

# **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.**



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1554

**Agenda Date:** 2/19/2026

**Agenda #:** 5.A.

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**Title:**

Review the minutes from the December 18, 2025, Mt. Juliet Planning Commission Meeting.

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes - Final**

**Thursday, December 18, 2025**

**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

Rollcall

**Present** Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Nathan Bulmon, Commissioner Linda Armistead, and Commissioner Bobby Franklin

**Absent** Commissioner Art Giles

**1. Call to Order**

**2. Set Agenda**

Chairman Winchester set the agenda as stated.

**3. Staff Reports**

Staff reviewed their reports and updated the commission on projects. Jon Baughman, City Planner, introduced Jennifer Dunbar, Planning Technician.

**4. Citizen's Comments**

Wilson County Commissioner Lauren Breeze 1014 Bellwood Dr addressed the commission on Wilson Country School capacities and encouraged our boards to work more closely on projects.

**5. Minutes Approval**

**5.A.** Review the minutes from the November 20, 2025, Mt. Juliet Planning Commission Meeting.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Minutes be approved. The motion carried by the following vote:

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** Linda Armistead

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

**Absent:** Commissioner Giles

**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. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission meeting. There were no citizen comments.

**6.A.** Approve the 2025 Required Continuing Education Hours from the 2025 Training Seminars.

This Action Item was approved.

**6.B.** Review the Final Plat for Tomlinson Pointe Ph. 5, located off Curd Rd.

Planning and Zoning:

- 1. All conditions of Preliminary Master Development Plan approval (ord. 21-45) and subsequent modifications (ord. 22-48, ord. 23-19) shall be adhered to.
- 2. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

- 1. 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. The right-of-way at the temporary cul-de-sac must carry to the property boundary. The right-of-way shall be dedicated when the plat is recorded and shall be shown using the same lineweight as the rest of the lot lines.
- 3. Show driveway locations.
- 4. Note #21 seems to be incomplete.

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.

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

**RESULT:** APPROVED WITH CONDITIONS  
**MOVER:** Rebecca Christenson  
**SECONDER:** Preston George

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

**Absent:** Commissioner Giles

**7. PUD Amendments**

**7.A.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET.

Staff has no comments on this item.  
Kelly Frank 10 Lea Ave Nashville represented the project.  
There were no citizen comments.

Planning Commission Recommendation:

1. Allow to construct up to the 50 Certificate of Occupancy until the Benders Ferry Road improvements are complete.

A motion was made by Commissioner George, seconded by Commissioner Bulmon, that this Ordinance be **\*\*Negatively Recommended** to the Board of Commissioners. The motion carried by the following vote:

RESULT: Motion Failed  
MOVER: Preston George  
SECONDER: Nathan Bulmon  
Aye:  
Commissioner Searcy, Commissioner George, and Commissioner Bulmon  
Nay:  
Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Armistead, and Commissioner Franklin  
Absent:  
Commissioner Giles

A motion was made by Commissioner Franklin, seconded by Vice Chair Rast, that this Ordinance be **\*\*Positive Recommendation** to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** **\*\*POSITIVE RECOMMENDATION**  
**MOVER:** Bobby Franklin  
**SECONDER:** David Rast  
**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Armistead, and Commissioner Franklin  
**Nay:** Commissioner Searcy, Commissioner George, and Commissioner Bulmon

**Absent:** Commissioner Giles

**8. Annexations and Rezones**

- 8.A.** \*\*Review the Rezone Request from RS-40 to CRC for 13135 Lebanon Rd. Staff reviewed their reports and answered questions from the commission. There were no citizen comments.

Planning and Zoning:

- 1. All requirements and regulations found in article VI of the zoning ordinance pertaining to CRC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

- 1. No Comments

WWUD:

- 1. No Comments Received

Wilson County Schools:

- 1. No Comments Received

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 1/12/2026. The motion carried by the following vote:

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

**MOVER:** Preston George

**SECONDER:** Bobby Franklin

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

**Absent:** Commissioner Giles

**8.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY ONE (1) ACRE OF PROPERTY AT 6325 CENTRAL PIKE, MAP 097, PARCEL 14.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Staff reviewed their reports and answered questions from the commission.

8.B & 8.C heard together.

There were no citizen comments

Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission Meeting.

A motion was made by Commissioner Christenson, seconded by Vice Chair Rast, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

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

**MOVER:** Rebecca Christenson

**SECONDER:** David Rast

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

**Absent:** Commissioner Giles

**8.C. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6325 CENTRAL PIKE, APPROXIMATELY ONE (1) ACRE, MAP 097, PARCEL 14.01 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE**

Staff reviewed their reports and answered questions from the commission.

8.B & 8.C heard together.

There were no citizen comments.

Planning and Zoning:

- 1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

Engineering:

- 1. No Comments

WWUD:

- 1. No Comments Received

Wilson County Schools:

- 1. No Comments Received

A motion was made by Commissioner Christenson, seconded by Vice Chair Rast, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners**, on meeting date of 1/12/2026. The motion carried by the following vote:

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

**MOVER:**        Rebecca Christenson

**SECONDER:**   David Rast

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

**Absent:**        Commissioner Giles

**8.D.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6365 CENTRAL PIKE, MAP 097, PARCEL 14.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

8.D & 8.E heard together.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments

Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission Meeting.

A motion was made by Commissioner George, seconded by Commissioner Christenson, that this Ordinance be **\*\*Positive Recommendation** to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

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

**MOVER:**           Preston George

**SECONDER:**       Rebecca Christenson

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

**Absent:**           Commissioner Giles

**8.E.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6365 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 14.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE.

8.D & 8.E heard together.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Planning and Zoning:

- 1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

Engineering:

- 1. No Comments

WWUD:

- 1. No Comments Received

Wilson County Schools:

- 1. No Comments Received

A motion was made by Commissioner George, seconded by Commissioner Christenson, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners**, on meeting date of 1/12/2026. The motion carried by the following vote:

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

**MOVER:**           Preston George

**SECONDER:**   Rebecca Christenson

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

**Absent:**          Commissioner Giles

**8.F.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6391 CENTRAL PIKE, MAP 097, PARCEL 15.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Item 8.F. & 8.G heard together.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission Meeting.

A motion was made by Commissioner Christenson, seconded by Commissioner George, that this Ordinance be **\*\*Positive Recommendation** to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

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

**MOVER:**           Rebecca Christenson

**SECONDER:**       Preston George

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

**Absent:**           Commissioner Giles

**8.G. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6391 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 15.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE**

Item 8.F. & 8.G heard together.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Planning and Zoning:

- 1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

Engineering:

- 1. No Comments

WWUD:

- 1. No Comments Received

Wilson County Schools:

- 1. No Comments Received

A motion was made by Commissioner Christenson, seconded by Commissioner George, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners, on meeting date of 1/12/2026.** The motion carried by the following vote:

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

**MOVER:**            Rebecca Christenson

**SECONDER:**       Preston George

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

**Absent:**            Commissioner Giles

**9. Site Plans**

- 9.A.** Review the Site Plan for Beckwith Parking, located at 4009 Beckwith Rd.  
Staff reviewed their reports and answered questions from the commission.  
There were no citizen comments.

Planning & Zoning:

1. All requirements of Article VI, CI zoning, shall be adhered to, except any variances or waivers granted by the Planning Commission.
2. The self-service kiosk shall adhere to the 100% brick/stone design guideline including a masonry case, unless a waiver is granted by the Planning Commission.
3. The self-service kiosk shall be covered and well lit, for security purposes.
4. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
5. Parking lot lighting fixture poles shall be painted black.
6. All bollards shall be painted black or a muted color, not yellow.
7. Wheel stops are not permitted.
8. All signage shall be reviewed under a separate application to the Planning Department. Please be advised that any monument signage will require a plat with the location being shown outside of any right-of-way and PUDE's.
9. Provide a minimum of two decorative trash receptacles in lieu of a dumpster, providing one at the east and west ends of the parking area.
10. The photometric plan shall be revised to show zero light bleed at the southern property line, where it abuts a Wilson County R-1 zoned parcel.
11. The detention/retention ponds shall be screened with perimeter landscaping.
12. Provide a decorative fence solution in lieu of chain link.
13. Provide details of all proposed fencing.
14. Provide details of the decorative wall at the entrance.
15. Should the pending rezone of the property to the north fail to receive approval, a landscape buffer shall be required along the north property line.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. General Note: EPSC measures shall not be installed within preserved landscape buffers..
4. Sidewalk is required along Beckwith Road frontage.
5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments Received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Nathan Bulmon

**SECONDER:** David Rast

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

**Absent:** Commissioner Giles

- 9.B.** Review the Site Plan for the Hibbett Station Clubhouse, located at 940 Curd Rd. Staff reviewed their reports and answered questions from the commission. There were no citizen comments.

Planning and Zoning:

- 1. All conditions of ordinance 2019-39 shall be adhered to.
- 2. All grills shall have a brick or stone base around the pole/post.
- 3. All poles, posts and bollards shall be powder coated black or a color complimentary to the building.
- 4. HVAC equipment shall be screened from horizontal view via masonry or landscaping.
- 5. Flammable/combustible landscape materials (mulch) are not permitted within 3' of the building.
- 6. Brick shall be clay, baked and individually laid.

Engineering:

- 1. Due to the site's stormwater requirements (quantity and quality already) being accounted for with the Hibbett Station master development plan and no additional stormwater infrastructure being proposed, an additional drainage report and separate construction plan review from Public Works are not required. An erosion control permit will be required and can be applied for with the plot plan at which EPSC measures can be reviewed.
- 2. One ADA parking space is required. A curb ramp shall be installed along the access aisle to the parking space.

WWUD:

- 1. No Comments. The project is in a site on a master meter.

Wilson County Schools:

- 1. No Comments Received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** David Rast

**SECONDER:** Preston George

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

**Absent:** Commissioner Giles

**10. East Division Business Park**

**10.A.** \*\*Review the Land Use Plan Amendment from Medium Density Residential to Business Development Center - Impact Zone for the project known as East Division Business Park, located off E. Division St.

Staff reviewed their reports and answered questions from the commission.

Joe Haddix Heritage Civil represented the project.

Derek Stoffel, 533 Hunting Hills Dr. spoke out against the project.

Amanda Kern, 534 Hunting Hills Dr. spoke out against the project.

Connie Mitchell, 511 Hunting Hills Dr. spoke out against the project and a connection of Hunting Hills to E Division St.

Lisa Allen 1380 NW Rutland Rd. spoke out against a connection from Hunting Hills to E Division St.

Jay Nu 1172 NW Rutland Rd. spoke out against the project and clarified there would be no connection to E Division.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Ordinance be negative recommendation. The motion carried by the following vote:

**RESULT:** NEGATIVE RECOMMENDATION

**MOVER:** Preston George

**SECONDER:** Larry Searcy

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

**Absent:** Commissioner Giles

**10.B.** \*\*Review the Annexation and Plan of Services for the project known as East Division Business Park, located off E. Division St.

Joe Haddix Requested a deferral on 10.B.

This Ordinance was deferred indefinitely.to the Planning Commission due back on 12/18/2026

**RESULT:** DEFERRED INDEFINITELY

**10.C.** \*\*Review the Preliminary Master Development Plan PUD with a rezone from Wilson County R-1 and Mt. Juliet OPS to I-R PUD for the project known as East Division Business Park, located off E. Division St.

Joe Haddix requested a deferral on 10.C

This Ordinance was deferred indefinitely.to the Planning Commission due back on 12/18/2026

**RESULT:** DEFERRED INDEFINITELY

**11. Zoning Ordinance Amendment**

**11.A.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE VIII, OVERLAY DISTRICTS, SECTION 8-207.5, OPEN SPACE REQUIREMENTS

Staff reviewed their reports and answered questions from the commission. There were no citizen comments.  
DR Neg PG 2nd 8-0-0

A motion was made by Vice Chair Rast, seconded by Commissioner George, that this Ordinance be **\*\*negative recommendation to the Board of Commissioners, on meeting date of 1/12/2026.** The motion carried by the following vote:

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

**MOVER:** David Rast

**SECONDER:** Preston George

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

**Absent:** Commissioner Giles

**12. Adjourn**

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

**RESULT:** ACCEPTED

**MOVER:** David Rast

**SECONDER:** Rebecca Christenson

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

**Absent:** Commissioner Giles

**\*\*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.**

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Luke Winchester, Chairperson

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Tyler Gutierrez, Planning Commission Secretary



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1538

**Agenda Date:** 2/19/2026

**Agenda #:** 6.A.

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**Title:**

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.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1507

**Agenda Date:** 2/19/2026

**Agenda #:** 6.B.

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**Title:**

Review the Final Plat for Cedar Creek Estates, located at 1030 Nonaville Rd.



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Cedar Creek Estates  
Final Plat  
Map – 50  
Parcel – 100.00

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**Request:** Joe Godfrey, on behalf of the Godfrey Group, requests final plat approval for 11 single family residential lots, open space and private access lane, at Cedar Creek Estates, 1030 Nonaville Road, located in District 1.

**History:** This subdivision received PMDP approval via ordinance, 2024-58 and subsequent FMDP/PP approval in January 2025. The subject property consists of approximately 10.5 acres, on the east side of Nonaville Road. Currently at this location is the Holy Temple Church, this subdivision will occupy land east and south of this church. The zoning is RS-30 PUD, established via ordinance 2024-58. A preliminary master development plan was approved at this time. The overall density is 1.1 units/acre and the total number of single-family lots is 11.

**Analysis:** This final plat will be for the entire subdivision, to incorporate 11 single family residential lots on approximately 10.5 acres. Building setbacks are 30' front, 10' side and 20' in the rear with the side setback variance from 20' to 10' being granted via the variance request through the PMDP. Lot coverage is noted at 35%, in lieu of the maximum 25% via the variance request granted as well. The plat includes 0.04 acres of right-of way dedication along the Nonaville Road frontage. Critical lots and driveway locations are identified. Sidewalk is proposed for both sides of the private drive and shall also be required along the Nonaville Road frontage as well. Addresses have been provided on the plat.

**Summary:** This final plat is for eleven (11) single family residential lots, open space and private access lane dedication. Outstanding items are minor in nature and may be addressed via the conditions below.

**Recommendation:** Staff recommends approval of the final plat for Cedar Creek Estates, subject to the conditions of approval below:

**Planning and Zoning:**

1. All conditions of ordinance 24-58 shall be adhered to.

2. Delineate building envelopes around the stream buffers. Stream buffers cannot be in building envelopes.
3. Delineate the required sidewalk along the Nonaville Road frontage.

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. Add Public Ways plat certificate from the land development code.
3. The access easements shall be recorded by instrument and referenced on the plat. The instrument shall be submitted and reviewed by the City prior to the signing of the final plat.
4. No easements are required for the sidewalks on Cedarstone Drive.
5. Stormwater: As Built Needed – 1 paper, 1 thumb – PDF, DWG, SHP.
  - Engineer Certification Needed.
  - Bio Retention testing certification needed.

WWUD:

1. No comments provided at the time report was submitted to Planning.

Wilson County Schools

1. No Comments



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1566

**Agenda Date:** 2/19/2026

**Agenda #:** 6.C.

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**Title:**

Review the Final Plat for the Proposed Restaurant, located at 1209 Rutland Dr.



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 1209 Rutland Dr Restaurant  
Final Plat  
Map - 78  
Parcel(s) – 010.09

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**Request:** DMG Nashville seeks final plat approval for Golden Gateway, lots 2 & 7, at 1201 Rutland Drive in District 3.

**History:** A site plan for a Jim and Nicks BBQ restaurant was previously approved by the Planning Commission for this proposed lot. This final plat is to establish a lot for this restaurant previously approved restaurant and additional commercial lot. Several other food establishments have received approval along this stretch of Rutland Drive in recent months.

**Analysis:** The property is zoned OPS and includes approximately 111,785sf total area over two lots. The plat is the third subdivision of lot 2, this plat including lot 2 (44,467sf) and lot 7 (67,318sf). The plat establishes a 25' wide access easement and various utility easements. The lots are through lots, having frontage along Gold Bear Gateway and Rutland Drive and building setbacks are correctly rendered, 30' front and 10' side.

**Summary:** The applicant has addressed most of the comments received from staff via preliminary reviews. Anything outstanding is minor in nature and found in the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for Golden Gateway, lots 2 & 7 at 1201 Rutland Drive, subject to the conditions of approval below.

### Planning and Zoning:

1. The surveyor shall sign the plat before circulating for signatures.

### Engineering:

1. Stormwater: Provide note - Indicate who maintains PUDE's outside of public ROW.
2. 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.

3. Surveyor shall sign the plat.
4. Remove Public Ways plat certificate.
5. Complete Note #10.
6. Plat shall be recorded prior to the issuance of the erosion control permit for the created lot.
7. Cross access easements are required wherever drive aisles are intended to cross property lines, including on the north side of the site and between Lot 2 and Lot 7.
8. Add following note: "Cross access easements between lots 2 & 7 are to be recorded by instrument & referenced on the plat." The draft instrument shall be submitted to Engineering and reviewed by the City Attorney at the signing of the final plat.

WWUD:

1. No comments provided at the time report was submitted to Planning.

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 #:** 1567

**Agenda Date:** 2/19/2026

**Agenda #:** 6.D.

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**Title:**

Review the Final Plat for McFarland Farms Ph 1C, located off Old Lebanon Dirt Road and Cedar Drive.



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** McFarland Farms Ph 1C  
Final Plat  
Map - 077  
Parcel(s) – 023.00

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**Request:** Barge Design Group seeks final plat approval for McFarland Farms Phase 1C located off Old Lebanon Dirt Road in District 3.

**History:** This plat includes two lots in the McFarland Farms mixed use PUD, established via ordinance 2023-14.

**Analysis:** The property is zoned CTC with a PUD overlay and includes approximately 13.59 acres total area over two lots, inclusive of right-of-way. Lot 1 is 10.46 acres and lot 2 is 2.88 acres. The plat includes a 25' wide private access easement and various utility easements. Building setbacks are not clearly identified and shall be 30' front, 10' side and 20' rear. Frontages along right-of-way shall be treated with a front setback. The plat includes public right-of-way dedication of approximately 0.26 acres.

**Summary:** The applicant has addressed most of the comments received from staff via preliminary reviews. Anything outstanding is minor in nature and found in the conditions of approval below and may be addresses before recording the plat.

**Recommendation:** Staff recommends approval of the final plat for McFarland Farms Phase 1C, subject to the conditions of approval below.

### Planning and Zoning:

1. All conditions of ordinance 2023-14 shall be adhered to.
2. Identify the zoning of adjacent parcels before recording.
3. Correct the building setback lines and clearly label the width on the plat before recording.
4. Add a note that all landscape buffers shall be located in open space and maintained by the management company.

### 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. Add following note: "Cross access easements between Lots 1 & 2 to be recorded by instrument & referenced on the plat." The draft instrument shall be submitted to Engineering and reviewed by the City Attorney at the signing of the final plat.
3. Public sewer shall be installed and letters of credit posted before the final plat is recorded.
4. Erosion control permit will not be issued until the final plat is recorded.
5. Indicate who will maintain PUDEs outside of the public ROW.

WWUD:

1. No comments provided at the time report was submitted to Planning.

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 #:** 1568

**Agenda Date:** 2/19/2026

**Agenda #:** 6.E.

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**Title:**

Review the Final Plat for Legacy Pointe at Golden Bear Lots 13 & 14, located at 205 Bear Xing.



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Legacy Pointe @ Golden Bear Gateway Lots 13 & 14  
Final Plat  
Map - 078  
Parcel(s) – 013.14

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**Request:** ParaDesign requests final plat approval for lots 13 & 14 in the Legacy Pointe commercial subdivision in district 3.

**Analysis:** The final plat will create two commercial lots from the parent tract, lot 12, in Legacy Pointe. The property is zoned CI, commercial interchange. The total acreage being platted is 6.10 acres, 3.17 acres in lot 14 and 2.95 acres in lot 13. The plat also establishes drainage and utility easements and a cross-access easement serving lots 12, 13 & 14. The building envelopes are correctly rendered on the plat.

**Summary:** The applicant has addressed staff comments, anything outstanding is minor and found in the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for Legacy Pointe lots 13 & 14, subject to any conditions below.

### Planning and Zoning:

1. No Comments

### 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. As shown, sewer infrastructure is public and a letter of credit shall be placed at the signing of the final plat.
3. Add following note: “Cross access easements between lots 12, 13, & 14 are to be recorded by instrument & referenced on the plat.” The draft instrument shall be submitted to Engineering and reviewed by the City Attorney at the signing of the final plat.
4. Erosion control permit will not be issued until the final plat is recorded.

WWUD:

1. No comments provided at the time report was submitted to Planning.

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 #:** 1565

**Agenda Date:** 2/19/2026

**Agenda #:** 6.F.

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**Title:**

Review the Site Plan for The Joy Church Hope Center, located at 10085 Lebanon Rd.



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Joy Church Hope Center  
Site Plan  
Map - 054  
Parcel(s) – 033.00

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**Request:** ParaDesign, on behalf of Joy Church, requests site plan approval for an 8,000sf “hope center” structure on the church campus located in district 1.

**Overview:** The property is located on the northwest quadrant of the Lebanon Road/Benders Ferry intersection and includes 26.54 acres total. Disturbed for this development is approximately 1.47 acres. The zoning is CTC and religious facilities are permitted conditionally in this district. As this proposal does not increase the number of sanctuary seats another conditional use permit is not required. Proposed for this location is an 8,000sf building and associated improvements, to be located at the southeast portion of the site. In 2021, the church constructed a coffee house on this campus, the hope center will be located to the east of this facility.

**Bulk Regulations:** This proposal does not violate any bulk regulations. Impervious surfaces are 32.46%, building coverage is 12%, both under the maximums of 70% and 50% respectively for the entire campus including the new structure. Building setbacks are correctly rendered.

**Access:** Access to Lebanon Road or Benders Ferry Road is not proposed; all access will be through the existing church parking lot, which has access via Benders Ferry Road. A driveway from the existing church parking lot will be constructed, south, to reach the hope center. Sidewalk connections are provided. Sidewalk is widened to 7’ where adjacent to vehicle overhang.

**Parking:** Thirty-three parking spaces are provided around the hope center, two ADA accessible. Space is reserved for an additional 25 spaces should they be necessary. This will bring the parking on the campus up to 525 spaces, far exceeding the 328 required by code (1/3 sanctuary seats). Spaces and drive aisles are appropriately sized per code requirements. A bike rack is included.

**Landscaping:** Landscape plan comments are via separate cover and shall be addressed before submitting construction plans to Public Works.

**Building Design:** Supplied elevations indicate a building with a facade comprised primarily of brick. The building will be one story and 26’ 4” tall. HVAC equipment is ground mounted and

screened with a low maintenance material opaque fence. Staff requests wall mounted utility and meter equipment to be painted to match the façade it is affixed to. The roof is standing seam metal type. Exterior lighting fixtures on the building are sconce type and acceptable.

Other: A dumpster and enclosure are proposed and meet code requirements, having a masonry enclosure, metal gates and a pedestrian door. Parking lot lighting will be “D-Series” luminaires mounted to black poles. The light poles are not placed in paved areas. An acceptable trash receptacle is located near the main entrance of the building. Should retaining walls be required, they shall be constructed of segmental block or faced with masonry to match the building.

Summary: The applicant has worked with staff to address most staff comments. Outstanding items are found in the conditions below and are minor and/or standard comments.

**Recommendation:** Staff recommends approval of the site plan for the Joy Church hope center building, subject to the conditions of approval below.

Planning and Zoning:

1. All brick façade material shall be clay, baked and individually laid.
2. All stone façade material shall be individually laid.
3. All poles, posts and bollards shall be painted black or another neutral color, channel posts are not permitted.
4. All landscaping plan comments shall be addressed before submittal of construction plans to Public Works.
5. Signage shall be reviewed via a separate application to the Planning Department, if applicable.
6. Flammable landscape materials are not permitted within 3’ of any structure.
7. Paint wall mounted utility and meter equipment to match the façade it is attached to.
8. Provide the building coverage in the site data table.

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.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Pretreatment will be evaluated at construction plan review.
6. Staff supports the request to exclude the parking on the entrance aisle. The space shall be reserved if needed in the future, as shown on the plans.
7. Add a detail for a typical turn-down sidewalk.
8. Curb ramps shall be installed on the existing sidewalk where the entrance aisle is being proposed.
9. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

1. No comments provided at the time report was submitted to Planning.

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 #:** 1560

**Agenda Date:** 2/19/2026

**Agenda #:** 6.G.

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**Title:**

Review the Site Plan for the Lynwood Station Amenity Center, located at 10 Lea Ave.



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Lynwood Station Amenity Center  
Site Plan  
Map - 072  
Parcel(s) – 63

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**Request:** Kimley Horn, on behalf of Richmond American homes, requests a site plan approval for the amenity center in the Lynwood Station subdivision on Clemmons Road in district 3.

**History:** The Lynwood Station PUD was established via ordinance 2019-01. The total PUD consists of 66.08 acres and is zoned RS-15 and RM-8, consisting of 113 single family lots and 219 townhome units. This amenity center received Planning Commission approval in August 2024 and has since expired as approval for a site plan is one year.

**Overview:** The disturbed area for this amenity is 3.0 acres. This amenity area is located within the middle of the overall development between Avenue Downs Lane and Coronation Drive. Amenities proposed are to include a 2,658 sf clubhouse, 2,157 sf pool, exterior fitness area, playground, dog park with cabana, open law area and fire pit with associated walking trails around the amenity center.

**Parking:** Thirty-one parking spaces are provided. Spaces are adequately sized and drive aisle meets the code requirements. Two ADA accessible spaces are provided as well. All parking is parallel around the amenity center site, so therefore no wheel stops are proposed. The zoning code does not offer a minimum parking requirement for this particular use, staff is of the opinion that the number of parking spaces is sufficient.

**Building Design:** The building façade is primarily masonry and glazing, with only 2.63% utilizing hardie board for the exterior fascia siding in the eaves. The supplied elevations comply with the requirements of the PUD. Elevations provided indicate that wall mounted light fixtures will be decorative sconce type. HVAC equipment will be mounted on the ground and shall be screened from horizontal view via landscaping or masonry. Building height does not exceed the maximum of 35' permitted by code.

**Other:** Fencing is low maintenance aluminum material. A bike rack and decorative trash receptacle is provided. The amenity area does not include a mail kiosk.

Landscaping: The landscape plans are currently under review by the City’s consultant. Comments are via separate cover and shall be addressed prior to the submission of construction plans to Public Works.

Summary: This site plan was previously approved by the Planning Commission in August 2024. Site plan approval is valid for one year and this application is reapprove the expired site plan. Items remaining to be addressed are minor and can be resolved via the conditions of approval below.

**Recommendation:** Staff recommends approval of the site plan for the Lynwood Station subdivision amenity center, subject to the following conditions.

Planning and Zoning:

1. All conditions of ordinance 2019-01 shall be adhered to.
2. Landscape plan comments are via separate cover and any comments received shall be addressed prior to submitting construction plans to Public Works.
3. Any signage shall be reviewed and approved via a separate application to the Planning Department.
4. All brick shall be clay, baked and individually laid.
5. All poles, posts and bollards shall be powder coated black.
6. HVAC equipment shall be screened from horizontal view via masonry or landscaping.
7. Provide some shaded areas within the dog park, such as a sail shade.
8. Indicate the type of fencing to be located around the perimeter of the playground areas.
9. Provide exterior lighting fixture and pole details. Fixtures shall be decorative and poles shall be painted black.

Engineering:

1. Handrails are required both sides of all ramps.
2. The curb ramps at the crosswalk on Coronation Drive shall include returned curb instead of flares.
3. Stormwater general note: No pool water to the storm system, this constitutes an illicit discharge, pipe to ground to infiltrate.
4. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

1. No comments provided at the time report was submitted to Planning.

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 #:** 1557

**Agenda Date:** 2/19/2026

**Agenda #:** 6.H.

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**Title:**

Review the Final Plat for Villages of Greenhill, located at 13206 Lebanon Rd.



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Villages of Greenhill  
Final Plat  
Map - 53  
Parcel(s) – 152.00

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**Request:** Crawford & Cummings, on behalf of the Villages of Greenhill, LLC., requests final plat approval for the Villages of Greenhill off Lebanon Road. This mixed-use project is located in District 1.

**History:** This CMU zoned mixed use project received PMDP approval via ordinance 2023-11 and subsequent FMDP/SP approval in May 2024. The subject property consists of 23.11 acres on the south side of Lebanon Road just west of S. Greenhill Road. Currently, this property exists as a single parcel. Lot 1 will contain the residential component of this mixed-use development and lot 2, with frontage along Lebanon Road will contain the commercial uses.

**Analysis:** Lot 1 will be for commercial use and is 4.84 acres. Lot 2 is 18.27 acres, with approximately 108 townhome units with a horizontal property regime type ownership method proposed. Building setbacks of 30' front, 10' side and 20' in the rear have been shown mostly correct, with one error noted on the east side of lot 2. Addresses are not provided at this time but shall be included before recording the final plat. The plat includes various access and utility easements to serve the development.

**Summary:** Outstanding items are minor in nature and may be addressed via the conditions below.

**Recommendation:** Staff recommends approval of the final plat for Villages of Greenhill, subject to the conditions of approval below.

### **Planning and Zoning:**

1. All conditions of ordinance 2023-11 shall be adhered to.
2. Provide addresses before bringing the final plat in for signatures.
3. The eastern side setback for lot 2 shall be 10' wide in lieu of 30' wide.

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. An additional plat will be required to dedicate the right-of-way required to accommodate the road improvements along S. Greenhill Road. That plat may be submitted concurrently with the request to annex the roadway.
3. All remaining punch list items shall be completed before the final plat is signed.

WWUD:

1. No comments received. Consult with WWUD.

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 #:** 1559

**Agenda Date:** 2/19/2026

**Agenda #:** 6.I.

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**Title:**

Review the Final Plat for Bradshaw Farms Phase 3A, located off Vivrett Lane.



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Bradshaw Farms, Ph. 3A  
Final Plat  
Map - 072  
Parcel – 043.07

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**Request:** Ragan Smith, on behalf of the owner and developer, requests a final plat approval for Phase 3A of the Bradshaw Farms residential PUD in district 3, consisting of 62 single family lots, 4 open spaces, public and private right-of-way.

**Analysis:** Bradshaw Farms is located east of Jackson Hills; the communities connect via Vanner Road. The PUD was established in 2022 (via ord. 2022-37). The zoning is RS-15 PUD. Phase 3A consists of 62 single family lots (of 533 total for the PUD), 4 open space lots, along with public and private right-of-way. The total area being platted in this phase is 23.26 acres; 8.78 acres of open space, 0.53 acres of private R-O-W, 3.58 acres of public R-O-W, and 10.37 acres in residential lots. The lots included in this phase are 357-384, 457-482, and 539-546. This also includes lots 25-28 for open space.

Setbacks are consistent with previous approvals, with 20' front, 6' side, and 20' rear for the 44' wide carriage and 54' wide vintage lots, and 75' vintage lots. Six-foot-wide sidewalk is shown on both sides of the streets. The critical lots have been identified. Addresses have been provided and driveway locations are shown.

**Summary:** The remaining issues are minor in nature, and any outstanding items are addressed in the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for Bradshaw Farms Phase 3A, subject to the following conditions:

**Planning & Zoning:**

1. All conditions of Ordinance 2022-37 shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

1. 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. Ensure phasing plan is current with Planning and submit a copy of the phasing plan to Engineering.

WWUD:

1. No comments received. Consult with WWUD.

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 #:** 1564

**Agenda Date:** 2/19/2026

**Agenda #:** 6.J.

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**Title:**

Review the Final Plat for Griffith's Creekside Estates, located off W. Division St.



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Griffith's Creekside Estates  
Final Plat  
Map - 072  
Parcel(s) – 018.03

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**Request:** Dean Design Group, on behalf of SRG assets, requests final plat approval for Griffith's Creekside Estates off W. Division Street. This single family residential project is located in district 2.

**History:** This single family residential project received \_\_\_\_\_ approval via \_\_\_\_\_ and subsequent approval on \_\_\_\_\_. The subject property consists of 7.22 acres on the north side of W. Division, and just east of Brookstone subdivision. Currently, this property exists as a single parcel.

**Analysis:** There are seven single family residential lots proposed, averaging in size from 20,000 sf to 25,501 sf. Building setbacks are 30' front, 20' side and 20' rear. Addresses have been provided. The ingress/egress shall be provided via a private access drive to W. Division Street. The plat includes access and utility easements as well.

**Summary:** Outstanding items are minor in nature and may be addressed via the conditions as noted:

**Recommendation:** Staff recommends approval of the final plat for Griffith Creekside Estates, subject to the conditions of approval below.

### Planning and Zoning:

1. Building permits shall not be pulled until the final plat has been formally recorded.

### 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. Conditions of the previously approved preliminary plat apply.

3. All remaining punch list items shall be completed before the final plat is signed.

WWUD:

1. No comments received. Consult with WWUD

West Wilson Utility District:

1. No Comments Received



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1592

**Agenda Date:** 2/19/2026

**Agenda #:** 6.K.

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**Title:**

Review the Final Plat for Tomlinson Pointe Phase 6, located at 9434 Lebanon Rd.



## MEMORANDUM

**Date:** February 19, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Tomlinson Pointe, Phase 6  
Final Plat  
Map - 054  
Parcel(s) – 073.00

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**Request:** Wilson and Associates, on behalf of their client Toll Southeast LP Company Inc, requests final plat approval for Phase 6 of the Tomlinson Pointe subdivision, formerly known as the Curd Road Subdivision, consisting of 34 single family lots in District 1.

**History:** This subdivision is located south of Lebanon Road, between Curd Road and Beckwith Road and is zoned RS-15 PUD and includes 88.88 acres in its entirety. A preliminary master development plan and rezoning (ord. 21-45) was approved by the Board of Commissioners in September 2021, and a final master development plan and preliminary plat was approved by the Planning Commission in November 2021. A PUD amendment was approved in September 2022 (ord. 22-48) which permitted more secondary materials on the homes and pushed the amenity completion to the 66<sup>th</sup> certificate of occupancy. The PUD was again modified in February 2023 (ord. 23-19) and included substantial changes requiring an amendment to the final master development plan, preliminary plat and phasing plan, approved by the Planning Commission in February 2024.

**Analysis:** Phase 6 includes 34 single family lots over approximately 8.361 acres, with 7.122 acres for the lots. Setbacks reflect as approved with the PUD, 20' front, 7.5' side and 20' rear. Critical façade lot have been noted. Sidewalks are shown on both sides of the streets per subdivision regulation requirements. The addresses have been provided, along with the orientation of the homes and driveway locations.

**Summary:** This subdivision has undergone several variations since the original PUD approval in 2021 and all items have been brought up to date. Outstanding issues are minor in nature and shall be found in the requested conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for Tomlinson Pointe, Phase 6, subject to the conditions of approval below.

Planning and Zoning:

1. All conditions of Preliminary Master Development Plan approval (ord. 21-45) and subsequent modifications (ord. 22-48, ord. 23-19) shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.

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. Ensure driveway flares do not conflict with storm drains.
3. Sewer as-builts shall be approved prior to signing of the final plat.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. I think the water line on Vista Court is on the wrong side of the road.
3. Check your fire hydrants on Parilee Court. I believe that they are shown in the wrong location.

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 #:** 1588

**Agenda Date:** 2/19/2026

**Agenda #:** 7.A.

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**Title:**

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



## MEMORANDUM

**Date:** February 19, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Wawa Gas Station – Golden Bear Place  
Major PUD Amendment  
Map - 095  
Parcel(s) – 078 01701

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**Request:** Old Acre McDonald, on behalf of their client, requests a major PUD amendment for the Golden Bear Place PUD, for the construction of a Wawa branded 6,500sf convenience store and eight pump gas station in District 3.

**History:** The Golden Bear Place PUD was established in 2024 via ordinance 24-04. The PUD was subsequently amended in 2024 via ordinance 24-52. This PUD amendment will apply to parcel 078 01701 and the convenience/gas station use only. The base zoning on this parcel is CRC and the approximate area is 2.67 acres. The PUD amendment consists of three waiver requests outlined below:

**Analysis:** The amendment consists of the three following waiver requests:

1. 6-103.7: Gas canopy to utilize alternate materials in lieu of masonry. STAFF SUPPORTS IF THE SUPPORT COLUMNS INCLUDE MASONRY ON THE BOTTOM 25% OF THE COLUMN. ALTERNATE MATERIALS SHALL BE REVIEWED AT SITE PLAN SUBMITTAL. REQUESTS OF THIS NATURE ARE COMMONLY APPROVED FOR GAS CANOPIES IN THE CITY DUE TO PRACTICAL HARDSHIPS WITH A FULL MASONRY CANOPY.
2. 3-104.7: Increase the number of pumps from a maximum permitted in CRC zoning of 4 (8 handles) to 8 (16 handles). STAFF SUPPORTS
3. 3-104.7: Increase the gross floor area of the store from the maximum permitted of 5,000sf to 6,500sf. STAFF SUPPORTS

**Summary:** Should this PUD amendment be approved, the applicant will follow up with a final master development plan and site plan for the convenience store, to be reviewed by the Planning Commission. Staff supports approval of the PUD amendment.

**Recommendation:** Staff recommends the Planning Commission forward the amendment to the Board of Commissioners with a positive recommendation, subject to any conditions listed below:

Planning & Zoning:

1. All conditions of ordinances 24-04 and 24-52 shall be adhered to.

Engineering:

1. No Comments

West Wilson Utility District:

1. No Comments Received

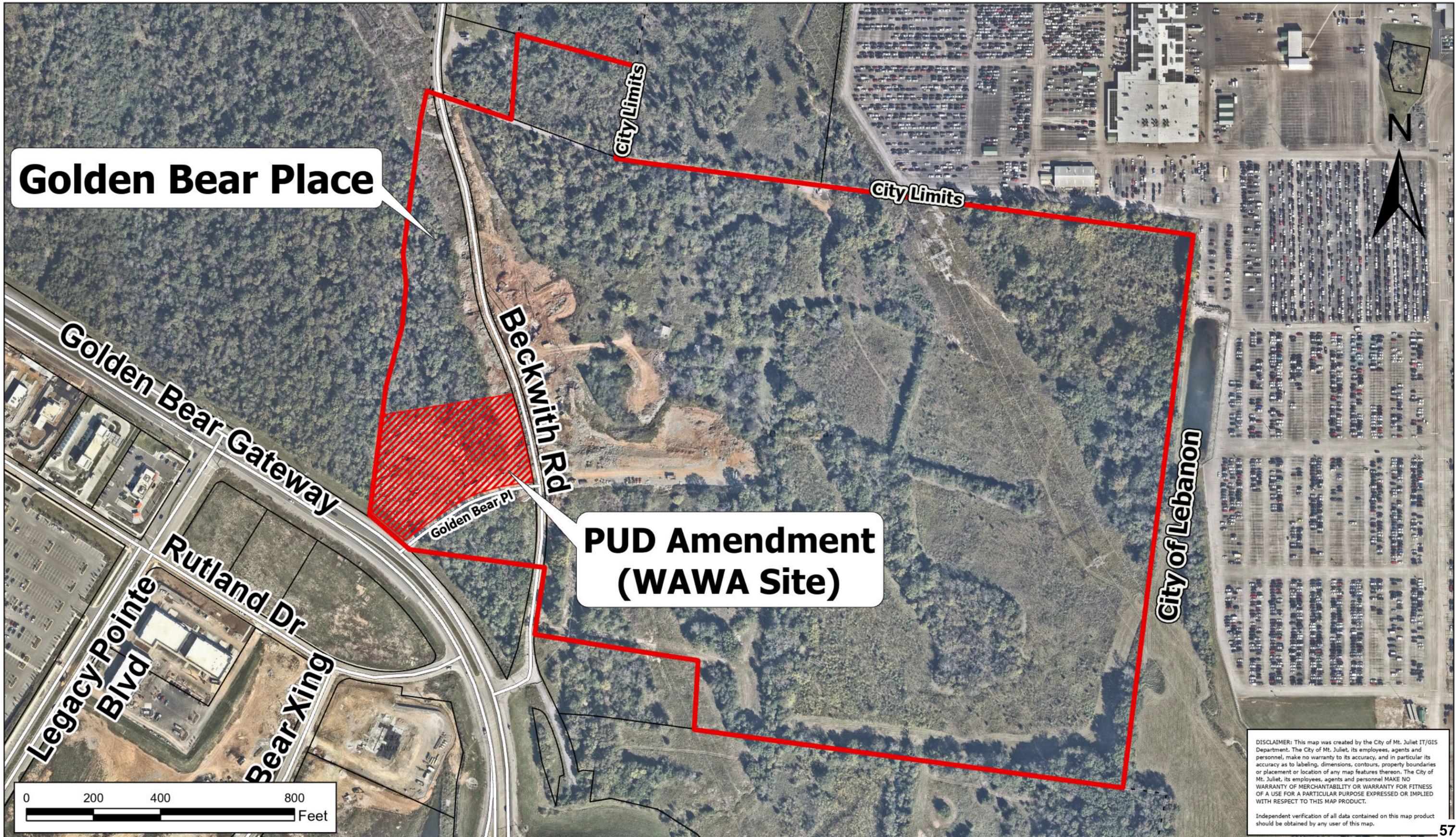
Wilson County Schools:

1. No Comments Received



# Exhibit B - PUD Amendment

## 4515 Beckwith Road Map 078, p/o Parcel 017.01





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1490

**Agenda Date:** 2/19/2026

**Agenda #:** 8.A.

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**Title:**

\*\*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.

MEMORANDUM



**Date:** January 15, 2026  
**To:** Luke Winchester, Chairman  
and Planning Commission  
**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I  
**Re:** 115 Oakmont Drive  
PMDP-PUD, Rezone  
Map - 072  
Parcel(s) –005.01

**Request:** Submitted by LI Smith and Associates on behalf of their client, owner Mina Kheil, the applicant requests a rezone and preliminary master development plan approval for a residential subdivision to be located at 115 Oakmont Drive, in District 3.

**Overview:** The subject property consists of approximately 10.32 acres, on the east side of North Mt. Juliet Road, and located just due south of the Oakhall/Timber Trail subdivision. The current zoning is RS-40. The requested zoning is RS-20 PUD, medium density single family residential. The proposal is for 15 single family residential lots, 2 open spaces and a proposed density of 1.33 upa. A summary is provided below.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
115 Oakmont Drive	Medium Density Residential	N/A	RS-40	RS-20-PUD

**Future Lane Use Plan:** This property is located within the City limits. The City’s future land use plan identifies this area as medium density residential. A land use amendment is not required.

**Zoning:** Current zoning is RS-40, low density residential. The request is for RS-20 PUD, medium density residential. The land use plan supports this request.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

### **Preliminary Master Development Plan:**

Overview: The property is 10.32 acres on the east side of N. Mt. Juliet Road, just south of Oak Hall/Timber Trail subdivision. The site is mainly undeveloped land, except for a single-family residence located on the South west corner of the property. There is a cemetery located on the property, also.

5-103a Bulk Standards: The development area is 10.32 acres, exceeding the minimum acreage requirements for a RS-20 PUD. A portion of this property will be utilized as an access easement for the cemetery located at the northwest portion of the site. The proposal is for 15 single family lots. Overall density is stated at 1.33 du/a, below the maximum permitted in RS-20 (2.2 up/a) and the average lot size is shown at 22,920.43 sf. The setbacks as proposed are 30' f, 20' s, and 20' r.

Access: A cul-de-sac is being requested to be constructed to serve 28 total residential lots, (14 of which are already existing along Oakmont Drive. A waiver is being sought for the cul-de-sac due to the extended length. A second waiver is being proposed for a temporary stub street to allow for a temporary dead end of the access street at the property line. Driveway locations have not been specified.

5-104.4 Residential Design Guidelines: There are no waiver requests for the design guidelines, and no conceptual elevations have been provided as requested by staff. The applicant will have to adhere to the code, of which includes 100% masonry, of brick and/or stone. Full color elevations, with all elevation materials, shall be required at FMDP submittal. Decorative street lighting will be required throughout the subdivision per ordinance 2025-24.

Landscaping: The development area is subject to landscape buffers, and they are only partially identified on the plan set. Full landscape plan review will be required at fmdp submittal. Detention/retention ponds shall be screened with perimeter vegetation and landscape buffers shall be located in open space and maintained by the HOA.

Amenities: There are two open/green spaces being shown on the plan, however, their size and percentage of the site area have not been provided. No amenities have been shown at this time. At least 7% improved open space is required.

Other: A mail kiosk is not identified, and details are not provided. A mail kiosk is required by the postmaster, and it shall be covered and well lit. A parking space is not provided on the basis that the subdivision is only 15 lots. A low maintenance, decorative fence will be required around the cemetery, and it shall be maintained by the HOA, if there is no active maintenance of these cemetery grounds per staffs research.

Waivers & Variances: The following are requested.

1. Permanent cul-de-sac street – to allow for a 2,370’ cul-de-sac road to be constructed (1,614’ is existing), to allow the cul-de-sac road to serve 28 total dwelling units, of which 14 single family residences are already existing along Oakmont Drive. PUBLIC WORKS TO RECOMMEND
2. Temporary stub street – to allow for a temporary dead-end of the access street at the property line. PUBLIC WORKS TO RECOMMEND

Summary: This proposal is for a 15-lot single family infill RS-20 PUD at 115 Oakmont Drive. The rezone request is compliant with the City’s land use plan recommendations, and the overall density is 1.33 units per acre, well below the maximum permitted of 2.2 units per acre. Average lot size is 22,920.43sf and the minimum lot size is 11, 087.21sf. The requirements of the preliminary master development plan checklist have been met.

Recommendation: Staff recommends forwarding the rezone and preliminary master development plan for a single-family residential subdivision at 115 Oakmont Drive to the Board of Commissioners with a positive recommendation.

Planning and Zoning:

1. Identify the existing zoning in the site data table.
2. Brick shall be clay baked and individually laid.
3. Stone shall be a natural product and individually laid.
4. Landscape buffers shall be in open space, not on individual lots, and shall be maintained by the HOA in perpetuity.
5. All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.
6. Preserve as many trees as possible.
7. Provide covenants and restrictions to review, if applicable.
8. Identify how mail will be delivered to the subdivision. The mail kiosk shall be covered and lit with at least one dedicated parking space.
9. Provide at least one paved parking space for visitors to the cemetery.
10. All fencing shall be low maintenance, decorative materials.
11. Poles and post shall be painted black. Channel posts are not permitted.
12. All requirements of 5-104.4 in the zoning ordinance shall be adhered to.
13. All requirements of 8-204.1 in the zoning ordinance shall be adhered to.
14. Complete the sidewalk around the temporary cul-de-sac.
15. At least 7% improved open space is required for a single-family subdivision. Identify how this is met and what amenities are proposed to meet this requirement. Improved open space shall not include utility easements, detention areas, landscape buffers, etc.
16. Should retaining walls be used, they shall be constructed of segmental block.
17. Identify all critical façade lots at final master development plan submittal.
18. A complete landscape plan will be required at final master development plan submittal.
19. Provide formalized elevations to include all materials and percentages at final master development plan submittal.

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. Request sewer availability prior to the first reading at the BOC. The site has two options for sewer routing/service. The routing shall be determined at FMDP submittal:
  - a. Connecting to gravity sewer going north to the Oakhall development while obtaining applicable easements. **This is the preferred route for staff.**
  - b. If topography prohibits connecting to the gravity sewer, the other option would be connecting to force main on Oakmont Dr and utilizing localized grinder systems. If this option is used, the City shall be supplied with redundant grinder systems for each lot proposed for future maintenance.
  - c. In either option, the public sewer (minus laterals) shall be within a 20' utility easement (not 15' as shown in the plans).
4. The following variances are requested:
  - a. [Sub Reg 4.104.4] Variance for a cul-de-sac to exceed 700' (approximately 1530' existing, additional 756' proposed) **SUPPORTED**
  - b. [Sub Reg 4.104.4] Variance to a cul-de-sac to exceed 25 units (14 existing, additional 16 proposed) **SUPPORTED**
  - c. [Sub Reg 4.104.405 (a) (i)] Variance to allow a temporary dead-end of an access street at the property line **SUPPORTED**
  - d. [Sub Reg 4.104.405 (b) (i)] Variance to allow a permanent dead-end within 150' of the boundary of the property. **SUPPORTED**
5. All cul-de-sacs must comply with the requirements of the International Fire Code and the City's standard details.
6. A 6' grass strip shall be installed along the cul-de-sac.
7. Road profiles will be required at FMDP. All roads shall comply with the standards included in the subdivision regulations unless variances are approved with the PMDP.
8. Front loaded homes are not permitted on streets classified as access streets or higher. Side or rear loaded homes are required.
9. 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.
10. Portions of Lots 9-10, Lots 10-13 are located within FEMA's Special Flood Hazard Area, Zone A. The City's Floodplain Administrator requests that the building envelopes be revised to be outside this flood zone. If the building envelopes remain in the FEMA Special Flood Hazard Area, all FEMA requirements must be met before a Land Disturbance Permit can be applied for and a Floodplain permit is obtained.
11. Consider consolidating Lots 203 and 204 to create a more viable lot.

12. Provide aeration if wet ponds are utilized.
13. The driveway to the cemetery shall match the City detail for a residential driveway.
14. Appropriate tapers shall be provided between the existing and the new sections of Oakmont Drive. The tapering shall occur within the existing ROW on Oakmont Drive.

WWUD:

1. No comments provided at the time report was submitted to Planning.

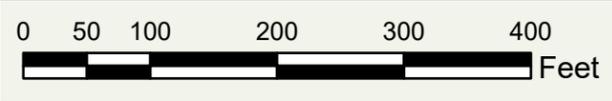
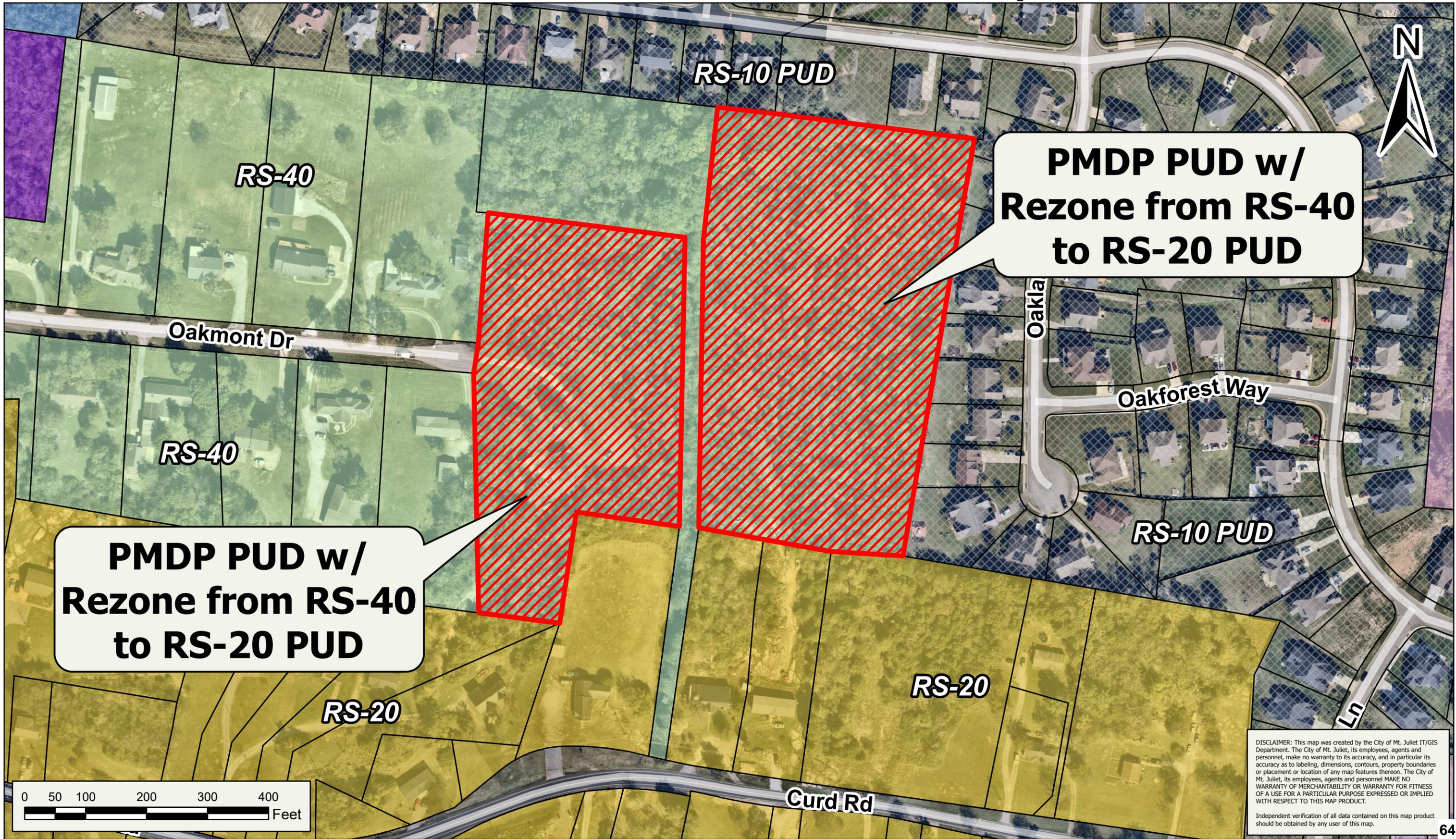
Wilson County Schools:

1. No Comments Received.



# Exhibit B- PMDP PUD w/ Rezone

# Mina Kheil Subdivision - 115 Oakmont Dr Map 072, Parcels 005.01





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1589

**Agenda Date:** 2/19/2026

**Agenda #:** 9.A.

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**Title:**

\*\*Review the Land Use Plan Amendment from Medium Density Residential to Town Center, located at 107 Timber Trail Dr.



**MEMORANDUM**

**Date:** February 19, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 3155 NMJR  
Land Use Amendment and Rezone  
Map - 72  
Parcel(s) – 001.03

**Request:** Heritage Civil requests a land use amendment and rezone for the property shown as map 072, parcel 001.03 located at 3155 N. Mt. Juliet Road in District 3.

**Description:** The subject property is approximately 5.00 acres on the east side of NMJR. The property is located within the City limits and is adjacent to the Oak Hall & Timber Trail subdivision to the east. The property has approximately 165 feet of road frontage on N. Mt. Juliet Road, 500 feet of road frontage on Oak Hall Drive, and 375 feet on Timber Trail Drive. The property is in District 3. The current zoning of the property is CTC, commercial town center, for the portion fronting NMJR and AR-40 for the remainder, to the west. The future land use shows the parcel as Town Center on the western portion and Medium Density residential on the eastern portion of the property.

<b>REQUEST SUMMARY</b>	<b>Land Use Map</b>	<b>Requested Classification</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
3155 N. Mt. Juliet Road	Town Center & Medium Density Residential	Town Center	CTC, Commercial Town Center & AR-40	CTC, Commercial Town Center

**Future Land Use Plan:** The City’s Future Land use map identifies this parcel fronting both N. Mt. Juliet Road, Oak Hall Drive and Timber Trail Drive as both Town Center (west portion of the parcel) and Medium Density Residential (western portion of the parcel), with the requested land use of Town Center for the entire parcel. This request is consistent with surrounding land use designations.

**Zoning:** Current zoning is CTC, commercial town center (western portion of the parcel) and AR-40 (eastern portion of the parcel). The applicant is seeking CTC, commercial town center for the entire parcel which is consistent with surrounding zoning and the City’s future land use plan along this major thoroughfare.

**Findings:** In reviewing the requested zoning actions, staff finds that the request does not agree with all of the following findings, as contained in the zoning ordinance. The proposed land use amendment and rezone:

1. *is NOT agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

**Summary:** There is no proposed use at the time, per the applicant, however they would like to market the property in its entirety as commercial, therefore the subsequent need for the land use amendment and the rezone request. Though the request does not fully align with the City's land use plan, staff supports the request for additional commercially zoned land along one of the City's major commercial corridors, NMJR.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the land use amendment and rezone of 3155 N. Mt. Juliet Road, also shown as Map 072, parcel 001.03, with the following conditions:

**Planning and Zoning:**

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CTC zoning district.

**Engineering:**

1. No Comments

**Wilson County Schools:**

1. No Comments Received

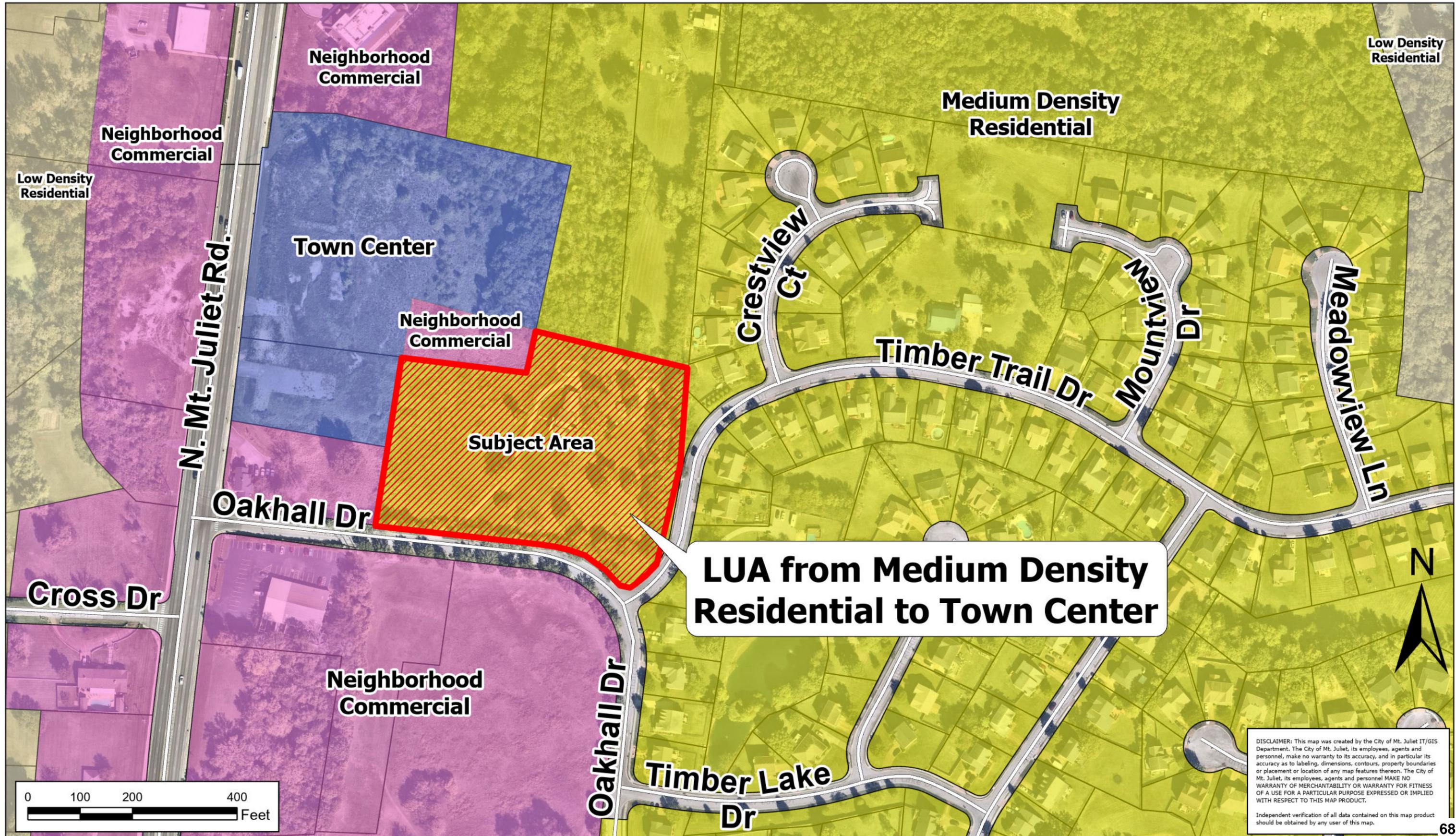
**West Wilson Utility District:**

1. No Comments Received



# Exhibit B - LUA

3155 N. Mt. Juliet Rd.  
Map 072, p/o Parcels 001.03





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1590

**Agenda Date:** 2/19/2026

**Agenda #:** 9.B.

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**Title:**

\*\*Review the Rezone Request from AR-40 to CTC, located at 107 Timber Trail Dr.



**M E M O R A N D U M**

**Date:** February 19, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 3155 NMJR  
Land Use Amendment and Rezone  
Map - 72  
Parcel(s) – 001.03

**Request:** Heritage Civil requests a land use amendment and rezone for the property shown as map 072, parcel 001.03 located at 3155 N. Mt. Juliet Road in District 3.

**Description:** The subject property is approximately 5.00 acres on the east side of NMJR. The property is located within the City limits and is adjacent to the Oak Hall & Timber Trail subdivision to the east. The property has approximately 165 feet of road frontage on N. Mt. Juliet Road, 500 feet of road frontage on Oak Hall Drive, and 375 feet on Timber Trail Drive. The property is in District 3. The current zoning of the property is CTC, commercial town center, for the portion fronting NMJR and AR-40 for the remainder, to the west. The future land use shows the parcel as Town Center on the western portion and Medium Density residential on the eastern portion of the property.

<b>REQUEST SUMMARY</b>	<b>Land Use Map</b>	<b>Requested Classification</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
3155 N. Mt. Juliet Road	Town Center & Medium Density Residential	Town Center	CTC, Commercial Town Center & AR-40	CTC, Commercial Town Center

**Future Land Use Plan:** The City’s Future Land use map identifies this parcel fronting both N. Mt. Juliet Road, Oak Hall Drive and Timber Trail Drive as both Town Center (west portion of the parcel) and Medium Density Residential (western portion of the parcel), with the requested land use of Town Center for the entire parcel. This request is consistent with surrounding land use designations.

**Zoning:** Current zoning is CTC, commercial town center (western portion of the parcel) and AR-40 (eastern portion of the parcel). The applicant is seeking CTC, commercial town center for the entire parcel which is consistent with surrounding zoning and the City’s future land use plan along this major thoroughfare.

**Findings:** In reviewing the requested zoning actions, staff finds that the request does not agree with all of the following findings, as contained in the zoning ordinance. The proposed land use amendment and rezone:

1. *is NOT agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

**Summary:** There is no proposed use at the time, per the applicant, however they would like to market the property in its entirety as commercial, therefore the subsequent need for the land use amendment and the rezone request. Though the request does not fully align with the City's land use plan, staff supports the request for additional commercially zoned land along one of the City's major commercial corridors, NMJR.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the land use amendment and rezone of 3155 N. Mt. Juliet Road, also shown as Map 072, parcel 001.03, with the following conditions:

**Planning and Zoning:**

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CTC zoning district.

**Engineering:**

1. No Comments

**Wilson County Schools:**

1. No Comments Received

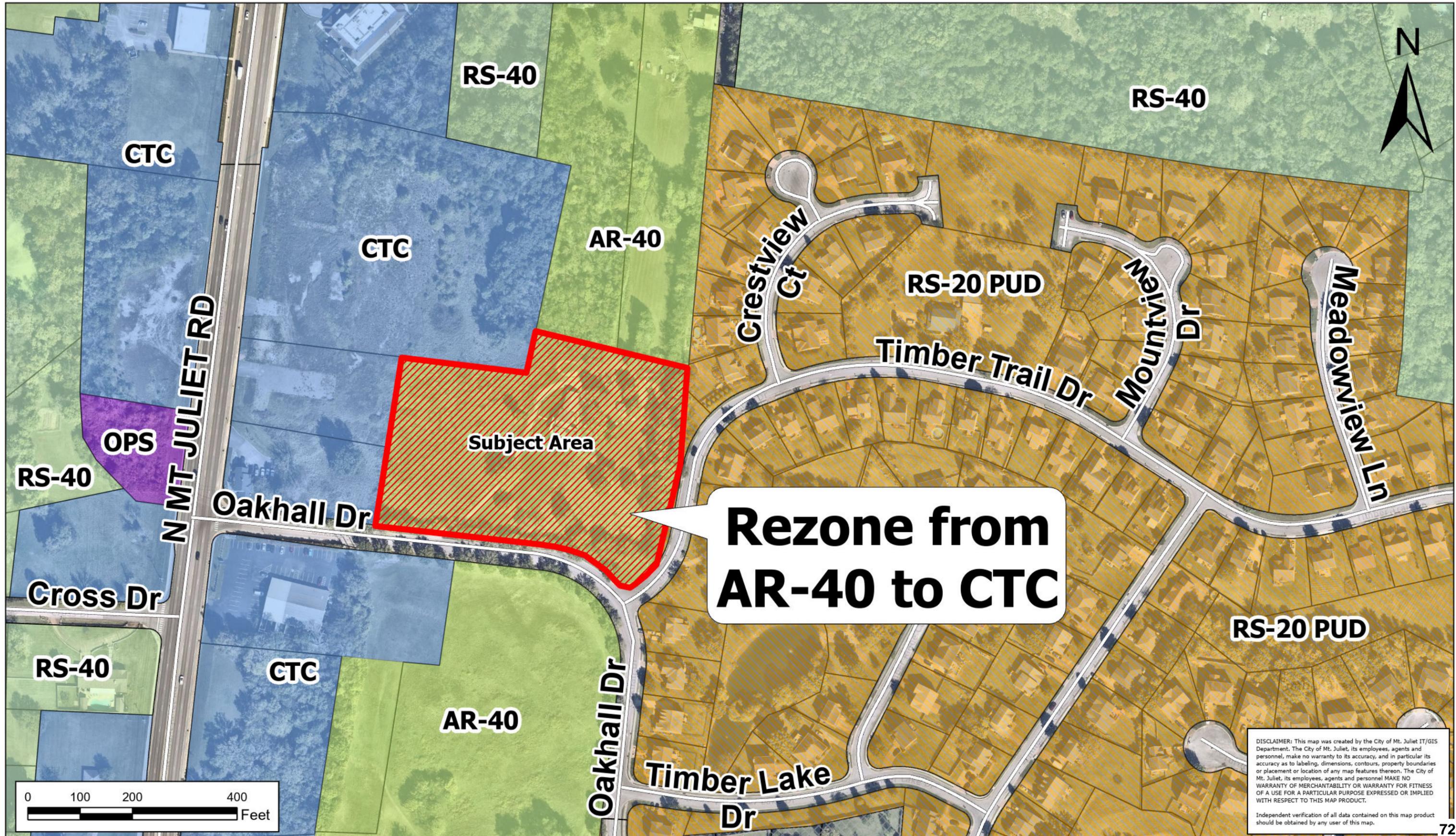
**West Wilson Utility District:**

1. No Comments Received



# Exhibit B - Rezone

3155 N. Mt. Juliet Rd.  
Map 072, p/o Parcels 001.03





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1594  
10.A.

**Agenda Date:** 2/19/2026

**Agenda #:**

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**Title:**

Review the Final Master Development Plan/ Site Plan for Village at Pleasant Grove, Phase 2: Vintage Vines, located at 855 Pleasant Grove Rd.



## MEMORANDUM

**Date:** February 19, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** The Village at Pleasant Grove, Phase 2 - Vintage Vines  
Final Master Development Plan - Site Plan  
Map - 076  
Parcel(s) – 040.07

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**Request:** Catalyst Design Group, on behalf of their client Imagine1 Company, requests final master development plan and site plan approval for The Village at Pleasant Grove, Phase 2, known as Vintage Vines, located on Pleasant Grove Road in District 3.

**History/Overview:** The Village at Pleasant Grove mixed use preliminary master development plan was approved in 2021 via ordinance 21-48 and subsequently modified in 2022 via ordinance 22-45 to add additional area and the phase currently under review – Vintage Vines. The base zoning is CMU-PUD. Uses approved with the PMDP include multifamily residential, personal and group care, office, restaurant and retail. Phase 1 of the multifamily area of the PUD has already received approval.

### Final Master Development Plan:

The final master development plan is in substantial conformance with the previously approved preliminary master development plan (ordinance 2022-45). The plan set includes the approved preliminary master development plan for reference. Total residential units in the PMDP included 245 units (20 townhome units) and the FMDP includes 245 units (0 townhome units) It does not violate the provisions outlined below:

8-203.5 *Determination of substantial compliance.* The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

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; 32.72ac vs. 32.92ac = 0.99%
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space; PMDP 14.83ac vs. FMDP 14.80ac
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and PMDP 22,500sf vs. FMDP COMMERCIAL NOT PART OF THIS PHASE

5. Increase the total ground area covered by buildings by more than two percent; PMDP 103,900 vs. FMDP 81,000sf = 22% REDUCTION
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites. NO

Site Plan:

Bulk Standards: Overall density for the project is 510 units, 15.8 units per acre. Maximum lot coverage is under 50% and impervious surfaces are under 70%, setbacks are shown at 30' front, 10' side and 20' rear. Waivers were granted for several bulk items with the passage of the preliminary master development plan.

Vehicular and Pedestrian Access: Phase 2 will have vehicular and pedestrian access to Pleasant Grove Road and to phase 1. Provide a sidewalk connection to phase 1. Sidewalk is required along the project frontage along Pleasant Grove Road.

Article IX Parking: There are 411 spaces required for the multifamily units, that range in total number required by bedroom (1.5 sp per 1 bed, and 2 sp per 2 bedroom). The project is providing 448 spaces, which additional access to shared parking throughout the entirety of the development.

5.104.1 Multifamily Residential Design Standards: Waivers were granted at preliminary master development plan review for several features within a multi-family development due to the split use of the subdivision including the commercial component within the PUD. A waiver was approved to allow a building separation of 20' the applicant is going to include sprinklers within all units.

The townhomes will be faced with approximately 90% masonry and 10% secondary façade materials per the waiver granted with ordinance 2022-45. The elevations supplied are acceptable. A waiver was also granted to eliminate the requirement of the fencing at the property lines.

Amenities: The amenities provided for the three multifamily buildings are contained within the building footprint of the residential portion. The applicant received a waiver to omit the playground. These amenities include: 1. a clubhouse, internal to the first floor of building K (formerly shown on the PMDP as building B), a pool, dog park and sitting areas. Buildings J and L also incorporate outside patio and seating areas.

Article X Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted to Public Works. Landscape buffers are in open space, not on individual lots.

Other: Notes on the plan indicate compliance with a list of items staff will typically have as standard requests of similar developments. Retaining walls are noted to be constructed to City standards. Bicycle racks and decorative trash receptacles are proposed. The mail kiosk is internal to the main building (K, formerly shown as building "B" on the PMDP). The trash compactor is compliant with City regulations.

Summary: This final master development plan is in substantial conformance with the previously approved preliminary master development plan, despite layout changes. This phase of the overall

development, for the multifamily portion includes 245 apartments (159 one bedroom and 86 two bedroom). Most of staff's prior comments have been addressed, and those remaining can be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final master development plan and site plan for The Village at Pleasant Grove, Phase 2 Vintage Vines, on Pleasant Grove Road, subject to any of the conditions as found below:

**Planning and Zoning:**

1. The clubhouse is required to be a minimum of 2,000 sf, per multifamily regulations, 5.104.1.
2. All requirements of Ord 2021-48 and Ord. 2022-45 shall be adhered to, except any waivers/variances codified in ordinance 2022-45.
3. Brick shall be clay, baked and individually laid.
4. Gas grilling areas shall be set in a stone base.
5. Stone shall be individually laid.
6. All requirements of 5-104.1, multifamily regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinances 2021-48 and 2022-45.
7. Landscape plan comments are via separate cover, and all comments shall be addressed before submitting construction plans to Public Works.
8. Signage is to be reviewed and approved via a separate application to the Planning Department.
9. All fencing shall be decorative, low maintenance materials.
10. Poles and posts shall be painted black and channel posts are not permitted.
11. All parking lot and building mounted exterior lighting fixtures shall be decorative.
12. The amenities shall be completed before the issuance of the final building shell and apartment unit certificate of occupancy, for buildings J, K and L.
13. Preserve as many existing trees as possible and delineate tree protection areas on subsequent submittals for the project.
14. All wall mounted mechanical and/or utility equipment shall be painted a color complimentary to the building.
15. Provide a sidewalk connection to phase 1.
16. Provide sidewalk along the entire Pleasant Grove Road frontage per the City's subdivision regulations.
17. Provide lot coverage and impervious surface data on subsequent submittals.
18. Guardrails and handrails shall be painted black.
19. Light bleed shall be zero at property lines adjacent to residential zoning.
20. Rooftop mounted HVAC and utility equipment shall be screened by parapet walls at least as tall as the tallest equipment.
21. Ground mounted utility equipment shall be screened with masonry.

**Engineering:**

1. All previously approved PMDP/PUD conditions apply.

2. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the issuance of the Erosion Control Permit.
4. A letter of approval from West Wilson Utility District shall be provided to Engineering prior to the issuance of the Erosion Control Permit.
5. All access easements shall be recorded via instrument and sent to staff for review. Approved easements shall be referenced on all subsequent plats.
6. Provide a 10' multiuse path along the frontage of Pleasant Grove Road.
7. ADA spaces shall be at least 9' wide, matching City standard. At least one van accessible space shall be provided at each building.
8. The maximum grade of the spine roads shall be 10%.

WWUD:

1. Need to check your callouts on the meters to accomplish what you are trying to do. The Schematic cannot be correct.

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 #:** 1562  
10.B.

**Agenda Date:** 2/19/2026

**Agenda #:**

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**Title:**

Review the Final Master Development Plan/ Site Plan for the Villas at Elliott Reserve, located at 12440 & 12582 Lebanon Rd.



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Villas at Elliott Reserve  
FMDP/ SP  
Map - 053  
Parcel(s) – 101.01

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**Request:** Heritage Civil, on behalf of their client, seeks final master development plan and site plan approval for Villas at Elliott Reserve, a mixed-use development including townhomes and commercial suites on Lebanon Road in District 1.

**History/Overview:** This residential portion of the mixed-use PUD is located on the south side of Lebanon Road. The townhomes will have access via Lebanon Road only. The zoning is CMU-PUD and the project area is approximately 12.37 acres. This project received preliminary master development plan and rezone approval via ordinance 2024-41 in 2024.

### **Final Master Development Plan:**

The final master development plan is in substantial conformance with the previously approved preliminary master development plan (ordinance 2024-41). The plan set includes the approved preliminary master development plan for reference.

### **Site Plan:**

**5-103A Residential Bulk Standards:** Overall density is 5.17 units/acre. Maximum lot coverage is 50% with a proposed lot coverage of 23.44%. Setbacks are as follows: 20' front, 8' side and 20' rear. Waivers were granted for several bulk related items with the passage of the preliminary master development plan.

**Vehicular & Pedestrian Access:** The subdivision will have vehicular and pedestrian access to Lebanon Road. Sidewalk is proposed on internal public streets, with connection to and along the project's frontage along Lebanon Road.

**Article IX Parking:** At least two parking spaces are provided for each unit, for the townhomes meeting code requirements. The parking provided is a total of 290 spaces, which incorporate 34 surface spaces, 128 tandem spaces and the remaining 128 spaces are provided via the garages.

5.104.1 Multifamily Residential Design Standards: Waivers were granted at preliminary master development plan review for several features within a multi-family development due to the split use of the subdivision including the commercial component within the pud. A waiver was approved to allow a building separation of 20' the applicant is going to include sprinklers within all units. The applicant also received a waiver to omit the masonry column between the garage doors.

The townhomes will be faced with 50% masonry and 50% secondary façade materials per the waiver granted with ordinance 2024-41. The rear of all units will be faced with 100% brick per the elevations submitted with the plans. The elevations supplied are acceptable. A waiver was also granted to allow for an ornamental boundary fence in lieu of an opaque one. The applicant also received a waiver to allow for the omission of the landscape buffer requirement between the residential and commercial areas of the PUD.

Amenities: Most of the amenities are located around the perimeter of the residential portion, along the main thoroughfare. These amenities include: 1.28 acres of improved open recreational space, 19,828 sf playground (commercial grade) and dog walk, 23,212 sf pickle ball court and 12,717 sf pavilion area. A clubhouse is required under the multi-family regulations, and it appears that a variance was not requested/granted for omission of this requirement.

Article X Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted to Public Works. Landscape buffers are in open space, not on individual lots.

Other: Notes on the plan indicate compliance with a list of items staff will typically have as standard requests of like developments. Retaining walls are noted to be constructed to City standards. Bicycle racks and decorative trash receptacles are proposed. The mail kiosk is shown to be covered and well lit via the enclosed details.

Summary: This final master development plan is in substantial conformance with the previously approved preliminary master development plan. The site plan is required for the multi-family units. This development, on the residential portion, will include 64 townhome units. The majority of staff's prior comments have been addressed, and those remaining are minor in nature and can be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final master development plan and site plan for the Villas at Elliott Reserve, on Lebanon Road, subject to any conditions found below:

Planning and Zoning:

1. A minimum 2,000 sf clubhouse is required per multi-family regulations, 5.104.1.
2. All requirements of Ord. 2024-41 shall be adhered to, excepting any waivers/variances, codified in ordinance 2024-41.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. All requirements of 5-104.1, multi-family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.

6. The mail kiosk shall be well lit and covered.
7. Landscape plan comments are via separate cover, all comments shall be addressed before submitting construction plans to Public Works.
8. Signage to be reviewed and approved via a separate application to the Planning Department.
9. All fencing shall be decorative, low maintenance materials.
10. Poles and posts shall be painted black and channel posts are not permitted.
11. The amenities shall be complete before issuance of the final townhome certificate of occupancy.
12. Preserve as many existing trees as possible. Delineate tree protection areas on subsequent submittals. The tree protection areas shall include all existing vegetation along the perimeter of the development area, adjacent to the Nichols Vale subdivision.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Traffic calming devices on Sunset Drive are to be determined at FMDP. Staff recommend the FMDP for the commercial triggering the installation.
4. Provide a civil details sheet.
5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided at the time report was submitted to Planning.

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 #:** 1595  
10.C.

**Agenda Date:** 2/19/2026

**Agenda #:**

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**Title:**

Review the Final Master Development Plan/ Preliminary Plat for Triple Crown Phase 3 Section 1D and Phases 4-6, located off Triple Crown Pkwy.



## MEMORANDUM

**Date:** February 19, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Triple Crown Ph. 3 Sec 1D & Ph. 4-6  
Final Master Development Plan & Preliminary Plat  
Map - 76  
Parcel(s) – 43.03

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**Request:** CSDG, on behalf of their client, Robinson Properties, is seeking final master development plan and preliminary plat approval for Phase 3, Section 1D and Phases 4-6 of the Triple Crown subdivision, located off Pleasant Grove Road. This is located in District 3.

**Overview:** The subject property consists of approximately 114.3 acres, on the west side of Catalpa Drive, and north of Pleasant Grove Road. This is an extension of the existing Triple Crown subdivision. The zoning is RS-20 with a PUD overlay. The PMDP-PUD was originally approved via Ordinance 1997-37, by the BOC in November 1997, with multiple amendments following, with the most recent in January 2020. The approved maximum density is 2.2 units per acre, proposed at 2.15 units per acre and a total unit count at buildout of 246 units (176 single-family and 70 condos).

### Final Master Development Plan

**Bulk Standards:** The development area consists of 114.3 acres, on which 176 single-family and 70 condo lots are proposed. The property as noted, is currently undeveloped. The maximum density allowed for RS-20 is 2.2 units per acre. The original minimum lot size that was approved with the PMDP, was 5,500 sf, with the applicant proposing an actual minimum lot size of 8,000sf with an average lot size of 10,000sf. There are no changes proposed to the bulk standards and they will be in compliance with the existing standards.

**Access:** This subdivision is via an extension of Triple Crown Parkway. Sidewalks are shown on one side of the internal streets only. There currently will be new access points for ingress and egress through Dogwood Drive in the Pleasant Grove Estates subdivision, along with a connection through Patty Drive in the Kelsey Glen subdivision.

**Open Space/Amenities:** Improved open space consists of 25.7 acres of the development site. There are no new or additional amenities proposed within the additional phases. The new phases will have access to the existing amenities of the subdivision, which include walking trails and a playground.

Landscaping: The landscape plan is under review by the City's consultant currently. Review comments will come via separate cover and shall be addressed prior to the submittal of construction drawings for review by Public Works.

Other: The mail kiosk shall be centrally located for the new phases in accordance with the USPS guidelines. The kiosk is to be covered and well lit and include designated parking.

Variations/Waivers: The following variations have been requested as a part of this submittal and planning staff will defer to Public Works for recommendations on these subdivision regulation items.

1. Variance to the cul-de-sac length for:  
Secretariat Drive – Allowed length 750', Proposed length 1050'  
Road A (Temporary Variance) - Allowed length 750', Proposed length 1050'
2. Variance for the maximum number of homes allowed on a cul-de-sac:  
Secretariat Drive – Allowed 25, Proposed 28
3. Variance to steep slope requirement to allow homes to be placed in steep slope areas as long as foundations are built in cut conditions.

8-203.5 Determination of substantial compliance: The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. Violate any provisions of this article;
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent;
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space;
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and
5. Increase the total ground area covered by buildings by more than two percent;
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites.

Preliminary Plat:

Article V Residential Design Regulations: Renderings supplied propose 50% brick and 50% masonry materials and noted they are similar to what was previously constructed in earlier phases of Triple Crown. There is no indication from the PMDP-PUD approval of any specific elevation requirements and/or variances. All homes shall have at least a two-car garage and will be separated via a masonry column. All single-family supplementary regulations shall apply as found in Article 5 of the zoning ordinance.

Other: The preliminary plat does not provide any examples of the street lighting/pole details, nor does it provide a mail kiosk design. The horse fence detail has been provided, however.

Summary: This development will add 246 new residential units to the existing Triple Crown subdivision. These phases do not include the townhome units also part of this subdivision. The

preliminary master development plan was approved in 1997, as approved via ordinance 97-37, by the Board of Commissioners in November 1997 and development has been ongoing since then. Items remaining to be addressed are minor in nature and are found in the conditions below. This final master development plan does not violate any of the conditions of 8-203.5 above and is in substantial compliance with previous approvals.

**Recommendation:** Staff recommends approval of the final master development plan and preliminary plat for Triple Crown, Phase 3, Section 1D, and Phases 4, 5 and 6, subject to the conditions below.

**Planning and Zoning:**

1. All conditions of Ordinance 1997-37 shall be adhered to.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered to, except any waivers granted via ordinance 1997-37.
3. Landscape plan comments are via separate cover, and all comments shall be addressed prior to submitting construction plans to Public Works.
4. All detention/retention areas shall have their perimeter screened with vegetation.
5. Provide elevations for all sides of the homes.
6. Metal and vinyl are not permitted as secondary façade materials.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid.
9. For all wet ponds, please include aeration with lighted fountains.
10. All landscape buffers shall be located in open space and maintained by the HOA.
11. The mail kiosk shall be covered, well-lit and include at least one designated parking space.
12. Provide decorative streetlighting through the subdivision within the new phases.
13. Provide a development timeline in the plan set.
14. All fencing shall be constructed of low maintenance materials. Revise the details provided.

**Engineering (FMDP):**

1. Previously approved PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction review.
3. Roadway culverts are to be straight runs without bends under roadways for future maintenance.
4. Stream buffers are not allowed within building envelopes. Revise building envelopes accordingly.
5. Staff supports steep slope requirement to allow homes to be placed in steep slope areas as long as foundations are built in cut conditions.
6. Replace the details showing the current City standard streets with the street cross-sections to be constructed.
7. The following variances to the subdivision regulations are requested:
  - a. Allow lots to front a collector: Supported conditionally that lots have at least 100' of frontage.

- b. To allow more than 25 lots on a cul-de-sac: Supported conditionally that at least 24' of pavement width is provided.
  - c. To allow cul-de-sacs exceeding 700': Supported conditionally that at least 24' of pavement width is provided.
- 8. Landscaped islands within the cul-de-sacs shall be designated as open spaces and maintained by the HOA.
  - 9. If the variance is approved by the PC, lots fronting the collector shall have a minimum of 100' of frontage.

Engineering (Pre Plat):

- 1. Previously approved PMDP/PUD conditions apply.
- 2. Landscaped islands within the cul-de-sacs shall be designated as open spaces and maintained by the HOA.

WWUD:

- 1. Water lines shown are not WWUD's design.

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 #:** 1591  
11.A.

**Agenda Date:** 2/19/2026

**Agenda #:**

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**Title:**

Review the Site Plan for National Health Care, located at 10645 Lebanon Rd.



## MEMORANDUM

**Date:** February 19, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** NHC Mt. Juliet 10645 Lebanon Road  
Site Plan  
Map - 54  
Parcel(s) – 20 & 21

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**Request:** Heritage Civil, on behalf of the developer National Healthcare Corporation, is requesting approval of a site plan for a new 120 bed, 64,100sf skilled nursing facility on Lebanon Road District 3.

**Overview:** The development site includes 11.4 acres on two parcels on the north side of Lebanon Road, immediately east of York Road. The zoning for this parcel is CRC. The site is presently undeveloped, save for a single-family house on parcel 21, to be razed.

**Article VI Bulk Regulations:** The required yards are correctly labeled, 30'f, 10's, 20'r and the building does not encroach into any of these required yards. Building coverage and impervious surface coverage is 12.9% and 37.2% respectively, and do not exceed the maximum allowed of 50% and 70%, respectively. The building does not exceed the maximum permitted height of 35', being 27' tall at the highest gable peak. The chimney height is not labeled but is taller than 27' and permitted to be so.

**Vehicular and Pedestrian Access:** Access to the site is proposed via two points, one on York Road and one on Lebanon Road. Pedestrian movement through the site is accommodated via 6' wide sidewalks and a pedestrian connection is provided to Lebanon Road. Sidewalk is widened to 7' to accommodate vehicle overhang. Wheel stops are not proposed. Sidewalk is not shown along the Lebanon and York Road frontages but is required by the subdivision regulations.

**Article IX Parking:** Parking is required at one space for each four beds and one space for each 1,000sf of gross floor area. The building is 64,100sf and will have 120 beds, resulting in 95 spaces. Proposed are 131 spaces. Spaces are 8' x 17.5' and adequate per code requirements. Drive aisles are appropriately wide per code requirements.

**Article X Landscaping:** The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans. Street yard trees and vehicular use landscape areas are provided. Non-combustible landscape materials, such as mulch, is prohibited within 3' of the building. The site is subject to a type d buffer along the north

property line where adjacent to County R-1 zoning and the plans reflect this. Perimeter screening is shown around water detention areas.

6-103.7 Commercial Design Guidelines: Building height is 27' at the top of the highest gable, with a chimney higher. The applicant is seeking a design guidelines waiver, described below, for 60% fiber cement siding and 40% masonry for the building as a whole. The building is attractive, but staff cannot support 40% masonry and will support 60% in lieu. The roof will be asphalt shingle.

HVAC equipment is noted to be roof mounted and screened from horizontal view. Should ground mounted equipment be utilized, it shall be screened with masonry. Exterior wall mounted lighting fixtures are decorative sconce type. Parking lot lighting includes d-series on black poles, these poles are not located in vehicular use areas. The photometric plans shows zero light bleed at residential property lines, per code.

Other: The plans show the trash receptacles located in front of the building entrance per code. Two five space, wave style bicycle racks are provided, one at each main entrance. Details for both are provided. The dumpster enclosure meets City regulations, including a masonry enclosure and pedestrian and metal gates. The site will include retaining walls and notes provided indicate masonry faced concrete or segmental block.

General notes provided on sheet C2.00 cover a wide variety of typical city requirements, including pole color, bollard color, wet pond aeration, etc. and anything outstanding can be found in the conditions of approval below.

Waivers/Variances: The following commercial design standards waiver is requested:

1. 6-103.7 Commercial Design Standards - Requested to allow no less than 40% masonry and 60% secondary materials on each facade. STAFF SUPPORTS 60% MASONRY AND 40% VINYL; SECONDARY MATERIALS SHALL NOT INCLUDE METAL AND/OR VINYL (ALREADY NOTED ON THE PLANS).

Summary: This site plan is for a National Healthcare skilled nursing facility with 120 beds in a 64,100sf building, with associated site improvements on Lebanon Road. The applicant is requesting one variance, detailed above.

Recommendation: Staff recommends approval of the site plan for the for the National Healthcare facility on Lebanon Road, subject to the conditions of approval below.

Planning and Zoning:

1. All commercial design regulations in 6-103.7 shall be adhered to, excepting any waivers granted.
2. Brick shall be clay, baked and individually laid. Metal and vinyl are not permitted as façade materials.
3. Paint wall mounted utility equipment to match the façade it is attached to.
4. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings to Public Works.

5. All signage shall be submitted by separate application to the Planning Department.
6. Rooftop HVAC and utility equipment shall be screened from horizontal view. Identify the location on construction plans.
7. Ground mounted HVAC and utility equipment shall be screened from horizontal view. If ground mounted equipment is used, screening shall consist of masonry enclosures. Identify the location on construction plans.
8. Provide sidewalk along all road frontages per the requirements of the City's subdivision regulations.
9. Flammable landscape materials are not permitted within 3' of the building.
10. The retaining wall handrails shall be painted black.

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Submit a copy of the access easement agreement for the City Attorney to review.
3. An updated TDOT permit is required.
4. Landscaping plans shall be approved prior to the approval of construction plan review.
5. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
6. Sewer availability has been requested and granted.
7. The 8" sewer main shown shall be public (minus service laterals) and within a 20' utility easement.
8. Roof drains for the building shall be subsurface and connect into the storm collection system.
9. The development is not proposing detention. Provide additional calculations showing the peak storm passing faster vs detaining onsite when assessing downstream conditions. The drainage report shall address downstream impacts. This will be required at construction plan review.
10. General note: No construction activities in the 100-year floodplain can occur without submittal and approval to FEMA for a CLOMR-F or a "No-Rise" and approved by the City Engineering Department before construction can begin. The City's Floodplain Administrator recommends not altering the Special Flood Hazard Area (SFHA) in any way.
11. Signal modification plans and updated signal timing plans shall be submitted with construction drawings.
12. TDOT access permit shall be required before applying for a grading permit.

WWUD:

1. Fill over the existing water line shall not result in the water line having over 10' of cover.
2. There shall be 18" minimum vertical separation between water line and storm and sanitary sewer lines.

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 #:** 1561  
12.A.

**Agenda Date:** 2/19/2026

**Agenda #:**

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**Title:**

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



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Tate's Landing  
Preliminary Plat  
Map - 073  
Parcel(s) – 021.00

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**Request:** Submitted by Heritage Civil, on behalf of their client, Ripple Creek, LLC., the applicant seeks preliminary plat approval for a 17-lot single family residential development proposed on Watermark Way, southwest of Nichols Vale subdivision, in District 1.

**History/Overview:** The subject property is 10.00 acres on the west side of Watermark Way. This plan consists of one parcel, previously belonging to the Tate Farm, and will abut the Nichols Vale Subdivision to the southwest. This property was annexed and rezoned and approval of a variable lot subdivision conceptual plan was approved in September 2025. The applicant had previously applied to the Board of Zoning Appeals in November 2025 with the request for a zoning variance to vary from the minimum building envelope spacing and was denied by the Board.

**General:** The project is located on the southwest side of Nichols Vale, and the entrance will be via the continuation of Watermark Way. The total area of the project is 10 acres. The project is being submitted as a variable lot subdivision.

**Variable Lot Subdivision Residential Bulk Standards:** The variable lot project includes 17 single family lots. The zoning approved is RS-20, with minimum lot size at 15,000 sf and minimum lot size proposed at 15,057 sf. The plat is compliant with the regulations and they are summarized below.

Building envelope spacing per the variable lot subdivision regulations:

Front:	20'
Side/Corner:	20'
Rear:	20'
Minimum lot width:	50', On cul-de-sac – 35'
Lot coverage:	45%

**Amenities:** Eleven percent of the subdivision is identified as improved open space. The only amenity provided is a walking trail; staff requests additional amenities be provided.

Home Design: Supplied renderings show large masonry façade homes. The Planning Commission granted a design waiver with approval of the concept plan for 50% masonry and 50% secondary materials.

Landscaping: The landscape plans are under review by the City’s consultant and comments are via separate cover. All landscape plan review comments shall be addressed prior to submitting construction drawings to Public Works. The site is subject to transitional landscape buffers. Landscaping is identified around the perimeter of the detention pond.

Other: Corner lots shall be identified as critical façade lots. The mail kiosk includes two parking spaces and is covered. A temporary dead-end sign is noted to be provided.

Summary: This preliminary plat is for 17 single family lots and associated right-of-way, open space and infrastructure improvements on the west side of Nichols Vale subdivision, located on an extension of Watermark Way. This is being presented as a variable lot subdivision with an improved amenity of a walking trail. The items remaining to address are minor in nature and may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the preliminary plat for the Tate’s Landing variable lot subdivision off Watermark Way, subject to the conditions of approval below.

Planning and Zoning:

1. If existing vegetation is to be used for buffers, a tree survey will be required.
2. Subdivision monument signage shall be reviewed via a separate application to the Planning department.
3. Remove the mail kiosk as an amenity.
4. Trails shall be paved with concrete or asphalt.
5. All landscape plan comments shall be addressed prior to submitting construction plans to Public Works.
6. The homes are subject to the design standards found in Article V of the zoning ordinance, including, but not limited to, 440sf interior garage size, 22’ long and 18’ wide driveways, etc.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid.
9. Provide an additional amenity feature.
10. Metal and vinyl are not permitted as secondary façade materials.
11. Any fencing utilized shall be low maintenance, decorative material.

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. Stormwater: Add note indicating who maintains PUDE and access easement outside of public ROW.

5. A minimum of 5' grass strip is required along the perimeter of the cul-de-sacs.
6. Dimension the cul-de-sac ROW including radius, entry radius, and exit radius.
7. Add a note specifying the cul-de-sac curbs are to be painted yellow or red.
8. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided at the time report was submitted to Planning.

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 #:** 1553  
13.A.

**Agenda Date:** 2/19/2026

**Agenda #:**

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**Title:**

**\*\*AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE**

**ORDINANCE 2026-**

**AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR ~~MULTI-FAMILY RESIDENTIAL~~ RM-8 AND RM-16 ZONED DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE**

**WHEREAS**, the Board of Commissioners of the City of Mt. Juliet possesses the authority and responsibility to promote the health, safety, and welfare of its citizens; and

**WHEREAS**, the City finds this moratorium is in the best interest of the citizens of the City of Mt. Juliet; and

**WHEREAS**, the City finds this moratorium is a reasonable and necessary measure to prevent development inconsistent with the City's planning goals during a period of review to ensure sufficient planning for public infrastructure that will support future development, and

**WHEREAS**, the City of Mt. Juliet is evaluating public infrastructure issues throughout the City, specifically roadways and sewer; and

**WHEREAS**, the City has pending and anticipated roadway improvement projects along Tennessee state routes that are essential for mitigating traffic congestion and improving public safety, including S. Mt. Juliet Road, the Central Pike Interchange, and Lebanon Road, which are presently under consideration with respect to scheduling and funding; and

**WHEREAS**, the City is also reviewing a lack of sewer availability within the City's sewer system, which includes plans to increase capacity and budget for the required infrastructure; and

**WHEREAS**, pursuant to the City's land use plan, multi-family residential developments are included in RM-8 and, RM-16, ~~CMU, and CTC~~ zoning classifications, which are further defined in the City's Zoning Regulations; and

**WHEREAS**, multi-family RM-8 and RM-16 residential developments may strain public infrastructure by impacting traffic and sewer availability, thereby affecting quality of life and safety for citizens; and

**WHEREAS**, a temporary pause on the acceptance and processing of applications for multi-family RM-8 and RM-16 residential developments is necessary to allow time for review of zoning regulations, TDOT's plans and budgeting for improvements to critical roadways, as well as plans and budgeting for increasing sewer capacity throughout the City; and

**WHEREAS**, the Regional Planning Commission considered this moratorium during their regularly scheduled meeting on \_\_\_\_\_, 2026, and forwarded a \_\_\_\_\_ recommendation to the Board of Commissioners by a vote of (    ); and

**WHEREAS**, a public hearing before the Board of Commissioners of the City of Mt. Juliet was held on \_\_\_\_\_, 2026 and notice thereof published in the Chronicle of Mt. Juliet on \_\_\_\_\_, 2026; and

**NOW THEREFORE BE IT ORDAINED** by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

**Section 1.** Effective immediately upon passage, the City hereby imposes a moratorium for a period of one year on the acceptance, review, processing, or approval of any rezoning request, development plan, site plan, or subdivision plat application that proposes or would allow a ~~multi-family residential~~ RM-8 or RM-16 development within the City of Mt. Juliet.

**Section 2.** This moratorium shall not apply to developments that have received or applied for preliminary master development plan approval or final plan approval of ~~multi-family residential~~ RM-8 or RM-16 zoned ~~–prior~~ projects prior to the effective date of this Ordinance, nor with any project having vested property rights.

**Section 3.** This moratorium shall be effective for a period of one year from the effective date of this Ordinance unless extended, shortened, or rescinded by further action of the Board of Commissioners, the public health, safety, and welfare demanding it.

**BE IT FURTHER ORDAINED**

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

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

PASSED:

FIRST READING:

SECOND READING:

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

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

ATTEST:

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

APPROVED AS TO FORM:

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



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1599  
13.B.

**Agenda Date:** 2/19/2026

**Agenda #:**

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**Title:**

\*\*Review the updates to the Planning Commission Project Submittals Fees.

**City of Mt. Juliet  
Planning & Zoning  
Submittal Fees**

*Unless otherwise noted, all fees listed cover processing through the Planning Commission and Board of Commissioners (as required).*

*Assessed fees do not cover the cost of construction plan review, traffic studies, flood studies, geotechnical studies or any other required studies or fees, by other associated departments, Planning Commission or Board of Commissioners, which costs shall be charged to and paid by the applicant.*

***All acreage calculations are to be rounded up to the next whole acre.***

- I. **Annexation** - \$1,000 per application
- II. **Land Use Map Amendment** - \$1,000 per application
- III. **Text Amendment (Land Development Code, Subdivision Regs.)** - \$400
- IV. **Rezone**
  - a. Rezone (Non-PUD)  
\$1,000 per application
  - b. Preliminary Master Development plan approval (PUD)  
\$1000 - up to 5 acres  
\$2,000 - 5.01-20 acres  
\$3,000 - 20.01+ acres
  - c. Final Master Development Plan (PUD)  
\$500 – up to 5 acres  
\$750 – 5.01- 50 acres  
\$1000 – 50.01+ acres
- V. **PUD Amendments**
  - a. Amendment – Approved preliminary or final master development plan
  - b. \$1,000
  - c. Minor site modification  
\$375
- VI. **Site Plans (Master & Site Development Plans)**
  - a. Site plan approval  
\$1,000 - up to 3 acres  
\$2,000 – 3.01-20 acres  
\$3,000 – 20.01+ acres
  - b. Site plan modification/accessory buildings/additions/expansions (PC/adm)  
\$375
  - c. Landscape plan review: *These fees are included in plan review fees*
- VII. **Board of Zoning Appeals**

- a. Administrative appeal  
\$500 (Public Notice & Meeting)
- b. Conditional use permit  
\$500 (Public Notice & Meeting)
- c. Variance  
\$500 (Public Notice & Meeting)

VIII. **Subdivisions**

- a. Concept plan  
\$250
- b. Concept plan modification  
\$125
- c. Preliminary plat  
\$1000 – up to 50 lots  
\$2500 – 51 or more lots
- d. Preliminary plat modification
- e. \$500 – up to 50 lots
- f. \$1250 – 51 or more lots
- g. Final plat  
\$500 up to 25 lots  
\$1000 26-50 lots  
\$1500 51+ lots
- h. Staff level/Minor review  
\$200
- i. Final plat modification  
\$200
- j. Subdivision regulation variance  
\$150 per request

IX. **Home Occupation Verification**

- a. Major home occupation  
\$20
- b. Minor home occupation  
\$20

X. **Signs**

- a. Permanent Signs  
\$125 – per wall sign  
\$200 – per monument sign (dual faced)  
\$50 – per sign panel reface (dual faced)  
\$25 – per temporary sign (dual faced)  
\*For signs placed prior to permitting, the fee will be double the amount shown.

XI. Zoning Letter

a. \$50

ORDINANCE \_\_\_\_\_

**AN ORDINANCE AMENDING THE PLANNING AND ZONING DEPARTMENT DEVELOPMENT APPLICATION FEES**

**WHEREAS**, the Planning and Zoning Department desires to update the development application fees collected for development review applications and;

**WHEREAS**, the Planning Commission considered this request during their meeting of February 19<sup>th</sup> 2026 and forwarded a \_\_\_\_\_ recommendation to the Board of Commissioners with a vote of \_\_\_\_\_ and;

**WHEREAS**, the Board of Commissioners desires to amend the fees collected by the Planning and Zoning Department.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on \_\_\_\_\_, 2026, as follows:

**Section 1.** The Planning and Zoning Department development review application fees shall be amended as shown on the attached exhibit A.

**BE IT FURTHER ORDAINED**

**Section 2.** In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

**Section 3.** If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

**Section 4.** This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

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

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

ATTEST:

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Jennifer Hamblen, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney

# **City of Mt. Juliet Planning & Zoning Department**

## **Submittal Fees**

Unless otherwise noted, all fees listed cover required public notices and processing through the Planning Commission, Board of Zoning Appeals and Board of Commissioners (as required).

Assessed fees do not cover the cost of traffic studies, flood studies, landscape plan review, geotechnical studies or any other studies required by the Planning Commission or City Commission, which costs shall be charged to and paid by the applicant.

**All acreage calculations are to be rounded up to the next whole acre.**

### **I. Annexation**

\$1,000 per application

### **II. Land Use Map Amendment**

\$1,000 per application

### **III. Text Amendment – Land Development Code**

\$400 Zoning, Subdivision Regulations, Other

### **IV. Rezoning (see Sign and Notice provisions in Section IX)**

#### **a. Rezone (Non-PUD)**

\$1,000 per application

#### **b. PUD - Preliminary Master Development Plan Approval**

\$1,000 – up to 5 acres

\$2,000 – 5.01 – 20 acres

\$3,000 – 20.01+ acres

#### **c. PUD - Final Master Development Plan Approval**

\$500 – up to 5 acres

\$750 – 5.01 – 50 acres

\$1,000 – 50.01+

#### **d. Zoning Letter \$50**

## **V. PUD Amendments**

**a.** Amendment - Approved Preliminary or Final Master Development Plan  
\$1,000

**b.** Minor Site Modification - \$375

## **VI. Site Plans**

**a.** Site Plan Approval  
\$1,000 – up to 3 acres  
\$2,000 – 3.01 – 20 acres  
\$3,000 – 21.01+ acres

**b.** Site Plan Modification/Accessory/Buildings/Additions /Expansions (RPC or Administrative)  
\$375

**c.** Landscape Plan Review Landscape review fees are included in plan review fees.

## **VII. Board of Zoning Appeals**

**a.** Administrative Appeal: \$500

**b.** Conditional Use Permit: \$500

**c.** Variance: \$500

## **VIII. Subdivisions**

**a.** Concept Plan \$250.00

**b.** Modification of Concept Plan \$125

**c.** Preliminary Subdivision Plat

\$1,000 – up to 50 lots

\$2500 – 51 or more lots

**d.** Preliminary Plat Modification

\$500 – up to 50 lots

\$1,250 – 51 or more lots

**e.** Final Plat (RPC and/or Staff Approval)

\$500 – up to 26 lots

\$1,000 – 26-50 lots

\$1,500 – 51+ lots

**f.** Administrative or RPC Final Plat Modification

\$200

**g.** Subdivision Regulation Variance

\$150 per request

## **IX. Home Occupation**

- a.** Major Home Occupation \$20
- b.** Minor Home Occupation \$20

## **X. Signs**

### **a.** Permanent Signs

\$125 per wall sign

\$200 per monument sign

\$50 per sign reface

\*For signs placed prior to approval/permitting, the fee will be double the amount shown.

### **b.** Temporary sign - \$25 per permit