

**RESULT:** APPROVED WITH CONDITIONS

- 7.D. Review the Mass Grading Plan for The Sutton, located 2468, 2530 & 2640 E. Division St and Golden Bear Gtwy.

Planning:

No comments.

Engineering:

Mass grading plan shall be stamped, signed, and dated by the engineer of record. Infrastructure grading to be reviewed under separate submittal.

WWUD:

Existing water service shall be maintained either via existing or new mains. Maintaining water service is WWUD's main concern.

This Action Item was approved with conditions.

**RESULT:** APPROVED WITH CONDITIONS

- 11. **Aveline**

- 11.A.

**\*\*Review the Annexation request for Aveline, located at 10495 Central Pike.**

This Ordinance was **\*\*Positive Recommendation**.to the Board of Commissioners due back on 7/13/2026

**RESULT:** **\*\*POSITIVE RECOMMENDATION**

**MOVER:** Nathan Bulmon

**SECONDER:** Larry Searcy

**Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**11.B.** \*\*Review the Plan of Services for Aveline, located at 10495 Central Pike.

Chairman Winchester closed the planning commission meeting and opened a public hearing for item 6.A. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no citizen comments.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Resolution be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Preston George

**SECONDER:** David Rast

**Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**11.C. \*\*Review the Preliminary Master Development Plan PUD, Including a Rezone from Wilson County R-1 to RS-20 PUD for Aveline, located at 10495 Central Pike.**

Staff reviewed their reports and answered questions from the commission.

Matt Huff, Kimley-Horn, 173 London Ln, represented the project as the landscape architect. Mr. Huff was agreeable to the conditions presented tonight. Joe Haddix, Heritage Civil, 2325 N. Mt. Juliet Rd. represented the project as the engineer and is agreeable to the conditions discussed.

Sean Spade, 1061 Central Pike spoke against Aveline as proposed and is concerned about storm water.

Mark Grasela, 127 March Place, spoke against Aveline as proposed and requests a 50 tree preservation buffer, reduction of the density near Del Webb, to minimize construction impacts and eliminate the walking path in the NE corner.

Janice Armstrong, 105 March Pl, distributed documents to the planning commission.

Steven Foelber, 146 Dahlgren Dr., spoke against Aveline as proposed, specifically regarding storm water concerns.

Lorena Foelber, 146 Dahlgren Dr., spoke against Aveline as proposed, requested expanding the tree buffer and preserving existing trees.

Fire Department:

No Comments Received.

Planning:

All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.

All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.

The Planning Commission supported a waiver to 5.104 the supplemental design provisions.

Allowing for:

50% of all homes contain a minimum of 75% brick or stone and the other 50% of home shall be 100% masonry.

No two house plans or elevation plans shall be sited and built next to one another.

No two house plans or elevation plans shall be sited and built across the street from one another.

High visibility lots will not have a blank end facing the street by including optional architectural features.

Vinyl shall be allowed in the soffit areas only.

The Planning Commission supported a waiver to 5.104 the supplemental design provisions.

Allowing for the omission of the required two-foot masonry column from residential garage doors to match elevations as shown.

The Planning Commission supported a waiver to 5.103 the bulk regulations.

wing for the development to offer an optional third car garage that is front facing along collector roads and access streets. Said third car garage shall be recessed from the front building façade.

The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for:

Front setback 20' in lieu of 30' P&Z SUPPORTS

Front setback 15' in lieu of 30' for lots 211-219, 247-261, 269-283, 310-314 P&Z SUPPORTS

Side setback 7.5' in lieu of 20' P&Z SUPPORTS

Lot width as narrow as 60' in lieu of the 100' required. P&Z SUPPORTS

Detailed colored building elevations, including all materials and percentages, shall be required at FMDP and/or Preliminary Plat submittal.

Brick shall be clay, baked and individually laid.

Stone shall be individually laid.

Include the development timeline with the FMDP submittal.

Include the phasing plan with the FMDP submittal. \*Remove slopes from phasing plan sheet C1.01 and reduce phase labels, as it is covering critical lot information.

Driveways shall be a minimum of 22' in length and 18' in width.

Identify driveway location and home orientation for all corner lots.

Identify which lots will have front facing vs. side entry garages.

Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.

Identify and provide all amenity details at FMDP submittal.

Identify adjacent parcel zoning.

Signage poles and post shall be painted black, channel posts are not permitted.

Flammable landscape materials is not permitted within 3' of any public building.

Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.

Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area

Fencing shall be decorative and low maintenance.

Signage shall be submitted under separate cover to the Planning Department. Note - a new sign ordinance is currently under legislative review. This shall include any proposed monument entryway.

Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.

Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.

Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.

If wet ponds are to be considered as "visual amenity" and to include aeration and lighting, provide additional items such as benches, trails, etc., to provide additional use for the homeowners.

Wet ponds shall have lighting and fountains

Add annexation and rezone title to cover sheet.  
Provide covenants and restrictions for review with the final master development plan.  
Add signage to stub roads and temporary cul-de-sacs noting future development.  
Front 4 lots shall be rear loaded, ensuring the front of the houses face Central Pike.  
Approved PMPD shall be included with FMDP submittal.

Engineering:

Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.  
A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.  
Sewer availability has granted and approved.  
Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.  
All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.  
The proposed pump stations shall be public and built to City specifications.  
If wet ponds are proposed, aeration shall be provided.  
All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.  
In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.  
Several streets are misclassified based on expected ADT and unit count. This shall be corrected by FMDP.  
The following roadway variances are requested:  
Allowing lots fronting a residential collector: Planning Commission supports only on Kilkenny Way, east of the central spine road.  
Allowing garages to front access streets: Planning Commission supports on a single side of the street only.  
Allowing a permanent dead-end within 150' of the property line: Planning Commission supports with the addition of dense vegetation such as shrubs to block headlights.  
Allowing an access lane to stub at the property line: Planning Commission supports with the condition that at least 1 collector be provided to the western property line.  
Request to allow up to 4.8 acres of disturbance of slopes exceeding 20%: Planning Commission supports request with disturbance in CUT conditions only. Highlight lots impacted with PMDP, FMDP/PP, and construction plans.  
Temporary cul-de-sacs are required on any stub road over 150' or serving 4 or more units.  
Left-turn and right-turn lanes shall be installed on Central Pike at the driveway.

se lanes shall be approved by the City and TDOT prior to construction. These improvements shall be completed by the issuance of the land disturbance permit.

The existing bridge on Beckwith Road, approximately 850' north of Central Pike, shall be expanded or replaced to accommodate two 11' travel lanes and bridge rail. All bridge work shall be coordinated with the Wilson County Road Commission. These improvements shall be completed by the signing of the Phase 2 final plat.

A left-turn lane shall be installed on Central Pike at Beckwith Road. This turn lane shall be approved by the City and TDOT prior to the signing of the phase 2 final plat. The development shall make good faith efforts to acquire the right-of-way for the turn lane. Should the development be unable to acquire the right-of-way at a reasonable cost within 180 days of first contact, the development shall return to the Planning Commission/Board of Commissioners for a PUD amendment.

A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.

Erosion control measures shall be placed outside of the buffers and do not disturb areas, preserving as many trees as possible.

Construction traffic not permitted on Killkenny Way.

The Planning Commission recommends the developer comply with newly updated Mt. Juliet road standards.

Work with staff on adding roundabouts as traffic calming measures.

Provide a curb and gutter on the SE corner access point for stormwater control.

WWUD:

No comments provided. Reach out to WWUD directly (Brent Finley).

Wilson County Schools:

No Comments Received.

A motion was made by Chairperson Winchester, seconded by Vice Chair Rast, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:**

**RESULT:**           **\*\*POSITIVE RECOMMENDATION**

**MOVER:**            Luke Winchester

**SECONDER:**       David Rast

**Aye:**                Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**7.    Site Plans/ Final Master Development Plans/ Mass Grading Plans**

**7.A.** Review the Site Plan for the Providence Church Expansion, located at 2293 S. Rutland Rd.

Staff reviewed their reports and answered questions from the commission.

Jeremy Westmoreland, CSDG, 2305 Kline Ave, represented the project.

Ron Glascock, 1404 Hilltop Dr spoke about safety and storm water, he requests a buffer between his property and the church.

Dan Lyns 489 NW Rutland Rd represented the project as the owner and agreed the buffer and fencing.

Toris Bolden, 1416 Hilltop Dr, had question about the buffer.

Fire Department:

No Comments Received.

Planning:

Landscape plan comments are via separate cover and any comments received shall be addressed before submittal of construction drawings to Public Works.

Additional signage, if proposed, shall be applied for via separate application to the Planning Department.

All brick shall be clay, baked and individually laid.

Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.

Wall mounted exterior lighting fixtures shall be decorative sconce type.

Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.

All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.

Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.

All parking area islands shall include grass and/or trees, not mulch, stone or any other material.

All bollards shall be painted a color complimentary to the building façade, not yellow.

Provide bicycle parking per the requirements of 6-103.7.

Provide a trash cans in decorative enclosures per 6-103.7.

Revise the dumpster enclosure gates to less resemble corrugated metal.

Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.

Building façade material approved as shown on plans presented to the Planning Commission

Parapet walls for HVAC screening approved as shown on plans presented to the

ning Commission.

Waiver granted to allow building height to exceed 35ft in necessary areas due to grade.

Provide a class D buffer with an opaque fence along the property line in the disturbed area.

Engineering:

Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.

An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.

General Note: EPSC measures shall not be installed within preserved landscaping buffers.

Sewer availability has been requested and granted.

Roof drains shall be subsurface.

Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.

The development submitted an event management plan. The increase in traffic is being mitigated by opening both drives for egress with traffic control officers along Rutland Drive.

Internal attendants and signage will be utilized as needed.

WWUD:

The proposed private fire hydrants shall be painted white.

A fire line meter shall be required.

Wilson County Schools:

No Comments Received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Nathan Bulmon

**SECONDER:** Art Giles

**Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**7.B.** Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.

Staff reviewed their reports and answered questions from the commission.

Rocky Chambers, 853 Johnston Rd, represented the project.

Site Plan failed to comply with Mt. Juliet city code and land development code.

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

**RESULT:** DENIED  
**MOVER:** David Rast  
**SECONDER:** Preston George

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

**Nay:** Commissioner Giles

**8. Rezones**

**8.A.** \*\*Review the Rezone Request from RS-40 to CRC for the property located at 10555 Lebanon Rd.

Staff reviewed their reports and answered questions from the commission.

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 7/13/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION  
**MOVER:** Preston George  
**SECONDER:** Bobby Franklin

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

**Absent:** Commissioner Giles

**9. Kensington Ridge**

**9.A.** \*\*Review the Land Use Plan Amendment from Medium Density Residential to High Density Residential for Kensington Ridge, Located at 2770 W. Division St.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 8/10/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION  
**MOVER:** David Rast  
**SECONDER:** Nathan Bulmon

**Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**9.B.** \*\*Review the Annexation request for Kensington Ridge, located at 2770 W. Division St.

A motion was made by Commissioner George, seconded by Commissioner Bulmon, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 8/10/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Preston George

**SECONDER:** Nathan Bulmon

**Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**9.C.** \*\*Review the Plan of Services for Kensington Ridge, located at 2770 W. Division St.

Chairman Winchester closed the planning commission meeting and opened a public hearing for item 6.A. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting. There were no citizen comments.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Resolution be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 8/10/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** David Rast

**SECONDER:** Nathan Bulmon

**Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**9.D. \*\*Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-15 PUD, for Kensington Ridge, located at 2770 W. Division St.**

Staff reviewed their reports and answered questions from the commission.

Nick Bateman, Ryan Homes, 323 Innovation Dr., represented the project. Mr. Bateman agreed to adjust the elevation on the E. Division St. fronting home sites and committed to cementitious siding.

Joe Haddix, Heritage Civil, 2335 N. Mt. Juliet Rd. represented the project.

Keith Yates, 1970 Devonshire Dr, spoke out against the project as proposed.

Tom Martin, 2970 Melbourne Terrace, spoke out against the project as proposed.

Fire Department:

No Comments Received.

Planning:

All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.

The Planning Commission supported a waiver to 5.104 allowing for 70% brick or stone and 30% secondary materials and with the condition that lots 96-116 be 100% brick and or stone.

The Planning Commission supported a waiver to 5.104 allowing for the omission of the two-foot masonry column for residential garage doors.

The Planning Commission did not support a waiver to 5.104 and would require a minimum of 440 sqft garages.

The Planning Commission supported a waiver to 5.104 allowing front facing garages to be setback 5ft from the front façade.

The Planning Commission supported a waiver to 5.104 allowing the development to offer optional recessed 3rd car garage "bolt on" garage that will be front entry for side entry homesites located on the collector and access street. Illustrations provided for reference.

The Planning Commission supported a waiver to 5.103 allowing the development to deviate from the residential bulk regulations to allow for a minimum lot width of 60ft.

The Planning Commission supported a waiver to 5.104 allowing the development to deviate from the residential bulk regulations allowing for the following yard setbacks- front/corner 20' (30'), rear 7.5' (10'), rear 20' (20').

All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.

Detailed colored building elevations, including all materials and percentages, shall be required with subsequent submittals.

Brick shall be clay, baked and individually laid.

Stone shall be individually laid.

Identify and provide all amenity details at FMDP submittal.  
Fencing shall be decorative and low maintenance type.  
Flammable landscape materials is not permitted within 3' of any public building.  
Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information on future submittals.  
Ensure light bleed from amenities and external activities do not negatively impact the residential lots nearby. A photometric plan will be required with future submittals.  
Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.  
Driveways shall be a minimum of 22' in length and 18' in width.  
Provide covenants and restrictions for review with the final master development plan.  
Proposed pickle ball court to be a multi-use court.  
No two same house plans shall be next to each other or across the street from one another.  
Siding shall be cementitious. Metal and vinyl siding prohibited.  
All required landscape buffers shall be placed outside of private residential lots and in open space maintained by the HOA.

Engineering:

Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.  
A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.  
Sewer availability has been granted and approved.  
Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.  
All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.  
If wet ponds are proposed, aeration shall be provided.  
All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.  
In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.  
Onsite grinder systems and step systems will not be allowed in this development.  
Confirm if there is a Metro Nashville Sewer main onsite by FMDP as provided survey shows a sewer easement.  
The following roadway variances are requested:  
Request to terminate a permanent dead-end within 150' of the property line (Ordinance 4-104.406.b (i)): Planning Commission supports

ditionally that the edge of curb is at least 50' from the property line and dense vegetation such as shrubs is planted along the property line to block headlights.

Request to allow access streets to stub at the property line: Planning Commission supports.

Request to lower the street classification of collectors to access streets: Planning Commission supports to match surrounding neighborhood stubs.

Request to allow up to 1.95 acres of disturbance of slopes exceeding 20%: Planning Commission supports request with disturbance in CUT conditions only. Highlight lots impacted with PMDP, FMDP/PP, and construction plans

The development shall provide striping at the intersection of Willoughby Station Boulevard and Melbourne Terrace including left-turn lanes on Willoughby Station Boulevard.

The development shall install a sidewalk on the north side of Port Kembla Drive between the property line and Melbourne Terrace. The existing sidewalks on Melbourne Terrace shall be modified to include an ADA compliant curb ramp.

6' grass strips must continue around the cul-de-sacs.

Provide pedestrian access to the disc golf course.

Label key contours on the grading sheet.

Provide a letter at FMDP from RJ Colman that either supports or rejects an at-grade crossing at West Division Street.

Provide hydrologic determination at FMDP.

Work with staff to provide traffic calming measures like round a bouts by FMDP.

Traffic calming devices be installed within the neighborhoods between Devonshire Dr and Willoughby Station Blvd. The type and number of devices to be determined at FMDP.

Construction traffic shall only be permitted on the designated route that the city holds a surety on.

WWUD:

Water lines shown are not WWUD's design.

Wilson County Schools:

No Comments Received.

A motion was made by Commissioner Giles, seconded by Chairperson Winchester, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners**, on meeting date of 8/10/2026. The motion carried by the following vote:

**RESULT:**           **\*\*POSITIVE RECOMMENDATION**

**MOVER:**           Art Giles

**SECONDER:**   Luke Winchester

**Aye:**               Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**10. Emerson Park**

**10.A. \*\*Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-20 PUD for Emerson Park, located off Chandler Rd.**

Staff reviewed their reports and answered questions from the commission.

Michael Dewey, Dewey Engineering, 2925 Berry Hill Dr., represented the project.

Bill Charles, 357 Riverside Dr. Franklin, TN, represented the project.

Mr. Charles proposed increasing the size of the detention pond to mitigate storm water issues, a 30-35ft open space buffer between neighboring property line and theirs, including a 20ft type A landscape buffer on top of that.

Additionally agreed to leave the 30-35 ft buffer beginning at lot 29 through the back of lot 26 as a tree save buffer with the rest of the northern side remaining the open space with a type A buffer. Mr. Charles agreed to provide an access easement to Mr. Keys barn that encroaches into the development by the recording of his final plat.

On the south side of the property Mr. Charles committed from chandler lane to the back of lot 10 will be a tree save buffer, beyond that be the proposed open space with a type A landscape buffer.

IS agreeable to adding more seismographs closer to the property line near the neighboring homes.

intends to go back to the neighbors ahead of final design.

Terry Crocher and Teresa Finch, 0 Chandler Rd, represented the project as the owners and spoke in favor of the development.

Fire Department:

No Comments Received.

Planning & Zoning:

All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.

All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.

The Planning Commission supported a waiver to 5.104 the supplemental design provisions. Allowing for 70% masonry and 30% cement board.

The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for 7.5' side setbacks in leu of the required 20'.

The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for lot width as shown at 65' in leu of 100' at front setbacks.

Brick shall be clay, baked and individually laid.

Stone shall be individually laid.

Vinyl and metal are prohibited as a façade materials.

A monument style entry with enhanced landscaping shall be required.

Streetlights shall be maintained by the HOA.

Preserve as many trees as possible. Should the existing vegetation/tree survey be

for required landscaping, please include this information with the FMDP submittal. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDP submittal. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers. Provide a lighted fountain and landscaping around the perimeter of the wet pond. The pumps station shall include decorative screening fencing and/or landscape screening. Remove "improved open space" labels from the islands in the street and at the southwest corner, those areas do not constitute improved open space. An access easement shall be provided for the encroaching shed by the signing of the final plat. Aforementioned shed shall not count against required open space.

#### Public Works:

Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request. Grinders or on-site step systems will not be allowed with development. Pump station shall be public and meet City specifications. Sewer main shall be public (minus laterals) and within a 20' utility easement. If wet ponds are utilized, then aeration is required. EPSC measures shall not be installed within existing, preserved landscaping buffers. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes. The MTA has been waived based on the expected traffic volumes and a safety review of the area. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private. The centerline of the street shall align opposite Normandy Drive. A variance is requested to exceed the maximum allowable cul-de-sac length: Staff supports A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive. Curb and gutter shall be installed along the Chandler Road frontage. The call-box for the gate shall be placed within the center median island.

The Planning Commission supported a waiver to 4.104 the functional design criteria. Allowing for the cul-de-sac length to be greater than 700ft.  
 The Planning Commission supported a waiver to 4.103 street and pedestrian ways. Allowing for the internal street (Moonlight Trail) to be private.

WWUD:

Water lines shown are not WWUD's design.  
 Improvements along Chandler Road may result in water line relocation/improvements.

Wilson County Schools:

No Comments Received.

Meeting in recess 10:10pm  
 Meeting resumed 10:19 pm

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Ordinance be **\*\*Positive Recommendation** to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:

**RESULT:**           **\*\*POSITIVE RECOMMENDATION**  
**MOVER:**           Preston George  
**SECONDER:**       David Rast  
  
**Aye:**               Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**12. Out of City Sewer Requests**

**12.A. \*\*Review the Out of City Sewer request for 3150 Nonaville Rd.**

Staff reviewed their reports and answered questions from the commission.  
 Samantha Burnett, City Attorney stated the TCA was amended and utility systems are required to connect if lines are on or adjacent to property.

A motion was made by Commissioner Bulmon, seconded by Commissioner George, that this Ordinance be **\*\*Positive Recommendation** to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:

**RESULT:**           **\*\*POSITIVE RECOMMENDATION**  
**MOVER:**           Nathan Bulmon  
**SECONDER:**       Preston George  
  
**Aye:**               Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**Abstain:** Commissioner Giles

**13. Downtown City Properties**

**13.A.** \*\*Review the Potential Sale of the Downtown City Properties, located at 50, 69, 71 and 73 E. Hill St., 46, 48, and 50 E. Caldwell St., 2365 and 2397 N. Mt. Juliet Rd.

The Planning Commission discussed the potential sale of city property.

Commissioner Giles strongly encourages traffic light at E. Hill St. and N. Mt. Juliet Rd. he is opposed to supporting the potential sale of the property.

A motion was made by Vice Chair Rast, seconded by Commissioner George, that this Resolution be \*\*negative recommendation to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:

**RESULT:** \*\*NEGATIVE RECOMMENDATION

**MOVER:** David Rast

**SECONDER:** Preston George

**Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**14. Discussion**

**14.A.** Discuss the Central Pike Land Use Plan.

The Planning Commission discussed the Land Use Plan.

Bobby Franklin suggested we look into amending small spot sections of the land use plan.

The commission desires this discussion item be placed on the July agenda.

**15. Adjourn**

A motion was made by Vice Chair Rast, seconded by Chairperson Winchester, that this be approved. The motion carried by the following vote:

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Luke Winchester

**Aye:** Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

**\*\*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



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1794

**Agenda Date:** 7/16/2026

**Agenda #:** 6.A.

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**Title:**

The Sewer Letter of Credit (47753890867) for Stonehollow Phase 5, in the amount of \$92,413.20 can be released.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1719

**Agenda Date:** 7/16/2026

**Agenda #:** 6.B.

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**Title:**

Review the Final Plat for Treymor Phase 1A, located on Benders Ferry Road.



6.B.

**Staff Report**

**7/16/2026 – Regional Planning Commission**

**Project Name:**

Treymor, Ph. 1A

**Address:**

Benders Ferry Rd.

**Legal Description:**

Map(s) – 032  
Parcel(s) – Part of 031.00

**Commissioner District:**

1 - Art Giles

**Applicant:**

Kyle Griffin, CSDG

**Property Owner:**

DRP Multistate 1 LLC

**Request:**

Final Plat

**Current Zoning:**

RS-40 PUD

**Requested Zoning:**

Not applicable

**Attachments:**

Final Plat

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks final plat approval for Ph. 1A of the Treymor Subdivision, located on Benders Ferry Road.

**Description/History:** The plat, as shown, is to create 31 single family residential lots and two (2) open spaces. The total area is approximately 42 acres, with 9.91 acres in lots, 28.87 acres of open space and the remainder in right-of-way. The PMDP-PUD was approved via ordinance 2023-27. The total number of lots for the entire development is 349 single family lots. The preliminary plat was approved in August 2023.

**Code References:**

***Part A. -Subdivision Regulations***

***Article II. – Procedures for Plat approval***

***2-105 Final subdivision plat:*** This plat is compliant.

**Summary:** The final plat, for Ph.1A of the Treymor subdivision, 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. Please include the following conditions:

**Conditions (by Department):**

**Fire Department:**

1. No Comments Received.

**Planning:**

1. All conditions of ordinance 2023-27 shall be adhered to.

**Engineering:**

1. General Note: 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. Driveways shall be configured so the flares do not conflict with storm drains.
3. Complete Note #14.
4. Correct Note #1 to show 3 open spaces.



**WWUD:**

1. WWUD has no comments.

**Wilson County Schools:**

1. No Comments Received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1721

**Agenda Date:** 7/16/2026

**Agenda #:** 6.C.

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**Title:**

Review the Final Plat for Windtree Pines Phase 6B, located at 908 Champion Way.



6.C.

**Staff Report**

**July 16, 2026 – Regional Planning Commission**

**Project Name:**

Windtree Pines, Ph. 6B

**Address:**

908 Champion Way

**Legal Description:**

Map(s) - 049  
Parcel(s) – Portion of 076.00

**District:**

1 – Art Giles

**Applicant:**

Radeana Owens,  
Wilson PC

**Property Owner:**

Beazer Homes

**Request:**

Final Plat

**Current Zoning:**

RS-20 PUD

**Attachments:**

Final Plat

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks final plat approval for Windtree Pines, Ph. 6B.

**Description/History:** The plat is for Phase 6B and includes 29 single family residential lots and roadway over 7.3 acres. There is no open space in this phase of the subdivision.

**Code References:**

***Part A. -Subdivision Regulations***  
***Article II. – Procedures for Plat approval***  
***2-105 Final subdivision plat –*** This plat is compliant.

**Summary:** The final plat is to add 29 single family residential lots and associated infrastructure. The applicant has addressed prior review comments from staff, and any outstanding issues are addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for Windtree Pines Ph. 6B with the following conditions:

**Conditions (by Department):**

**Fire Department:**

1. No Comments Received.

**Planning:**

1. All conditions of ordinance 21-11 shall be adhered to.

**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 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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1731

**Agenda Date:** 7/16/2026

**Agenda #:** 6.D.

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**Title:**

Review the Final Plat for McFarland Farms Phase 1A, located at 5266 Old Lebanon Dirt Rd.



6.D.

**Staff Report**

**7/16/2026 – Regional Planning Commission**

**Project Name:**  
McFarland Farms, Ph. 1A

**Address:**  
Old Lebanon Dirt Rd.

**Legal Description:**  
Map(s) – 077  
Parcel(s) – 022.00

**Commissioner District:**  
3 - Scott Hefner

**Applicant:**  
Drew Hardison,  
Barge Design Solutions

**Property Owner:**  
Meritage Homes of TN.

**Request:**  
Final Plat

**Current Zoning:**  
CTC-PUD

**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 of McFarland Farms, Phase 1A, located on Old Lebanon Dirt Road.

**Description/History:** The plat will establish 72 lots, a mix of single family and townhome lots, and dedicated right-of-way and associated easements. The total area is 11.26 acres, 8.34 acres in lots and 2.91 acres of right-of-way. The McFarland Farms PUD was established via ordinance 2023-14.

**Code References:**

***Part A. -Subdivision Regulations***

***Article II. – Procedures for Plat approval***

**2-105 Final subdivision plat:** This plat is compliant.

**Summary:** The final plat, for Ph. 1A of the McFarland Farms, Ph. 1A subdivision, has addressed prior review comments from staff. The plat will meet all requirements as set forth via ordinance 2023-14. Any outstanding issues are addressed via the conditions of approval below:

**Recommendation:** Staff recommends approval of the Final Plat for McFarland Farms Phase 1A. Please include the following conditions:

**Conditions (by Department):**

**Fire Department:**

1. No comments received.

**Planning:**

1. All conditions of ordinance 2023-14 shall be adhered to.
2. Addresses shall be provided before recording the plat.
3. Corner and edge lots shall be treated as critical façade lots. Notate this on the plat before recording.
4. The surveyor shall stamp and sign the plat prior to recording.

**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.
2. Dedicate the ROW for the stub to Phase 3.



3. Provide FFE's for the following lots subject to the completed LOMR. This shall be completed prior to the signing
4. Lot numbers shall match approved plans associated with development contracts for sewer tap/capacity fees.
5. Add access easements to note 7.
6. Surveyor shall sign the final plat.
7. All gas infrastructure shall be completed before signing of the plat of Phase 1B.

**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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1667

**Agenda Date:** 7/16/2026

**Agenda #:** 7.A.

---

**Title:**

Review the Site Plan for New Tribe Church, located at 260 Clemmons Rd.



7.A.

**Staff Report**

**7/16/2026 – Regional Planning Commission**

**Project Name:**  
New Tribe Church

**Address:**  
260 Clemmons Rd.

**Legal Description:**  
Map(s) – 072  
Parcel(s) – 074.00

**Commissioner District:**  
3 - Scott Hefner

**Applicant:**  
Jessica Gore, Para Design

**Property Owner:**  
New Tribe Church

**Request:**  
Site Plan

**Current Zoning:**  
RS-40

**Requested Zoning:**  
Not applicable

**Attachments:**  
Plan Documents & Exhibits

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

**Request:** The applicant seeks site plan approval for the New Tribe Church, located at 260 Clemmons Road.

**Description/History:** The plan proposes a 750 seat, 29,795 sf religious facility on approximately 12 acres on the east side of Clemmons Road. The property was annexed into the City in 2023, in anticipation of the development.

**Zoning:** The property is zoned RS-40, which allows for this type of use, provided a conditional use permit is obtained by the Board of Zoning appeals. The church received the BZA permit in 2024 for the use and up to a maximum of 750 seats.

**Code References:**

**Zoning Regulations** - The plan is proposed to be compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

**Variance/Waiver Requests** - The following variances and/or waivers have been requested:

1. A variance request for relief from the required type B landscape buffer along portions of the Southern property line that abut Wilson County R-1 zoned properties, was presented to the Board of Zoning Appeals in July 2026 and approved with the conditions as noted below.

2. 5-104.4 – Design Standards, requiring 100% masonry façade:

- a. West – 24.4% masonry, 6.5% wood, 50.7% metal siding, 18.3% glazing
- b. East – Brick 27.2%, 58.6% metal siding, 14.2% glazing
- c. North – Brick 39.6 %, 54.1% metal siding, 6.3% glazing
- d. South – Brick 31.9%, 61.3% metal siding, 2.5% concrete, 1.8% glazing, 2.5% HM/OH doors.

**Summary:** The submittal for the 750 seat religious facility on Clemmons Road, has been previously approved by the Board of Zoning Appeals for a conditional use permit to allow the use for a maximum of a 750 facility. They also received a waiver from the BZA for relief from the required type B landscape buffer along portions of the southern property lines that abut Wilson County R-1 zoning, with conditions that are included below. Mass grading has already occurred on the site via prior approval. All supplemental religious facility code items have been addressed, except any minor items found in the condition of approval below.



**Recommendation:** Staff recommends approval of the Site Plan for the New Tribe Church located at 260 Clemmons Road. Please include the following conditions:

**Conditions (by Department):**

**Fire Department:**

1. No comments received.

**Planning:**

1. Timber guard rails are not permitted.
2. Provide details of any fencing proposed. Low maintenance material, decorative type required.
3. Flammable groundcover is not permitted within 3' of the building.
4. Bollards shall be painted or sleeved a neutral color to match the building.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to or screened with masonry.
6. Wheel stops are not permitted.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. Landscape plans shall receive approval before submitting construction plans to Public Works.
9. Rooftop HVAC and other equipment shall be screened from horizontal view via the parapet wall.
10. Ground mounted utility and HVAC equipment, if proposed, shall be screened entirely from horizontal view. Provide screening details.
11. Should guardrails be used they shall be painted black.
12. Provide perimeter landscaping around the entirety of all detention/retention areas.
13. Brick shall be clay, baked and individually laid.
14. Per the variance approval via the Board of Zoning Appeals (7-9-26) meeting to receive relief from the required type "B" buffer along the southern property lines abutting Wilson County R-1, the following conditions apply to the variance approval:
  - a. 100' of a type "B" buffer shall be placed beginning at the property line at Clemmons Road headed east along the southern property line abutting the Wilson County R-1 zoned property.
  - b. The driveway shall be located a minimum of 10' away from the property line.
  - c. The southern property line buffer requirement in the southeastern corner, within the TVA easement and abutting the additional Wilson County R-1 zoned property shall be waived.
  - d. The applicant is to maintain as much of the natural tree line buffer as possible.

**Engineering:**

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Coordinate pump station purchase that will serve this site with Utilities Director Tim Forkum.



6. Stripe a painted sidewalk along the access drive from the ROW. The driveway may not exceed a 2% cross slope.
7. The running slope of the driveway may not exceed 2% across the sidewalk.
8. The pedestrian access route from the end of the striped sidewalk to the front door shall be identified on the Construction Drawings with key spot elevations provided.
9. The driveway shall match the City's standard commercial driveway standard to the greatest extent possible.

**WWUD:**

1. On Sheet C-3.0 the FDC has an arrow pointed to it labeled PIV. Sheet C-3.1 has it shown correctly.

**Wilson County Schools:**

1. No comments received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1808

**Agenda Date:** 7/16/2026

**Agenda #:** 7.B.

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**Title:**

Review the Site Plan Modification for Universal Gymnastics, located at 5010 Market Place.



7.B.

**Staff Report**

**7/16/2026 – Regional Planning Commission**

**Project Name:**  
Universal Gymnastics

**Address:**  
5010 Market Place

**Legal Description:**  
Map(s) – 053F  
Parcel(s) – 009.00

**Commissioner District:**  
1 - Art Giles

**Applicant:**  
John Graves

**Property Owner:**  
John Graves

**Request:**  
Site Plan Modification

**Current Zoning:**  
CTC

**Requested Zoning:**  
Not applicable

**Attachments:**  
Plan Documents & Exhibits

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

**Request:** The applicant is requesting a site plan modification, to include off-site parking for an outdoor venue owned by Universal Gymnastics on Market Place.

**Description/History:** The applicant, along with his spouse, owns Universal Gymnastics, located at 5003 Market Place. They also own several other properties along the Market Place corridor that are utilized for activities and events under the Universal Gymnastics Group. They currently have a dedicated outdoor venue that they want to utilize for community events (evening and weekends), and in doing so will need additional parking. The request is to allow for “off-site” parking at their other lots, along with other associated businesses along Market Place, that they have received parking agreements with.

**Zoning:** The zoning, CTC, commercial town center, does allow for the outdoor venue that they currently have in place; however, they do have inadequate parking to utilize for community events.

**Code References:**

9-102.8 *Joint parking facilities.* Off-street parking facilities for different buildings, structures or uses, or for mixed uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following provisions:

1. A legally sufficient written agreement assuring perpetual joint usage of said common parking for the combination of uses or buildings is properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney, and filed with and made part of the application for a building permit.

2. Up to 25 percent of the parking spaces required for a theater or other place of evening entertainment, for a church, for multifamily dwelling units, or for a school, may be provided and used jointly by banks, offices, retail

stores, repair shops, service establishments, and similar uses not normally open, used, or operated during evening hours, if specifically approved by the Planning Commission and Board of Commissioners; provided, however, that written agreement assuring the retention for such purpose shall be properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney, filed and made part of the application for a building permit. Such approval may be rescinded by the Board of Commissioners of the City and additional parking shall be obtained by the owners in the event



that the Board determines that such joint use is resulting in a public nuisance or otherwise adversely affecting the public health, safety or welfare.

9-102.9 *Variance in the required number of parking and loading spaces.* The number of parking and loading spaces to be constructed may be less than the number of spaces required herein in the event that the following conditions are met to the satisfaction of the Planning Commission:

1. Evidence is submitted firmly documenting that the special nature of the use, activity, or building proposed requires less parking area or spaces than required by this ordinance for the same.
2. The site development plan submitted to and approved by the Planning Commission in accordance with article XIV, subsection 14-103.3, indicates that the location and layout of that portion of the parking requirement deemed unnecessary can and will be constructed accordingly in the event that the Planning Commission determines at any time that all or any portion of this parking is necessary in the interest of the public health, safety and welfare.
3. In no event shall that portion of the required parking or loading which is so designated, but not constructed as provided herein be counted as open space or other nonpaved area required by other provisions of this ordinance.

**9-103.2 Entertainment and Amusement Parking Note—** 1. Due to the extreme variability of parking requirements for certain uses, the requirements for all new structures shall be determined by the Planning Commission as part of the review process of a site development plan based upon pertinent factors with each individual situation. In the case of existing structures the Zoning Administrator shall determine the parking requirements.

**Summary:** The submittal for a site plan modification is to request the utilization of additional off-site parking owned by the applicant, along with shared parking agreements with adjacent or nearby property owners on Market Place. These types of off-site parking agreements must be presented and approved through the Planning Commission. Also, the number of parking spaces required for entertainment and amusement uses are to be determined by the Planning Commission.

**Recommendation:** Staff recommends approval of the Site Plan Modification for Universal Gymnastics on Market Place. Please include the following conditions:

**Conditions (by Department):**

**Fire Department:**

1. No comments received.

**Planning:**

1. All parking agreements must be signed and notarized and presented for the City record.
2. If an expansion of the current outdoor venue, or other facilities owned by Universal Gymnastics, on Market Place is proposed, a site plan or modification of a site plan must be submitted, and the parking



facilities will need to be reviewed again at such time for compliance, in accordance with any expansion plans.

**Engineering:**

1. General note: Proposed impervious added shall be less than 7,500SF for water quantity/quality requirements to be waived.

**WWUD:**

1. There was nothing provided to review.

**Wilson County Schools:**

1. No comments received.



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1807

**Agenda Date:** 7/16/2026

**Agenda #:** 7.C.

---

**Title:**

Review the Site Plan for Hickory Station West, located at 261 W. Main St.



7.C.

**Staff Report**

**7/16/2026 – Regional Planning Commission**

**Project Name:**  
Hickory Station West

**Address:**  
261 W. Main St.

**Legal Description:**  
Map(s) – 073L  
Parcel(s) – 008.01

**Commissioner District:**  
2 - Bill Trivett

**Applicant:**  
HJ Wang  
Bandy Design Build, LLC

**Property Owner:**  
Valor Property Holdings, LLC

**Request:**  
Site Plan

**Current Zoning:**  
CTC

**Requested Zoning:**  
Not applicable

**Attachments:**  
Plan Documents & Exhibits

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

**Request:** The applicant is seeking site plan approval for Hickory Station West, located at 261 W. Main Street.

**Description/History:** This site plan had previously been submitted several years ago, to include lots both on the east and west side of the entrance to Hickory Station townhomes. This plan was approved and has subsequently expired. The new site plan includes the western lot only for commercial retail building, for professional services, non-medical.

**Zoning:** The property is zoned CTC, commercial town center which allows the requested use of the commercial retail building for non-medical professional services.

**Code References:**

**Zoning Regulations** - The plan is proposed to be compliant with the majority of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. No variances or waivers were requested with this plan.

The building is shown with 100% masonry façade materials and the HVAC screened via the parapet wall. The façade facing Main Street is noted to be treated as another building front due to visibility.

Landscape plans lack the required D buffer and this shall be addressed before submittal of construction drawings.

**Summary:** The submittal proposes a 3,100sf commercial retail building for professional, non-medical, services, at 261 W. Main Street. No waivers or variances are sought and most code requirements are addressed, anything outstanding is found in the conditions of approval below.

**Recommendation:** Staff recommends approval of the Site Plan for Hickory Station West. Please include the following conditions:

**Conditions (by Department):**

**Fire Department:**

1. No comments received.



**Planning:**

1. All requirements of Article VI of the zoning ordinance shall be adhered to.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be a natural product and individually laid.
4. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
5. Wall mounted exterior lighting fixtures shall be decorative sconce type.
6. Provide a full photometric plan showing a 0.5 foot candle and light bleed at adjacent residential.
7. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
8. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
9. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
10. All bollards shall be painted a color complimentary to the building façade, not yellow.
11. Signage shall be submitted under separate cover to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's. Note – a new sign ordinance is currently under legislative review.
12. All fencing shall be constructed of low maintenance materials such as trex or aluminum, identify all materials on the detail.
13. The dumpster enclosure shall include decorative metal gates.
14. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
15. A 20' wide type D transitional buffer is required adjacent to RM-16 zoning. Revise the landscape plans and site to include this buffer on-site.
16. The parking located in the front yard shall be at least 10' from the property line.

**Engineering:**

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Provide separate utility sheet so it is not combined with proposed site layout.
4. Replace the curb and gutter detail with the City standard detail.
5. The dumpster enclosure must be accessible to a trash collection truck.
6. West Main Street shall be widened to 22' between Division Street and the driveway to support two-way traffic.
7. Any work done within the public ROW shall conform to City of Mt. Juliet standards.
8. The bike rack shall be moved to avoid conflict with the trash enclosure.

**WWUD:**

1. Widening of West Main Street may require a water line relocation. A meeting is recommended.

**Wilson County Schools:**

1. No comments received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1802

**Agenda Date:** 7/16/2026

**Agenda #:** 7.D.

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**Title:**

Review the Final Master Development Plan/ Site Plan for Golden Bear Townhomes, located at 4515 Beckwith Rd.



7.D.

**Staff Report**

**7/16/2026 – Regional Planning Commission**

**Project Name:**  
Golden Bear Townhomes

**Address:**  
Golden Bear Gtwy & Beckwith Rd.

**Legal Description:**  
Map(s) – 078  
Parcel(s) – 017.01

**Commissioner District:**  
3 - Scott Hefner

**Applicant:**  
Drew Hardison,  
Barge Design Solutions

**Property Owner:**  
Golden Bear MJ, LLC

**Request:**  
FMDP & Site Plan

**Current Zoning:**  
RM-16 PUD

**Requested Zoning:**  
Not applicable

**Attachments:**  
Plan Documents & Exhibits

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

**Request:** The applicant seeks final master development and site plan approval for the Golden Bear Townhomes, on 36.65 acres, off Golden Bear Gateway in the Golden Bear Place PUD.

**Description/History:** The Golden Bear Place PUD began in 2017 and was known as various other projects until 2024 (ordinance 24-04) when the current iteration of the PUD was finalized. The PUD was amended via ordinance 24-52. Several other amendments have occurred since. This area of the PUD was known as “area F” on the preliminary master development plan.

**Zoning:** There are several base zoning districts in the Golden Bear Place PUD and the base zoning for this section of the PUD is RM-16. The townhomes are permitted in this district. The PUD is entitled for up to 660 dwelling units.

**Code References:**

**Subdivision Regulations** – The plan is proposed to be compliant with most of the subdivision regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

**Zoning Regulations** - The plan is compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

**8-203.5 Substantial Compliance:** The final master development plan is in substantial conformance with the approved preliminary master development plan.

1. Violate any provisions of this article; NO
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent; NO
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space; NO
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and NO
5. Increase the total ground area covered by buildings by more than two percent; NO
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites. NO



**Summary:** The proposal will add 127 residential units, in the form of townhomes, with 88.2% open space, as part of the overall Golden Bear Place PUD. The final master development plan is in substantial conformance with the previously approved preliminary master development plan. Outstanding issues are found in the conditions of approval below.

**Recommendation:** Staff recommends approval of the FMDP and Site Plan for Golden Bear Place, subject to the conditions of approval below:

**Conditions (by Department):**

**Fire Department:**

1. No comments received.

**Planning:**

1. All requirements of ordinances 24-04 and 24-52 shall be adhered to.
2. All requirements of 4-114 of the subdivisions regulations shall be adhered to, excepting any waivers granted with the approval of the PUD and preliminary master development plan.
3. All requirements of 5-104.1 of the zoning ordinance shall be adhered to, excepting any waivers granted with the approval of the PUD and preliminary master development plan.
4. All bulk standards 5-103A shall be adhered to, excepting any waivers granted by the Planning Commissions and Board of Commissioners.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Metal and vinyl shall not be permitted for façade materials.
8. 70% masonry and 30% secondary façade materials are required via the PUD approval.
9. Identify the façade material percentages on the elevations.
10. Dimension the elevations completely.
11. Provide elevations of all product types proposed.
12. Corner and edge units shall be treated as critical façades with increased architectural variation on the street facing facades.
13. Should a dumpster or trash compactor be used, it shall comply with the design requirements found in the zoning ordinance.
14. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
15. Poles and posts shall be painted black. Channel posts are not permitted.
16. Provide decorative streetlighting on decorative poles at the entrances and throughout. Include street lighting along the sidewalk down the main entrance to the site.
17. The mail kiosk shall be located away from the amenity center. Provide a detail of the mail kiosk, it shall be covered, lighted and include at least one designated parking space.
18. Provide either landscape or masonry screening around all ground mounted HVAC units.
19. Retaining walls shall be constructed of segmental block.
20. All fencing shall be constructed of low maintenance materials and decorative, revise the detail on sheet L7.02. Wood is not permitted.



21. The amenity center shall be reviewed and approved via a separate application for a site plan to the Planning department.
22. The clubhouse shall be at least 2,000sf of conditioned space.
23. Flammable landscape material is not permitted within 3' of any structure.
24. Landscape plans are via separate cover and shall be addressed before submittal of construction plans.
25. Parking lot lighting shall be placed in landscape islands or grass areas, not in paved vehicular use areas.
26. Identify the amount of improved open space.
27. Wood shall not be permitted for balcony flooring.
28. Signage shall be reviewed via separate application to the Planning Department.
29. The applicant voluntarily committed to including HOA provisions for 10% cap on rental units, and no one owner can own more than two units in this townhome project, per the preliminary master development plan approval.
30. Provide HOA covenants and restrictions for review.

**Engineering:**

1. Previously approved PMDP/PUD conditions apply.
2. Provide drainage report for preliminary review by resubmittal to remain on the July 2026 Planning Commission agenda.
3. Provide sewer profiles by resubmittal to remain on the July 2026 Planning Commission agenda.
4. General note: Construction in the wetlands require wetland mitigation, which is approved by TDEC and USACOE. Provide proof of approval prior to the issuance of the Land Disturbance Permit.
5. Flood Study shall be approved by FEMA prior to the issuance of the Land Disturbance Permit. **Keep note**
6. The sidewalk shall be 7' when adjacent to parking.
7. Show the sidewalk on the alley detail.
8. Turnarounds shall include NO PARKING signage.
9. Storm infrastructure and residential driveways shall remain separate.
10. Fix spot elevations on C2.04.
11. Vert curves shall meet the appropriate K values.
12. Add all-way plaques to the stop signs at the central intersection.

**WWUD:**

1. Water lines shall be labeled as private.
2. All private fire hydrants shall be painted white.

**Wilson County Schools:**

1. No comments received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1798

**Agenda Date:** 7/16/2026

**Agenda #:** 8.A.

---

**Title:**

\*\*Review the Rezone Request from RS-40 to CMU for the Baker property, located at 1888 Golden Bear Gateway.



8.A.

**Staff Report**

**7/16/2026 – Regional Planning Commission**

**Project Name:**  
Karen Baker Property

**Address:**  
1888 Golden Bear Gateway

**Legal Description:**  
Map(s) – 054  
Parcel(s) – 106.01 & 106.02

**Commissioner District:**  
1 - Art Giles

**Applicant:**  
Karen Baker, owner

**Property Owner:**  
Karen Baker

**Request:**  
Rezone

**Current Zoning:**  
RS-40

**Requested Zoning:**  
CMU

**Current Land Use:**  
Commercial Mixed Use

**Requested Land Use:**  
N/A

**Attachments:**  
Exhibit

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

**Request:** The property owner requests a rezone approval for two parcels located at 1888 Golden Bear Gateway.

**Description/History:** The property, located at 1888 Golden Bear Gateway, was annexed along with several other parcels in 2011 (ordinance 2011-74) when Curd Road was widened. At that time, no rezone was requested and the properties were given the default RS-40 zoning. The applicant is requesting to rezone the property to CMU, commercial mixed use, which is consistent with the future land use plan. The request does not apply to the Parks and Greenway land use designation found along the creek. The reason for the rezone is for marketability of the property.

**Land Use Plan & Zoning:** Existing zoning on both parcels is RS-40. The land use plan identifies both parcels as commercial mixed use and parks & greenways along the stream on the western side of the parcels. The request for CMU zoning is consistent with the land use plan designation of commercial mixed use. The rezone will not apply to the areas of the parcels identified on the land use plan as parks & greenways.

**Summary:** The rezone request is from RS-40, low density single family residential, to CMU, commercial mixed use, which is supported by the City’s future land use plan. The rezone shall only apply to the areas with a commercial mixed use land use designation.

**Recommendation:** Staff recommends positive recommendation to the Board of Commissioners for the Rezone. Please include the following conditions:

**Conditions (by Department):**

**Fire Department:**

1. No comments received.

**Planning:**

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CMU, commercial mixed use zoning district, Article VI of the zoning ordinance.



**Engineering:**

1. No comments received.

**WWUD:**

1. No comments received.

**Wilson County Schools:**

1. No comments received.





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1800

**Agenda Date:** 7/16/2026

**Agenda #:** 9.A.

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**Title:**

\*\*Review the Land Use Amendment Plan from Low Density Residential to Thoroughfare Commercial for the Williams property, located at 98 Tanglewood Dr.



# Exhibit B LUA

# 98 Tanglewood Drive

Map 053, Parcel 156.00





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1799

**Agenda Date:** 7/16/2026

**Agenda #:** 9.B.

---

**Title:**

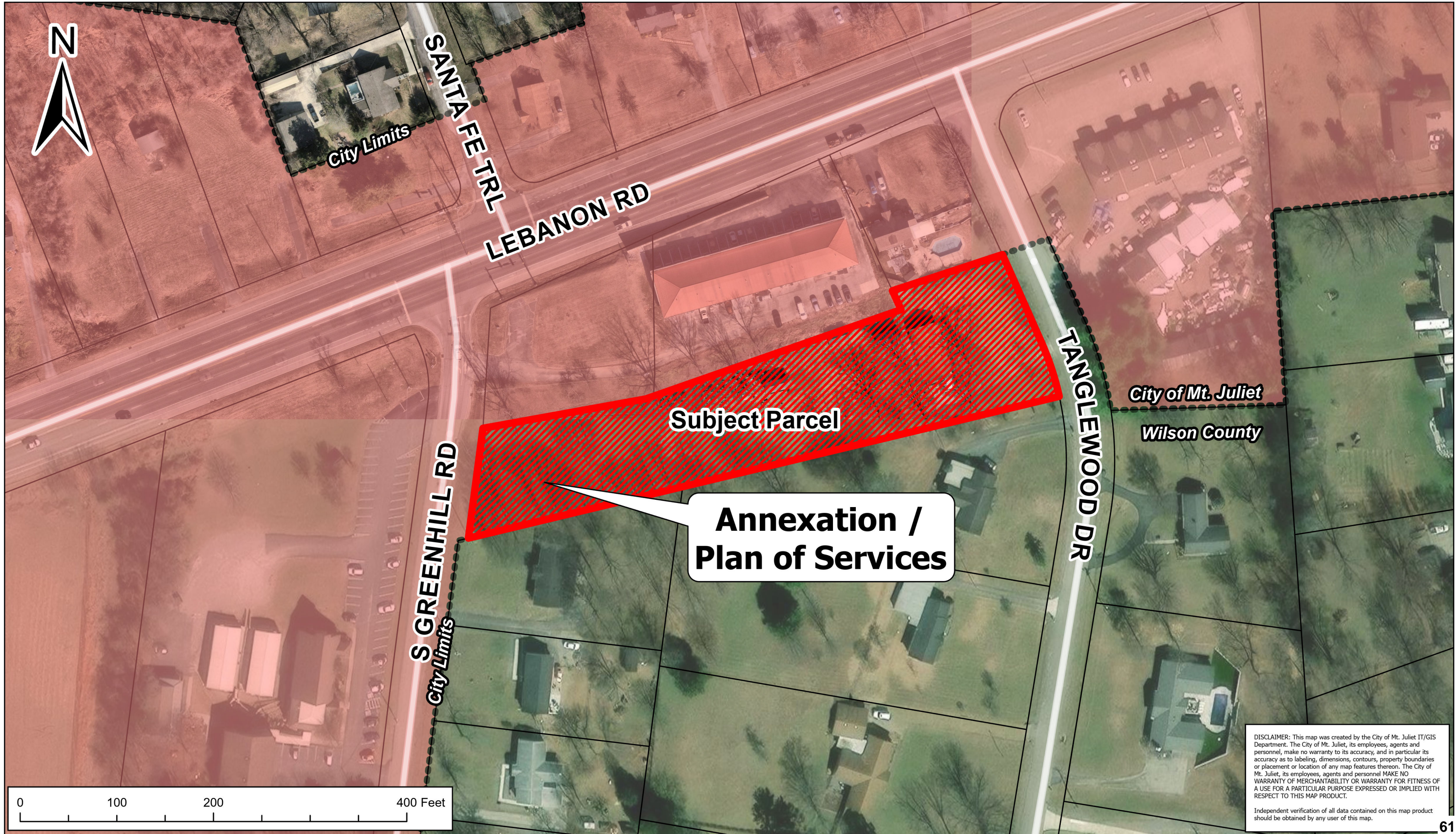
\*\*Review the Annexation request for the Williams Property, located at 98 Tanglewood Dr.



# Exhibit B Annexation / Plan of Services

# 98 Tanglewood Drive

## Map 053, Parcel 156.00





# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1806

**Agenda Date:** 7/16/2026

**Agenda #:** 9.C.

---

**Title:**

\*\*Review the Plan of Services for the Williams property, located at 98 Tanglewood Dr.

## **RESOLUTION - 2026**

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WILLIAMS PROPERTY, LOCATED AT 98 TANGLEWOOD DR MAP 053 PARCEL 156.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

**WHEREAS**, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

**WHERAS**, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Williams Property located at 98 Tanglewood Dr, In Wilson County, Tennessee, as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 98 TANGLEWOOD DR, IN WILSON COUNTY, TENNESSEE IS ADOPTED.**

**A. Police:**

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

**B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

**C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

**D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

## RESOLUTION - 2026

### **E. Refuse Collection:**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

### **F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

### **G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

### **H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

### **I. Planning:**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CRC.

**RESOLUTION - 2026**

**J. Street Lighting**

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

**K. Recreation**

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

**L. Electrical Service**

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

**NOW THEREFORE BE IT RESOLVED:**

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

**This resolution shall take effect on the earliest date allowed by the law.**

PASSED:

FIRST READING:

\_\_\_\_\_  
James Maness, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Kenny Martin, City Manager

\_\_\_\_\_  
Samantha A. Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1801

**Agenda Date:** 7/16/2026

**Agenda #:** 9.D.

---

**Title:**

\*\*Review the Rezone request from Wilson County R-1 to CRC for the Williams Property, located at 98 Tanglewood Dr.



**-Staff Report**

**7/16/2026 – Regional Planning Commission**

**Project Name:**

Williams Property

**Address:**

98 Tanglewood Dr.

**Legal Description:**

Map(s) – 053F

Parcel(s) – 009.00

**Commissioner District:**

1 - Art Giles

**Applicant:**

John Graves

**Property Owner:**

John Graves

**Request:**

AX, POS, LUA, RZ

**Current Land Use:**

Low Density Residential

**Requested Land Use:**

Thoroughfare Commercial

**Current Zoning:**

Wilson County R-1

**Requested Zoning:**

CRC

**Attachments:**

Plan Documents & Exhibits

**Staff:**

Jon Baughman, City Planner

Jill Johnson, Planner I

**Request:** The applicant seeks a land use amendment, annexation, plan of services and rezone approval for the Williams property, located at 98 Tanglewood Drive.

**Description/History:** The property currently sits within Wilson County jurisdiction. It is a through lot, with frontage on both Tanglewood and S. Greenhill Roads. There is an occupied single-family home on the property, connected to a septic system. The home will remain. The applicant has not proposed any specific plans for the property as of the submittal.

**Land Use Plan & Zoning:** The City’s future land use plan calls for low density residential on this parcel. The land use amendment request is to change to thoroughfare commercial, a land use designation found currently adjacent to the subject property to the north, east (across the street) and west (across the street). To the south of the property is low density residential.

The applicant is also requesting to annex within the city limits and will be requesting CRC, commercial retail center zoning, which is consistent with thoroughfare commercial should the land use amendment be approved.

**Summary:** The request is for annexation, plan of services, land use amendment and rezone.

**Recommendation:** Staff recommends positive recommendation to the Board of Commissioners of the land use amendment, annexation, plan of services and rezone, for the Williams property located at 98 Tanglewood Drive. Please include the following conditions:

**Conditions (by Department):**

**Fire Department:**

- 1. No comments

**Planning:**

- 1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CRC, commercial retail center zoning district.



**Engineering:**

1. No comments

**WWUD:**

1. No comments

**Wilson County Schools:**

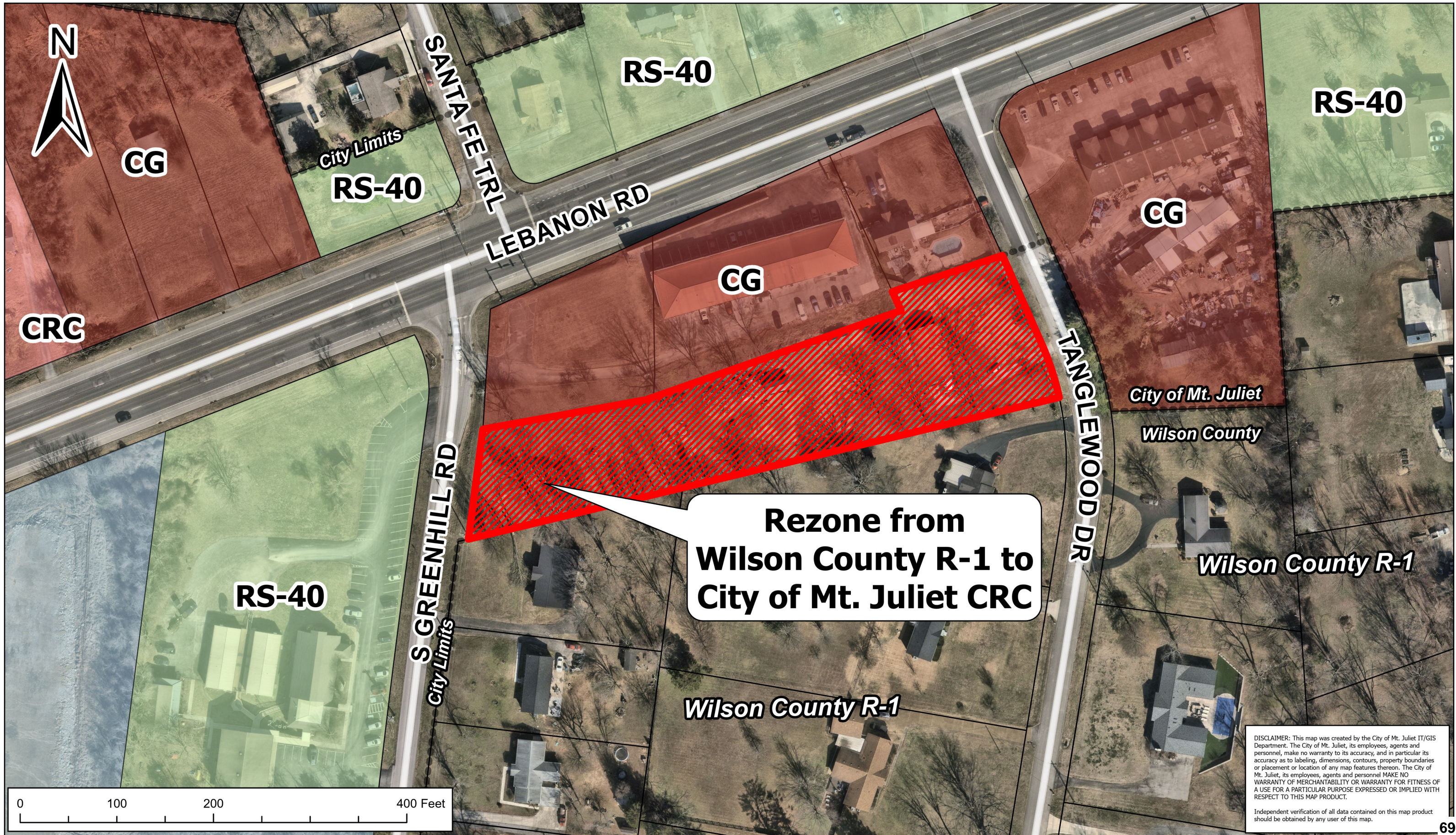
1. No comments



# Exhibit B Rezone

# 98 Tanglewood Drive

Map 053, Parcel 156.00



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Independent verification of all data contained on this map product should be obtained by any user of this map.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1796  
10.A.

**Agenda Date:** 7/16/2026

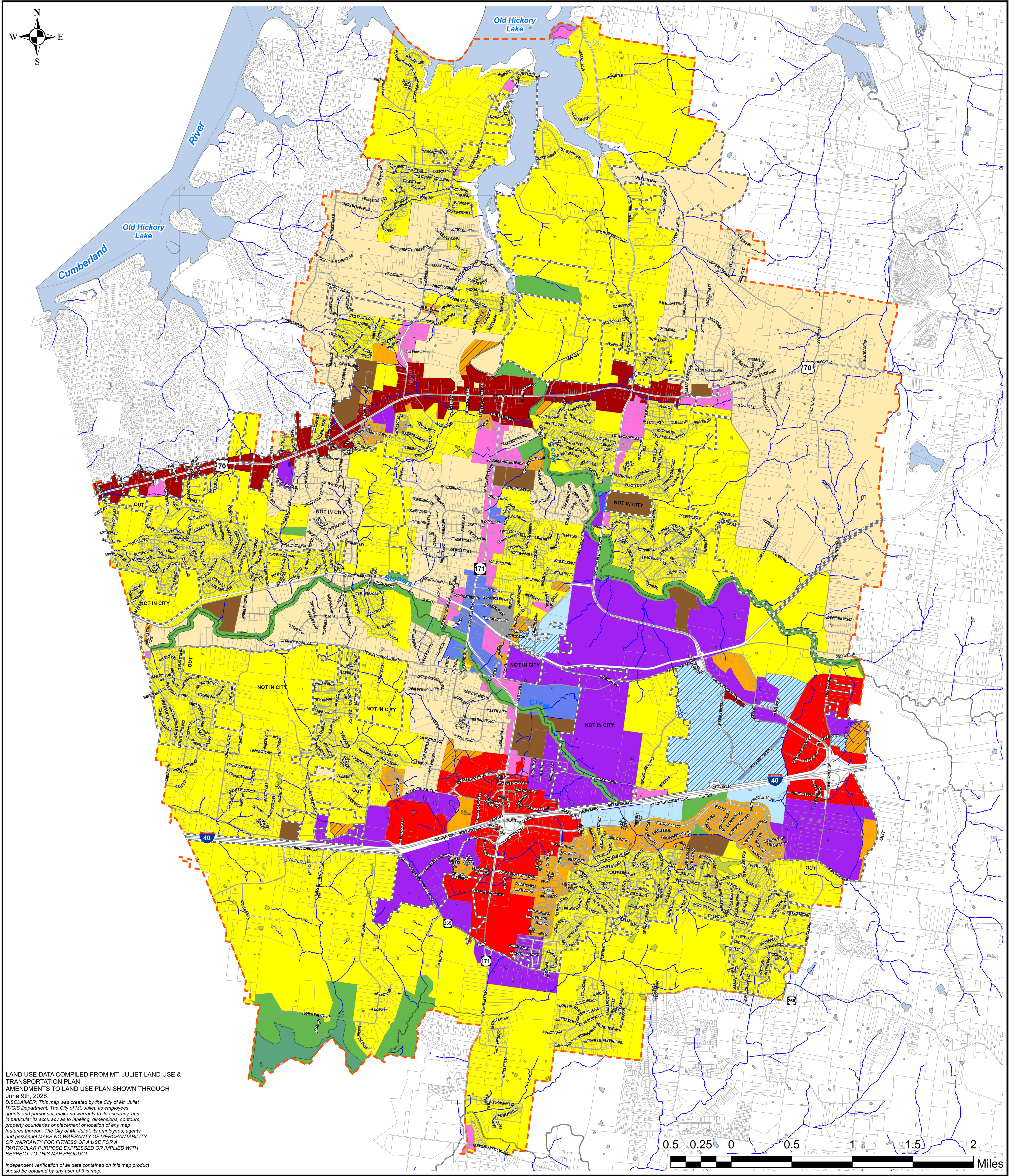
**Agenda #:**

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**Title:**

Discuss the City of Mt. Juliet Land Use Plan.

## Future Land Use



LAND USE DATA COMPILED FROM MT. JULIET LAND USE & TRANSPORTATION PLAN AMENDMENTS TO LAND USE PLAN SHOWN THROUGH JUNE 9th, 2026.  
 DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.  
 Independent verification of all data contained on this map product should be obtained by any user of this map.

June 9th, 2026

### Legend

- Streets
- ▭ City Limits
- - - Urban Growth Boundary
- Streams
- ▭ Lakes
- ▭ Parcels

### Future Land Use Classifications

- |                              |                           |   |                       |
|------------------------------|---------------------------|---|-----------------------|
| ▭ Low Density Residential    | ▭ Multi Family            | ▭ Town Center                             | ▭ Mixed Use           |
| ▭ Medium Density Residential | ▭ Neighborhood Commercial | ▭ Business Development Center             | ▭ Light Industrial    |
| ▭ High Density Residential   | ▭ Thoroughfare Commercial | ▭ Business Development Center-Impact Zone | ▭ Parks and Greenways |
|                              | ▭ Interstate Commercial   |   | ▭ Schools             |



Prepared by City of Mt. Juliet  
 IT & GIS Department  
 Rob Ealy, GIS Administrator  
[www.cityofmtjuliet.org](http://www.cityofmtjuliet.org)

C:\Future\_Land\_Use\_6\_9\_26.aprx  
 Map Updated: 9 June 2026  
 Map Plotted: 9 June 2026