

Mt. Juliet, Tennessee

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



Agenda

Thursday, February 19, 2026

6:30 PM

Commission Chambers

Planning Commission

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

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

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review the minutes from the December 18, 2025, Mt. Juliet Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Development Letter of Credit (423879800) for Canvas at Mt. Juliet (Park Glen Ph.7-9, in the amount of \$348,536.61, can be released.
 - 6.B.** Review the Final Plat for Cedar Creek Estates, located at 1030 Nonaville Rd.
 - 6.C.** Review the Final Plat for the Proposed Restaurant, located at 1209 Rutland Dr.
 - 6.D.** Review the Final Plat for McFarland Farms Ph 1C, located off Old Lebanon Dirt Road and Cedar Drive.
 - 6.E.** Review the Final Plat for Legacy Pointe at Golden Bear Lots 13 & 14, located at 205 Bear Xing.
 - 6.F.** Review the Site Plan for The Joy Church Hope Center, located at 10085 Lebanon Rd.
 - 6.G.** Review the Site Plan for the Lynwood Station Amenity Center, located at 10 Lea Ave.
 - 6.H.** Review the Final Plat for Villages of Greenhill, located at 13206 Lebanon Rd.
 - 6.I.** Review the Final Plat for Bradshaw Farms Phase 3A, located off Vivrett Lane.
 - 6.J.** Review the Final Plat for Griffith's Creekside Estates, located off W. Division St.
 - 6.K.** Review the Final Plat for Tomlinson Pointe Phase 6, located at 9434 Lebanon Rd.

7. PUD Amendments

- 7.A.** **Review the PUD Amendment to Golden Bear Place for Wawa, located at lot 2 of Golden Bear Place off Golden Bear Parkway.

8. Preliminary Master Development Plans

- 8.A.** **Review the Preliminary Master Development Plan PUD, including a rezone from RS-40 to RS-20 PUD, for the Kheil Subdivision, located at 115 Oakmont Dr.

9. Land Use Plan Amendments/ Rezones

- 9.A.** **Review the Land Use Plan Amendment from Medium Density Residential to Town Center, located at 107 Timber Trail Dr.
- 9.B.** **Review the Rezone Request from AR-40 to CTC, located at 107 Timber Trail Dr.

10. Final Master Development Plans/ Site Plans

- 10.A.** Review the Final Master Development Plan/ Site Plan for Village at Pleasant Grove, Phase 2: Vintage Vines, located at 855 Pleasant Grove Rd.
- 10.B.** Review the Final Master Development Plan/ Site Plan for the Villas at Elliott Reserve, located at 12440 & 12582 Lebanon Rd.
- 10.C.** Review the Final Master Development Plan/ Preliminary Plat for Triple Crown Phase 3 Section 1D and Phases 4-6, located off Triple Crown Pkwy.

11. Site Plans

- 11.A.** Review the Site Plan for National Health Care, located at 10645 Lebanon Rd.

12. Preliminary Plats

- 12.A.** Review the Preliminary Plat for Tate's Landing, located at 212 Paul Drive.

13. Freestanding Ordinances

- 13.A.** **AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE
- 13.B.** **Review the updates to the Planning Commission Project Submittals Fees.

14. 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.**