

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Thursday, June 18, 2026

6:30 PM

Commission Chambers

Planning Commission

- 12.A.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01 [1772](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

Staff reviewed their reports and answered questions from the commission. Samantha Burnett, City Attorney stated the TCA was amended and utility systems are required to connect if lines are on or adjacent to property.

A motion was made by Commissioner Bulmon, seconded by Commissioner George, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: Preston George

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Abstain: Commissioner Giles

13. Downtown City Properties

- 13.A.** **Review the Potential Sale of the Downtown City Properties, located at 50, 69, 71 and 73 E. Hill St., 46, 48, and 50 E. Caldwell St., 2365 and 2397 N. Mt. Juliet Rd. [1780](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Exhibit Map](#)

The Planning Commission discussed the potential sale of city property.

Commissioner Giles strongly encourages traffic light at E. Hill St. and N. Mt. Juliet Rd. he is opposed to supporting the potential sale of the property.

A motion was made by Vice Chair Rast, seconded by Commissioner George, that this Resolution be **negative recommendation to the Board of Commissioners, on meeting date of 7/13/2026. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Preston George

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

14. Discussion

14.A. Discuss the Central Pike Land Use Plan.

[1771](#)

Sponsors: Planning and Zoning, Tyler Gutierrez

The Planning Commission discussed the Land Use Plan.

Bobby Franklin suggested we look into amending small spot sections of the land use plan.

The commission desires this discussion item be placed on the July agenda.

15. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

****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.**

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary