



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

230 Mundy Memorial Drive

Address:

230 Mundy Memorial Drive

Legal Description:

Map(s) - 077

Parcel(s) – 058.25

District:

4 – Jennifer Milele

Applicant:

Justin Findlay,
Vastland, LLC

Property Owner:

Vastland 230 Mundy Owner, LLC

Request:

Final Plat – Modification

Current Zoning:

I-R, Industrial Restrictive

Attachments:

Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks approval for a modification to the final plat for 230 Mundy Memorial Drive.

Description/History: The plat proposes the modification of lots 2A and 2B, located at 230 Mundy Memorial Drive for the purpose of adjusting the ingress/egress easement along the eastern edge of lot 2A.

Zoning: The property is zoned I-R, Industrial Restrictive, and all proposed uses are permitted by right in this district. All applicable code regulations are applied in accordance with the base zoning district.

Summary: The submittal as provided, proposes an adjustment to the ingress/egress easement along the eastern edge of lot 2A. The applicant has addressed any staff comments from prior reviews, and anything outstanding is minor, and found in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat modification for 230 Mundy Memorial Drive, lots 2A and 2B, subject to any conditions below.

Conditions (by Department):**Fire Department:**

1. No Comments Received.

Planning:

1. Label the zoning of adjacent parcels before recording the plat.

Public Works:

1. Stormwater: NOV-010-204 has not been satisfied, trees to be removed from detention pond before plat is signed in accordance with stormwater long term maintenance agreement
2. Stormwater: Add required note that all PUDE's outside of Public

ROW's are not the responsibility of the City of Mt. Juliet.

3. 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.

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.