



# **Mt. Juliet, Tennessee**

## **Planning Commission**

### **Agenda - Final**

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

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**Thursday, March 20, 2025**

**6:30 PM**

**Commission Chambers**

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

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

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
  - 5.A.** Review the Minutes from the February 20, 2025 Mt. Juliet Planning Commission meeting.
- 6. Consent Agenda**
  - 6.A.** The Development Letter of Credit for Jackson Hills Ph. 1 Sec. 1A (69408856-706) in the amount of \$344,662.32 can be released.
  - 6.B.** The Development Letter of Credit for Jackson Hills Ph. 5 (69408856-773) in the amount of \$208,518.52 can be released.
  - 6.C.** Review the Final Plat for Willow Landing Ph. 4 located off Mays Chapel Road.
  - 6.D.** Review the Final Plat for Tomlinson Pointe Ph. 3A located off Curd Road.
  - 6.E.** Review the Final Plat Nichols Vale Ph. 9 Sec. 1 located off Young Drive.
  - 6.F.** Review the Final Plat for Greenhill Estates located off S. Greenhill Road.
  - 6.G.** Review the Final Plat for the Chrisman Property located at Lebanon Road and Karen Drive.
  - 6.H.** Review the Mass Grading Plan for Elliott Reserve located at 12440 and 12582 Lebanon Road.

- 6.I. Review the Preliminary Plat for Elliott Reserve located at 12440 and 12582 Lebanon Road.
- 6.J. Review the Final Master Development Plan for Golden Bear Senior Living located at 4515 Beckwith Road.
- 6.K. Review the Final Master Development Plan Amendment for Bradshaw Farms for the Woodridge Sidewalk project.
- 6.L. \*\*Review the Zoning Ordinance Amendment requiring streetlights in single family residential developments.
- 7. **Site Plans**
  - 7.A. Review the Site Plan for Providence Commons Phase 2 located off S. Mt. Juliet Road.
- 8. **Final Plat**
  - 8.A. Review the Final Plat for the property located at 615 Rutland Drive.
- 9. **Rezone**
  - 9.A. Review the Rezone request for 615 Rutland Drive from RS-40 to CMU.
- 10. **Preliminary Master Development Plan**
  - 10.A. \*\*Review the Preliminary Master Development Plan PUD, including a rezone from Wilson County R-1 to CNS and RS-40, for Mira Bella located off of Lebanon Road and Bass Lane.
- 11. **Land Use Amendment, Annexation, Plan of Services, PMDP**
  - 11.A. \*\*Review the Land Use Plan Amendment for Tillman Place, located at 6235 Central Pike, from Mixed-Use to Multi-Family Residential
  - 11.B. \*\*Review the Annexation request for Tillman Place, located at 6235 Central Pike.
  - 11.C. \*\*Review the Preliminary Master Development Plan, including a Rezone from Wilson County R-1 and RS-40 to RM-8 PUD and RS-15 PUD, for Tillman Place, located at 6235 Central Pike.
- 12. **Adjourn**

**\*\*Indicates item is recommended to the Board of Commissioners. All final design layouts, conditions of approval and final approval will be voted on by the Board of Commissioners at a later date. The public is welcome and invited to attend.**