



Mt. Juliet, Tennessee

Planning Commission

Agenda

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

Thursday, July 17, 2025

6:30 PM

Commission Chambers

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

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

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
 - 5.A.** Review the Minutes from the May 15, 2025, Mt. Juliet Regional Planning Commission Meeting.
- 6. Consent Agenda**
 - 6.A.** The Development Letter of Credit (SLC00005616) for Baird Farms Ph. 2B, in the amount of \$135,162.12, can be released.
 - 6.B.** The Development Letter of Credit (3045) for the Lynnhaven Subdivision, in the amount of \$97,440.00, can be released.
 - 6.C.** The Development Letter of Credit (90021036) for Walton's Grove Ph. 1, in the amount of \$277,113.71, can be released.
 - 6.D.** The Development Letter of Credit (90021037) for Walton's Grove Ph. 2, in the amount of \$135,458.72, can be released.
 - 6.E.** The Development Letter of Credit (90021038) for Walton's Grove Ph. 3A, in the amount of \$78,936.56, can be released.
 - 6.F.** The Development Letter of Credit (90359773) for Walton's Grove Ph. 3B, in the amount of \$158,479.72, can be released.
 - 6.G.** The Sewer Letter of Credit (55110053) for Walton's Grove Ph. 5, in the amount of \$179,638.50, can be released.

- 6.H. The Development Letter of Credit (55109884) for Walton's Grove Ph. 6, in the amount of \$119,043.36, can be released.
- 6.I. The Sewer Letter of Credit (55109885) for Walton's Grove Ph. 6, in the amount of \$49,656.00, can be released.
- 6.J. The Development Letter of Credit (70002814) for Wynfield Ph. 1, in the amount of \$316,978.17, can be released.
- 6.K. The Development Letter of Credit (70004987) for Wynfield Ph. 3, in the amount of \$285,372.59, can be released.
- 6.L. The Development Letter of Credit (70005283) for Wynfield Ph. 4, in the amount of \$378,972.33, can be released.
- 6.M. Review the Update to Article IV of the Subdivision Regulations.
- 6.N. Review the Site Plan for The Bradshaw Farms Amenity Area 2, located off Vivrett Ln.
- 6.O. Review the Final Plat for Walton's Grove Ph. 7B located on Beasley Boulevard.
- 6.P. Review the Final Plat for Elliot Reserve, located at 12440 & 12582 Lebanon Rd.
- 6.Q. Review the Final Plat for Windtree Pines Ph. 4B, located off Windtree Club Dr.
- 6.R. **Review the Rezone Request from OPS to CTC for the N. Mt. Juliet Rd. OPS Corridor, beginning at 1097 Weston Dr south to 656 N. Mt. Juliet Rd. along the west side of the road.
- 6.S. **Review the Rezone Request from RS-40 to RS-30 for 8790 Saundersville Rd.
- 6.T. Review the Preliminary Plat for Hamilton Reserve, located at 12465 Lebanon Rd.
- 6.U. Review the Preliminary Plat for Industrial Dr Storage, located at 335 Industrial Dr.
- 6.V. Review the Preliminary Plat for The Reserve at Tate Ln, located off Tate Ln.
- 6.W. Review the reconsideration of conditions for Beckwith Station, located at 225 Summit Blvd.
- 7. **Land Use Amendment, Preliminary Master Development Plan PUD**
 - 7.A. **Review the Land Use Plan Amendment for The Sutton, located between E Division St., Rutland Dr. and Golden Bear Gateway.

7.B. **Review the Preliminary Master Development Plan PUD with a rezone from OPS, OPS-PUD and RS-40 to CMU-PUD and RS-10-PUD for The Sutton, located between E Division St., Rutland Dr. and Golden Bear Gateway.

7.C. **Review the Preliminary Master Development Plan PUD with a Rezone from RS-20 to CTC-PUD for The Springs at Mt. Juliet, Located at 2937 Curd Rd.

8. Site Plans

8.A. Review the Site Plan for Seven Brew, located at 11226 Lebanon Rd.

8.B. Review the Site Plan for Industrial Dr Storage, located at 335 Industrial Dr.

9. Final Master Development Plan

9.A. Review the Final Master Development Plan for The Reserve at Tate Ln, located off Tate Ln.

9.B. Review the Final Master Development Plan Site Plan for Broadstone at McFarland Farms Ph. 1C, located at 5238 Old Lebanon Dirt Rd.

10. Preliminary Plat

10.A. Review the Preliminary Plat for The Crye Property, located off Rehnea Dr and Graham Dr.

11. Adjourn

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