

February 18, 2026 Revised 3/9/26

Jon Baughman
City Planner
City of Mt. Juliet Planning Dept.
115 Clemmons Road
Mt. Juliet, TN. 37122

RE: Treymor Subdivision
Ordinance # 2023-027
PUD Text Amendment
CSDG Project #22-525-01

Dear Mr. Baughman,

Pulte Homes respectfully requests a modification to a Conditions of Approval for the Treymor PUD (Ordinance No. 2023-027). The original PUD requires completion of the offsite Benders Ferry Road improvements prior to issuance of the first Certificate of Occupancy (CO).

Conditions of approval Public Works Item 11: Completion of Benders Ferry Road and Lebanon Road intersection improvements by the Benders Ferry PUD shall be completed by the first Certificate of Occupancy

We are requesting an amendment to allow issuance of up to 25 COs prior to completion of the required Benders Ferry PUD road improvements.

As of November 2025, they had widened approximately 3,000 linear feet of the Benders Ferry Road project, with approximately 2,000 linear feet remaining. The project has been delayed due to an unforeseen gas main conflict.

The developer responsible for the southern leg of the Benders Ferry Road project was recently granted approval to obtain up to 50 COs prior to completing their required road improvements due to the same utility conflict. That developer is actively working to resolve the issue and complete construction.

Because the remaining road improvements are outside of Pulte Homes' control and similar relief has been granted under comparable circumstances, we respectfully request the same consideration to allow issuance of up to 25 COs prior to completion of the remaining improvements.

Sincerely,



Kyle Griffin
Principal/P.E.
CSDG