



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, April 17, 2025

6:30 PM

Commission Chambers

Members: Luke Winchester, Rebecca Christenson, Ted Floyd, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, Preston George, Linda Armistead

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

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Adopt the Minutes from the March 20, 2025, Planning Commission Meeting.
- 6. Safety Action Plan**
 - 6.A.** **Review the Safety Action Plan.
- 7. Consent Agenda**
 - 7.A.** The Development Letter of Credit (69408854-745) for Jackson Hills Ph.4 in the amount of \$339,333.43 can be released.
 - 7.B.** The Development Letter of Credit (69408856-763) for Jackson Hills Ph. 6 in the amount of \$278,582.89 can be released.
 - 7.C.** The Development Letter of Credit (1644) for Legacy Pointe - GBG Westbound Turn Lane in the amount of \$170,787.71 can be released.
 - 7.D.** The Development Letter of Credit (SLC00005205) for Baird Farms Ph.1 in the amount of \$479,008.21 can be released.
 - 7.E.** The Development Letter of Credit (SLC00005409) for Baird Farms Ph.2A in the amount of \$147,800.28 can be released.
 - 7.F.** The Development Letter of Credit (SLC00005442) for Baird Farms Ph.3A in the amount of \$47,630.11 can be released.

- 7.G. The Sewer Letter of Credit (1589) for Mt. Juliet Elite Gymnastics in the amount of \$60,441.90 can be released.
 - 7.H. Review the Site Plan renewal for the Bradshaw Farms Amenity Center, Located at 1360 Beckwith Rd.
 - 7.I. Review the Final Plat for Wells Farm Ph.1, Located at 2850 Benders Ferry Rd.
 - 7.J. Review the Site Plan for Revive Implant & Cosmetic Dentistry, located at 2960 N. Mt. Juliet Rd.
 - 7.K. Review the Commercial Design Standards Waiver for Waffle House, Located at 12085 Lebanon Rd.
 - 7.L. **Review the Update to Article IV of the Subdivision Regulations.
 - 7.M. **Review the update to the Land Development Code Article IX - Parking, Loading, and Access.
 - 7.N. **Review the Wilson County Rezone Request from (C-3) Highway Commercial to (C-2) Neighborhood Commercial for 8220 Central Pike.
 - 7.O. **Review the Rezone Request for Virtue Modern Mt. Juliet Headquarters, located at 3073 Curd Rd.
- 8. Rezone**
- 8.A. **Review the Rezone request for 615 Rutland Drive from RS-40 to CMU.
- 9. Land Use Amendment, Annexation, Plan of Services, PMDP**
- 9.A. **Review the Preliminary Master Development Plan PUD with a Rezone from RS-20 to CTC-PUD for Mt. Juliet Commons, Located at 2937 Curd Rd.
 - 9.B. **Review the Land Use Plan Amendment from Mixed-Use to Multi-Family/ Parks & Greenways for Courtyards at McFarland, located at 5025 Old Lebanon Dirt Rd.
 - 9.C. **Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
 - 9.D. **Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.
- 10. Discussion**
- 10.A. Discuss Amending Mass Grading in the Subdivision Regs.
- 11. Annual Meeting**
-

- 11.A. Election of a Chairperson.
 - 11.B. Election of a Vice Chairperson.
 - 11.C. Review the Mt. Juliet Regional Planning Commission Bylaws.
12. Adjourn
- **Indicates item is recommended to the Board of Commissioners. All final design layouts, conditions of approval and final approval will be voted on by the Board of Commissioners at a later date. The public is welcome and invited to attend.**