

# **Mt. Juliet, Tennessee**

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



## **Agenda**

**Monday, December 8, 2025**

**6:30 PM**

**Commission Chambers**

**Board of Commissioners**

**Workshop 5:15 PM - Growth and Infrastructure**

Workshop Public Notice - 12-8-2025

[1504](#)**Sponsors:** Jennifer Milele, Commissioner, James Maness, Mayor**Attachments:** [Public Notice - Workshop - 12-8-2025](#)**Public Hearing 6:15 PM**

Citizens Comments limited to three (3) minutes per person - Ordinance 2023-15

Public Hearing Notice - 12-8-25

[1503](#)**Attachments:** [Public Notice - 12-8-2025](#)**1. Call to Order & Declare a Quorum Present****2. Set Agenda****3. Invocation & Pledge of Allegiance****4. Approval of Minutes****4.A. Meeting Minutes to be Approved - 11-10-2025**[1491](#)**Attachments:** [Meeting Minutes to be Approved - 11-10-25](#)**5. Citizens Comments**

Citizens Comment Limited to three (3) minutes per person - Ordinance 2008-24

**6. Commissioner Reports & Comments****7. City Manager's Report****8. Tate's Landing: Annexation and Rezone****8.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS TATE'S LANDING, LOCATED AT 212 PAUL DRIVE MAP 073 PARCEL P/O 021.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:**[1460](#)**Sponsors:** Planning Commission Positive Recommendation**Attachments:** [Resolution](#)

- 8.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 10 ACRES OF PROPERTY AT WATERMARK WAY, MAP 073, P/O PARCEL 021.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **1399**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Map](#)  
[Staff Report](#)

**Legislative History**

9/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
10/27/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 8.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE \_\_\_\_\_ RELATIVE TO THE ANNEXATION OF APPROXIMATELY 10 ACRES OF PROPERTY AT WATERMARK WAY, MAP 073, P/O PARCEL 021.00 **1461**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Resolution](#)

- 8.D.** AN ORDINANCE TO REZONE PROPERTY LOCATED ON WATERMARK WAY, APPROXIMATELY 10 ACRES, MAP 073, P/O PARCEL 021.00 FROM WILSON COUNTY R-1 TO RS-20. **1400**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Map](#)  
[Staff Report](#)

**Legislative History**

9/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
10/27/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

**9. Unfinished Business**

- 9.A.** AN ORDINANCE ACCEPTING DONATIONS FOR THE MT. JULIET PARKS DEPARTMENT AND ALLOCATE THE FUNDS FOR PARKS SPECIAL EVENTS **1469**

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [Resolution](#)

**Legislative History**

11/10/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
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- 9.B.** AN ORDINANCE AMENDING ORDINANCE 2024-52 TO GRANT RELIEF FROM CERTAIN CONDITIONS OF THE PREVIOUSLY APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), LAST AMENDED IN NOVEMBER 2024, TO ALLOW FULL ACCESS DRIVEWAYS ON THE COLLECTOR ROAD BETWEEN GOLDEN BEAR GATEWAY AND BECKWITH ROAD, AND TO VOID PUBLIC WORKS CONDITIONS 9, 11(H), AND 13. **1432**

**Sponsors:** Planning Commission Negative Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Map](#)  
[Staff Report](#)  
[Ordinance 2024-52](#)

**Legislative History**

10/16/25	Planning Commission	**negative recommendation to the Board of Commissioners
11/10/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

**10. New Business**

- 10.A.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28, ARTICLE IX - TRUCK ROUTES **1505**

**Sponsors:** Jennifer Milele, Commissioner

**Attachments:** [Ordinance](#)  
[Exhibit A - Redline City Code](#)  
[Exhibit B - Map of Truck Routes](#)

- 10.B.** AN ORDINANCE TO REZONE APPROXIMATELY 4.86 ACRES OF PROPERTY KNOWN AS CHARLIES PLACE, LOCATED ON WEST CALDWELL STREET, MAP 072I, GROUP B, PARCELS 002.00 & 003.00, FROM RS-40 TO CTC-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A MIXED-USE DEVELOPMENT ON MAP 072I, GROUP B, PARCELS 001.01, 002.00, 003.00, 004.00 & 010.00. [1444](#)

**Sponsors:** Planning Commission Negative Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Map](#)  
[Staff Report](#)

**Legislative History**

10/16/25	Planning Commission	**negative recommendation to the Board of Commissioners
11/10/25	Board of Commissioners	deferred to the Board of Commissioners

- 10.C.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 39.34 ACRES, PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1174](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Map](#)  
[Staff Report](#)  
[Plan of Services](#)

**Legislative History**

4/17/25	Planning Commission	deferred to the Planning Commission
8/21/25	Planning Commission	deferred to the Planning Commission
9/18/25	Planning Commission	deferred to the Planning Commission
10/16/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
11/10/25	Board of Commissioners	deferred to the Board of Commissioners

- 10.D.** AN ORDINANCE TO REZONE APPROXIMATELY 39.34 ACRES OF PROPERTY AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03 FROM WILSON COUNTY R-1 TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE COURTYARDS AT MCFARLAND **1175**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Map](#)  
[Staff Report](#)

**Legislative History**

4/17/25	Planning Commission	deferred to the Planning Commission
8/21/25	Planning Commission	deferred to the Planning Commission
9/18/25	Planning Commission	deferred to the Planning Commission
10/16/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
11/10/25	Board of Commissioners	deferred to the Board of Commissioners

- 10.E.** A RESOLUTION TO AMEND THE CITY MANAGER'S EMPLOYMENT AGREEMENT TO INCLUDE AN ANNUAL PERFORMANCE EVALUATION AND APPROVE A PERFORMANCE EVALUATION FORM **1495**

**Sponsors:** Jennifer Milele, Commissioner

**Attachments:** [Resolution](#)  
[Exhibit A - Agreement Amendment No. 2](#)  
[Exhibit B - City Manager Evaluation Form](#)

- 10.F.** RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE CURD ROAD INTERSECTION IMPROVEMENT PROJECT AT N. MT. JULIET ROAD AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT **1502**

**Sponsors:** Scott Hefner, Commissioner

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Bid Tabulation](#)

**11. Appointments**

- 11.A.** Joint Economic & Community Development Board Appointment [1426](#)  
- Position #9

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [JECDB Position #9 - Letter](#)

- 11.B.** Joint Economic & Community Development Board Appointment [1427](#)  
- Position #18

**Sponsors:** James Maness, Mayor

**Attachments:** [JECDB Position #18 - Letter](#)

**12. Adjournment**

**The Next Board of Commissioners Meeting is Scheduled for January 12, 2026**