

# Mt. Juliet, Tennessee

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



## Meeting Minutes - Draft

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

Rollcall

**Present** Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Nathan Bulmon, Commissioner Art Giles, Commissioner Linda Armistead, and Commissioner Bobby Franklin, Chairman Luke Winchester

**Absent** Commissioner Preston George

**1. Call to Order**

Chairman Winchester called the meeting to order and read the quorum requirements.

**2. Set Agenda**

Chairman Winchester set the agenda as stated

**3. Staff Reports**

Staff reviewed their reports and updated the commission on projects.

**4. Citizen's Comments**

There were no citizen comments.

**5. Minutes Approval**

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

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

**RESULT:** APPROVED

**MOVER:** Rebecca Christenson

**SECONDER:** David Rast

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

**Absent:** Commissioner George

**Abstain:** Commissioner Giles

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission. Items 6.E & 6.J removed from consent agenda to be heard directly after item 13.B. There were no objections.

There were no Citizen Comments

Chairman Winchester closed the Planning Commission Meeting and opened a public hearing for items 6.B, 6.C, 6.D, 6.H, 6.I & 6.K. There were no citizen comments.

Chairman Winchester closed the public hearing and re opened the Planning Commission meeting.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** David Rast

**SECONDER:** Nathan Bulmon

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairman Winchester

**Absent:** Commissioner George

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.

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

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

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.

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

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.

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

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.

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

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.

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

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.

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

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.

**6.K. Review the Final Plat for Tomlinson Pointe Phase 6, located at 9434 Lebanon 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. 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:

No Comments Received.

**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.

Staff reviewed their reports and answered questions from the commission. There were no citizen comments

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

A motion was made by Commissioner Searcy, seconded by Commissioner Armistead, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 3/9/2026. The motion carried by the following vote:

**RESULT:**       \*\*POSITIVE RECOMMENDATION  
**MOVER:**         Larry Searcy  
**SECONDER:**   Linda Armistead

**Aye:** Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairman Winchester

**Nay:** Commissioner Giles

**Absent:** Commissioner George

**Abstain:** Vice Chair Rast

**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. Staff reviewed their reports and answered questions from the commission.

Hayden DeBerry, L.I. Smith & Associates, 302 N Caldwell St Paris, TN represented the project as the engineer.

Hayden DeBerry agreed to submit a survey Mt. Juliet for review showing cemetery is not its own property and in fact owned by the project.

Hayden DeBerry requested a 1 month deferral.

This Ordinance was deferred.to the Planning Commission due back on 3/19/2026

**RESULT:** DEFERRED

**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.

Staff reviewed their reports and answered questions from the commission.

Items 9.A. & 9.B proposed to be heard together, there were no objections.

Jake Porter, Heritage Civil, 2055 N. Mt. Juliet Rd. Ste 204 represented the project.

Dave Fountain, 7004 Timber Oak Dr, spoke out against a busy high traffic development.

John Suhayda, 6003 Crestview Ct. spoke out against the proposal.

Daniel Sutton, 4010 Timber Ridge Ct. spoke out against only having a Land Use Plan Amendment and Rezone and not having a proposed development.

A motion was made by Commissioner Giles, seconded by Vice Chair Rast, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 4/13/2026. The motion carried by the following vote:

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

**MOVER:** Art Giles

**SECONDER:** Luke Winchester

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairman Winchester

**Nay:** Commissioner Bulmon

**Absent:** Commissioner George

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

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

A motion was made by Commissioner Giles, seconded by Vice Chair Rast, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 4/13/2026. The motion carried by the following vote:

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

**MOVER:** Art Giles

**SECONDER:** Luke Winchester

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairman Winchester

**Nay:** Commissioner Bulmon

**Absent:** Commissioner George

**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.

Staff reviewed their reports and answered questions from the commission.

Matt Gardner 4603 Skymont Dr Nashville, represented the project. Stated intent is to break ground 1 year from now.

There were no citizen comments

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 protections 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.
22. Provide limited time parking spaces immediately south of unit J.

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

A motion was made by Commissioner Giles, 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:** Art Giles

**SECONDER:** David Rast

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Chairman Winchester

**Nay:** Commissioner Franklin

**Absent:** Commissioner George

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

Staff reviewed their reports and answered questions from the commission.

Jake Porter, Heritage Civil, 2055 N. Mt. Juliet Rd. Ste 204 Represented the project, He estimates 2 more months on mass grading.

Commissioner Giles, stated this project was approved because the initial PMDP approval came through before he was back in office. That is why he abstains from this item. He announced he has called a special meeting 1 week from tonight in this chamber regarding this project. Mentioned a flyer regarding the blasting that will be on the website.

Shauna summers 5225 Southfork Blvd Old Hickory represented Stephanie Beamer 513 Montrose Dr. spoke out against the development.

Lyne Weiss 515 Montrose Dr, spoke out against the development.

Kendra Nitz 437 Whitley Way, spoke out against the development.

Jamal Johnson 543 Montrose Dr, spoke out against the development. Wants to see the buffer reestablished and maintained while rebuilding the area back up.

Planning and Zoning:

1. All requirements of Ord. 2024-41 shall be adhered to, excepting any waivers/variances, codified in ordinance 2024-41.
2. Brick shall be clay, baked and individually laid.
3. Stone shall be individually laid.
4. 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.
5. The mail kiosk shall be well lit and covered.
6. Landscape plan comments are via separate cover, all comments shall be addressed before submitting construction plans to Public Works.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. All fencing shall be decorative, low maintenance materials.
9. Poles and posts shall be painted black and channel posts are not permitted.
10. The amenities shall be complete before issuance of the final townhome certificate of occupancy.
11. Preserve as many existing trees as possible. Delineate tree protections areas on subsequent submittals. The tree protections 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.

A motion was made by Chairman Winchester, seconded by Commissioner Searcy, that this Action Item be approved with conditions. The motion failed by the following vote:

- Luke Winchester: Aye
- David Rast: Nay
- Rebecca Christenson: Nay
- Larry Searcy: Aye
- Preston George: Absent
- Nathan Bulmon: Nay
- Art Giles: Nay
- Linda Armistead: Aye
- Bobby Franklin: Nay

A motion was made by Commissioner Christenson, seconded by Vice Chair Rast, that this Action Item be denied. Vice Chair Rast rescinded his second. Commissioner Christenson rescinded her motion.

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

- RESULT:** APPROVED WITH CONDITIONS
- MOVER:** Nathan Bulmon
- SECONDER:** Linda Armistead
- Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Chairman Winchester
- Nay:** Commissioner Giles, and Commissioner Franklin
- Absent:** Commissioner George

Jake Porter for the record stated he is born and raised local. Is a local developer and wants to do right by the city and its citizens. Commissioner Giles next Thursday at 6:30 pm is our meeting regarding this project. Commission in recess 8:47 pm

- 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.  
9:02 pm readjourned meeting.  
Staff reviewed their reports and answered questions from the commission.  
Kyle Griffin, CSDG, 2305 Kline Ave, represented the project, east side rd. a temp

turn around, ensures maintenance. agrees to make lots on collector rd 100ft wide and get lots to 100 ft for frontage variance.

Chairman Winchester stated construction traffic to run through triple crown.

There were no citizen comments.

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: Granted, conditionally that lots have at least 100' of frontage.
  - b. To allow more than 25 lots on a cul-de-sac: Granted, conditionally that at

least 24' of pavement width is provided.

- c. To allow cul-de-sacs exceeding 700': Granted, 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:

No Comments Received

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Art Giles

**SECONDER:** Bobby Franklin

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairman Winchester

**Absent:** Commissioner George

**11. Site Plans**

- 11.A.** Review the Site Plan for National Health Care, located at 10645 Lebanon Rd. Staff reviewed their reports and answered questions from the commission.

Jake Porter, Heritage Civil, 2055 N. Mt. Juliet Rd. Ste 204, represented the project.

Andy Clark NHC, 100 E Vine St Murfreesboro TN, represented the project as the developer.

Don Eskew 101 York Rd. Asked to preserve the trees along York Rd. Opposed sidewalks on York Rd.

Andy Clark timeline quicker rather than later, opening sometime 2028 hopefully.

Planning and Zoning:

1. All commercial design regulations in 6-103.7 shall be adhered to, excepting any waivers granted.
2. The Planning Commission granted a waiver to 6-103.7 Commercial Design Standards - allowing for no less than 60% masonry and 40% secondary materials excluding metal and or vinyl.
3. Brick shall be clay, baked and individually laid. Metal and vinyl are not permitted as façade materials.
4. Paint wall mounted utility equipment to match the façade it is attached to.
5. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings to Public Works.
6. All signage shall be submitted by separate application to the Planning Department.
7. Rooftop HVAC and utility equipment shall be screened from horizontal view. Identify the location on construction plans.
  
8. 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.
9. Provide sidewalk along all road frontages per the requirements of the City's subdivision regulations.
10. The Planning Commission waived the requirement for a sidewalk along York Rd.
11. Flammable landscape materials are not permitted within 3' of the building.
12. The retaining wall handrails shall be painted black.
13. Preserve as many trees as possible especially those fronting York Rd.
14. Work with staff to provide interconnectivity to the sidewalks internal to the site.

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.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** David Rast

**SECONDER:** Linda Armistead

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairman Winchester

**Absent:** Commissioner George

**12. Preliminary Plats**

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

Staff reviewed their reports and answered questions from the commission.

Jake Porter, Heritage Civil 2055 N. Mt. Juliet Rd. Ste 204, represented the project.

Dana Sayre, HOA President for Nichols Vale 15 Collett Ct spoke about traffic concerns. Concerned about development utilizing amenities. asked to please preserve as many trees as possible.

DR w/ waiver to rd b 5ft sidewalks 6ft grass strip LW 2nd HOA agreement include paragraph that this is not part of the Nichols Vale HOA 8-0-0

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** David Rast

**SECONDER:** Luke Winchester

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, and Chairman Winchester

**Absent:** Commissioner George

**13. Freestanding Ordinances**

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

Staff reviewed their reports and answered questions from the commission.

Art Giles left the meeting 10:23 pm

There were no citizen comments

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead, that this Ordinance be \*\*negative recommendation to the Board of Commissioners, on meeting date of 3/9/2026. The motion carried by the following vote:

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

**MOVER:** David Rast

**SECONDER:** Linda Armistead

**Aye:** Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Chairman Winchester

**Nay:** Commissioner Franklin

**Absent:** Commissioner George, and Commissioner Giles

**13.B. \*\*Review the updates to the Planning Commission Project Submittals Fees.** Staff reviewed their reports and answered questions from the commission.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments

A motion was made by Commissioner Bulmon, seconded by Commissioner Franklin, that this Ordinance be \*\*Positive Recommendation to the Board of

Commissioners, on meeting date of 3/9/2026. The motion carried

**Final Plats**

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

Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the Planning Commission meeting and open a public hearing. There were no citizen comments. Chairman Winchester reopened the Planning Commission meeting.

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.

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead, that this Action Item be approved with conditions. The motion carried

- 6.J. Review the Final Plat for Griffith’s Creekside Estates, located off W. Division St. Staff reviewed their reports and answered questions from the commission. Chairman Winchester closed the Planning Commission meeting and open a public hearing. There were no citizen comments. Chairman Winchester reopened the Planning Commission meeting.

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.

A motion was made by Vice Chair Rast, seconded by Commissioner Christenson, that this Action Item be approved with conditions. The motion carried

**14. Adjourn**

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

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Bobby Franklin

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

**Absent:** Commissioner George, and 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