

# **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**



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1504

**Agenda Date:** 12/8/2025

**Agenda #:**

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**Title:**

Workshop Public Notice - 12-8-2025

### **Public Notice**

The City of Mt. Juliet Board of Commissioners will hold a workshop on Monday, December 8, 2025, from 5:15 PM - 6:00 PM to discuss growth and infrastructure and other related items.

The public is invited to attend and comment.

City of Mt. Juliet



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1503

**Agenda Date:** 12/8/2025

**Agenda #:**

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**Title:**

Public Hearing Notice - 12-8-25



## **Public Notice**

The Board of Commissioners of the City of Mt. Juliet will conduct a public hearing and consider the following on December 8, 2025, at 6:15PM, at City Hall located at 2425 N. Mt. Juliet Road.

- 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, and approve the plan of services.
- 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.
- An ordinance accepting donations for the Mt. Juliet Parks Department and allocating the funds for Parks Special Events
- 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.

The public is invited to attend and comment.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1491

**Agenda Date:** 12/8/2025

**Agenda #:** 4.A.

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**Title:**

Meeting Minutes to be Approved - 11-10-2025

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes**

**Monday, November 10, 2025**

**6:30 PM**

**Commission Chambers**

**Board of Commissioners**

**Workshop: Architect Workshop 5:15 PM**

Commissioner Milele, Mayor Maness, Vice Mayor Trivett, and Commissioner Giles were present. Commissioner Hefner was absent for most of the presentation.

No citizen comments were heard.

**Presentation - Architect Workshop**

James with Architect Workshop provided an overview of the needs assessment process, outlining how information was gathered and what will be included in the presentation and final documents. He reviewed the project goals and foundational values: secure, welcoming, and practical.

Cary with Architect Workshop discussed the history of the existing City Hall facility and detailed the needs driving the design of a new City Hall.

Discussion was held.

The workshop adjourned at 6:00 PM.

Workshop Public Notice

[1463](#)

**Attachments:** [Public Notice - Workshop](#)

**Public Hearing 6:15 PM**

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

Thomas Hinkson, 5610 Toulouse Street - Opposed to the Hamilton Reserve development.

Jasmine, 5813 St. Charles Place - Opposed to the Hamilton Reserve development.

Brandon Hilker, 5625 Toulouse Street - Requested additional information on the Hamilton Reserve development.

Saundra Robinson, 5202 Lavonne Place - Opposed to the Hamilton Reserve development.

Michael Welborn, 5433 Orleans Avenue - Opposed to the Hamilton Reserve development.

Constance Grupp-Opala, 5510 Creole Way - Opposed to the Hamilton Reserve development.

Public Hearing Notice

[1462](#)

**Attachments:** [Public Notice - 11-10-2025](#)

**1. Call to Order & Declare a Quorum Present**

**Present:** Commissioner Art Giles, Vice Mayor/Commissioner Bill Trivett, Mayor James Maness, Commissioner Jennifer Milele, and Commissioner Scott Hefner

**2. Set Agenda**

The Mayor moved to defer Items 9.E., 9.F., and 9.G., as requested by the applicants. There were no objections.

The Mayor moved to place Items 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. on the Consent Agenda. There were no objections.

**3. Invocation & Pledge of Allegiance**

City Manager Kenny Martin led the invocation and the Pledge of Allegiance.

**4. Approval of Minutes****4.A. Meeting Minutes to be Approved - 10-27-25**[1464](#)

**Attachments:** [Meeting Minutes to be Approved - 10-27-25](#)

The Mayor moved to approve the amended set of minutes as presented at the table. There were no objections.

**5. Citizens Comments**

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

Jeremy Jernigan, 1006 Clearview Drive - Spoke in support of Commissioner Hefner's proposed moratorium item on the agenda.

## 6. Commissioner Reports & Comments

Commissioner Hefner thanked everyone for coming out and encouraged citizens to shop local for Christmas. He noted that with the weather dropping, residents should stay safe and check on their elders. He also offered prayers for the victims of the Vanderbilt helicopter crash.

Commissioner Milele stated that, in anticipation of an agenda item not receiving a second, she wished to share her comments in advance regarding the proposed one-year moratorium on high-density and multifamily residential development. She noted that while the idea may sound appealing and has support on social media, many may not realize its significant impacts on the City. She explained that “high density” includes not only apartments but also certain single-family homes and for-sale townhomes. She stated that growth is driven by the market, not government, and that most infrastructure, including major road projects, is paid for by developers, not taxpayers. Examples cited included Old Lebanon Dirt Road, Beckwith Point, Benders Ferry, Nonaville Road, Pleasant Grove, South Greenhill, and Providence Parkway. She explained these improvements relieve congestion and come at no cost to the public. She warned that the proposed moratorium would halt future infrastructure and harm the City’s progress. Commissioner Milele further noted that a moratorium would reduce property and sales tax revenues and negatively affect retail growth, since retailers rely on new rooftops. She stated that Mt. Juliet depends on sales tax to avoid higher property taxes, and limiting growth would jeopardize that balance. She also expressed concern that the proposal was inconsistent with Commissioner Hefner’s past positions and development votes. She concluded that continued development is vital for Mt. Juliet’s long-term sustainability and expressed hope the ordinance would not move forward.

Commissioner Giles offered thoughts and prayers for the victims of the Vanderbilt helicopter crash. He congratulated Jacob Dean and Jason Brockman on their recent promotions and announced upcoming community events, including the BPAC Christmas Lights Walk and the City Christmas Tree Lighting. He thanked everyone for coming out to the meeting.

Vice Mayor Trivett thanked everyone for coming out and recognized the City’s Public Information Officer for doing a great job keeping the public informed of events. He encouraged everyone to shop local and noted that Veterans Day is tomorrow, thanking the men and women who have served. He reminded citizens to stay alert regarding safety and traffic “hot areas” identified by MJPd, to watch for children traveling to and from school, and to help local police by locking vehicles and reporting suspicious activity. He also thanked those who came out to speak about the City and encouraged residents to continue reaching out and staying involved.

Mayor Maness stated he is not blind to the fact that there are traffic and congestion issues throughout the City. He noted much of the growth occurs around Mt. Juliet, and that the City continues to do a good job holding developers accountable for projects built within the City limits. He explained that even if no additional development occurred within Mt. Juliet, traffic would remain due to surrounding growth and the City’s proximity to the interstate. The Mayor stated approximately 10% of Wilson County’s overall growth occurs within Mt. Juliet. He explained that halting development would not stop growth but would instead limit the City’s ability to accept voluntary contributions and improvements with developers, which help make

City projects more appealing to the State. He commented that while a moratorium may sound good in theory, the proposed ordinance would not achieve what many believe it would. He displayed a map illustrating what types of projects would be restricted. He further noted that the City's budget is primarily funded by sales tax revenue, and without new development and retail growth, the same expenses would remain without the supporting revenue. Mayor Maness stated he does not believe it is a fair question to ask members of the Board whether they support a moratorium while phrasing it as being against townhomes and apartments. He explained that while such phrasing may sound appealing publicly, "the devil is in the details," and added that the ordinance, as written, amounted to legislative malpractice.

Commissioner Hefner called a point of order to continue his commissioner comments.

Mayor Maness determined Commissioner Hefner and Commissioner Milele were out of order.

## **7. City Manager's Report**

City Manager Kenny Martin thanked everyone for coming out to the meeting and recognized Sergeant Atwood for attending. He asked all veterans in the room to raise their hand and be recognized, and the audience applauded. He shared the history of his family members who were veterans and noted that the City's Veteran's Wall had 100 additional names added earlier in the day.

He thanked the Board of Commissioners for their continued support and discussed upcoming safety measures for the City's Christmas Parade. He noted that candy will not be thrown from vehicles for safety reasons and encouraged families to bring children to the VIP section, near the Clock Tower, to receive candy. He also thanked Dave Rolland and Greg Fast for donating candy for the event and announced that elected officials will hand out candy following the parade at the Clock Tower.

## **8. Unfinished Business Consent Agenda Items:**

- 8.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR 12.29 ACRES OF PROPERTY KNOWN AS HAMILTON RESERVE ON LEBANON ROAD, MAP 053, PARCEL 44.01, FROM MEDIUM DENSITY RESIDENTIAL TO THOROUGHFARE COMMERCIAL [1396](#)

**Sponsors:** Planning Commission Positive Recommendation

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

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be adopted. The motion carried by the following vote:

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner  
Enactment No: 2025-50

- 8.B.** AN ORDINANCE TO REZONE PROPERTY LOCATED ON LEBANON ROAD, APPROXIMATELY 12.29 ACRES, MAP 053, PARCEL 044.01 FROM RS-40 TO CRC. [1397](#)

**Sponsors:** Planning Commission Positive Recommendation

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

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be adopted. The motion carried by the following vote:

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner



Enactment No: 2025-51

**9. New Business**

- 9.A.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE 8-207.3. MINIMUM LOT AREA IN PUD OVERLAY DISTRICTS

[1430](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Staff Report](#)

This item originally had no motion but was later brought back for consideration at the end of the meeting.

Mayor Maness made a motion to reconsider the item. Commissioner Milele seconded the motion.

Discussion was held.

A motion was made by Mayor Maness, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** James Maness

**SECONDER:** Jennifer Milele

**Aye:** Commissioner Giles, Mayor Maness, and Commissioner Milele

**Nay:** Vice Mayor/Commissioner Trivett, and Commissioner Hefner

- 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](#)

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 12/8/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner

- 9.C.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 5.21 ACRES OF PROPERTY AT 3971 BECKWITH ROAD MAP 078, PARCEL 021.06, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1446](#)

**Sponsors:** Planning Commission Positive Recommendation

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

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner

- 9.D.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 3971 BECKWITH ROAD, APPROXIMATELY 5.21 ACRES, MAP 078, PARCEL 021.06 FROM WILSON COUNTY R-1 TO CI, INTERCHANGE COMMERCIAL [1447](#)

**Sponsors:** Planning Commission Positive Recommendation

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

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner

- 9.E.** 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](#)

This Ordinance was deferred to the Board of Commissioners due back on 12/8/2025

**RESULT:** DEFERRED

- 9.F.** 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](#)

This Ordinance was deferred.to the Board of Commissioners due back on 12/8/2025

**RESULT:** DEFERRED

- 9.G.** 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](#)

This Ordinance was deferred.to the Board of Commissioners due back on 12/8/2025

**RESULT:** DEFERRED

- 9.H.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET THE PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT SOUTH GREENHILL ROAD FROM THE FROM THE EXISTING CITY LIMITS NEAR THE LEBANON ROAD INTERSECTION TO THE SOUTHEASTERN PROPERTY CORNER OF PARCEL 053 152.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY: [1210](#)

**Sponsors:** Planning Commission Positive Recommendation

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

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner

- 9.I.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE XIV, PUBLIC NOTICE, SECTION 14-109.4 [1468](#)

**Sponsors:** Scott Hefner, Commissioner

**Attachments:** [Ordinance](#)  
[ZOA 14-109 Public Notice SR](#)

Commissioner Hefner stated that he would like to revert back to the previous method of providing public notices, exceeding the minimum requirements of state law, to ensure more notification to the public prior to Planning Commission meetings.

Mayor Maness asked if the additional notification cost would be covered by the developer. City Planner Jon Baughman confirmed that it would.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Planning Commission, on meeting date of 11/20/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Scott Hefner

**SECONDER:** Jennifer Milele

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

- 9.J.** 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](#)

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner

- 9.K.** AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR HIGH DENSITY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE [1470](#)

**Sponsors:** Scott Hefner, Commissioner

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

This Ordinance had no action taken on it, as it died for lack of second

**RESULT:** NO ACTION TAKEN

**MOVER:** Scott Hefner

- 9.L.** A RESOLUTION AUTHORIZING THAT KENNETH D. MARTIN, DANA HIRE AND MICHAEL MULLINS ARE THE OFFICIALS AUTHORIZED TO SIGN CHECKS AND WITHDRAW FUNDS FOR THE CITY OF MT. JULIET [1465](#)

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

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

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner  
Enactment No: 73-2025



**9.M.** A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN  
AGREEMENT BETWEEN ADP AND THE CITY OF MT. JULIET FOR A  
HR AND PAYROLL SOFTWARE SYSTEM

[1467](#)

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

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Agreement](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Milele, that this Resolution be adopted. The motion carried by the following vote:

**RESULT:** ADOPTED

**MOVER:** Bill Trivett

**SECONDER:** Jennifer Milele

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness,  
Commissioner Milele, and Commissioner Hefner  
Enactment No: 74-2025

**10. Adjournment**

7:16PM

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Mayor James Maness

---

City Recorder Sheila S. Lockett, MMC



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1460

**Agenda Date:** 12/8/2025

**Agenda #:** 8.A.

---

**Title:**

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:

## **RESOLUTION - 2025**

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:

**WHEREAS**, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

**WHERAS**, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Tate's Landing located at 212 Paul Drive, In Wilson County, Tennessee, as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 212 PAUL DRIVE, IN WILSON COUNTY, TENNESSEE IS ADOPTED.**

### **A. Police:**

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

### **B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

### **C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

### **D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

### **E. Refuse Collection:**

## **RESOLUTION - 2025**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

### **F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

### **G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

### **H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

### **I. Planning:**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-20.

### **J. Street Lighting**

## **RESOLUTION - 2025**

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

### **K. Recreation**

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

### **L. Electrical Service**

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

### **NOW THEREFORE BE IT RESOLVED:**

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

**This resolution shall take effect on the earliest date allowed by the law.**

PASSED:

\_\_\_\_\_  
James Maness, Mayor

\_\_\_\_\_  
Kenny Martin, City Manager

ATTEST:

\_\_\_\_\_  
Jennifer Hamblen, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Samantha A. Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1399

**Agenda Date:** 12/8/2025

**Agenda #:** 8.B.

---

**Title:**

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.

**ORDINANCE NO. \_\_\_\_\_**

**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.**

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to annex 10 acres of property at Watermark Way (map 073, p/o parcel 021.00); and

**WHEREAS**, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of September 18, 2025, and forwarded a positive recommendation (Vote 5-1-0) for approval to the Board of Commissioners; and

**WHEREAS**, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_ and notice thereof published in the Chronicle of Mt. Juliet on October 15, 2025; and

**WHEREAS**, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within corporate boundaries of the City of Mt. Juliet.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2025 as follows:**

**Section 1. ANNEXATION.** The property described below and as shown and further described on Exhibit A attached hereto, 10 acres of property at Watermark Way (map 073, p/o parcel 021.00); is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

**Section 2. PLANNING COMMISSION RECOMMENDATION.** This matter was considered by the Planning Commission and received a positive recommendation with a vote of (5-1-0) in a regular meeting held on September 18, 2025.

**Section 3. PUBLIC HEARING.** The annexation was the subject of a public hearing held on \_\_\_\_\_ at 6:15 p.m.

**BE IT FURTHER ORDAINED**

**Section 4.** In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

**Section 5.** If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

**Section 6.** This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

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James Maness, Mayor

---

Kenny Martin, City Manager

ATTEST:

---

Jennifer Hamblen, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney



## Exhibit A – Legal Description

From the POINT OF BEGINNING; Thence, S 07° 38' 03" W for a distance of 439.70 feet to a point on a line.

Thence, S 07° 38' 04" W for a distance of 86.94 feet to a point on a line.

Thence, S 08° 19' 15" W for a distance of 84.33 feet to a point on a line.

Thence, N 82° 30' 00" W for a distance of 701.48 feet to a point on a line.

Thence, N 10° 05' 15" E for a distance of 53.59 feet to a point on a line.

Thence, N 11° 04' 45" E for a distance of 130.84 feet to a point on a line.

Thence, N 08° 13' 12" E for a distance of 182.52 feet to a point on a line.

Thence, N 10° 44' 55" E for a distance of 125.12 feet to a point on a line.

Thence, N 08° 57' 48" E for a distance of 159.44 feet to a point on a line.

Thence, S 79° 18' 51" E for a distance of 212.11 feet to a point on a line.

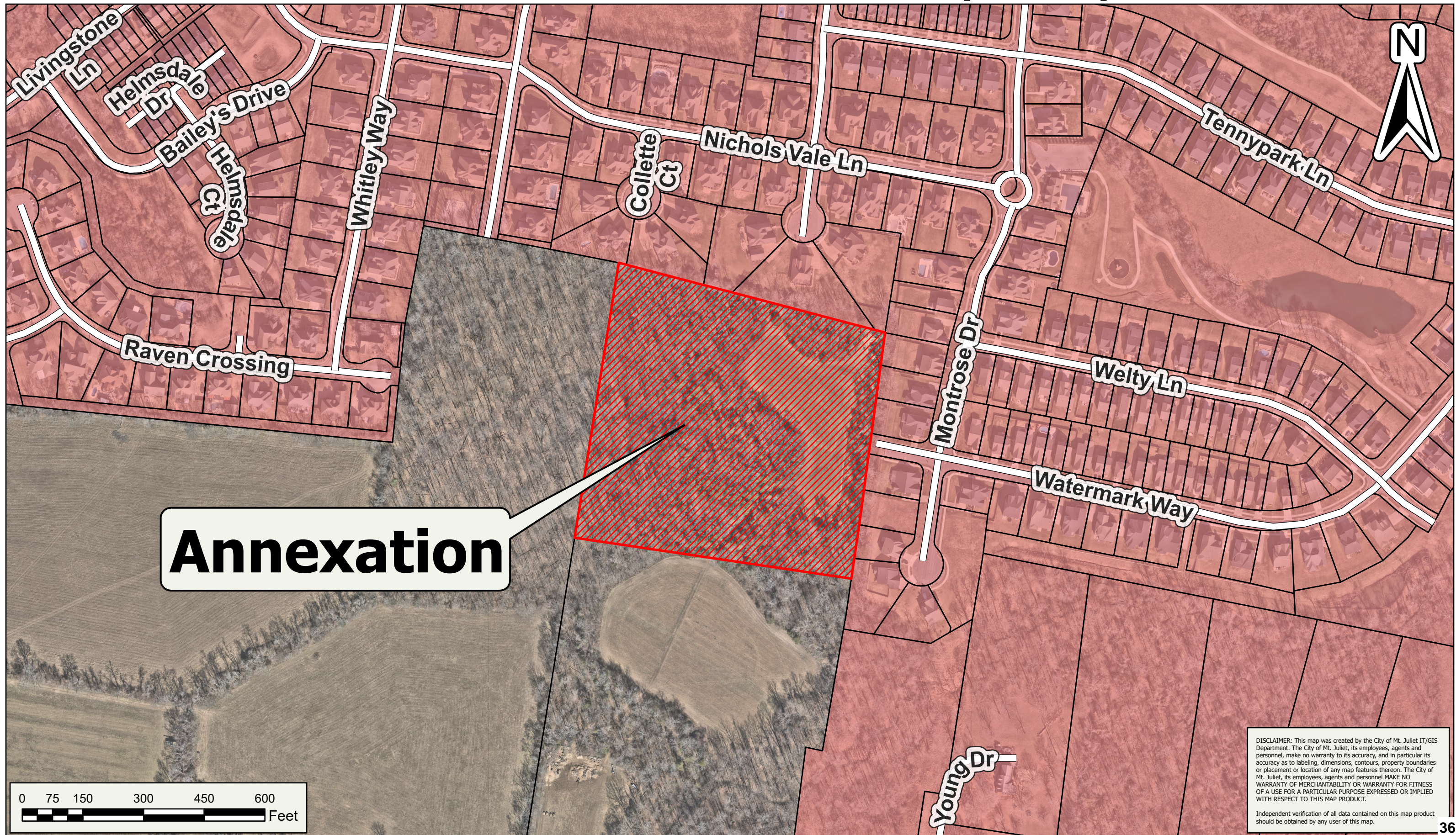
thence S 79° 03' 13" E a distance of 468.94 feet to the POINT OF BEGINNING;





# Exhibit B- Annexation

## Tate's Landing Map 073, p/o Parcel 021.00







## MEMORANDUM

**Date:** September 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Tate's Landing  
Annexation, Rezone and Concept Plan  
Variable Lot Subdivision  
Map – 073  
Part of Parcel - 021.00

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**Request:** Jake Porter with Heritage Civil, on behalf of his client Ripple Creek, LLC., seeks annexation, plan of services, rezone and concept plan approval for a variable lot subdivision on Watermark Way in District 1.

**History:** The property consists of approximately 10.00 acres (432,752 sf) on Watermark Way, which abuts the Nichols Vale property to the north, just east of Tate Lane. This is currently undeveloped agricultural land. The applicant wishes to develop a 17 lot variable lot subdivision with a base zoning of RS-20. A concept plan has been submitted with this application. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Tate's Landing	Medium Density Residential	N/A	Wilson County R-1	RS-20 Variable Lot

**Future Land Use Plan:** The City's future land use map identifies the area as medium density residential. Adjacent future land use classifications are both medium and low density residential. The applicant does not wish nor need to change the future land use designation.

**Zoning:** The current zoning is Wilson County R-1. The applicant is seeking RS-20, medium density residential, which is consistent with the surrounding zoning and the City's future land use plan.

**Annexation:** The property is located within the City's urban growth boundary.

**Plan of Service:** A plan of services is included.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *is in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

**Concept Plan:** The concept plan proposes 17 lots on 10 acres for a density of 1.7 units/acre (2.2 units/acre permitted with RS-20 base zoning). The minimum lot size is 15,000sf and the average lot size is 16,750sf. The bulk regulations for variable lot subdivisions are adhered to, except the waiver request described below. Lot coverage is not to exceed 45% and floor coverage per lot is indicated as at least 3,000sf.

Improved open space totals 1.02 acres (10.24% of the development site) and includes a playground, dog park and walking trails. A mail kiosk is proposed and a detail is provided and acceptable. Streetlights are required per ordinance 25-24. Four parallel on street parking spaces are provided in front of the playground and amenity area. Sidewalk is provided on both sides of all streets.

5-104.4 Residential Design Guidelines: The supplied renderings indicate homes with two car garages and masonry and fiber cement facades. The applicant is seeking a façade material waiver, detailed below. All single-family design guidelines, except any waivers granted, shall be adhered to.

**Waivers & Variances:** The following are requested:

1. 5-104.3 – Setback to any lot line – 15’ in lieu of 20’ – STAFF DOES NOT SUPPORT, THIS IS NOT A PUD AND BULK WAIVERS ARE NOT PERMITTED
2. 5-104.4 – 50% masonry/50% secondary on each façade – STAFF SUPPORTS 60% PRIMARY MATERIALS AND 40% SECONDARY MATERIALS
3. 4-114 – 20% slope disturbance within lots in a cut condition only, lots affected will be deemed critical lots – PW TO RECOMMEND
4. 4-114 – Request to disturb slopes > 20% - PW TO RECOMMEND

**Recommendation:** Staff recommends the Planning Commission approve the concept plan and forward a positive recommendation, to the Board of Commissioners for the annexation and rezone of the Tate’s Landing subdivision.

**Planning and Zoning:**

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with RS-20 zoning.

2. The plan shall adhere to all requirements of 5.104.3, variable lot subdivisions, should the preliminary plat be formally submitted.
3. All requirements of 5-104.4, single family design guidelines, shall be adhered to, except any waivers granted by the Planning Commission.
4. Provide streetlighting per ordinance 25-24.
5. Fencing shall be decorative, low maintenance material.
6. Landscape plan comments are via separate cover.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. The mail kiosk shall be lit.
9. Sign posts and other poles and posts shall be powdercoated black, channel posts are not permitted.
10. Landscape buffers shall be located in open space and maintained by the HOA.
11. A tree preservation plan is required by variable lot regulations at preliminary plat submittal.
12. Driveways shall be at least 22' long and 18' wide.
13. Perimeter landscape screening is required around detention/retention ponds.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1461

**Agenda Date:** 12/8/2025

**Agenda #:** 8.C.

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**Title:**

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

## **RESOLUTION -2025**

### **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**

**WHEREAS**, on \_\_\_\_\_, pursuant to Ordinance \_\_\_\_, the City of Mt. Juliet Board of Commissioners annexed the subject property into the corporate boundaries of the City of Mt. Juliet; and

**WHEREAS**, T.C.A. § 6-51-104 requires a resolution for the annexation proposed by a property owner; and

**WHEREAS**, this Resolution shall mirror the intent and effect of Ordinance \_\_\_\_ relative to the annexation of the subject property.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Mt. Juliet, Wilson County, Tennessee as follows:

**Section 1.** The City of Mt. Juliet Board of Commissioners hereby resolves to pass Ordinance\_\_\_\_ relative to the annexation of approximately 10 acres of property at Watermark Way, map 073, p/o parcel 021.00.

**Section 2.** In the event of conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

**Section 3.** If any section, clause, provision, or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of the resolution.

This resolution shall take effect immediately upon its adoption, the public welfare requiring it.

**PASSED:**

\_\_\_\_\_  
James Maness, Mayor

\_\_\_\_\_  
Kenneth D. Martin, City Manager

ATTEST:

\_\_\_\_\_  
Jennifer Hamblen, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Samantha A. Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1400

**Agenda Date:** 12/8/2025

**Agenda #:** 8.D.

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**Title:**

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.



**ORDINANCE NO. \_\_\_\_\_**

**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.**

**WHEREAS**, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on September 18, 2025, and forwarded a positive recommendation (5-1-0) for approval to the Board of Commissioners; and

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_, 2025 and notice thereof published in the Chronicle of Mt. Juliet on October 15, 2025; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to rezone 10 acres of property located on Watermark Way, map 073, p/o parcel 44.0, from Wilson County R-1, low density residential, to RS-20, medium density residential.

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2025 as follows:

**Section 1. REZONING.** Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning 10 acres of property located on Watermark Way, map 073, p/o parcel 44.0, from Wilson County R-1, low density residential, to RS-20, medium density residential (Exhibit B), subject to the conditions below:

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with RS-20 zoning.
2. The plan shall adhere to all requirements of 5.104.3, variable lot subdivisions, should the preliminary plat be formally submitted.
3. All requirements of 5-104.4, single family design guidelines, shall be adhered to, except any waivers granted by the Planning Commission.
4. Provide streetlighting per ordinance 25-24.
5. Fencing shall be decorative, low maintenance material.
6. Landscape plan comments are via separate cover.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. The mail kiosk shall be lit.

9. Sign posts and other poles and posts shall be powdercoated black, channel posts are not permitted.
10. Landscape buffers shall be located in open space and maintained by the HOA.
11. A tree preservation plan is required by variable lot regulations at preliminary plat submittal.
12. Driveways shall be at least 22' long and 18' wide.
13. Perimeter landscape screening is required around detention/retention ponds.

**LEGAL DESCRIPTION** – See Exhibit A (attached)

**Section 2. PUBLIC HEARING.** The zoning changes were the subject of a public hearing held on \_\_\_\_\_ at 6:15 p.m.

**BE IT FURTHER ORDAINED**

**Section 3.** In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

**Section 4.** If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

**Section 5.** This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

\_\_\_\_\_  
James Maness, Mayor

\_\_\_\_\_  
Kenny Martin, City Manager

ATTEST:

\_\_\_\_\_  
Jennifer Hamblen, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Samantha A. Burnett, City Attorney

## Exhibit A – Legal Description

From the POINT OF BEGINNING; Thence, S 07° 38' 03" W for a distance of 439.70 feet to a point on a line.

Thence, S 07° 38' 04" W for a distance of 86.94 feet to a point on a line.

Thence, S 08° 19' 15" W for a distance of 84.33 feet to a point on a line.

Thence, N 82° 30' 00" W for a distance of 701.48 feet to a point on a line.

Thence, N 10° 05' 15" E for a distance of 53.59 feet to a point on a line.

Thence, N 11° 04' 45" E for a distance of 130.84 feet to a point on a line.

Thence, N 08° 13' 12" E for a distance of 182.52 feet to a point on a line.

Thence, N 10° 44' 55" E for a distance of 125.12 feet to a point on a line.

Thence, N 08° 57' 48" E for a distance of 159.44 feet to a point on a line.

Thence, S 79° 18' 51" E for a distance of 212.11 feet to a point on a line.

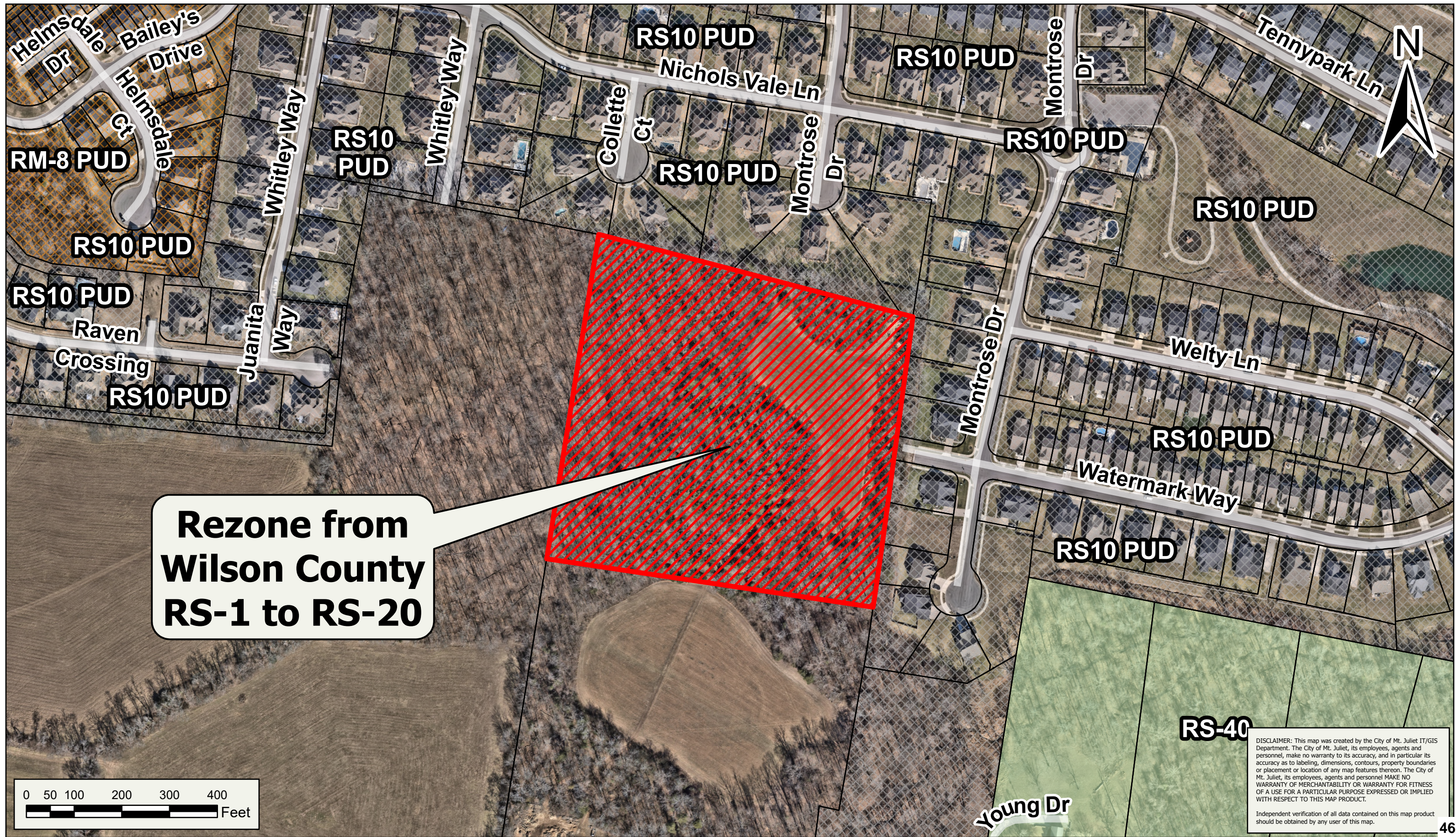
thence S 79° 03' 13" E a distance of 468.94 feet to the POINT OF BEGINNING;





# Exhibit B- Rezone

Tate's Landing  
Map 073, p/o Parcel 021.00







## MEMORANDUM

**Date:** September 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Tate's Landing  
Annexation, Rezone and Concept Plan  
Variable Lot Subdivision  
Map – 073  
Part of Parcel - 021.00

---

**Request:** Jake Porter with Heritage Civil, on behalf of his client Ripple Creek, LLC., seeks annexation, plan of services, rezone and concept plan approval for a variable lot subdivision on Watermark Way in District 1.

**History:** The property consists of approximately 10.00 acres (432,752 sf) on Watermark Way, which abuts the Nichols Vale property to the north, just east of Tate Lane. This is currently undeveloped agricultural land. The applicant wishes to develop a 17 lot variable lot subdivision with a base zoning of RS-20. A concept plan has been submitted with this application. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Tate's Landing	Medium Density Residential	N/A	Wilson County R-1	RS-20 Variable Lot

**Future Land Use Plan:** The City's future land use map identifies the area as medium density residential. Adjacent future land use classifications are both medium and low density residential. The applicant does not wish nor need to change the future land use designation.

**Zoning:** The current zoning is Wilson County R-1. The applicant is seeking RS-20, medium density residential, which is consistent with the surrounding zoning and the City's future land use plan.

**Annexation:** The property is located within the City's urban growth boundary.

**Plan of Service:** A plan of services is included.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *is in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

**Concept Plan:** The concept plan proposes 17 lots on 10 acres for a density of 1.7 units/acre (2.2 units/acre permitted with RS-20 base zoning). The minimum lot size is 15,000sf and the average lot size is 16,750sf. The bulk regulations for variable lot subdivisions are adhered to, except the waiver request described below. Lot coverage is not to exceed 45% and floor coverage per lot is indicated as at least 3,000sf.

Improved open space totals 1.02 acres (10.24% of the development site) and includes a playground, dog park and walking trails. A mail kiosk is proposed and a detail is provided and acceptable. Streetlights are required per ordinance 25-24. Four parallel on street parking spaces are provided in front of the playground and amenity area. Sidewalk is provided on both sides of all streets.

5-104.4 Residential Design Guidelines: The supplied renderings indicate homes with two car garages and masonry and fiber cement facades. The applicant is seeking a façade material waiver, detailed below. All single-family design guidelines, except any waivers granted, shall be adhered to.

**Waivers & Variances:** The following are requested:

1. 5-104.3 – Setback to any lot line – 15’ in lieu of 20’ – STAFF DOES NOT SUPPORT, THIS IS NOT A PUD AND BULK WAIVERS ARE NOT PERMITTED
2. 5-104.4 – 50% masonry/50% secondary on each façade – STAFF SUPPORTS 60% PRIMARY MATERIALS AND 40% SECONDARY MATERIALS
3. 4-114 – 20% slope disturbance within lots in a cut condition only, lots affected will be deemed critical lots – PW TO RECOMMEND
4. 4-114 – Request to disturb slopes > 20% - PW TO RECOMMEND

**Recommendation:** Staff recommends the Planning Commission approve the concept plan and forward a positive recommendation, to the Board of Commissioners for the annexation and rezone of the Tate’s Landing subdivision.

**Planning and Zoning:**

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with RS-20 zoning.

2. The plan shall adhere to all requirements of 5.104.3, variable lot subdivisions, should the preliminary plat be formally submitted.
3. All requirements of 5-104.4, single family design guidelines, shall be adhered to, except any waivers granted by the Planning Commission.
4. Provide streetlighting per ordinance 25-24.
5. Fencing shall be decorative, low maintenance material.
6. Landscape plan comments are via separate cover.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. The mail kiosk shall be lit.
9. Sign posts and other poles and posts shall be powdercoated black, channel posts are not permitted.
10. Landscape buffers shall be located in open space and maintained by the HOA.
11. A tree preservation plan is required by variable lot regulations at preliminary plat submittal.
12. Driveways shall be at least 22' long and 18' wide.
13. Perimeter landscape screening is required around detention/retention ponds.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1469

**Agenda Date:** 12/8/2025

**Agenda #:** 9.A.

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**Title:**

AN ORDINANCE ACCEPTING DONATIONS FOR THE MT. JULIET PARKS DEPARTMENT AND  
ALLOCATE THE FUNDS FOR PARKS SPECIAL EVENTS



## **ORDINANCE 2025-**

### **AN ORDINANCE ACCEPTING DONATIONS FOR THE MT. JULIET PARKS DEPARTMENT AND ALLOCATE THE FUNDS FOR PARKS SPECIAL EVENTS**

**WHEREAS**, The City of Mt. Juliet Parks Department received a donation from Roland Digital Media Inc in the amount of \$4,000 and GSF Media Inc in the amount of \$1,000 and;

**WHEREAS**, the donated money is to be used for the City of Mt. Juliet Christmas Parade.

**NOW, THEREFORE BE IT ORDAINED** by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

**Section 1.** The donations totaling \$5,000.00 are accepted and the money allocated to the Parks Department Special Events.

**General Fund:**

Increase Revenue:

110-36711	Parks Donations	\$5,000.00
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Increase Expenditures:

110-44700-325	Event and Recreation Supplies	\$5,000.00
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**BE IT FURTHER ORDAINED:**

**Section 2.** In case of conflict between this ordinance or any part hereof, and the whole or part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

**Section 3.** If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance.

**Section 4.** That this ordinance shall take effect at the earliest date allowed by law, the public welfare requiring it.

**PASSED:**

**FIRST READING:**

**SECOND READING:**

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James Maness, Mayor

---

Kenny Martin, City Manager

**ATTEST:**

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Jennifer Hamblen, City Recorder

**APPROVED AS TO FORM:**

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Samantha Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1432

**Agenda Date:** 12/8/2025

**Agenda #:** 9.B.

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**Title:**

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.

## **ORDINANCE 2025-**

**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.**

**WHEREAS**, the City of Mt. Juliet Board of Commissioners previously approved Ordinance 2024-52, which established specific conditions of approval for the associated Preliminary Master Development Plan; and

**WHEREAS**, the Developer has since requested relief from certain requirements of said ordinance to allow full access driveways on the collector road located between Golden Bear Gateway and Beckwith Road; and

**WHEREAS**, to accommodate this request, it is necessary to void specific Public Works conditions contained within the conditions of Ordinance 2024-52, conditions 9, 11(h), and 13;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MT. JULIET, TENNESSEE:**

**Section 1.** Ordinance 2024-52 and the Preliminary Master Development Plan, as shown and described in Exhibits A and B, are hereby amended to grant relief from the conditions of approval prohibiting full access driveways on the collector road between Golden Bear Gateway and Beckwith Road.

**Section 2.** That the following Public Works conditions, as contained within Ordinance 2024-52, are hereby voided and shall have no further effect:

- (a) Public Works Condition 9;
- (b) Public Works Condition 11(h); and
- (c) Public Works Condition 13.

**Section 3.** With the above conditions being voided, the following conditions shall be required;

The northern parcel shall be permitted one (1) left-turn ingress from the collector road. Said left-turn shall be designed and constructed to prohibit left-turn egress from the northern parcel and to prohibit left-turn ingress to the southern parcel. The southern parcel shall maintain right-in/right-out access only from the collector road.

**Section 4.** That all other provisions, requirements, and conditions of Ordinance 2024-52 not expressly amended herein shall remain in full force and effect.

**BE IT FURTHER ORDAINED**

**Section 5.** In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

**Section 6.** If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

**Section 7.** This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

---

James Maness, Mayor

---

Kenny Martin, City Manager

ATTEST:

---

Jennifer Hamblen, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney

## EXHIBIT A

Being a tract of land lying in the 24th Civil District of Wilson County, City of Mt. Juliet, Tennessee, said tract being part of Parcel 17.01 on Tax Map 78, said tract lying on the **easterly side of Old Beckwith Road**, and being more particularly described as follows:

BEGINNING at an iron rod (new) on the easterly right-of-way (50 feet wide) of Old Beckwith Road, said iron rod (new) being at the intersection of said right-of-way with the southerly boundary line of the William Matthews property recorded in Book 432, page 62 in the Register's Office for Wilson County, Tennessee, and being the northwest corner of the portion of Parcel 17.02 lying on the east side of Old Beckwith Road;

Thence, with said boundary line, South 69 degrees 37 minutes 13 seconds East 215.00 feet to an iron rod (new) at the southwest corner of the Darryl Box property recorded in Book 1334, page 1162 in said Register's Office;

Thence, with Box's southerly boundary line, South 70 degrees 24 minutes 10 seconds East 326.31 feet to a post (old) at the southwest corner of the Gary Jaynes property recorded in Book 386, page 88 in said Register's Office,

Thence, with said Jaynes's southerly boundary line as follows: South 84 degrees 37 minutes 06 seconds East 19.89 feet to and iron rod (old), and South 82 degrees 25 minutes 50 seconds East 595.47 feet to an iron rod (new);

Thence, with the boundary line of the Tennessee Services Corp. recorded in Book 937, page 391 in said Register's Office the next nine (9):

Thence, South 80 degrees 22 minutes 52 seconds East 234.00 feet to a post (old),

Thence, South 82 degrees 00 minutes 46 seconds East 191.38 feet to a post (old),

Thence, South 83 degrees 12 minutes 48 seconds East 197.59 feet to an iron rod (new),

Thence, South 82 degrees 27 minutes 34 seconds East 213.94 feet to an iron rod (new),

Thence, South 81 degrees 45 minutes 06 seconds East 285.23 feet to an iron rod (new),

Thence, South 07 degrees 29 minutes 58 seconds West 742.31 feet to a post (old);

Thence, South 07 degrees 40 minutes 20 seconds West 872.02 feet to an iron rod (new),

Thence, South 02 degrees 54 minutes 38 seconds East 46.31 feet to an iron rod (new),

Thence, South 10 degrees 27 minutes 03 seconds West 12.00 feet to an iron rod (old)

Thence, with the northerly boundary line of the Mid Tenn Powersports Property LLC recorded in Book 2196, page 2104 in said Register's Office the next nine (9) calls:

Thence, North 78 degrees 46 minutes 25 seconds West 71.04 feet to an iron rod (new),

Thence, North 84 degrees 55 minutes 30 seconds West 64.49 feet to an iron rod (new),

Thence, North 82 degrees 23 minutes 20 seconds West 495.82 feet to an iron rod (new),

Thence, South 87 degrees 56 minutes 11 seconds West 45.11 feet to an iron rod (new),

Thence, North 82 degrees 47 minutes 39 seconds West 184.96 feet to an iron rod (new),

Thence, North 80 degrees 41 minutes 52 seconds West 100.51 feet to an iron rod (new),

Thence, North 73 degrees 16 minutes 44 seconds West 90.32 feet to an iron rod (new),

Thence, North 81 degrees 42 minutes 10 seconds West 178.96 feet to an iron rod (new),

Thence, North 80 degrees 02 minutes 54 seconds West 60.02 feet to an iron rod (old),

Thence, with the easterly and northerly lines of Unique Development of Record Book 1970, Page 1374 in said Register's Office the next three (3) calls:

Thence, North 04 degrees 47 minutes 37 seconds East 205.19 feet to an iron rod (old);

Thence, North 80 degrees 39 minutes 17 seconds West 228.15 feet to an iron rod (old),

Thence, North 79 degrees 34 minutes 25 seconds West 267.89 feet to an iron rod (new), passing an iron rod (old);

Thence, with the easterly margin of Old Beckwith Road (50' R.O.W.) the next ten (10) calls:

Thence, North 09 degrees 01 minutes 03 seconds East 175.83 feet to an iron rod (new),

Thence, with a curve to the left having a radius of 925.00 feet, an arc distance of 350.89 feet, a central angle of 21 degrees 44 minutes 04 seconds, chord North 1 degree 50 minutes 59 seconds West 348.79 feet to an iron rod (new),

Thence, North 12 degrees 43 minutes 01 seconds West 106.20 feet to an iron rod,

Thence, with a curve to the left having a radius of 1225.00 feet, an arc distance of 252.78 feet through a central angle of 0 degrees 11 minutes 44 seconds, chord: North 18 degrees 37 minutes 42 seconds West 252.33 feet to an iron rod (new) ;

Thence, North 24 degrees 32 minutes 23 seconds West 56.28 feet to an iron rod (new),

Thence, with a curve to the right having a radius of 450.00 feet, an arc distance of 133.67 feet through a central angle of 17 degrees 01 minutes 09 seconds, chord: North 16 degrees 01 minutes 49 seconds West 133.18 feet to an iron rod (new),

Thence, North 07 degrees 31 minutes 14 seconds West 157.68 feet to an iron rod (new),

Thence, with a curve to the left having a radius of 1175.00 feet, an arc distance of 199.93 feet a central angle of 09 degrees 44 minutes 57 seconds, chord: North 12 degrees 23 minutes 43 seconds West 199.69 feet to an iron rod (new)

Thence, North 17 degrees 16 minutes 12 seconds West 129.45 feet to an iron rod (new)

Thence, with a curve to the right having a radius of 569.90 feet, arc distance of 88.82 feet, central angle of 08 degrees 55 minutes 47 seconds, chord North 12 degrees 48 minutes 18 seconds West 88.73 feet to the POINT OF BEGINNING.

Containing an area of 3,142,603 Square Feet or 72.14 Acres more or less.

Being a tract of land lying in the 24th Civil District of Wilson County, City of Mt. Juliet, Tennessee, said tract being part of Parcel 17.01 on Tax Map 78, said tract lying on the **westerly side of Old Beckwith Road**, and being more particularly described as follows:

BEGINNING at an iron rod (old) on the westerly right-of-way (50 feet wide) of Old Beckwith Road, said iron rod (old) being at the intersection of said right-of-way with the northerly boundary line of the LP Land Holdings LLC property recorded in Book 1622, page 1362 in the Register's Office for Wilson County, Tennessee, and being the southeast corner of the portion of Parcel 17.01 lying on the east side of Old Beckwith Road;

Thence, with the northerly line of said LP Land Holdings LLC, North 81 degrees 41 minutes 42 seconds West 353.63 feet to an iron rod (new);

Thence, with the northerly right-of-way of Golden Bear Gateway (120 feet wide) along a curve to the left having a radius of 1074.68 feet, an arc distance of 160.21 feet, a central angle of 8 degrees 32 minutes 29 seconds, chord North 51 degrees 45 minutes 18 seconds West 160.06 feet, to an iron rod (new),

Thence, with the easterly line of Prime Asset LLC of record in Book 2200, Page 856 of said Register's office the next eight (8) calls:

Thence, North 7 degrees 39 minutes 32 seconds East 386.19 feet to a 6" cedar,  
Thence, North 14 degrees 50 minutes 48 seconds East 112.01 feet to an iron rod (new),  
Thence, North 12 degrees 14 minutes 12 seconds East 73.90 feet to an 6 inch cedar post,  
Thence, North 06 degrees 52 minutes 54 seconds East 135.47 feet to an iron rod (new),  
Thence, North 02 degrees 59 minutes 29 seconds West 88.25 feet to an 8 inch dead cedar,  
Thence, North 03 degrees 52 minutes 22 seconds East 73.87 feet iron rod (new),  
Thence, North 08 degrees 04 minutes 47 seconds East 316.22 feet to an iron rod (new),  
Thence, North 12 degrees 02 minutes 28 seconds East 87.37 feet to an iron rod (old),

Thence, with the westerly right of way with said Old Beckwith Road the next nine (9) calls:

Thence, with a curve to the left having a radius of 619.90 feet, an arc distance of 103.70 feet, a central angle of 09 degrees 35 minutes 06 seconds, chord South 12 degrees 28 minutes 39 seconds East 103.58 feet to an iron rod (new) ,

Thence, South 17 degrees 16 minutes 12 seconds East 129.45 feet to an iron rod (new) ,

Thence, with a curve to right having a radius of 1125.00 feet, an arc distance of 191.43 feet, a central angle of 09 degrees 44 minutes 57 seconds, chord South 12 degrees 23 minutes 43 seconds East 191.20 feet to an iron rod (new) ,

Thence, South 07 degrees 31 minutes 14 seconds East 157.68 feet to an iron rod (new),

Thence, with a curve to the left having a radius of 500.00 feet, an arc distance of 148.52 feet, a central angle of 17 degrees 01 minutes 09 seconds, chord South 16 degrees 01 minutes 49 seconds East 147.97 feet to an iron rod (new),

Thence, South 24 degrees 32 minutes 23 seconds East 56.28 feet to an iron rod (new)

Thence, with a curve to the left having a radius of 1175.00 feet; an arc distance of 242.46, a central angle of 11 degrees 06 minutes 36 seconds, chord South 18 degrees 37 minutes 42 seconds East 242.03 feet to an iron rod (new),

Thence, South 12 degrees 43 minutes 01 seconds East 106.20 feet to an iron rod (new),

Thence, with a curve to right having a radius of 875.00 feet, an arc distance of 316.04 feet, a central angle of 20 degrees 41 minutes 42 seconds, chord South 2 degrees 22 minutes 10 seconds East 314.33 feet to the POINT OF BEGINNING.

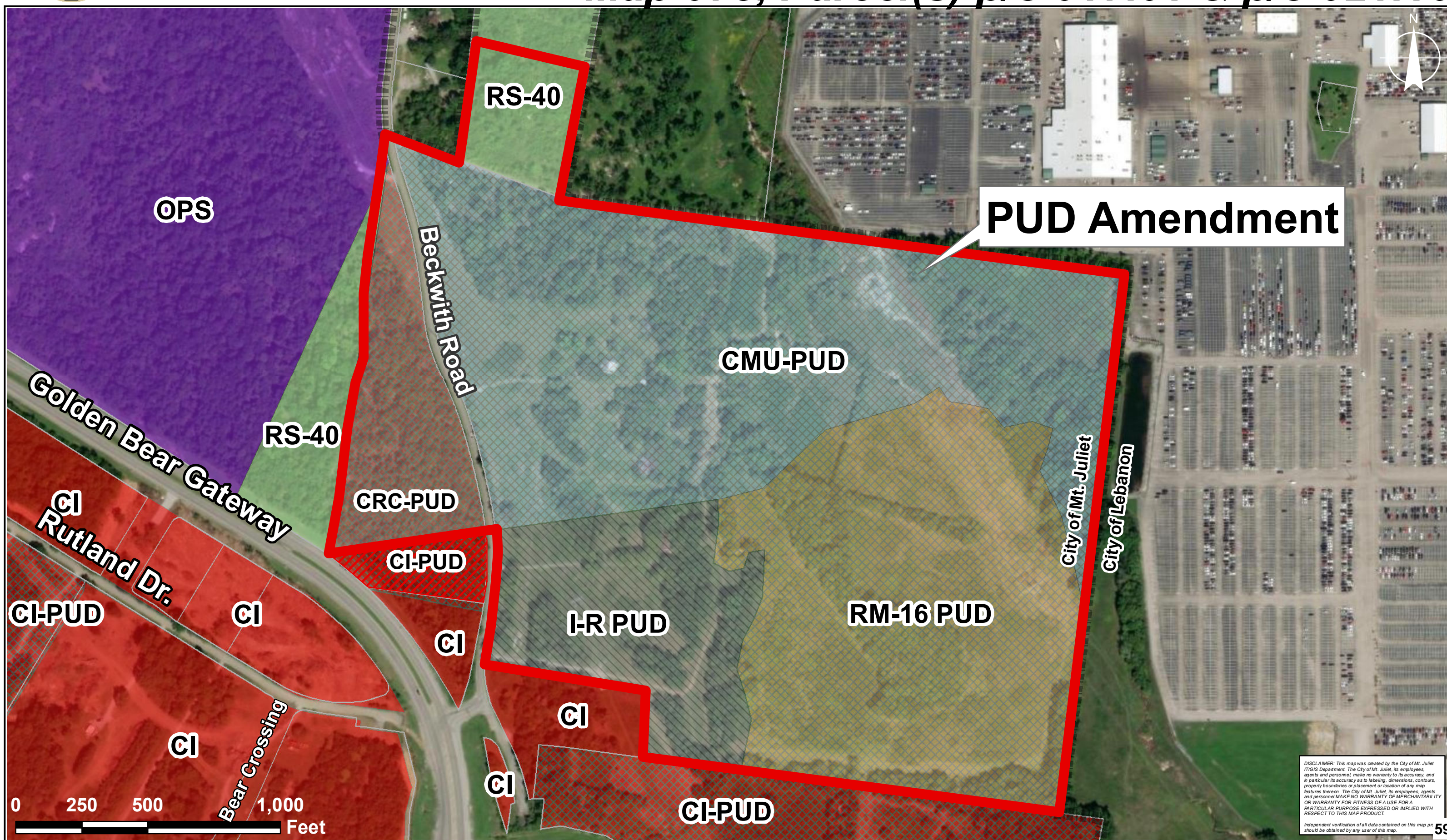
Containing 360,816 Square Feet or 8.28 Acres more or less.





# Exhibit B

## Golden Bear Place- PUD Amendment Map 078, Parcel(s) p/o 017.01 & p/o 021.10





**City of Mt. Juliet  
Department of Engineering  
Report of Submittal Review**

**Date Received: October 03, 2025 (September 18, 2025)**

**Project Name: Golden Bear Place PUD (Condition #11 Reconsideration)**

**Project Phase:**

**Submitted By: Gus Wilson**

**Nature of Submittal:**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

☒ PMDP - PUD

☐ FMDP

☐ Construction Plans

**Engineering Comments:**

1. The development team is requesting relief from requirements of the previously approved PMDP, last amended in November 2024, to allow full access driveways on the collector road between Golden Bear Gateway and Beckwith Road. The following conditions would need to be voided from Ordinance 2024-52 to meet the developer's request:
  - Public Works Comment 9.
  - Public Works Comment 11 (h).
  - Public Works Comment 13.
2. **Staff does not support the request based on safety concerns, the City's access code, and AASHTO design guidelines; Should the conditions be waived,** the northern parcel shall be granted a left-turn into the site from the collector road. A left-turn shall be installed and configured to prohibit left-turns out of the site or into the southern parcel, which shall maintain right-in/right-out access only from the new collector.
3. All other previously approved PUD conditions shall apply.

**WWUD Comments:**

1. WWUD has no comments.

**Recommendation: Staff does not support variance**

**Review Date: October 09, 2025 (September 25, 2025)**

**Reviewed By: Shane Shamanur, P.E.**

**Director - Engineering**

**City of Mt. Juliet**

**(615) 773-7957**

**Note: Review of this submittal does not relieve the Developer and Consultant from full compliance with the requirements of the Subdivision Regulations for the Mt. Juliet Regional Planning Commission and/or from full compliance with the requirements of the Zoning Ordinance for the City of Mt. Juliet**

## **ORDINANCE NO. 2024-52**

**AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), INCLUDING A REZONE FROM RS-40 TO CMU-PUD FOR GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED OFF BECKWITH ROAD, MAP 078, PARCELS 10.16, 17.01 & P/O PARCEL 21.10, IN THE CITY OF MT. JULIET, WILSON COUNTY, TN.**

**WHEREAS**, the Preliminary Master Development Plan amendment for the Golden Bear Place Planned Unit Development amendment request is compliant with the requirements found in the City's Zoning Ordinance and;

**WHEREAS**, the Regional Planning Commission considered this request during their meeting of September 19, 2024 and forwarded a positive recommendation to the Board of Commissioners by a vote of 8-0-0 and;

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on November 25, 2024 and notice thereof published in the Chronicle of Mt. Juliet on October 16, 2024; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Golden Bear Place Planned Unit Development, for Map 078, Parcels 10.16, 17.01 & P/O 21.10.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON November 25, 2024 THAT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT BE AMENDED AS FOLLOWS:**

**SECTION 1.** – The Preliminary Master Development Plan for the Golden Bear Place Planned Unit Development, is amended as shown in Exhibit B. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

1. Add note that all open space shall remain undeveloped.
2. The preliminary plat previously approved will need to be revised and reapproved.
3. Confirm the units in area E will be single family, if so, revise the base zoning to RS-10.
4. 4-114 and 5-104.1 shall be adhered to excepting any waivers granted by the BOC.
5. 6-104.1 shall be adhered to excepting any waivers granted by the BOC.
6. 6-103.7 shall be adhered to excepting any waivers granted by the BOC.
7. Provide decorative street lighting on black poles throughout the development.
8. Provide black, split rail fencing and enhanced landscaping along the streets. Provide a detail.
9. Signage to be reviewed via a separate application to the Planning Department. All waivers are subject to approval by the BOC.

10. Staff may request additional amenities and enhancements at final master development plan submittal.
11. On sheet C4.01, correct spelling from "Mount" to "Mt." Juliet.
12. All conditional uses on C1.01 shall not be granted as permitted uses excepting assisted living in area F.
13. Identify the commercial component of Area D and F (CMU zoning). 25% commercial shall be provided. Green space shall not be included in the required commercial percentages.
14. Provide civil details with future submittals.
15. A Traffic signal will be installed as warranted and the off-site turn lanes and signals coming off the interstate will be completed prior to the first Certificate of Occupancy (CO).
16. Voluntarily committed to including HOA provision for 10% cap on rental units and that no one owner can own more than two units in the "For Sale" townhomes.

#### Waivers/Variances:

1. Planning Commission approved the request to deviate from maximum building height allowed within the CRC, CI and CMU districts from 35' to 70' or 6 stories. All areas of the PUD are within ½ mile of the Beckwith Road Interchange. Height exemption shall be for Office, Hotel or Multi-family uses.
2. Planning Commission approved the request to omit a portion of the required perimeter fence for Area D, on the east side of the site along the creek buffer and Area E on the West side along the creek buffer.
3. Planning Commission approved the Multi-Family Residential and the Senior Living building exterior façades to contain a minimum mix of 50% brick, 50% Hardy Plank. The use of vinyl is strictly prohibited.
4. Planning Commission approved the request to allow roof top mounted HVAC units within the multi-family portions of the development. All roof top mounted equipment will be screened with parapet walls or approved alternate.
5. Planning Commission approved the request to deviate from the sign ordinance to allow the building signage as shown on the attached building elevations (increased number of signs and size of signs)
  - Storage Facility: North Wall (150 sf) and East Wall (150 sf)
  - Bowling Alley: North Wall (500 sf) South Wall (100 sf) East Wall (500 sf) One large and one small. Variance to increase maximum size from 300 sf to 500 sf and number of permitted signs on one wall.
6. Planning Commission approved to allow offsite monument signage at locations shown on C2.01.
7. Planning Commission approved to allow project monument signage as shown on C4.01. Three (3) signs to be 25 ft tall, Three (3) signs to be 15 ft tall. To allow sign face area as shown C4.01.
8. Planning Commission approved to deviate from the Self Storage Supplemental Provisions to eliminate the requirement for an opaque barrier around the project site. All storage units

are contained within the single building, and therefore the building itself provides the screening.

9. Planning Commission approved to request to exceed the number of units permitted on a cul-de-sac within the townhomes area (Area E).

Engineering:

1. Applicant states that they have completed a flood study of this site. The City requires the flood study to be submitted to FEMA for approval based upon section 4.2, "*a flood study shall be required for areas outside the unnumbered A Zones, when the stream has a tributary area of one square mile or greater*"; According to StreamStats, the tributary (Sullivan Branch) has a watershed of 2.17 square miles.
2. Request updated sewer availability if not already requested.
3. A macerator for the site will be required for the multi-family portion of the development.
4. Construct boardwalk between Area C and Area E.
5. The updated traffic analysis still includes the Lowry property. The analysis needs to include only the trips generated by this site. The following additional traffic analysis is required:
  - a. Update the trip generation and compare to the original development
  - b. If the proposed PUD generates fewer trips than original, a memo outlining the new trips generated and assignment will be required.
  - c. If the proposed PUD generated more trips than the original, the full study shall be updated to include capacity analysis.
  - d. Regardless of trip generation, capacity analysis is required for the roundabout(s) within the development, including the optimal lane configurations.
6. Staff supports variance #9 with the caveat of 24' pavement width (excluding curb and gutter).
7. Provide specific land uses for each site.
8. Driveways on opposite sides of roadways shall align.
9. All driveways shall comply with TDOT's HSAM.
10. The access stubs connecting to parcels to the south shall match what is proposed in the Beckwith Business Park.
11. Transportation:
  - a. Construct an auxiliary lane from the I-40 westbound exit ramp to the primary access point including any required signal pole or utility relocation. Curb & gutter, grass strip, and stormwater collection shall be provided.
  - b. Construct a southbound right-turn lane onto the I-40 westbound entrance ramp. This lane shall be a maximum length of 400 feet including bay taper.
  - c. Reconfigure the existing intersection of Golden Bear Gateway and Beckwith Road into a right-in/right-out configuration. Extend the central median south to the I-40 westbound ramp intersection.
  - d. Provide landscaping with drip irrigation in the median island of Golden Bear Gateway in the area of the project.
  - e. Individual lot connections to Golden Bear Gateway are prohibited.
  - f. Provide a connection to the property to the west for future connectivity along the existing Old Beckwith Rd alignment.

- g. Configure the intersection of the new project roadway and Old Beckwith Road into a roundabout. The laneage of the roundabout is dependent on the traffic analysis to be provided.
  - h. Access to the commercial lots on the new project roadway shall be right-in/right-out only between Golden Bear Gateway and Old Beckwith Road. Provide a landscaped median island to restrict left-turns.
  - i. A traffic signal at the main project access to Golden Bear Gateway will be permitted as warranted. Traffic signal warrants shall be submitted with each site plan submittal. Once the property to the west is developed and Beckwith Road is aligned with Legacy Point Boulevard, the signal at the Golden Bear Place entrance may be reconfigured or removed by the City or others.
  - j. All public roadways to meet minor collector standards at a minimum.
  - k. 10' wide side paths shall be constructed in lieu of bicycle lanes along the collectors.
  - l. A 10' wide side path shall be constructed along the Golden Bear Gateway frontage including curb & gutter, grass strip, and stormwater collection.
  - m. The private roads within the townhomes section shall comply with the City's standard details and shall be classified based on ADT.
  - n. Provide enhanced pedestrian crossings between Areas A and D and Areas D and E.
  - o. Dedicate right-of-way north of the parking lot in Area A to connect Beckwith Road into a new connector road should the property to the west develop.
12. Construct a boardwalk between Area C and Area E.
  13. Access to the commercial sites within Area A shall be primarily from a shared access drive from Beckwith Road. This street shall extend to the parcel to the west. The driveway on the new collector road shall be right-in/right-out only.
  14. Area B shall have a maximum of 3 curb cuts.
  15. The driveways to Area C shall be right-in/right-out only if the driveways are aligned with the painted medians approaching the roundabout splitter islands.
  16. Provide curb extensions at three legged intersections where parallel parking spaces are provided in Area E. No parking shall be provided in the intersection.
  17. The two-way left-turn lane may not be transitioned into a through lane at the intersection of Beckwith Road and Old Beckwith Road. Additional width is needed for an exclusive left-turn lane.
  18. Remove the unneeded receiving lane on the new collector road at Golden Bear Gateway.
  19. All references to age restricted townhomes in Area E shall be removed.
  20. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
  21. Stormwater Coordinator: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.
  22. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.

WWUD:

1. The water lines shown are not WWUD's design.

Wilson County Schools:

1. No Comments

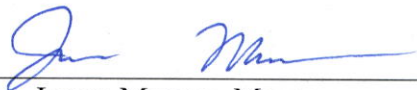
**LEGAL DESCRIPTION** – See Exhibit A.

**BE IT FURTHER ORDAINED**

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED: 11/25/24

  
James Maness, Mayor

FIRST READING: 10/28/24

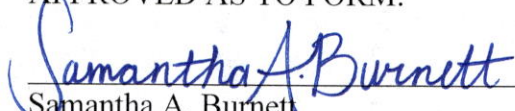
SECOND READING: 11/25/24

ATTEST:

  
Sheila S. Luckett, MMC  
City Recorder

  
Kenny Martin, City Manager

APPROVED AS TO FORM:

  
Samantha A. Burnett  
City Attorney





***Golden Bear Place- Rezone  
Map 078, Parcel(s) p/o 017.01 & p/o 021.10***







## PUD Amendment







## MEMORANDUM

**Date:** September 19, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Golden Bear Place  
LUA, PUD Amendment  
Map - 78  
Parcel(s) – 21.10

**Request:** CSDG requests a Major PUD and Land Use amendment, due to the addition of 5.85 acres in the Northwest corner, to the original PUD, for Golden Bear Place (Formerly Gateway Business Parkway East and Beckwith Interchange Park) on Beckwith Road and Golden Bear Gateway. This request also removes area B from the PUD.

**History:** The property originally received PMDP approval in 2017 as Beckwith Interchange Park, a PUD with CI and CRC base zoning. Part of this amendment is due to the addition of 5.85 acres labeled as Area F. The request seeks to amend the land use plan from Interstate commercial to mixed use, and rezone from RS-40 to CMU-PUD. This will match the previously approved land use and zoning from the PMDP.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
CSDG	Interstate Commercial	Mixed Use	RS-40	CMU-PUD

**Future Land Use:** The City's Future Land Use map identifies the proposed Northwest parcel as Interstate commercial. The request includes a Land Use amendment for an addition of 5.85 acres in the Northwest corner from Interstate Commercial to Mixed use that is consistent with the remainder of Area D. The future land use map, does not support this request, however in the original PUD, the land use amendment from Interstate commercial to mixed use was approved.

**Zoning:** The zoning is presently RS-40 for the additional 5.85 acres to add to the PUD. The rezone request of CMU-PUD will be consistent with the previously approved CMU zoning within the PUD.

**Findings:** In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *IS in agreement with the general plan for the area, and*
2. *Does not contravene the legal purposes for which zoning exists, and*

3. *will have no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation*

### **Preliminary Master Development Plan:**

Location/History: This PUD received Preliminary Master Development Plan approval in 2017 under the name Beckwith Interchange Park. The current iteration of the PUD is located Northeast of Golden Bear Gateway with Beckwith Road traversing the western edge. This addition is for 5.85 acres on the Northwest corner of the PUD. The previously approved portion of Area B, has now been removed in it's entirety from the PUD.

Analysis: This request is a major modification to the original PUD. The proposal before us now will add 5.85 acres to the Northwest corner, due to the relocation of the age restricted multi-family portion of the development. The proposed Land use amendment from Interstate commercial to mixed use will match the previously approved Land use plan amendment for this area. The zoning request from RS-40 to CMU-PUD will allow for the new portion to match the current zoning previously approved in the PUD. The prior Area B will now be removed from the PUD. A summary:

Area A: CRC, 110,950 sf of hotel, retail, restaurant and gas station (5.98ac)

Area B: Restaurant, entire area removed from the PUD.

Area C: IR, 151,100 sf of Entertainment and amusement services, self service multi-story storage, general retail sales and services, community facilities building and amphitheater (9.67 ac)

Area D: CMU, 282 unit mixed use site (20.27 ac)

Area E: RM-16, 127 market rate townhomes (36.65 ac)

Area F: CMU 170 unit age restricted and assisted living (5.85 ac)

Phase one and Phase 2 include development of the mixed use site, area D.

Bulk Standards: All applicable standards shall apply and will be reviewed upon FMDP/Site Plan submittal.

6-104.1 Mixed-Use Regulations: Notes indicate 2.4 acres of area D will be dedicated to commercial use (10%). This has been increased from the previously approved 2.2 acres.

5-104.1 Multifamily Regulations: The mixed-use sites D and multifamily site E and F are subject to multi-family regulations. A note is provided indicating willingness to comply. Amenities proposed within areas D, E and F include pool, fitness center, clubhouse, dog park, game room, grills, pocket park and walking trail.

Parking: Notes are provided which indicate willingness to comply with the parking requirements for each base zoning district at FMDP/Site Plan submittal.

Landscaping: A full landscape plan will be required and reviewed upon each FMDP/Site Plan submittal. The location is part of the City's greenway plan. The PMDP includes a 10' paved trail along the general alignment of Sullivan Brach. Staff requests greenway connections to the two apartment sites. Landscape buffers are incomplete on the exhibit on sheet C2.01.

Waivers/Variances: **The following waivers/variances were approved during the previous amendment and will continue to apply to the entire PUD:**

1. Request to deviate from maximum building height allowed within the CRC, CI and CMU districts from 35' to 70' or 6 stories. All areas of the PUD are within ½ mile of the Beckwith Road Interchange. Height exemption shall be for Office, Hotel or Multi-family uses.
2. Request to omit a portion of the required perimeter fence for Area D, on the east side of the site along the creek buffer and Area E on the West side along the creek buffer.
3. Request to deviate from the material standards of Area D, E, and F to allow up to 30% secondary materials on each façade. Should a site wish to exceed 30% secondary material (if approved) they shall revisit BOC for PUD amendment.
4. Request to allow roof top mounted HVAC units within the multi-family portions of the development. All roof top mounted equipment will be screened with parapet walls or approved alternate.
5. Request to deviate from the sign ordinance to allow the building signage as shown on the attached building elevations (increased number of signs and size of signs)  
Storage Facility: North Wall (150 sf) and East Wall (150 sf)  
Bowling Alley: North Wall (500 sf) South Wall (100 sf) East Wall (500 sf) One large and one small. Variance to increase maximum size from 300 sf to 500 sf and number of permitted signs on one wall.
6. To allow offsite monument signage at locations shown on C2.01.
7. To allow project monument signage as shown on C4.01. Three (3) signs to be 25 ft tall, Three (3) signs to be 15 ft tall. To allow sign face area as shown C4.01.
8. To deviate from the Self Storage Supplemental Provisions to eliminate the requirement for an opaque barrier around the project site. All storage units are contained within the single building, and therefore the building itself provides the screening.
9. Request to exceed the number of units permitted on a cul-de-sac within the townhomes area (Area E).

**Summary:** This major PUD amendment as submitted, is for the addition of the 5.85 acres in the Northwest Corner, to supplement the relocation of the Senior living facility from Area E to Area F.

The 5.85 acres, as shown under Area F, is identified as Interstate Commercial land use. Requested land use is Mixed Use, which the future land use plan does not support. However, under the previously approved PMDP, a Land Use amendment was requested and approved from Interstate Commercial to Mixed Use for the adjacent areas. The zoning request from RS-40 to CMU-PUD, will follow in concert with the prior approval.

Also, within this major amendment, Area B has been removed in its entirety from the PUD. And the street and access layout in Area F was modified as well.

**Recommendation:** Staff recommends a positive recommendation to the Planning Commission for the Land Use Amendment and rezone to the Board of Commissioners and subsequently the Preliminary Master Development Plan. Please include the following conditions in the recommendation:

**Planning and Zoning:**

1. Add note that all open space shall remain undeveloped.
2. The preliminary plat previously approved will need to be revised and reapproved.
3. Confirm the units in area E will be single family, if so, revise the base zoning to RS-10.
4. 4-114 and 5-104.1 shall be adhered to excepting any waivers granted by the BOC.
5. 6-104.1 shall be adhered to excepting any waivers granted by the BOC.
6. 6-103.7 shall be adhered to excepting any waivers granted by the BOC.
7. Provide decorative street lighting on black poles throughout the development.
8. Provide black, split rail fencing and enhanced landscaping along the streets. Provide a detail.
9. Signage to be reviewed via a separate application to the Planning Department. All waivers are subject to approval by the BOC.
10. Staff may request additional amenities and enhancements at final master development plan submittal.
11. On sheet C4.01, correct spelling from "Mount" to "Mt." Juliet.
12. All conditional uses on C1.01 shall not be granted as permitted uses excepting assisted living in area F.
13. Identify the commercial component of Area D and F (CMU zoning). 25% commercial shall be provided. Green space shall not be included in the required commercial percentages.
14. Provide civil details with future submittals.

**Engineering:**

1. Applicant states that they have completed a flood study of this site. The City requires the flood study to be submitted to FEMA for approval based upon section 4.2, "*a flood study shall be required for areas outside the unnumbered A Zones, when the stream has a tributary area of one square mile or greater*"; According to StreamStats, the tributary (Sullivan Branch) has a watershed of 2.17 square miles.
2. Request updated sewer availability if not already requested.
3. A macerator for the site will be required for the multi-family portion of the development.
4. Construct boardwalk between Area C and Area E.
5. The updated traffic analysis still includes the Lowry property. The analysis needs to include only the trips generated by this site. The following additional traffic analysis is required:
  - a. Update the trip generation and compare to the original development
  - b. If the proposed PUD generates fewer trips than original, a memo outlining the new trips generated and assignment will be required.

- c. If the proposed PUD generated more trips than the original, the full study shall be updated to include capacity analysis.
  - d. Regardless of trip generation, capacity analysis is required for the roundabout(s) within the development, including the optimal lane configurations.
- 6. Staff supports variance #9 with the caveat of 24' pavement width (excluding curb and gutter).
- 7. Provide specific land uses for each site.
- 8. Driveways on opposite sides of roadways shall align.
- 9. All driveways shall comply with TDOT's HSAM
- 10. The access stubs connecting to parcels to the south shall match what is proposed in the Beckwith Business Park.
- 11. Transportation:
  - a. Construct an auxiliary lane from the I-40 westbound exit ramp to the primary access point including any required signal pole or utility relocation. Curb & gutter, grass strip, and stormwater collection shall be provided.
  - b. Construct a southbound right-turn lane onto the I-40 westbound entrance ramp. This lane shall be a maximum length of 400 feet including bay taper.
  - c. Reconfigure the existing intersection of Golden Bear Gateway and Beckwith Road into a right-in/right-out configuration. Extend the central median south to the I-40 westbound ramp intersection.
  - d. Provide landscaping with drip irrigation in the median island of Golden Bear Gateway in the area of the project.
  - e. Individual lot connections to Golden Bear Gateway are prohibited.
  - f. Provide a connection to the property to the west for future connectivity along the existing Old Beckwith Rd alignment.
  - g. Configure the intersection of the new project roadway and Old Beckwith Road into a roundabout. The laneage of the roundabout is dependent on the traffic analysis to be provided.
  - h. Access to the commercial lots on the new project roadway shall be right-in/right-out only between Golden Bear Gateway and Old Beckwith Road. Provide a landscaped median island to restrict left-turns.
  - i. A traffic signal at the main project access to Golden Bear Gateway will be permitted as warranted. Traffic signal warrants shall be submitted with each site plan submittal. Once the property to the west is developed and Beckwith Road is aligned with Legacy Point Boulevard, the signal at the Golden Bear Place entrance may be reconfigured or removed by the City or others.
  - j. All public roadways to meet minor collector standards at a minimum.
  - k. 10' wide side paths shall be constructed in lieu of bicycle lanes along the collectors.
  - l. A 10' wide side path shall be constructed along the Golden Bear Gateway frontage including curb & gutter, grass strip, and stormwater collection.
  - m. The private roads within the townhomes section shall comply with the City's standard details and shall be classified based on ADT.
  - n. Provide enhanced pedestrian crossings between Areas A and D and Areas D and E.
  - o. Dedicate right-of-way north of the parking lot in Area A to connect Beckwith Road into a new connector road should the property to the west develop.
- 12. Construct a boardwalk between Area C and Area E.

13. Access to the commercial sites within Area A shall be primarily from a shared access drive from Beckwith Road. This street shall extend to the parcel to the west. The driveway on the new collector road shall be right-in/right-out only.
14. Area B shall have a maximum of 3 curb cuts.
15. The driveways to Area C shall be right-in/right-out only if the driveways are aligned with the painted medians approaching the roundabout splitter islands.
16. Provide curb extensions at three legged intersections where parallel parking spaces are provided in Area E. No parking shall be provided in the intersection.
17. The two-way left-turn lane may not be transitioned into a through lane at the intersection of Beckwith Road and Old Beckwith Road. Additional width is needed for an exclusive left-turn lane.
18. Remove the unneeded receiving lane on the new collector road at Golden Bear Gateway.
19. All references to age restricted townhomes in Area E shall be removed.
20. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
21. Stormwater Coordinator: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.
22. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.

WWUD:

1. The water lines shown are not WWUD's design.

Wilson County Schools:

1. No Comments



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1505  
10.A.

**Agenda Date:** 12/8/2025

**Agenda #:**

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**Title:**

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



**ORDINANCE -2026**

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

**WHEREAS**, the Board of Commissioners of the City of Mt. Juliet desires to amend the City of Mt. Juliet Code of Ordinances, Chapter 28, Article IX regarding truck routes; and

**WHEREAS**, the amendments will improve notice of designated truck routes and clarity concerning the unlawful operation and enforcement of trucks on roadways not designated as truck routes; and

**WHEREAS**, Chapter 28, Article IX of the Code of Ordinances is desired to be amended as follows:

ARTICLE	SECTION	SECTION TITLE	ACTION
Article IX	Section 28-242	Definitions	Amended
Article IX	Section 28-243	Application of regulations	Amended
Article IX	Section 28-244	Established	Amended
Article IX	Section 28-245	Unlawful to use non-truck routes	Amended
Article IX	Section 28-246	Haul Surety	No Change

;and

**WHEREAS**, the specific amendments desired to be made to Chapter 28, Article IX of the Code of Ordinances are shown in redline form in the attached Exhibit A; and

**WHEREAS**, a map identifying the officially designated truck routes within the City limits is attached as Exhibit B.

**NOW, THEREFORE, BE IT ORDAINED** by the City of Mt. Juliet Board of Commissioners, the City of Mt. Juliet Code of Ordinances is amended as follows:

**Section 1.** Code of Ordinances Chapter 28, Article IX, Section 28-242, Definitions, is amended to read in its entirety as follows:

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Construction project* means any residential subdivision or non-residential site development project that seeks any permits after the date this article is enacted.

*Deviating truck* means a truck which deviates from a truck route while traveling inside the city.

*Gross weight* shall mean weight of a vehicle, fully equipped and serviced for operation, including the weight of the fuel, lubricants, coolant, vehicles tools and spares, crew, personal equipment and load.

*Multiple loads* shall mean hauling multiple loads of logs, dirt, stone, building materials and/or products, etc. Multiple loads shall mean more than one load.

## ORDINANCE -2026

*Person* shall mean any person, firm, partnership, association, corporation, company, governmental entity, or organization of any other kind.

*Residential neighborhood* means an area of the city zoned for and used for the purpose of single or multifamily dwellings and having streets designed for residential use.

*Truck* means any vehicle Class 6 or greater in the Federal Highway Administration (FHWA) vehicle classification system, as shown in Table 26-54a.

*Truck route* means a way over certain streets as designated in this article over and along which trucks coming into and going out of the city must operate.

**Section 2.** Code of Ordinances Chapter 28, Article IX, Section 28-243, Application of regulations, is amended to read in its entirety as follows:

- (1) *Emergency vehicles.* The operation of emergency vehicles upon any street in the city.
- (2) *Public utilities.* The operation of trucks owned or operated by the city, public utilities, or any contractor or person engaged in the repair, maintenance, or construction of streets, street improvements, or street utilities within the city.
- (3) *Detoured trucks.* The operation of trucks upon any officially established detour in any case where the truck could lawfully be operated upon the street for which the detour is established.
- (4) *City vehicles.* The operation of trucks owned or operated by the City of Mt. Juliet on any City of Mt. Juliet Street.
- (6) *Services.* Any person rendering services to the city by contract or agreement.

**Section 3.** Code of Ordinances Chapter 28, Article IX, Section 28-244, Established, is amended to read in its entirety as follows:

All trucks not required to have a permit under this article shall operate only over and along the truck routes herein established and on the other designated streets over which truck travel is permitted, except as provided in this Article. Further, all trucks traveling under a permit under this article shall confine, to the extent possible, their travel within the city to the "truck route" as designated in the Mt. Juliet Truck Route Map, with exceptions as noted in any permit issued by the department of public works and engineering. The Mt. Juliet Truck Route Map shall be created and amended by the department of public works and engineering.

**Section 4.** Code of Ordinances Chapter 28, Article IX, Section 28-245, Unlawful to use non-truck routes, is amended to read in its entirety as follows, including the addition of Table 28-245a: FHWA Vehicle Classification System:

## **ORDINANCE -2026**































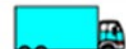



It shall be unlawful for any truck, Class 6 or greater in the Federal Highway Administration (FHWA) vehicle classification system as shown in Table 28-54a below, to occupy or travel on any portion of the streets of the City of Mt. Juliet, Tennessee, except for the following designated “truck routes”:

- (1) Interstate 40 in its entirety.
- (2) Lebanon Road (US-70, SR-24) in its entirety.
- (3) Central Pike (SR-265) in its entirety.
- (4) N. Mt. Juliet Road (SR-171) in its entirety.
- (5) S. Mt. Juliet Road (SR-171) in its entirety.
- (6) W. Division Street in its entirety.
- (7) E. Division Street in its entirety.
- (8) Industrial Drive in its entirety.
- (9) Golden Bear Gateway from Sire Avenue to I-40.
- (10) Athletes Way in its entirety.
- (11) Volunteer Boulevard in its entirety.
- (12) Pleasant Grove Road from Old Pleasant Grove Road to N. Mt. Juliet Road.
- (13) Old Pleasant Grove Road in its entirety.
- (14) Providence Parkway from Central Pike to Westwood Boulevard.
- (15) Adams Lane in its entirety.
- (16) Providence Way from S. Mt. Juliet Road to I-40 Exit 226C ramp.
- (17) Belinda Parkway from I-40 Exit 226C ramp to Mundy Memorial Drive.
- (18) Mundy Memorial Drive in its entirety.
- (19) Purple Martin Way in its entirety.
- (20) Summit Boulevard in its entirety.
- (21) Beckwith Road from I-40 to Summit Boulevard.

## ORDINANCE -2026

The use of city streets, other than the above designated truck routes, by any Class 6 vehicle or greater, is permitted only where reasonably necessary to enable the driver of such truck to make a service call or delivery to or from a business or other location within the immediate area. The use of city streets, other than the above designated truck routes, shall be presumed to be unlawful unless the driver of the truck can provide to the arresting officer a bill of lading, document, or receipt showing a delivery, pick-up, or service in the immediate area. The city may, at its discretion, temporarily alter the above listed truck routes in response to an emergency. Each violation of this section shall be punished in accordance with the general penalty provision of the City of Mt. Juliet Code.

**Table 28-245a: FHWA Vehicle Classification System**

<b>Class 1</b> Motorcycles		<b>Class 7</b> Four or more axle, single unit	
<b>Class 2</b> Passenger cars		<b>Class 8</b> Four or less axle, single trailer	
			
			
			
<b>Class 3</b> Four tire, single unit		<b>Class 9</b> 5-Axle tractor semitrailer	
			
			
<b>Class 4</b> Buses		<b>Class 10</b> Six or more axle, single trailer	
		<b>Class 11</b> Five or less axle, multi trailer	
			
<b>Class 5</b> Two axle, six tire, single unit			
		<b>Class 12</b> Six axle, multi-trailer	
		<b>Class 13</b> Seven or more axle, multi-trailer	
<b>Class 6</b> Three axle, single unit			
			
			

**ORDINANCE -2026**

**BE IT FURTHER ORDAINED**

**Section 5.** In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

**Section 6.** If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

**Section 7.** This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

---

James Maness, Mayor

---

Kenny Martin, City Manager

ATTEST:

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Jennifer Hamblen  
City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett  
City Attorney

## **ARTICLE IX. TRUCK ROUTES**

### **Sec. 28-242. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Construction project* means any residential subdivision or non-residential site development project that seeks any permits after the date this article is enacted.

*Deviating truck* means a truck which deviates from a truck route while traveling inside the city.

*Gross weight* shall mean weight of a vehicle, fully equipped and serviced for operation, including the weight of the fuel, lubricants, coolant, vehicles tools and spares, crew, personal equipment and load.

*Multiple loads* shall mean hauling multiple loads of logs, dirt, stone, building materials and/or products, etc. Multiple loads shall mean more than one load.

*Person* shall mean any person, firm, partnership, association, corporation, company, governmental entity, or organization of any other kind.

*Residential neighborhood* means an area of the city zoned for and used for the purpose of single or multifamily dwellings and having streets designed for residential use.

*Truck* means any vehicle ~~designed or operated for the transportation of property and/or materials~~ Class 6 or greater in the Federal Highway Administration (FHWA) vehicle classification system, as shown in Table 26-54a.

*Truck route* means a way over certain streets as designated in this article over and along which trucks coming into and going out of the city must operate.

### **Sec. 28-243. Application of regulations.**

All trucks within the city shall be operated only over and along the truck routes herein established and on the other designated streets over which truck travel is permitted. This article shall not prohibit:

~~(1) — Operation on street of destination. The operation of trucks upon any street where necessary to the conduct of business at a destination point, provided streets upon which such traffic is permitted are used until reaching the intersection nearest the destination point.~~

~~(21)~~ *Emergency vehicles.* The operation of emergency vehicles upon any street in the city.

~~(32)~~ *Public utilities.* The operation of trucks owned or operated by the city, public utilities, or any contractor or person engaged in the repair, maintenance, or construction of streets, street improvements, or street utilities within the city.

~~(43)~~ *Detoured trucks.* The operation of trucks upon any officially established detour in any case where the truck could lawfully be operated upon the street for which the detour is established.

~~(54)~~ *City vehicles.* The operation of trucks owned or operated by the City of Mt. Juliet on any City of Mt. Juliet Street.

~~(6)~~ *Services.* Any person rendering services to the city by contract or agreement. ~~Household goods. The operation of trucks for the purpose of transporting household goods for the purpose of delivering to and furnishing a commercial or residential building.~~

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## Sec. 28-244. Established.

All trucks not required to have a permit under this article shall ~~endeavor to~~ operate only over and along the truck routes herein established and on the other designated streets over which truck travel is permitted, except as provided in this Article. Further, all trucks traveling under a permit under this article shall confine, to the extent possible, their travel within the city to the "truck route" as designated in the Mt. Juliet Truck Route Map, with exceptions as noted in any permit issued by the department of public works and engineering. The Mt. Juliet Truck Route Map shall be created and amended by the department of public works and engineering.

## Sec. 28-245. Unlawful to use non-truck routes.

- ~~(a) It shall be unlawful for any person to operate any truck which has a gross weight in excess of 12 tons over any city street not designated as a truck route. Trucks making deliveries or pickups not on a truck route may do so, provided that a truck route is used until reaching the intersection nearest the designated point and that the trucks shall return by the most direct route to a truck route.~~
- ~~(b) Nothing herein shall apply to vehicles of any person rendering services to the city by contract or agreement, nor to vehicles of any public utility or public body when they are en route to or from points within the city in connection with public business.~~

It shall be unlawful for any truck, Class 6 or greater in the Federal Highway Administration (FHWA) vehicle classification system as shown in Table 28-54a below, to occupy or travel on any portion of the streets of the City of Mt. Juliet, Tennessee, except for the following designated "truck routes":



































- (1) Interstate 40 in its entirety.
- (2) Lebanon Road (US-70, SR-24) in its entirety
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- (12) Pleasant Grove Road from Old Pleasant Grove Road to N. Mt. Juliet Road
- (13) Old Pleasant Grove Road in its entirety
- (14) Providence Parkway from Central Pike to Westwood Boulevard
- (15) Adams Lane in its entirety
- (16) Providence Way from S. Mt. Juliet Road to I-40 Exit 226C ramp
- (17) Belinda Parkway from I-40 Exit 226C ramp to Mundy Memorial Drive
- (18) Mundy Memorial Drive in its entirety
- (19) Purple Martin Way in its entirety

(20) Summit Boulevard in its entirety

(21) Beckwith Road from I-40 to Summit Boulevard

The use of city streets, other than the above designated truck routes, by any Class 6 vehicle or greater, is permitted only where reasonably necessary to enable the driver of such truck to make a service call or delivery to or from a business or other location within the immediate area. The use of city streets, other than the above designated truck routes, shall be presumed to be unlawful unless the driver of the truck can provide to the arresting officer a bill of lading, document, or receipt showing a delivery, pick-up, or service in the immediate area. The city may, at its discretion, temporarily alter the above listed truck routes in response to an emergency. Each violation of this section shall be punished in accordance with the general penalty provision of the City of Mt. Juliet Code.

**Table 28-245a: FHWA Vehicle Classification System**

<b>Class 1</b> Motorcycles		<b>Class 7</b> Four or more axle, single unit	
<b>Class 2</b> Passenger cars	   	<b>Class 8</b> Four or less axle, single trailer	   
<b>Class 3</b> Four tire, single unit	  	<b>Class 9</b> 5-Axle tractor semitrailer	  
<b>Class 4</b> Buses	  	<b>Class 10</b> Six or more axle, single trailer	 
<b>Class 5</b> Two axle, six tire, single unit	  	<b>Class 11</b> Five or less axle, multi trailer	
<b>Class 6</b> Three axle, single unit	  	<b>Class 12</b> Six axle, multi-trailer	 
		<b>Class 13</b> Seven or more axle, multi-trailer	   



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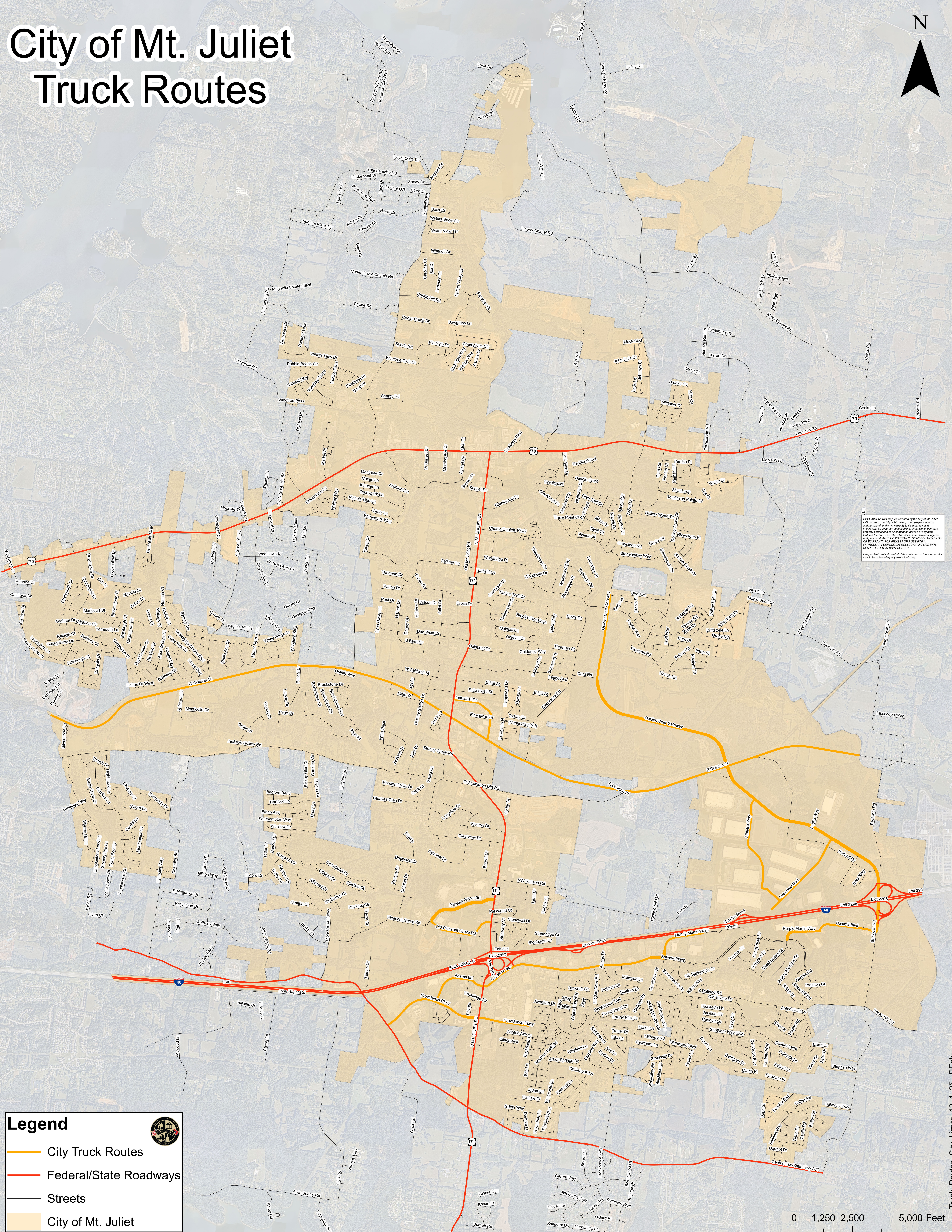
**Sec. 28-246. Haul surety.**

- (a) *Heavy loads.* It shall be unlawful for any person to operate any truck on any public street or right-of-way in the city, which has a gross weight in excess of 12 tons, and to engage in hauling of multiple loads from the same site on more than two occasions per week, unless permitted to do so by the department of public works and engineering under a permit received under this article. To obtain a permit, the person shall post a surety, in the form of an irrevocable letter of credit or a cashier's check, in the amount of \$100,000.00 (for each connection to a non-state truck route as designated by the Mt. Juliet City Code) at a local bank in Mt. Juliet, Tennessee.
- (b) *Construction projects.*
  - (1) *Access to truck routes.* The developer of any construction project, regardless of the weight of proposed loads, within the City of Mt. Juliet shall post a surety, in the form of an irrevocable letter of credit or a cashier's check, in the amount of \$100,000.00 (for each connection/access from the construction site to a non-state truck route in the City of Mt. Juliet as designated by the Mt. Juliet City Code) at a local bank in Mt. Juliet, Tennessee.
  - (2) *Use of non-truck routes.* The developer of any Construction Project, regardless of the weight of proposed loads will also be required to post a surety of \$30 per linear foot for the proposed use of any of non-truck routes (as designated by the Mt. Juliet City Code) within the City of Mt. Juliet.
- (c) *Posting of surety.* A surety required by this article shall be posted prior to the issuance of a land disturbance permit for the construction project and prior to any travel on the City of Mt. Juliet's roads for all other persons needing a permit under this article. This surety amount may be reduced by the department of public works and engineering upon a showing to the department of public works and engineering by the person or developer that a lesser amount will satisfy any harms that could be caused by the person or developer to the city streets. In determining whether this amount should be reduced, the department of public works and engineering will consider the type of vehicle, number of trips, amount of excess weight, and the distance to be traveled along city streets, as well as the condition of those streets.
- (d) *Duration of surety.* Any surety required by this article must stay in place for at least 90 days after the completion of the work under the permit. The department of public works and engineering may increase this time frame on a project by project basis if circumstances exist that will not permit the department of public works and engineering to ascertain road damage within 90 days of the end of the work under the permit.
- (e) *Permits.* The department of public works and engineering shall have the responsibility of issuing permits under this article and shall have the sole discretion as to whether a surety should be reduced. The department of public works and engineering shall charge \$100.00 for the review and issuance of such permit.
- (f) *Enforcement.* Upon finding of violation of this section, the director of public works is permitted to issue a stop work order to any construction project and to issue any other general penalty permitted by the code for violations that do not involve a construction project.
- (g) *Severability.* If any section, clause, provision or portion of this article is held to be invalid or unconstitutional by any court of competent jurisdiction, such holdings shall not affect any other section, clause, provision or portion of this article.

**Secs. 28-247—28-270. Reserved.**



# City of Mt. Juliet Truck Routes



DISCLAIMER: This map was created by the City of Mt. Juliet GIS Division. The City of Mt. Juliet, its employees, agents and personnel, make no warranty as to its accuracy, and in particular its accuracy as to existing, proposed, or planned roadways. The City of Mt. Juliet, its employees, agents and personnel make no warranty of MERCHANTABILITY or FITNESS FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS MAP PRODUCT.

### Legend

- City Truck Routes
- Federal/State Roadways
- Streets
- City of Mt. Juliet

0 1,250 2,500 5,000 Feet





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1444  
10.B.

**Agenda Date:** 12/8/2025

**Agenda #:**

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**Title:**

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.

**ORDINANCE NO. \_\_\_\_\_**

**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**

**WHEREAS**, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

**WHEREAS**, the Regional Planning Commission considered this request during their meeting of October 16, 2025, and forwarded a negative recommendation to the Board of Commissioners by a vote of (5-0-1) and;

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_ 2025 and notice thereof published in the Chronicle of Mt. Juliet on \_\_\_\_\_; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property known as Charlies Place, 4.86 acres 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 72I, group B, parcels 001.01, 002.00, 003.00, 004.00 & 010.00.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2025 as follows:**

**Section 1. REZONING.** Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning Charlies Place, 4.86 acres 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 72I, group B, parcels 001.01, 002.00, 003.00, 004.00 & 010.00, subject to the conditions below:

**LEGAL DESCRIPTION** – See Exhibit A (attached)

**Section 2.** The Preliminary Master Development Plan for Charlies Place (Exhibit B) is hereby adopted, except as modified herein. The Preliminary Master Development Plan shall comply with the Zoning Ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning and Zoning:

1. Mixed Use, Multi-Family and Commercial Design Standards shall be met, unless waivers/variances are granted.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Preserve as many existing trees as possible on the site.
5. Provide the address on the cover sheet.
6. Decorative trash cans and bicycle racks are required in logical locations throughout the PUD.
7. Dumpster enclosures shall meet the City's requirements, including a brick/stone enclosure to match the building, decorative metal gates and a pedestrian door.
8. Preserve all perimeter trees to utilize for buffers, supplemental plantings may be utilized.
9. Gas grilling areas shall be set in a stone base, benches, trash receptacles, bike rack and other required amenities for the apartments shall be identified on the FMDP and shall comply with codes.
10. All landscaping throughout the development shall be irrigated.
11. The proposed roof mounted HVAC equipment shall be screened from horizontal view via a parapet wall, per code.
12. All wall mounted mechanical and/or utility equipment shall be screened from horizontal view via a masonry wall.
13. All signposts, poles and bollards shall be powder coated black, channel posts are not permitted.
14. All parking lot and building mounted exterior lighting fixtures shall be decorative.
15. Provide extra/additional parking lot lighting throughout the development.
16. 7' wide sidewalks shall be provided along parking areas to accommodate vehicle overhang.
17. Wheel stops are not permitted.
18. Staff recommends considering a design update more conducive to the overall vintage feel of the existing buildings within the Sellars development located on both sides of N. Mt. Juliet Rd. and also inclusive of the downtown district.
19. Provide the location/area of the mail kiosk at site plan/final master development plan submittal.
20. Provide evidence from RJ Corman that indicates they are ok with using the railroad r-o-w for improvements.
21. Provide a sidewalk connection to 3<sup>rd</sup> Avenue.

#### Engineering:

1. The following variances are requested as part of the PMDP:
  - a. [Zoning 9-103.2] Request to reduce the required parking by 15% - SUPPORTED based on the shared parking analysis. No parking may be reserved for a single land use.
2. W. Caldwell Street shall be widened to at least 24' between N. Mt. Juliet Road and Third Avenue.
  - a. On-street parking may be constructed along the frontage. Spaces shall be 8' wide and 22' long, excluding the width of the gutter. The sidewalk adjacent to the spaces shall be 7' wide.

3. A sidewalk shall be constructed from the site frontage to N. Mt. Juliet Road. The crosswalk may cross to the north side of W. Caldwell St, however a RRFB is required for the midblock crossing.
4. A traffic signal is required at the intersection of N. Mt. Juliet Road and W. Caldwell St/E. Caldwell St. to provide safe egress from this development. This signal shall be installed and operation at the first CO.
  - a. This signal requires split phasing on the minor approaches due to the offset between approaches.
  - b. The signal shall be preempted for both the railroad crossing and MJFD vehicles.
  - c. A coordination and time of day plan shall be prepared and implemented for all signals between Curd Road and Old Lebanon Dirt Road prior to activating the new signal.
  - d. The existing southbound queues on N. Mt. Juliet Road back through the intersection. An additional signal is expected to exacerbate the queues.
  - e. Installation of the signal is subject to TDOT approval.
5. An eastbound left-turn lane shall be installed on W. Division St at Fourth Avenue. This turn lane shall include at least 50' of storage and appropriate tapers.
6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
7. ADA parking shall be provided for all buildings. A total of 8 ADA spaces are required, with each building requiring at least one van accessible space.
8. The crosswalk between building and the eastern sidewalk shall align with the sidewalk along the south face of the buildings.
9. Sidewalks adjacent to parking shall be at least 7' wide.
10. The driveways shall match the City's standard detail for non-residential driveways.
11. All pedestrian facilities shall be ADA compliant.
12. Sidewalks are required along the Third Ave frontage.
13. Provide written confirmation from RJ Corman that parking and stormwater runoff is allowed to encroach on the railroad ROW before project is presented before the BOC.
14. Grinder systems or on-site step systems will not be allowed for this development.
15. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
16. All sewer main (minus laterals) shall be public and within a 20' (minimum) easement.
17. A macerator will be required for this development.
18. Onsite sewer routing has been established. The developer will continue to coordinate with staff to adjust the sewer service for the homes on W Caldwell Street.
19. Pool shall drain into the stormwater system.
20. Stormwater Coordinator: Building and dumpster pad proposed locations are currently occupied by a pond and water quality unit that have an active long-term maintenance agreement in place. The developer shall adjust the maintenance agreement as changes to existing infrastructure are made.

WWUD:

1. There are no water lines shown.



**Section 3. PUBLIC HEARING.** The zoning changes were the subject of a public hearing held on \_\_\_\_\_ at 6:15 p.m.

**BE IT FURTHER ORDAINED**

**Section 3.** In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

**Section 4.** If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

**Section 5.** This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

\_\_\_\_\_  
James Maness, Mayor

\_\_\_\_\_  
Kenny Martin, City Manager

ATTEST:

\_\_\_\_\_  
Sheila S. Lockett, MMC, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Samantha A. Burnett, City Attorney

# Legal Descriptions for Charlies Place

## **2236 & 2250 N Mt. Juliet Rd.**

TRACT 1: Being a tract or parcel of land located and situated in the town of Mt. Juliet, First (1st) Civil District of Wilson County, Tennessee, as follows:  
NORTH: McCorkle; EAST: Oakland Avenue; SOUTH: McCord and Nashville and Eastern Railroad Authority; WEST: McCorkle, containing 1.0 acres more or less. Included within the above-referenced description but excluded from the above referenced legal as the result of a prior conveyance by Mt. Juliet Funeral Home, Inc. to the City of Mt. Juliet, Tennessee, of record in Book 1198, Page 1478, Register's Office for Wilson County, Tennessee is the following:

BEGINNING at a point on the western present right of way of State Route 171 (Mt. Juliet Road), said point located on the southeastern corner of the property owned, the common corner with property owned by James T. McCord, Jr. and Helen M. McCord, of record in Book 393, Page 16, Register's Office for Wilson County, Tennessee, and being 44 feet, more or less, left of State Route 171 (Mt. Juliet Road) survey centerline station 135+58, more or less; thence north 75 deg. 07 min. 19 sec. west along the common line, and being 2.11 feet to a point on the common line, said point also located on the western proposed right of way of State Route 171 (Mt. Juliet Road), and being 46.00 feet left of State Route 171 (Mt. Juliet Road) survey centerline station 135+60.80; thence northeasterly with a curve to the left having a radius of 11,413.16 feet along the proposed right of way of State Route 171 (Mt. Juliet Road), an arc length of 164.44 feet to a point located on the northern line of the property owned, the common line with property owned by J. H. McCorkle and Mildred S. McCorkle, of record in Book 120, Page 447, Register's Office for Wilson County, Tennessee, and being 46.00 feet left of State Route 171 (Mt. Juliet Road) survey centerline station 137+25.91; thence south 76 deg. 45 min. 20 sec. east along the common line, and being 2.12 feet to a point on the northeastern corner of the property owned, the common corner with property owned by J. H. McCorkle and Mildred S. McCorkle, said point also located on the western present right of way of State Route 171 (Mt. Juliet Road), and being 44 feet, more or less, left of State Route 171 (Mt. Juliet Road) survey centerline station 137+24, more or less; thence south 07 deg. 20 min. 59 sec. west along the present right of way of State Route 171 (Mt. Juliet Road) and being 164.50 feet to the point of beginning, containing 313 square feet, more or less.

Being the same property conveyed to City of Mt. Juliet, Tennessee by deed from H & F, Inc., a Tennessee for profit corporation, dated January 4, 2013, of record in Book 1523, Page 2026, Register's Office for Wilson County, Tennessee.

TRACT 2: Being a parcel of land located in the 1st Civil District of Wilson County, Tennessee, described as Map 721, Group B, Parcel 10.00 and located on North Mt. Juliet Road, Mt. Juliet, Tennessee.

Being a parcel of land containing 1.71 acres, more or less, as shown on the Boundary Survey of the Estates of James H. McCorkle and wife, Mildred S. McCorkle, of record in Plat Book 21, Page 800, Register's Office for Wilson County, Tennessee.

Included but excluded herefrom is the property described in the Agreed Order of Possession of record in Book 1176, Page 2181, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to the City of Mt. Juliet a body politic by deed from Charles Lee McCorkle and Linda McCorkle Eakes, dated May 2, 2014, of record in Book 1591, Page 121, Register's Office for Wilson County, Tennessee. This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Agreement for Dedication of Easement for Public Utilities to the City of Mt. Juliet of record in Book 1198, Page 1480; Right of Way Easement to the City of Mt. Juliet of record in Book 1198, Page 1478; Agreed Order of Possession and any and all easements to the City of Mt. Juliet of record in Book 1176, Page 2181; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 21, Page 800, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

#### **49 W. Caldwell:**

TRACT 1: 49 West Caldwell Street

Being a tract or parcel of land situated and lying in the First Civil District of Wilson County, Tennessee, as shown on the Plat Entitled "Survey of the Loyd Estes Estate" of record in Plat Book 17, Page 324, Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard Miles and wife, Sloan Miles by Warranty Deed from Terry Glen Taylor and wife, Angela Michelle Taylor, dated August 30, 2006, of record in Book 1202, Page 1655, Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 17, Page 324, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

**51 W. Caldwell:**

A certain tract or parcel of land in Wilson County, State of Tennessee, described as follows to-wit:

Beginning in the center of street, Everettes Northwest corner thence in a Southward direction 456 feet to R.W. North line thence in a Westward direction 321 1/2 ft. to C.B. Smith Southeast corner; thence in a Northward direction 137 ft. to an iron pin thence in an eastern direction 30 ft. to an iron pin, thence in a Northward direction 210.0 ft. to an iron pin, in center of Street thence in an eastern direction with Street 217.8 feet to the beginning.

Being the same property conveyed to Brenda J. Stewart by deed from Marvin W. Brown, dated February 9, 2004, of record in Book 1036, Page 426. (1/5 interest), by deed from Robert Barrett and wife Kay Barrett, dated February 6, 2004, of record in Book 1036, Page 424. (1/5 interest), by deed from Gary Barrett and wife, Sheilah M. Barrett, dated February 6, 2004, of record in Book 1036, Page 420. (1/5 interest), by deed from Clayton Barrett-Smith and wife, Gina Lynne Barrett-Smith, dated February 10, 2004, of record in Book 1036, page 422 (1/5 interest), Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; easements, covenants conditions and all matters and notes as shown on the plan of record, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

**53 W. Caldwell:**

Beginning in center of School Street at Vester C. Locks northeast corner; thence North 87 degrees East 210 feet to a point in the center of said street; thence South 11 3/4 degrees West 210 feet with A.J. Bixlers West boundary line to a point, thence West 30 feet to a point of A.J. Bixlers North boundary line, thence South with A.J. Bixlers West boundary line to the right of way T.C.R.R.; thence with said R.R. Right of Way line to Vester C. Locks southeast corner; thence North 11 3/4 degrees East to the beginning.

Containing two acres more or less, and bounded as follows: North by School Street, East by A.J. Bixler, South by T.C. R.R. right of way, West by Vester C. Lock, and is the same property conveyed to C.B. Smith and wife, Minnie Radford Smith, by deed of L.E. Atkinson and wife, Lutie D. Atkinson, of record in Deed Book 107, Page 213, in Register's Office, Wilson County, Tennessee. Being in the First Civil District of Wilson County, Tennessee.

Included in this deed is a parcel of land on East side of this property 30 feet wide beginning in Center of School Street, thence South 11 3/4 degrees West with A.J. Bixlers West boundary line 210 feet; being a part of the land conveyed to C.B. Smith and wife, Minnie R. Smith, by T.L. Clemmons and C.M. Willis, by deed recorded in Deed Book 122, Page 59, Register's Office, Wilson County, Tennessee. Being the same property conveyed to Glespie C. Smith and wife, Iva Nell Smith, by deed from Charles H. Smith, Administrator of Estate of Minnie Radford Smith, dated October 22, 1966, of record in Deed Book 175, Page 393. Iva Nell Smith devised property to her children, Stephen C. Smith and Janie S. Newman in her will, probated October 15, 2015, of record in Book 1666, Page 211, Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; easements, covenants conditions and all matters and notes as shown on the plan of record, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

**60 3rd Ave N:**

BEGINNING at a point in the center of the Tennessee Central Railroad right of way 12 feet from Howard Tomlinson's east boundary line and running north 130 feet thence east 187 feet thence south with C.B. Smith's line 130 feet to the center of said railroad right of way, thence with the center of said railroad right of way to the point of BEGINNING and bounded generally on the north by Jennings; east by C.B. Smith; south by Tennessee Central Railroad right of way and west by street.

Being the same property conveyed to Alan Gamble, unmarried by deed from Anthony C. Sparkman and Amanda Sparkman, dated June 25, 2018 and recorded on June 27, 2018 in Book 1829, Page 2358, in the Register's Office for Wilson County, Tennessee.

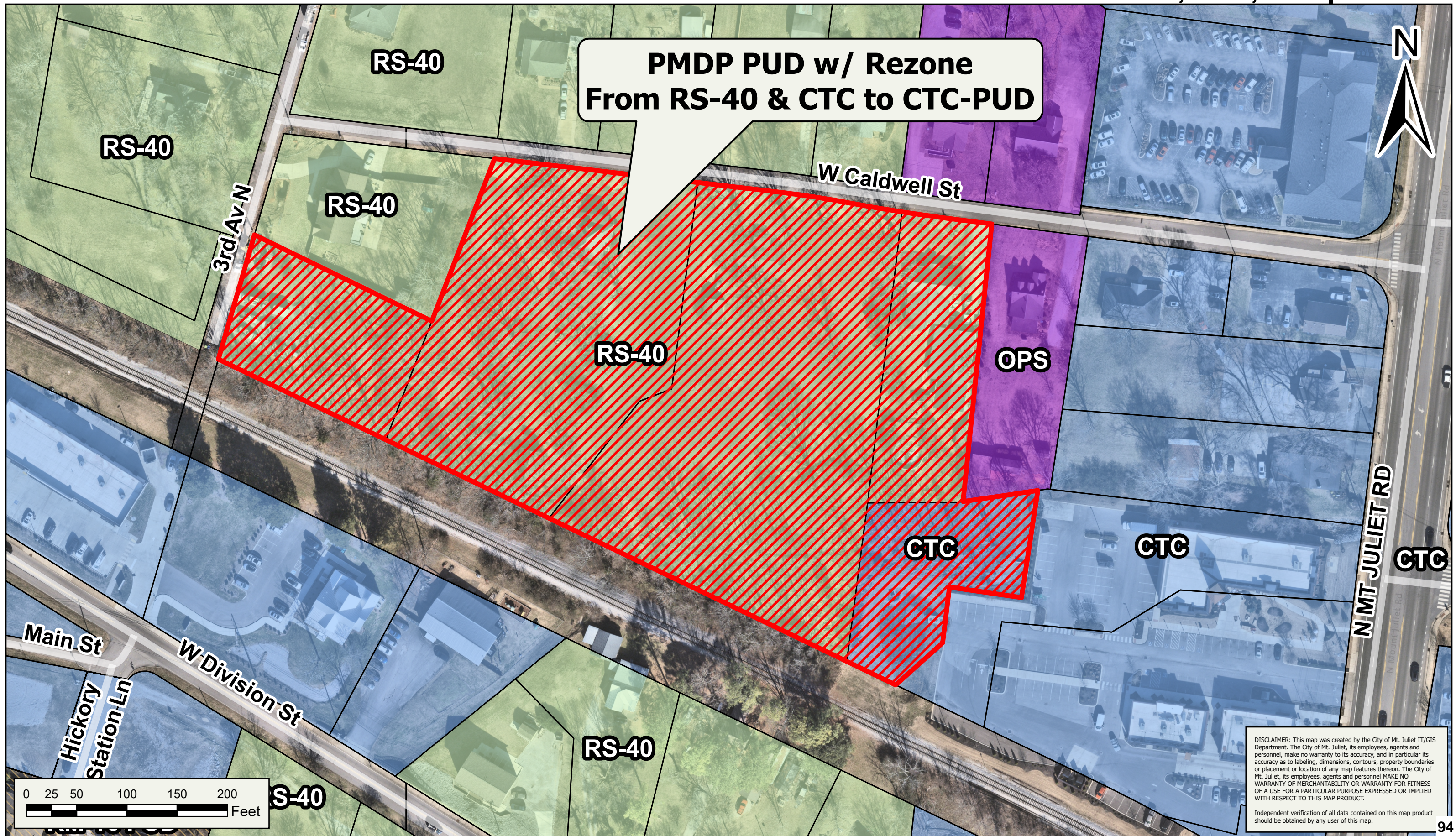
This is improved property known as 60 3RD Avenue North, Mt. Juliet, TN 37122.





# Exhibit B- PMDP PUD w/ Rezone

Charlie's Place  
Map 072I, Group B, Parcels 1.01, 2.00,  
3.00, 4.00, and p/o 10.00







## MEMORANDUM

**Date:** October 16, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Charlie's Place  
RZ, PMDP-PUD  
Map – 072I  
Parcel(s) – 001.01, 002.00, 003.00, 004.00 & 010.00

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**Request:** Lose Design on behalf of their client, Misson Development, is seeking preliminary master development plan/PUD and rezone approval for Charlie's Place, a mixed-use development incorporating parcels on both W. Caldwell and N. Mt. Juliet Rd.

**History:** This PUD will be incorporating the development previously known as Sellars Station 2, that will now include a residential mixed-use component on the northeastern corner of the property that will include apartments and commercial units. The additional buildings and parcels to be included in this project, were previously approved site plans, under Sellars Station 2, Phases 1 and 2. Phase 1 includes the Christmas Place, and Phase 2, which included the 3 additional retail buildings that currently house Dunkin Donuts, Jeremiah's and additional available suites. These 2 phases will now be incorporated within the requested Charlie's Place PUD.

The total site acreage incorporating the existing parcels in Phase 1 & Phase 2 will now be over 9.00 acres, with the new addition will include 4.86 acres.

**Land Use:** The future land use plan identifies the area as mix of both neighborhood commercial and town center. The requested rezone to CTC with a PUD overlay is consistent with the future land use and therefore does not require a land use amendment.

**Zoning:** The base zoning for the existing phases, 1 & 2 are CTC, and the requested zoning for the new parcels to be incorporated is RS-40. It is worth noting that the area included in the rezone request has been within a predominantly residential area, however, as previously noted, this area and corridor is shown as neighborhood commercial, and the rezone is consistent with the future land use plan.

**Bulk Standards:** The site data table identifies setbacks as 0' front, 10' side and 20' rear. There is a variance requested for the 0' front setback due to the building location being pushed along the roadway, and the parking in the rear of the parcel. The maximum building height is 35' for CTC zoning, however the applicant is requesting a variance for a maximum building height of 64' and/or 5 stories for the multi-use residential area. In accordance with the regulations, buildings in

excess of 35' near the Town Center (downtown area), and buildings located within ½ mile of the existing Music City Star rail station, and zoned commercial, may exceed the 35 feet height limit as contained in table 6-103A as follows:

- A. In no case shall any building exceed a height of 50 feet or four stories, whichever is less; and
- B. This height exemption shall be for office, retail, educational, multi-family and transient habitation (hotel) uses only.

While the proposed buildings meet within the location (Town Center) and mileage (1/2 mile of the music city star), they will still exceed the maximum height allowance of 50 ft and/or four stories and will require the approval of the variance. If a variance is not granted by the Planning Commission and Board of Commissioners, all bulk standards applicable to the CTC district shall be adhered to.

The residential density is requested at 25 units/acre, which is considerably more than the maximum (4.5 upa), therefore a variance is being requested by the applicant. Two mixed-use buildings are being proposed, with a request of 64' and/or 5 stories, that will incorporate 220 residential units and 11,889.50 square feet of commercial space. There will also be one additional commercial building, of 3,150 square feet as well.

The maximum building lot coverage allowed is 50% (4.5 ac). With the existing buildings consisting of 0.48 ac, and the addition of the mixed-use structures (1.16 ac), this will increase the total lot coverage to 18.2% (1.64 acres) which is well below the maximum allowable. The site will also still maintain a maximum impermeable surface ratio (70%/6.3 ac) below at 57%/5.13 acres.

6-104.1 Mixed Use Guidelines: Ten percent (10% min. required) commercial area is required for mixed use development. The plans indicates only 5% for the additional commercial area to be incorporated of which is approximately 15,039.50 sf. Under the regulations, the PUD will require a minimum of 10% for all commercial uses of the total devoted site to be met, and this must be calculated with the combined phases by FMDP. All other requirements of 6-104.1 shall be met. The 10% minimum will be met once the exiting development is combine with this development into one PUD.

5-104 (Zoning) and 4-114 (Subdivision Regulations) Multifamily Guidelines: The applicant is requesting a variance for the minimum playground area of 30,800 sf (100 sf per bedroom requirement) and are requesting a maximum 3,500 sf playground. Proposed amenities include a clubhouse, pool, exterior seating, and a playground area. A 2,000 sf or larger clubhouse and playgrounds (100 sf per bedroom) is required for multi-family development. The plans identify the clubhouse as 2,000 sf as required but call out the variance for the 3,500 sf playground area. The pool is shown at approximately 1,500 sf.

Decorative trash cans and bicycle racks are required in logical locations throughout the development. Although it is not shown on the plans provided, all HVAC shall be roof top mounted and fully screened for horizontal view.

Parking: The parking provided (434 spaces, 375 residential and 60 commercial) is below the required minimum for the residential (375), however there will be adequate and excess parking

provided throughout the PUD development. The dimensions of all spaces and drive aisles shall comply with code requirements. Wheel stops shall not be used. Bicycle parking will be required, per code, at site plan/final master development plan submittal.

Street and Pedestrian Connectivity: Access is via N. Mt. Juliet Rd. and, also along W. Caldwell. A complete internal sidewalk network is provided, with connections throughout the development for connectivity to both W. Caldwell and N. Mt. Juliet Rd.

Landscaping: Landscape plans will be submitted and reviewed at site plan/final master development plan submittal, should this preliminary master development plan be approved. Staff requests that as many trees as possible be saved on site.

Waivers/Variances: The applicant is requesting the following variances.

1. Max Building height at 64' and/or 5 stories. STAFF SUPPORTS. The current maximum height allowed within the downtown/music city star corridor is currently 55', however there is pending legislation regarding increasing the overall height restrictions.
2. Front Setback – 0'. The required setback for this zoning is 30' in the front, of which will face and front on W. Caldwell. The intent is to push the front of the buildings to the property line and have all parking placed in the rear of the buildings in a centralized location for the entire PUD. This also will enhance the streetscape. STAFF SUPPORTS.
3. Density- 25 units/acre. STAFF SUPPORTS due to the location within the downtown core/Music City Station corridor.
4. Parking - 375 spaces provided, 434 required. STAFF SUPPORTS. Due to the inclusion of the additional parcels, there will be adequate shared and overflow parking.
5. The buildings will not be 100% masonry. The request is for 60% masonry and 40% secondary materials. STAFF SUPPORTS, but the specific type of secondary and location must be provided with site plan/final master development plan submittal.
6. Playground area to be 3,500 sf. STAFF SUPPORTS due to the excessive playground square footage requirement of 100 sf per bedroom which would be approximately 30,800 sf. The development is providing additional amenities, in way of a large clubhouse and pool area.

Summary: The rezone request to CTC with a PUD overlay is consistent with the future land use and the desire to promote a more walkable downtown district. This also is a nice example of transit-oriented development given the proximity to the train station. This development will incorporate the previously approved Sellars Station Phase 1 and 2 parcels into a single PUD, so this will be a true mixed-use project.

Recommendation: Staff recommends forwarding this rezone and preliminary master development plan PUD request to the Board of Commissioners with a positive recommendation, subject to the following conditions:

Planning and Zoning:

1. Mixed Use, Multi-Family and Commercial Design Standards shall be met, unless waivers/variances are granted.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Preserve as many existing trees as possible on the site.

5. Provide the address on the cover sheet.
6. Decorative trash cans and bicycle racks are required in logical locations throughout the PUD.
7. Dumpster enclosures shall meet the City's requirements, including a brick/stone enclosure to match the building, decorative metal gates and a pedestrian door.
8. Preserve all perimeter trees to utilize for buffers, supplemental plantings may be utilized.
9. Gas grilling areas shall be set in a stone base, benches, trash receptacles, bike rack and other required amenities for the apartments shall be identified on the FMDP and shall comply with codes.
10. All landscaping throughout the development shall be irrigated.
11. The proposed roof mounted HVAC equipment shall be screened from horizontal view via a parapet wall, per code.
12. All wall mounted mechanical and/or utility equipment shall be screened from horizontal view via a masonry wall.
13. All signposts, poles and bollards shall be powder coated black, channel posts are not permitted.
14. All parking lot and building mounted exterior lighting fixtures shall be decorative.
15. Provide extra/additional parking lot lighting throughout the development.
16. 7' wide sidewalks shall be provided along parking areas to accommodate vehicle overhang.
17. Wheel stops are not permitted.
18. Staff recommends considering a design update more conducive to the overall vintage feel of the existing buildings within the Sellars development located on both sides of N. Mt. Juliet Rd. and also inclusive of the downtown district.
19. Provide the location/area of the mail kiosk at site plan/final master development plan submittal.
20. Provide evidence from RJ Corman that indicates they are ok with using the railroad r-o-w for improvements.
21. Provide a sidewalk connection to 3<sup>rd</sup> Avenue.

#### Engineering:

1. The following variances are requested as part of the PMDP:
  - a. [Zoning 9-103.2] Request to reduce the required parking by 15% - **SUPPORTED** based on the shared parking analysis. No parking may be reserved for a single land use.
2. W. Caldwell Street shall be widened to at least 24' between N. Mt. Juliet Road and Third Avenue.
  - a. On-street parking may be constructed along the frontage. Spaces shall be 8' wide and 22' long, excluding the width of the gutter. The sidewalk adjacent to the spaces shall be 7' wide.
3. A sidewalk shall be constructed from the site frontage to N. Mt. Juliet Road. The crosswalk may cross to the north side of W. Caldwell St, however a RRFB is required for the midblock crossing.
4. A traffic signal is required at the intersection of N. Mt. Juliet Road and W. Caldwell St/E. Caldwell St. to provide safe egress from this development. This signal shall be installed and operation at the first CO.

- a. This signal requires split phasing on the minor approaches due to the offset between approaches.
  - b. The signal shall be preempted for both the railroad crossing and MJFD vehicles.
  - c. A coordination and time of day plan shall be prepared and implemented for all signals between Curd Road and Old Lebanon Dirt Road prior to activating the new signal.
  - d. The existing southbound queues on N. Mt. Juliet Road back through the intersection. An additional signal is expected to exacerbate the queues.
  - e. Installation of the signal is subject to TDOT approval.
5. An eastbound left-turn lane shall be installed on W. Division St at Fourth Avenue. This turn lane shall include at least 50' of storage and appropriate tapers.
  6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
  7. ADA parking shall be provided for all buildings. A total of 8 ADA spaces are required, with each building requiring at least one van accessible space.
  8. The crosswalk between building and the eastern sidewalk shall align with the sidewalk along the south face of the buildings.
  9. Sidewalks adjacent to parking shall be at least 7' wide.
  10. The driveways shall match the City's standard detail for non-residential driveways.
  11. All pedestrian facilities shall be ADA compliant.
  12. Sidewalks are required along the Third Ave frontage.
  13. Provide written confirmation from RJ Corman that parking and stormwater runoff is allowed to encroach on the railroad ROW before project is presented before the BOC.
  14. Grinder systems or on-site step systems will not be allowed for this development.
  15. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
  16. All sewer main (minus laterals) shall be public and within a 20'(minimum) easement.
  17. A macerator will be required for this development.
  18. Onsite sewer routing has been established. The developer will continue to coordinate with staff to adjust the sewer service for the homes on W Caldwell Street.
  19. Pool shall drain into the stormwater system.
  20. Stormwater Coordinator: Building and dumpster pad proposed locations are currently occupied by a pond and water quality unit that have an active long-term maintenance agreement in place. The developer shall adjust the maintenance agreement as changes to existing infrastructure are made.

WWUD:

1. There are no water lines shown.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1174  
10.C.

**Agenda Date:** 12/8/2025

**Agenda #:**

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**Title:**

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



**ORDINANCE NO. \_\_\_\_\_**

**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**

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of October 16, 2025, and forwarded a positive recommendation (Vote 4-1-1) for approval to the Board of Commissioners; and

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_ and notice thereof published in the Chronicle of Mt. Juliet on \_\_\_\_\_; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to annex the subject property of approximately 39.34 acres, into the corporate boundaries of the City of Mt. Juliet; and

**WHEREAS**, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

**WHEREAS**, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

**WHEREAS**, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within corporate boundaries of the City of Mt. Juliet.

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2024 as follows:

**Section 1. – ANNEXATION.** The property described herein below and as shown and further described on Exhibit B attached hereto, is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

**Section 2. – PLANNING COMMISSION RECOMMENDATION –** This matter was considered by the Planning Commission and received a positive recommendation with a vote of (4-1-1) in a regular meeting to be held on October 16, 2025.

**Section 3. – PUBLIC HEARING –** The annexation was the subject of a public hearing held on \_\_\_\_\_ at 6:15 p.m.

**BE IT FURTHER ORDAINED**

**Section 4.** In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

**Section 5.** If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

**Section 6.** This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

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James Maness, Mayor

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Kenny Martin, City Manager

ATTEST:

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Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney

## Exhibit A – Legal Description

### AS SURVEYED PERIMETER DESCRIPTION:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE 1ST CIVIL DISTRICT OF WILSON COUNTY TENNESSEE, BEING THAT CERTAIN PARCEL OF LAND CONVEYED TO GLORIA MULLINS ET AL, SANDRA VAUGHT, HOLLY YELTON AND KELLY COOK, OF RECORD PER DEED BOOK 1720, PAGE 532, REGISTER'S OFFICE OF WILSON COUNTY TENNESSEE (R.O.W.C.T.), BEING BOUNDED ON THE NORTH BY THE EAST DIVISION STREET RIGHT-OF-WAY, A VARYING WIDTH RIGHT-OF-WAY (FORMERLY THE TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY), ON THE EAST BY D&M STRATEGIC, OF RECORD PER DEED BOOK 2111, PAGE 581 (R.O.W.C.T.), ON THE SOUTH BY THE OLD LEBANON DIRT ROAD RIGHT-OF-WAY, A VARYING WIDTH RIGHT-OF-WAY, AND ON THE WEST BY GLORIA M. MULLINS, TRUSTEE OF THE MULLINS REVOCABLE TRUST OF RECORD PER DEED BOOK 1675, PAGE 2328 (R.O.W.C.T.), THE PERIMETER OF SAID PARCEL BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY MARK HERRICK, RLS NO. 3356 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, TELEPHONE NUMBER 615-244-8591 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT AN IRON ROD (OLD) WITH CAP STAMPED "CROCKETT" IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE OLD LEBANON DIRT ROAD, A VARYING WIDTH RIGHT-OF-WAY, BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1675, PAGE 2328 (R.O.W.C.T.) AND BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1720, PAGE 532 (R.O.W.C.T.) AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, ALONG THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1720, PAGE 532 AND THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1675, PAGE 2328 (R.O.W.C.T.) THE FOLLOWING FOUR (4) COURSES:

1. NORTH 09 DEGREES 51 MINUTES 50 SECONDS EAST, 184.96 FEET TO A METAL FENCE POST;
2. THENCE NORTH 09 DEGREES 12 MINUTES 13 SECONDS EAST, 65.02 FEET TO AN IRON ROD (OLD);
3. THENCE SOUTH 80 DEGREES 21 MINUTES 24 SECONDS EAST, 120.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "CROCKETT";
4. THENCE NORTH 09 DEGREES 35 MINUTES 28 SECONDS EAST, 1007.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST DIVISION STREET (FORMERLY THE TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY), SAID SOUTHERLY RIGHT-OF-WAY LINE BEING A 30-FOOT HALF WIDTH AS SHOWN ON THAT CERTAIN PLAT ENTITLED "FINAL SUBDIVISION PLAN OF SECTION ONE MAC MEADOWS" OF RECORD PER PLAT BOOK 16, PAGE 309 (R.O.W.C.T.) AND BEING MARKED BY AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 65 DEGREES 00 MINUTES 06 SECONDS EAST, PASSING THROUGH CONCRETE MONUMENTS (OLD) AT 65.22 FEET, 190.39 FEET, 675.83 FEET AND 1050.79 FEET FOR AN ALL IN TOTAL DISTANCE OF 1058.79 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
2. THENCE SOUTH 68 DEGREES 19 MINUTES 44 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 242.22 FEET FOR AN ALL IN TOTAL DISTANCE OF 272.22 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";

## Exhibit A – Legal Description

3. THENCE SOUTH 72 DEGREES 04 MINUTES 56 SECONDS EAST, 106.49 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
4. THENCE SOUTH 78 DEGREES 10 MINUTES 11 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 107.18 FEET FOR AN ALL IN TOTAL DISTANCE OF 162.08 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
5. THENCE SOUTH 78 DEGREES 59 MINUTES 32 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 69.65 FEET FOR AN ALL IN TOTAL DISTANCE OF 439.75 FEET TO A CONCRETE MONUMENT (OLD) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND BEING LOCATED ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 2111, PAGE 581 (R.O.W.C.T.);

THENCE ALONG THE EAST BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1720, PAGE 532 (R.O.W.C.T.) AND THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 2111, PAGE 581 (R.O.W.C.T.), SOUTH 05 DEGREES 34 MINUTES 31 SECONDS WEST, 637.24 FEET TO A CONCRETE MONUMENT (OLD) AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD LEBANON DIRT ROAD, SAID NORTHERLY RIGHT-OF-WAY LINE BEING A 25-FOOT HALF WIDTH AS SHOWN ON THAT CERTAIN PLAT ENTITLED "FINAL SUBDIVISION PLAN OF SECTION ONE MAC MEADOWS" OF RECORD PER PLAT BOOK 16, PAGE 309 (R.O.W.C.T.);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. NORTH 81 DEGREES 10 MINUTES 46 SECONDS WEST, PASSING THROUGH CONCRETE MONUMENTS (OLD) AT 130.97 FEET, 256.09 FEET, AND 755.84 FEET FOR AN ALL IN TOTAL DISTANCE OF 892.65 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC" AND BEING THE BEGINNING OF A 1540.00 FOOT RADIUS CURVE TO THE LEFT, WITH A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 24 MINUTES 13 SECONDS WEST, 387.32 FEET;
2. THENCE WESTERLY, 388.35 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 26 MINUTES 54 SECONDS TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
3. THENCE SOUTH 84 DEGREES 22 MINUTES 20 SECONDS WEST, 493.34 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC", AND THE BEGINNING OF A 1575.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 55 MINUTES 53 SECONDS WEST, 367.32 FEET;
4. THENCE WESTERLY, 368.16 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 23 MINUTES 34 SECONDS TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
5. THENCE NORTH 82 DEGREES 14 MINUTES 06 SECONDS WEST, 43.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,713,633 SQUARE FEET OR 39.34 ACRES MORE OR LESS.

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO PROVIDE A PERIMETER DESCRIPTION OF THE ABOVE REFERENCED TRACT.

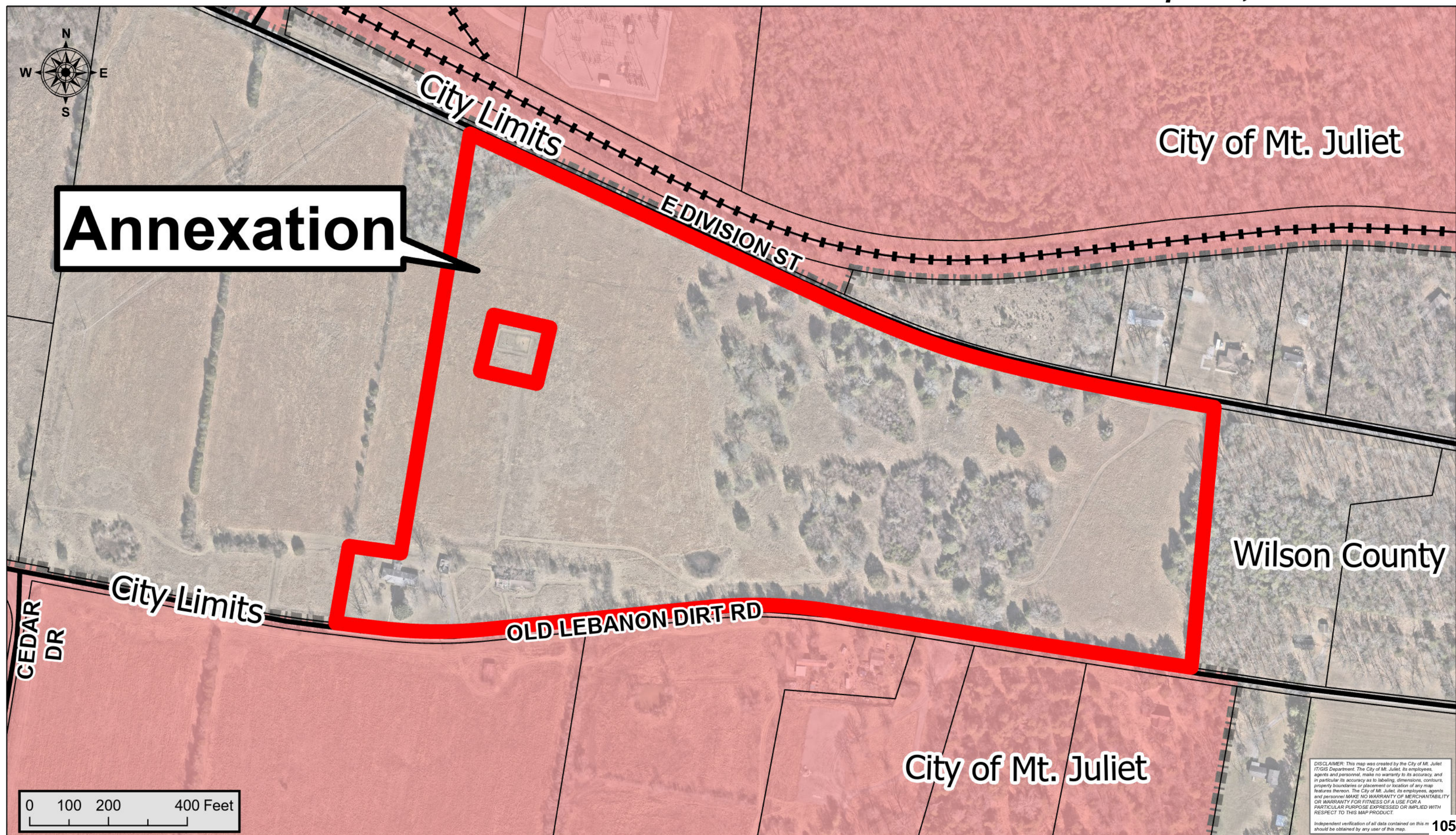
ADVANCE COPY: FOR REVIEW PURPOSES ONLY THIS PRINT IS NOT TO BE USED FOR TRANSFER OF PROPERTY UNLESS SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.





# Exhibit B - Annexation

**Courtyard At McFarland**  
**5025 Old Lebanon Dirt Road**  
**Map 077, Parcel 001.00**







## MEMORANDUM

**Date:** October 16, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Courtyards at McFarland  
PMDP-PUD, Rezone, Annexation  
Map - 077  
Parcel(s) – 001.00 & 001.03

**Request:** Ragan Smith, on behalf of their client, Epcon Communities, is seeking an Annexation, Plan of Services, Rezone and a Preliminary Master Development PUD approval for a commercial mixed-use development, the Courtyards at McFarland. This proposal includes an age-restricted residential component along with commercial uses. The site is located at 5025 Old Lebanon Dirt Rd. This is in District 3, which is represented by Commissioner Scott Hefner.

**History/Overview:** The subject property consists of approximately 39.34 acres on the north side of Old Lebanon Dirt Road, east of N. Mt. Juliet Road. The property is currently in Wilson County and is zoned R-1. The base zoning requested for the entire site is CMU. There is a cemetery, on its own parcel (77 01.03), included as part of this annexation and rezone. The applicant has submitted another version of this plan, for residential use only, but a land use amendment, required for RM zoning, was not approved by the Board of Commissioners.

The proposed density for the residential portion of the site is 3.35 units per acre and a total residential unit count of 124 units. This includes 8 front-loaded single-family homes, 37 alley loaded single family homes, and 79 alley loaded townhomes. Approximately 9.25 acres of the PUD is devoted to commercial use, exceeding the minimum for mixed use PUDs (25%). Commercial square footage is not notated on the plans but based on the parking calculation ratio and number of spaces provide it is at 41,000sf.

The City's land use plan currently identifies the property as mixed use and the future land use plan aligns with the CMU-PUD request, so therefore no land use amendment is required. A summary of the request is provided below:

<b>REQUEST</b>	<b>Land Use Map</b>	<b>Requested Classification</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
<i>PMDP-PUD, Rezone, Annexation &amp; POS</i>	<i>Mixed Use</i>	<i>N/A</i>	<i>Wilson County R-1</i>	<i>CMU-PUD Commercial Mixed Use Planned Unit Development</i>

Future Land Use: There is no change required as the current land use is mixed use.

Zoning: The zoning is R-1 in Wilson County. The applicant is seeking CMU-PUD, commercial mixed use, with a PUD overlay, for the entire development area.

Annexation/Urban Growth Boundary: The subject property is within the City's urban growth boundary.

Plan of Services: A plan of services is included for review.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

- 1. is agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
- 5. is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
- 6. allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

**Preliminary Master Development Plan:**

Overview: The development timeline shows phase 1 construction to begin in August 2026, with anticipated completion by March 2028. This development is proposed for 39.34 acres. There will be 2.34 acres for ROW dedication for the future road widening, 9.26 acres of commercial, 0.50 acres of cemetery and 10 acres of open space. The site is located on the east side of Old Lebanon Dirt Road and is presently undeveloped farm land.

The proposal includes one parcel, of which is to include 125 proposed residential units, consisting of 45 single family residential units, and 79 townhome units. This parcel is also proposed to include several commercial buildings, to be general retail and including 41,000sf . The commercial portion of this development includes 9.26 acres (25% of the total area of the project) shown as general retail.

5-103, 6-103 & 6-104, Bulk Standards: The total number of residential units is 125. The overall residential density is 3.37 units per acre (125 units / 37acres), with an estimated population at buildout of 215. The minimum lot area is 2,976 sf for townhomes and 5,400 sf single family. A bulk standard waiver of 5.103A is sought to reduce the minimum lot area, lot width and yard requirements for the single family and townhomes. A summary of the proposed residential uses:

Front loaded single family: 9 units  
Alley loaded single family: 37 units  
Alley loaded townhomes: 79 units

Total unit count: 125 units

Required Setbacks per CMU standards:

Front: 30'

Side: 10'

Rear: 20'

Proposed Setbacks for CMU:

Front loaded Single family:

Front: 30'

Side: 5'

Rear: 17'

Alley loaded Single family:

Front: 10'

Side: 5'

Rear: 17'

Alley loaded Townhomes:

Front: 10'

\*Side: 0'

Rear: 5'

Building Separation: 20'

Commercial Parcel:

Front: 30'

Side: 10'

Rear: 20'

The specific uses for the commercial portion of the development are only identified as general retail at this time. The plans show seven buildings. The overall gross square footage of commercial space is not provided, staff has calculated this to be approximately 41,000sf, based on parking calculations provided. Other details pertaining to the bulk regulations will be revealed at FMDP/site plan submittal where full compliance, excepting any waivers granted, will be required.

Open Space/Amenities: The applicant has shown 10.00 acres (27%) of open space in the PUD. The scope of open space improvements are shown as passive public parkland with a walking trail, and an HOA maintained cemetery. The amenities as shown are to include a private amenity center, pickle ball court, pool and a pavilion with a walking path around the eastern portion of the property.

Pedestrian/Vehicle Connections: Vehicular connections are provided via four access points along Old Lebanon Dirt Road and one to OLDR. There is no notation as to how these access points will line up with the McFarland Farms project to the immediate south of this property. Pedestrian connections are shown on this PMDP and further refinement will occur at FMDP plan review. A sidewalk connection to the commercial portion is shown on southwest portion of the parcel. Vehicular access to the commercial area, from the residential, and vice versa is accommodated.

Bicycle parking will be required per code requirements. Wheel stops are not shown and are not permitted. Further parking review and refinement will occur upon subsequent submittals.

5-104.1 and 4-114 Development Standards for Multi-Family Development: Approximately 27% of the site is devoted to open space (10 acres). Improvements are to include a minimum 2,000 sf clubhouse, pickleball courts, minimum 800 sf pool, and walking paths. Staff requests that the retention pond and existing cemetery be removed from the list of improved opens space items. At least 10% improved open space shall be maintained. The cemetery is included in the PUD and will be maintained by the HOA.

6-104 Mixed Use Regulations: Commercial uses total 9.25 acres (25% of the site) in several buildings within the PUD. The use listed is general retail and the total square footage proposed is 41,000sf. The parking was calculated using the 1/250 ratio for general retail uses.

6-103.7 Commercial Design Regulations and 5-104.1 Multifamily Design Regulations: As this is a preliminary master development plan, full color elevations, with façade materials and percentages specified, will be reviewed at site plan/FMDP submittal. This PMDP includes conceptual rendering of the proposed structures. Waivers from commercial and residential design guidelines are requested with this PMDP and detailed below. Excepting any waivers granted, all requirements of these sections shall be met. Brick shall be clay, baked and individually laid. Stone shall be individually laid.

Landscaping: The site will require landscape buffers. Enhanced landscape has been request along E. Division and Old Lebanon Dirt Road. Notes provided indicate buffers will be in open space and be the responsibility of the HOA. Notes are provided which indicate as many trees as possible will be saved, and a tree preservation plan will be required if any existing vegetation is to count towards required plant material. A full landscape plan will be required at FMDP/site plan submittal and reviewed for code compliance at that time. Staff requests a landscape screening buffer behind units 121-125 to buffer against the adjacent commercial uses.

Other: All wet retention ponds shall include lighted fountains and include enhanced landscaping. The mail kiosk notes show it will be covered and lit. Notes and details indicate fencing will be low maintenance and decorative and will be the responsibility of the HOA. Site lighting will be reviewed at site plan/FMDP submittal. Staff requests additional details, such as bike rack, decorative trash receptacles, and dumpster location for the amenity center to be provided at site plan/FMDP submittal.

Variances/Waivers -The following waivers are requested:

1. Waiver - 5.103A – Bulk regulations for RM 8 zoning (residential component of the mixed use development). A waiver is requested to reduce the minimum lot area, lot width and yard requirements for the residential homes and townhomes within the development to those shown on the site data table. The commercial portion shall comply with CMU zoning regulations. The request is due to the shared side courtyards of the home, the inclusion of townhomes, pedestrian friendly streetscape and reduced driveway lengths to not allow parking.

a. Minimum lot area requirement: 10,000 sf.

Minimum lot area provided- Townhomes 2,976 sf, Single Family 5,400 sf with average lot area of entire development at 4,547 sf.

PLANNING & ZONING STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.

b. Minimum lot width required : 100'

Minimum lot width provided: Townhomes, 32' and Single Family 53' at building setback.

PLANNING & ZONING STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.

c. Minimum setbacks for CMU (residential portion): 30' Front, 10' Side and 20' Rear

Minimum setbacks provided:

Front loaded single family- 30' front, 5' side, 17' rear

Alley loaded single family- 10' front, 5' side, 17' rear

Alley loaded townhomes- 10' front, 0' side, 5 rear with 20' building separation.

PLANNING & ZONING STAFF SUPPORTS

2. Waiver – requested to the standard roadway cross sections outlines in the subdivision regulations roadway dimensions

1. Public road “C” (5' walk, 5' grass strip, 2.5' curb and gutter, 12' lanes, 0.5' clear behind walk within r-o-w, 50' ROW)
2. Public road “B” (5' walk, 8' parallel parking zone or 5.5' grass strip with 2.5' curb and gutter at islands, 12" lanes, 50' ROW, 0.5' clear behind walk within r-o-w)
3. Private alleys (0.5' post curb, 11' lanes)
4. Private one way drives (0.5' post curb, 8' parking zone, 15' lane, 6.5' sidewalk on one side with 7' walking surface inclusive of curb)

PUBLIC WORKS TO DECIDE

3. Waiver – requested to the residential supplemental regulations on architecture for all residential facades and the clubhouse. Minimum of 65% would be required to be brick/stone and up to 35% per side may be hardie/fiber cement, stucco or other cementitious material for the residential structures. A minimum of 75% brick/stone would be required on the clubhouse with up to 25% hardie/fiber cement, stucco or other cementitious material. PLANNING AND ZONING STAFF SUPPORTS, FOR THE RESIDENTIAL AREAS ONLY, PROVIDED THE FOLLOWING:

- a) No two house plans and elevations shall be situated and built next to one another,
- b) No two house plans and elevations shall be situated and built across the street from one another.
- c) High visibility lots shall have 100% brick/stone.
- d) High visibility lots shall not have blank end facing the street side and shall
- e) include architectural features such as optional window packages and or fireplaces.
- f) The use of vinyl shall be prohibited.
- g) Two garage doors shall be provided with a 2' brick column to separate. Garage
- h) doors shall be carriage style.
- i) Identify secondary material.



4. Waiver – 5-104.4 – Garage doors separate by a masonry column for single family residential.

PLANNING & ZONING STAFF SUPPORTS

5. Waiver – To allow private streets.

PUBLIC WORKS TO DECIDE

**Summary:** The applicant has modified previous iterations of this plan to now be a commercial/age-restricted residential mixed-use project. This development will add approximately 41,000sf of commercial space, and 125 age restricted residential units (estimated population of 215) to sit between E. Division Street and Old Lebanon Dirt Road, east of N. Mt. Juliet Road. This property is in the urban growth boundary. The proposed rezone agrees with the recommendations in the City's future land use plan. The waivers and variances listed above are subject to Planning Commission and Board of Commissioners approval.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for the Courtyard at McFarland Mixed Use PUD on Old Lebanon Dirt Road, with the following conditions:

Planning and Zoning:

1. Provide a phasing plan.
2. Commercial structures shall adhere to the design guidelines found in 6-103.7.
3. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
4. All bulk standards 5-103A and 6.103A shall be adhered to excepting any waivers granted by the Board of Commissioners.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
6. All requirements of 6-103A shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
7. Screen residential HVAC units with landscaping or masonry. Specify this and verify the location of such equipment on the FMDP submittal.
8. All building mounted exterior lighting fixtures, shall be decorative, provide details at FMDP submittal.
9. Paint exterior wall mounted utility and meter equipment to match the façade it is attached to.
10. Mail retrieval areas shall not count towards improved open space.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Rooftop utility equipment shall be screened entirely from horizontal view via parapet walls.
14. Provide decorative street lighting throughout, also provide street light details at FMDP submittal. The maintenance and operating cost shall be the responsibility of the HOA.
15. Ensure light bleed from the amenity center and commercial area do not negatively impact the residential lots nearby. A photometric plan shall be required at FMDP submittal.
16. Mail kiosks shall be covered and well lit and include designated parking.

17. All amenities shall be completed by issuance of the 75<sup>th</sup> certificate of occupancy.
18. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the street scape. Fencing shall be decorative and constructed of low maintenance materials.
19. Provide enhanced landscaping around all detention/retention areas.
20. Provide a lighted fountain in any wet pond.
21. Street facing, single family detached, garage doors shall be separated by a 24" bricked column and shall be carriage style (or decorative in nature).
22. Signage to be reviewed via separate application to the Planning Department.
23. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
24. Existing trees can be utilized for perimeter buffer, should a tree survey be prepared and the material meet code requirements.
25. Parking for commercial uses shall be determined when users are identified.
26. Provide decorative low maintenance fencing and enhanced landscaping around the perimeter of the cemetery. Provide details at FMDP submittal.
27. A complete landscape plan will be required at FMDP submittal.
28. Provide formalized location of trail routing at FMDP submittal.
29. Provide formalized elevations to include all materials and percentages at FMDP.
30. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
31. Provide a landscape buffer where residential units are adjacent to the commercial use area.

#### Engineering:

1. The following variances or waivers are being requested:
  - [Sub. 4-103.3] to allow private streets: SUPPORTED
  - [Sub. 4-104.405] to allow stubbing an access street to an adjacent property: SUPPORTED
  - [Zoning 5-104.4 (10)] to allow front loading lots on an access street: SUPPORTED only on one side of the street. The current plan shows two additional lots on the other side of the street to be accessed by the alley or private drive.
  - [ST-121] Waiver to allow the proposed 55' right-of-way cross section on Road B: SUPPORTED.
  - [Zoning 9-104.3] to reduce the drive aisle width from 15' to 12' adjacent to parallel parking: SUPPORTED.
2. If wet ponds are used, aeration shall be provided.
3. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
5. Determination if public sewer allowance in an alley will be determined with FMDP submittal.
6. No onsite grinder systems or step systems will be allowed for this development.
7. In lieu of the required sidewalk within the Division Street ROW, staff requests a 10' private trail within an access easement on the HOA open space along the site.

8. Traffic calming devices shall be installed on Road A. The type of devices and location shall be determined at FMDP. All traffic calming devices must comply with ITE guidance.
9. The developer has agreed to provide a 50' ROW dedication to the City for the City's widening project of East Division Street.
10. Road A shall be a public street and not gated.
11. The developer has agreed to designate the open space just south of the ROW dedication on East Division Street as a PUDA and slope easement in preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the City project progresses.
12. E. Division Street shall be improved to include a 12-foot-wide eastbound travel lane and a 4' paved shoulder (full depth asphalt section) with a 4:1 or flatter backslope along the project frontage. In addition, E. Division Street shall be resurfaced along the project frontage. The following considerations shall be included in the improvement:
  - The City will have to annex E. Division Street between Clemmons Road and Old Lebanon Dirt Road for this improvement to be made. The development team shall notify the Director of Engineering approximately 120 days prior to mobilization to start the annexation process.
  - This improvement shall be made before the signing of the first final plat.
  - The backslope shall be free of any fixed object that is not crash rated.
13. A left-turn lane with at least 50' of storage and adequate taper shall be installed on E. Division Street at the project entrance. This improvement shall be made prior to the signing of the first final plat.
14. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
15. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming as shown on the plans.
16. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide (inclusive of curb width) to allow continuous pedestrian access with vehicle intrusions such as open doors.
17. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
18. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
19. All alleys and one-way streets will be private.
20. No parking shall be provided on the alleys.
21. Sidewalks abutting parking shall be at least 7' wide (inclusive of curb width).
22. All pedestrian facilities shall comply with ADA and PROWAG standards.
23. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
24. The centerline of Road A and Road C shall align with the centerline of the McFarland Farms entrances across Old Lebanon Dirt Road.
25. All parking lots shall meet or exceed the dimensions provided in Article IX of the Zoning Ordinances.
26. EPSC measures shall not be installed in the buffer.

WWUD:

1. The water lines shown are not WWUD's design.
2. Roadway improvements shown will require water line relocations.

## **RESOLUTION - 2025**

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE COURTYARDS AT MCFARLAND PROPERTY, LOCATED AT 5025 OLD LEBANON DIRT ROAD MAP 077 PARCELS 001.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

**WHEREAS**, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

**WHERAS**, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Courtyards at McFarland located at 5025 Old Lebanon Dirt Road, In Wilson County, Tennessee, as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.**

### **A. Police:**

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

### **B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

### **C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

### **D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

## **RESOLUTION - 2025**

### **E. Refuse Collection:**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

### **F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

### **G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

### **H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

### **I. Planning:**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CMU-PUD



## **RESOLUTION - 2025**

### **J. Street Lighting**

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

### **K. Recreation**

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

### **L. Electrical Service**

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

### **NOW THEREFORE BE IT RESOLVED:**

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

**This resolution shall take effect on the earliest date allowed by the law.**

PASSED:

FIRST READING:

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James Maness, Mayor

ATTEST:

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Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:

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Kenny Martin, City Manager

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Samantha Burnett, City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1175  
10.D.

**Agenda Date:** 12/8/2025

**Agenda #:**

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**Title:**

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



**ORDINANCE NO. \_\_\_\_\_**

**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**

**WHEREAS**, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

**WHEREAS**, the Regional Planning Commission considered this request during their meeting of October 16, 2025, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of (6-0-0) and;

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_ 2025 and notice thereof published in the Chronicle of Mt. Juliet on \_\_\_\_\_; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property at 5025 Old Lebanon Dirt Road, Map 077, Parcels 001.00 & 001.03, approximately 39.34 acres, from Wilson County R-1 to CMU-PUD and adopt the Preliminary Master Development Plan for the Courtyards at McFarland.

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2025 as follows:

**Section 1. – REZONING.** Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning those certain parcels of real property at 5025 Old Lebanon Dirt Road, Map 077, Parcels 001.00 & 001.03, approximately 39.34 acres from Wilson County R-1 to CMU-PUD.

**LEGAL DESCRIPTION** – See Exhibit A (attached)

**Section 2.** The Preliminary Master Development Plan for the Courtyards at McFarland (Exhibit B) is hereby adopted, except as modified herein. The Preliminary Master Development Plan shall comply with the Zoning Ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

**Planning and Zoning:**

1. Provide a phasing plan.
2. Commercial structures shall adhere to the design guidelines found in 6-103.7.
3. All requirements of the City’s subdivision regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
4. All bulk standards 5-103A and 6.103A shall be adhered to excepting any waivers granted by the Board of Commissioners.

5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
6. All requirements of 6-103A shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
7. Screen residential HVAC units with landscaping or masonry. Specify this and verify the location of such equipment on the FMDP submittal.
8. All building mounted exterior lighting fixtures, shall be decorative, provide details at FMDP submittal.
9. Paint exterior wall mounted utility and meter equipment to match the façade it is attached to.
10. Mail retrieval areas shall not count towards improved open space.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Rooftop utility equipment shall be screened entirely from horizontal view via parapet walls.
14. Provide decorative street lighting throughout, also provide street light details at FMDP submittal. The maintenance and operating cost shall be the responsibility of the HOA.
15. Ensure light bleed from the amenity center and commercial area do not negatively impact the residential lots nearby. A photometric plan shall be required at FMDP submittal.
16. Mail kiosks shall be covered and well lit and include designated parking.
17. All amenities shall be completed by issuance of the 75<sup>th</sup> certificate of occupancy.
18. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the street scape. Fencing shall be decorative and constructed of low maintenance materials.
19. Provide enhanced landscaping around all detention/retention areas.
20. Provide a lighted fountain in any wet pond.
21. Street facing, single family detached, garage doors shall be separated by a 24" bricked column and shall be carriage style (or decorative in nature).
22. Signage to be reviewed via separate application to the Planning Department.
23. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
24. Existing trees can be utilized for perimeter buffer, should a tree survey be prepared and the material meet code requirements.
25. Parking for commercial uses shall be determined when users are identified.
26. Provide decorative low maintenance fencing and enhanced landscaping around the perimeter of the cemetery. Provide details at FMDP submittal.
27. A complete landscape plan will be required at FMDP submittal.
28. Provide formalized location of trail routing at FMDP submittal.
29. Provide formalized elevations to include all materials and percentages at FMDP.
30. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
31. Provide a landscape buffer where residential units are adjacent to the commercial use area.
32. The commercial component of the PUD shall be completed before the issuance of the 75<sup>th</sup> residential certificate of occupancy.
33. The PUD shall comply with all HOPA and federal regulations.
34. Align sidewalks at all street crossings.
35. Road B shall be private and the connection to the east shall be eliminated.

## Engineering:

1. The following variances or waivers are being requested:
  - [Sub. 4-103.3] to allow private streets: SUPPORTED
  - [Sub. 4-104.405] to allow stubbing an access street to an adjacent property: SUPPORTED
  - [Zoning 5-104.4 (10)] to allow front loading lots on an access street: SUPPORTED only on one side of the street. The current plan shows two additional lots on the other side of the street to be accessed by the alley or private drive.
  - [ST-121] Waiver to allow the proposed 55' right-of-way cross section on Road B: SUPPORTED.
  - [Zoning 9-104.3] to reduce the drive aisle width from 15' to 12' adjacent to parallel parking: SUPPORTED.
2. If wet ponds are used, aeration shall be provided.
3. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
5. Determination if public sewer allowance in an alley will be determined with FMDP submittal.
6. No onsite grinder systems or step systems will be allowed for this development.
7. In lieu of the required sidewalk within the Division Street ROW, staff requests a 10' private trail within an access easement on the HOA open space along the site.
8. Traffic calming devices shall be installed on Road A. The type of devices and location shall be determined at FMDP. All traffic calming devices must comply with ITE guidance.
9. The developer has agreed to provide a 50' ROW dedication to the City for the City's widening project of East Division Street.
10. Road A shall be a public street and not gated.
11. The developer has agreed to designate the open space just south of the ROW dedication on East Division Street as a PUDA and slope easement in preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the City project progresses.
12. E. Division Street shall be improved to include a 12-foot-wide eastbound travel lane and a 4' paved shoulder (full depth asphalt section) with a 4:1 or flatter backslope along the project frontage. In addition, E. Division Street shall be resurfaced along the project frontage. The following considerations shall be included in the improvement:
  - The City will have to annex E. Division Street between Clemmons Road and Old Lebanon Dirt Road for this improvement to be made. The development team shall notify the Director of Engineering approximately 120 days prior to mobilization to start the annexation process.
  - This improvement shall be made before the signing of the first final plat.
  - The backslope shall be free of any fixed object that is not crash rated.
13. A left-turn lane with at least 50' of storage and adequate taper shall be installed on E. Division Street at the project entrance. This improvement shall be made prior to the signing of the first final plat.



14. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
15. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming as shown on the plans.
16. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide (inclusive of curb width) to allow continuous pedestrian access with vehicle intrusions such as open doors.
17. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
18. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
19. All alleys and one-way streets will be private.
20. No parking shall be provided on the alleys.
21. Sidewalks abutting parking shall be at least 7' wide (inclusive of curb width).
22. All pedestrian facilities shall comply with ADA and PROWAG standards.
23. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
24. The centerline of Road A and Road C shall align with the centerline of the McFarland Farms entrances across Old Lebanon Dirt Road.
25. All parking lots shall meet or exceed the dimensions provided in Article IX of the Zoning Ordinances.
26. EPSC measures shall not be installed in the buffer.

**WWUD:**

1. The water lines shown are not WWUD's design.
2. Roadway improvements shown will require water line relocations.

**Section 3. – PUBLIC HEARING** – The zoning changes were the subject of a public hearing held on \_\_\_\_\_ at 6:15 p.m.

**BE IT FURTHER ORDAINED**

**Section 4.** In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

**Section 5.** If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

**Section 6.** This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

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James Maness, Mayor

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Kenny Martin, City Manager

ATTEST:

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Sheila S. Lockett, MMC, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney

## Exhibit A – Legal Description

### AS SURVEYED PERIMETER DESCRIPTION:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE 1ST CIVIL DISTRICT OF WILSON COUNTY TENNESSEE, BEING THAT CERTAIN PARCEL OF LAND CONVEYED TO GLORIA MULLINS ET AL, SANDRA VAUGHT, HOLLY YELTON AND KELLY COOK, OF RECORD PER DEED BOOK 1720, PAGE 532, REGISTER'S OFFICE OF WILSON COUNTY TENNESSEE (R.O.W.C.T.), BEING BOUNDED ON THE NORTH BY THE EAST DIVISION STREET RIGHT-OF-WAY, A VARYING WIDTH RIGHT-OF-WAY (FORMERLY THE TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY), ON THE EAST BY D&M STRATEGIC, OF RECORD PER DEED BOOK 2111, PAGE 581 (R.O.W.C.T.), ON THE SOUTH BY THE OLD LEBANON DIRT ROAD RIGHT-OF-WAY, A VARYING WIDTH RIGHT-OF-WAY, AND ON THE WEST BY GLORIA M. MULLINS, TRUSTEE OF THE MULLINS REVOCABLE TRUST OF RECORD PER DEED BOOK 1675, PAGE 2328 (R.O.W.C.T.), THE PERIMETER OF SAID PARCEL BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY MARK HERRICK, RLS NO. 3356 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, TELEPHONE NUMBER 615-244-8591 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT AN IRON ROD (OLD) WITH CAP STAMPED "CROCKETT" IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE OLD LEBANON DIRT ROAD, A VARYING WIDTH RIGHT-OF-WAY, BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1675, PAGE 2328 (R.O.W.C.T.) AND BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1720, PAGE 532 (R.O.W.C.T.) AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, ALONG THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1720, PAGE 532 AND THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1675, PAGE 2328 (R.O.W.C.T.) THE FOLLOWING FOUR (4) COURSES:

1. NORTH 09 DEGREES 51 MINUTES 50 SECONDS EAST, 184.96 FEET TO A METAL FENCE POST;
2. THENCE NORTH 09 DEGREES 12 MINUTES 13 SECONDS EAST, 65.02 FEET TO AN IRON ROD (OLD);
3. THENCE SOUTH 80 DEGREES 21 MINUTES 24 SECONDS EAST, 120.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "CROCKETT";
4. THENCE NORTH 09 DEGREES 35 MINUTES 28 SECONDS EAST, 1007.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST DIVISION STREET (FORMERLY THE TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY), SAID SOUTHERLY RIGHT-OF-WAY LINE BEING A 30-FOOT HALF WIDTH AS SHOWN ON THAT CERTAIN PLAT ENTITLED "FINAL SUBDIVISION PLAN OF SECTION ONE MAC MEADOWS" OF RECORD PER PLAT BOOK 16, PAGE 309 (R.O.W.C.T.) AND BEING MARKED BY AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 65 DEGREES 00 MINUTES 06 SECONDS EAST, PASSING THROUGH CONCRETE MONUMENTS (OLD) AT 65.22 FEET, 190.39 FEET, 675.83 FEET AND 1050.79 FEET FOR AN ALL IN TOTAL DISTANCE OF 1058.79 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
2. THENCE SOUTH 68 DEGREES 19 MINUTES 44 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 242.22 FEET FOR AN ALL IN TOTAL DISTANCE OF 272.22 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";



## Exhibit A – Legal Description

3. THENCE SOUTH 72 DEGREES 04 MINUTES 56 SECONDS EAST, 106.49 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
4. THENCE SOUTH 78 DEGREES 10 MINUTES 11 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 107.18 FEET FOR AN ALL IN TOTAL DISTANCE OF 162.08 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
5. THENCE SOUTH 78 DEGREES 59 MINUTES 32 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 69.65 FEET FOR AN ALL IN TOTAL DISTANCE OF 439.75 FEET TO A CONCRETE MONUMENT (OLD) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND BEING LOCATED ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 2111, PAGE 581 (R.O.W.C.T.);

THENCE ALONG THE EAST BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1720, PAGE 532 (R.O.W.C.T.) AND THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 2111, PAGE 581 (R.O.W.C.T.), SOUTH 05 DEGREES 34 MINUTES 31 SECONDS WEST, 637.24 FEET TO A CONCRETE MONUMENT (OLD) AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD LEBANON DIRT ROAD, SAID NORTHERLY RIGHT-OF-WAY LINE BEING A 25-FOOT HALF WIDTH AS SHOWN ON THAT CERTAIN PLAT ENTITLED "FINAL SUBDIVISION PLAN OF SECTION ONE MAC MEADOWS" OF RECORD PER PLAT BOOK 16, PAGE 309 (R.O.W.C.T.);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. NORTH 81 DEGREES 10 MINUTES 46 SECONDS WEST, PASSING THROUGH CONCRETE MONUMENTS (OLD) AT 130.97 FEET, 256.09 FEET, AND 755.84 FEET FOR AN ALL IN TOTAL DISTANCE OF 892.65 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC" AND BEING THE BEGINNING OF A 1540.00 FOOT RADIUS CURVE TO THE LEFT, WITH A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 24 MINUTES 13 SECONDS WEST, 387.32 FEET;
2. THENCE WESTERLY, 388.35 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 26 MINUTES 54 SECONDS TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
3. THENCE SOUTH 84 DEGREES 22 MINUTES 20 SECONDS WEST, 493.34 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC", AND THE BEGINNING OF A 1575.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 55 MINUTES 53 SECONDS WEST, 367.32 FEET;
4. THENCE WESTERLY, 368.16 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 23 MINUTES 34 SECONDS TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
5. THENCE NORTH 82 DEGREES 14 MINUTES 06 SECONDS WEST, 43.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,713,633 SQUARE FEET OR 39.34 ACRES MORE OR LESS.

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO PROVIDE A PERIMETER DESCRIPTION OF THE ABOVE REFERENCED TRACT.

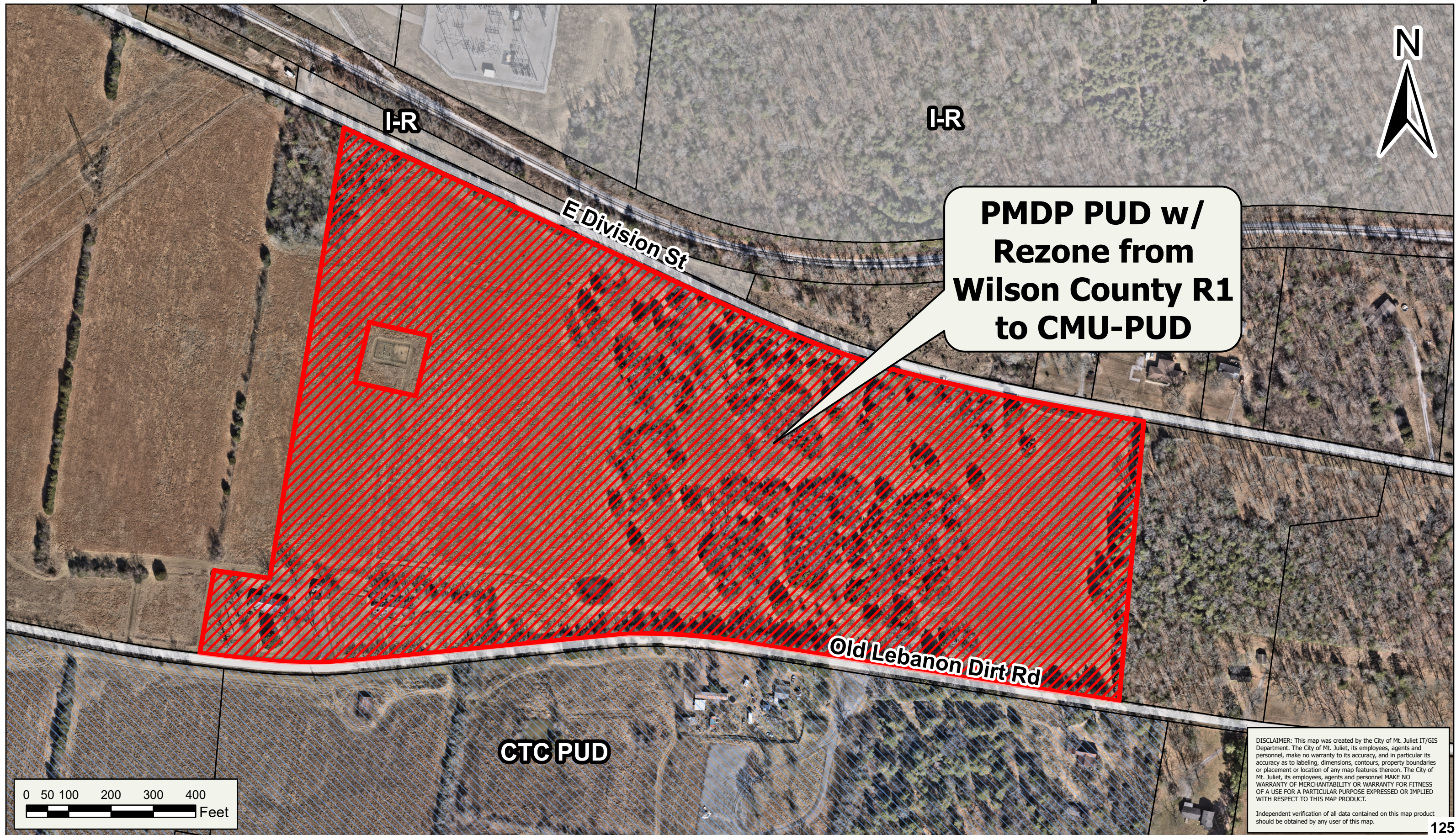
ADVANCE COPY: FOR REVIEW PURPOSES ONLY THIS PRINT IS NOT TO BE USED FOR TRANSFER OF PROPERTY UNLESS SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.





# Exhibit B- PMDP PUD w/ Rezone

## Courtyards at McFarland Map 077, Parcel 1.00







## MEMORANDUM

**Date:** October 16, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Courtyards at McFarland  
PMDP-PUD, Rezone, Annexation  
Map - 077  
Parcel(s) – 001.00 & 001.03

**Request:** Ragan Smith, on behalf of their client, Epcon Communities, is seeking an Annexation, Plan of Services, Rezone and a Preliminary Master Development PUD approval for a commercial mixed-use development, the Courtyards at McFarland. This proposal includes an age-restricted residential component along with commercial uses. The site is located at 5025 Old Lebanon Dirt Rd. This is in District 3, which is represented by Commissioner Scott Hefner.

**History/Overview:** The subject property consists of approximately 39.34 acres on the north side of Old Lebanon Dirt Road, east of N. Mt. Juliet Road. The property is currently in Wilson County and is zoned R-1. The base zoning requested for the entire site is CMU. There is a cemetery, on its own parcel (77 01.03), included as part of this annexation and rezone. The applicant has submitted another version of this plan, for residential use only, but a land use amendment, required for RM zoning, was not approved by the Board of Commissioners.

The proposed density for the residential portion of the site is 3.35 units per acre and a total residential unit count of 124 units. This includes 8 front-loaded single-family homes, 37 alley loaded single family homes, and 79 alley loaded townhomes. Approximately 9.25 acres of the PUD is devoted to commercial use, exceeding the minimum for mixed use PUDs (25%). Commercial square footage is not notated on the plans but based on the parking calculation ratio and number of spaces provide it is at 41,000sf.

The City's land use plan currently identifies the property as mixed use and the future land use plan aligns with the CMU-PUD request, so therefore no land use amendment is required. A summary of the request is provided below:

<b>REQUEST</b>	<b>Land Use Map</b>	<b>Requested Classification</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
<i>PMDP-PUD, Rezone, Annexation &amp; POS</i>	<i>Mixed Use</i>	<i>N/A</i>	<i>Wilson County R-1</i>	<i>CMU-PUD Commercial Mixed Use Planned Unit Development</i>



Future Land Use: There is no change required as the current land use is mixed use.

Zoning: The zoning is R-1 in Wilson County. The applicant is seeking CMU-PUD, commercial mixed use, with a PUD overlay, for the entire development area.

Annexation/Urban Growth Boundary: The subject property is within the City's urban growth boundary.

Plan of Services: A plan of services is included for review.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

- 1. is agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
- 5. is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
- 6. allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

**Preliminary Master Development Plan:**

Overview: The development timeline shows phase 1 construction to begin in August 2026, with anticipated completion by March 2028. This development is proposed for 39.34 acres. There will be 2.34 acres for ROW dedication for the future road widening, 9.26 acres of commercial, 0.50 acres of cemetery and 10 acres of open space. The site is located on the east side of Old Lebanon Dirt Road and is presently undeveloped farm land.

The proposal includes one parcel, of which is to include 125 proposed residential units, consisting of 45 single family residential units, and 79 townhome units. This parcel is also proposed to include several commercial buildings, to be general retail and including 41,000sf . The commercial portion of this development includes 9.26 acres (25% of the total area of the project) shown as general retail.

5-103, 6-103 & 6-104, Bulk Standards: The total number of residential units is 125. The overall residential density is 3.37 units per acre (125 units / 37acres), with an estimated population at buildout of 215. The minimum lot area is 2,976 sf for townhomes and 5,400 sf single family. A bulk standard waiver of 5.103A is sought to reduce the minimum lot area, lot width and yard requirements for the single family and townhomes. A summary of the proposed residential uses:

Front loaded single family: 9 units  
Alley loaded single family: 37 units  
Alley loaded townhomes: 79 units

Total unit count: 125 units

Required Setbacks per CMU standards:

Front: 30'

Side: 10'

Rear: 20'

Proposed Setbacks for CMU:

Front loaded Single family:

Front: 30'

Side: 5'

Rear: 17'

Alley loaded Single family:

Front: 10'

Side: 5'

Rear: 17'

Alley loaded Townhomes:

Front: 10'

\*Side: 0'

Rear: 5'

Building Separation: 20'

Commercial Parcel:

Front: 30'

Side: 10'

Rear: 20'

The specific uses for the commercial portion of the development are only identified as general retail at this time. The plans show seven buildings. The overall gross square footage of commercial space is not provided, staff has calculated this to be approximately 41,000sf, based on parking calculations provided. Other details pertaining to the bulk regulations will be revealed at FMDP/site plan submittal where full compliance, excepting any waivers granted, will be required.

Open Space/Amenities: The applicant has shown 10.00 acres (27%) of open space in the PUD. The scope of open space improvements are shown as passive public parkland with a walking trail, and an HOA maintained cemetery. The amenities as shown are to include a private amenity center, pickle ball court, pool and a pavilion with a walking path around the eastern portion of the property.

Pedestrian/Vehicle Connections: Vehicular connections are provided via four access points along Old Lebanon Dirt Road and one to OLDR. There is no notation as to how these access points will line up with the McFarland Farms project to the immediate south of this property. Pedestrian connections are shown on this PMDP and further refinement will occur at FMDP plan review. A sidewalk connection to the commercial portion is shown on southwest portion of the parcel. Vehicular access to the commercial area, from the residential, and vice versa is accommodated.

Bicycle parking will be required per code requirements. Wheel stops are not shown and are not permitted. Further parking review and refinement will occur upon subsequent submittals.

5-104.1 and 4-114 Development Standards for Multi-Family Development: Approximately 27% of the site is devoted to open space (10 acres). Improvements are to include a minimum 2,000 sf clubhouse, pickleball courts, minimum 800 sf pool, and walking paths. Staff requests that the retention pond and existing cemetery be removed from the list of improved opens space items. At least 10% improved open space shall be maintained. The cemetery is included in the PUD and will be maintained by the HOA.

6-104 Mixed Use Regulations: Commercial uses total 9.25 acres (25% of the site) in several buildings within the PUD. The use listed is general retail and the total square footage proposed is 41,000sf. The parking was calculated using the 1/250 ratio for general retail uses.

6-103.7 Commercial Design Regulations and 5-104.1 Multifamily Design Regulations: As this is a preliminary master development plan, full color elevations, with façade materials and percentages specified, will be reviewed at site plan/FMDP submittal. This PMDP includes conceptual rendering of the proposed structures. Waivers from commercial and residential design guidelines are requested with this PMDP and detailed below. Excepting any waivers granted, all requirements of these sections shall be met. Brick shall be clay, baked and individually laid. Stone shall be individually laid.

Landscaping: The site will require landscape buffers. Enhanced landscape has been request along E. Division and Old Lebanon Dirt Road. Notes provided indicate buffers will be in open space and be the responsibility of the HOA. Notes are provided which indicate as many trees as possible will be saved, and a tree preservation plan will be required if any existing vegetation is to count towards required plant material. A full landscape plan will be required at FMDP/site plan submittal and reviewed for code compliance at that time. Staff requests a landscape screening buffer behind units 121-125 to buffer against the adjacent commercial uses.

Other: All wet retention ponds shall include lighted fountains and include enhanced landscaping. The mail kiosk notes show it will be covered and lit. Notes and details indicate fencing will be low maintenance and decorative and will be the responsibility of the HOA. Site lighting will be reviewed at site plan/FMDP submittal. Staff requests additional details, such as bike rack, decorative trash receptacles, and dumpster location for the amenity center to be provided at site plan/FMDP submittal.

Variances/Waivers -The following waivers are requested:

1. Waiver - 5.103A – Bulk regulations for RM 8 zoning (residential component of the mixed use development). A waiver is requested to reduce the minimum lot area, lot width and yard requirements for the residential homes and townhomes within the development to those shown on the site data table. The commercial portion shall comply with CMU zoning regulations. The request is due to the shared side courtyards of the home, the inclusion of townhomes, pedestrian friendly streetscape and reduced driveway lengths to not allow parking.



a. Minimum lot area requirement: 10,000 sf.

Minimum lot area provided- Townhomes 2,976 sf, Single Family 5,400 sf with average lot area of entire development at 4,547 sf.

PLANNING & ZONING STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.

b. Minimum lot width required : 100'

Minimum lot width provided: Townhomes, 32' and Single Family 53' at building setback.

PLANNING & ZONING STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.

c. Minimum setbacks for CMU (residential portion): 30' Front, 10' Side and 20' Rear

Minimum setbacks provided:

Front loaded single family- 30' front, 5' side, 17' rear

Alley loaded single family- 10' front, 5' side, 17' rear

Alley loaded townhomes- 10' front, 0' side, 5 rear with 20' building separation.

PLANNING & ZONING STAFF SUPPORTS

2. Waiver – requested to the standard roadway cross sections outlines in the subdivision regulations roadway dimensions

1. Public road “C” (5' walk, 5' grass strip, 2.5' curb and gutter, 12' lanes, 0.5' clear behind walk within r-o-w, 50' ROW)
2. Public road “B” (5' walk, 8' parallel parking zone or 5.5' grass strip with 2.5' curb and gutter at islands, 12" lanes, 50' ROW, 0.5' clear behind walk within r-o-w)
3. Private alleys (0.5' post curb, 11' lanes)
4. Private one way drives (0.5' post curb, 8' parking zone, 15' lane, 6.5' sidewalk on one side with 7' walking surface inclusive of curb)

PUBLIC WORKS TO DECIDE

3. Waiver – requested to the residential supplemental regulations on architecture for all residential facades and the clubhouse. Minimum of 65% would be required to be brick/stone and up to 35% per side may be hardie/fiber cement, stucco or other cementitious material for the residential structures. A minimum of 75% brick/stone would be required on the clubhouse with up to 25% hardie/fiber cement, stucco or other cementitious material. PLANNING AND ZONING STAFF SUPPORTS, FOR THE RESIDENTIAL AREAS ONLY, PROVIDED THE FOLLOWING:

- a) No two house plans and elevations shall be situated and built next to one another,
- b) No two house plans and elevations shall be situated and built across the street from one another.
- c) High visibility lots shall have 100% brick/stone.
- d) High visibility lots shall not have blank end facing the street side and shall
- e) include architectural features such as optional window packages and or fireplaces.
- f) The use of vinyl shall be prohibited.
- g) Two garage doors shall be provided with a 2' brick column to separate. Garage
- h) doors shall be carriage style.
- i) Identify secondary material.

4. Waiver – 5-104.4 – Garage doors separate by a masonry column for single family residential.

PLANNING & ZONING STAFF SUPPORTS

5. Waiver – To allow private streets.

PUBLIC WORKS TO DECIDE

**Summary:** The applicant has modified previous iterations of this plan to now be a commercial/age-restricted residential mixed-use project. This development will add approximately 41,000sf of commercial space, and 125 age restricted residential units (estimated population of 215) to sit between E. Division Street and Old Lebanon Dirt Road, east of N. Mt. Juliet Road. This property is in the urban growth boundary. The proposed rezone agrees with the recommendations in the City's future land use plan. The waivers and variances listed above are subject to Planning Commission and Board of Commissioners approval.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for the Courtyard at McFarland Mixed Use PUD on Old Lebanon Dirt Road, with the following conditions:

Planning and Zoning:

1. Provide a phasing plan.
2. Commercial structures shall adhere to the design guidelines found in 6-103.7.
3. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
4. All bulk standards 5-103A and 6.103A shall be adhered to excepting any waivers granted by the Board of Commissioners.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
6. All requirements of 6-103A shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
7. Screen residential HVAC units with landscaping or masonry. Specify this and verify the location of such equipment on the FMDP submittal.
8. All building mounted exterior lighting fixtures, shall be decorative, provide details at FMDP submittal.
9. Paint exterior wall mounted utility and meter equipment to match the façade it is attached to.
10. Mail retrieval areas shall not count towards improved open space.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Rooftop utility equipment shall be screened entirely from horizontal view via parapet walls.
14. Provide decorative street lighting throughout, also provide street light details at FMDP submittal. The maintenance and operating cost shall be the responsibility of the HOA.
15. Ensure light bleed from the amenity center and commercial area do not negatively impact the residential lots nearby. A photometric plan shall be required at FMDP submittal.
16. Mail kiosks shall be covered and well lit and include designated parking.

17. All amenities shall be completed by issuance of the 75<sup>th</sup> certificate of occupancy.
18. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the street scape. Fencing shall be decorative and constructed of low maintenance materials.
19. Provide enhanced landscaping around all detention/retention areas.
20. Provide a lighted fountain in any wet pond.
21. Street facing, single family detached, garage doors shall be separated by a 24" bricked column and shall be carriage style (or decorative in nature).
22. Signage to be reviewed via separate application to the Planning Department.
23. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
24. Existing trees can be utilized for perimeter buffer, should a tree survey be prepared and the material meet code requirements.
25. Parking for commercial uses shall be determined when users are identified.
26. Provide decorative low maintenance fencing and enhanced landscaping around the perimeter of the cemetery. Provide details at FMDP submittal.
27. A complete landscape plan will be required at FMDP submittal.
28. Provide formalized location of trail routing at FMDP submittal.
29. Provide formalized elevations to include all materials and percentages at FMDP.
30. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
31. Provide a landscape buffer where residential units are adjacent to the commercial use area.

#### Engineering:

1. The following variances or waivers are being requested:
  - [Sub. 4-103.3] to allow private streets: SUPPORTED
  - [Sub. 4-104.405] to allow stubbing an access street to an adjacent property: SUPPORTED
  - [Zoning 5-104.4 (10)] to allow front loading lots on an access street: SUPPORTED only on one side of the street. The current plan shows two additional lots on the other side of the street to be accessed by the alley or private drive.
  - [ST-121] Waiver to allow the proposed 55' right-of-way cross section on Road B: SUPPORTED.
  - [Zoning 9-104.3] to reduce the drive aisle width from 15' to 12' adjacent to parallel parking: SUPPORTED.
2. If wet ponds are used, aeration shall be provided.
3. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
5. Determination if public sewer allowance in an alley will be determined with FMDP submittal.
6. No onsite grinder systems or step systems will be allowed for this development.
7. In lieu of the required sidewalk within the Division Street ROW, staff requests a 10' private trail within an access easement on the HOA open space along the site.



8. Traffic calming devices shall be installed on Road A. The type of devices and location shall be determined at FMDP. All traffic calming devices must comply with ITE guidance.
9. The developer has agreed to provide a 50' ROW dedication to the City for the City's widening project of East Division Street.
10. Road A shall be a public street and not gated.
11. The developer has agreed to designate the open space just south of the ROW dedication on East Division Street as a PUDA and slope easement in preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the City project progresses.
12. E. Division Street shall be improved to include a 12-foot-wide eastbound travel lane and a 4' paved shoulder (full depth asphalt section) with a 4:1 or flatter backslope along the project frontage. In addition, E. Division Street shall be resurfaced along the project frontage. The following considerations shall be included in the improvement:
  - The City will have to annex E. Division Street between Clemmons Road and Old Lebanon Dirt Road for this improvement to be made. The development team shall notify the Director of Engineering approximately 120 days prior to mobilization to start the annexation process.
  - This improvement shall be made before the signing of the first final plat.
  - The backslope shall be free of any fixed object that is not crash rated.
13. A left-turn lane with at least 50' of storage and adequate taper shall be installed on E. Division Street at the project entrance. This improvement shall be made prior to the signing of the first final plat.
14. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
15. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming as shown on the plans.
16. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide (inclusive of curb width) to allow continuous pedestrian access with vehicle intrusions such as open doors.
17. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
18. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
19. All alleys and one-way streets will be private.
20. No parking shall be provided on the alleys.
21. Sidewalks abutting parking shall be at least 7' wide (inclusive of curb width).
22. All pedestrian facilities shall comply with ADA and PROWAG standards.
23. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
24. The centerline of Road A and Road C shall align with the centerline of the McFarland Farms entrances across Old Lebanon Dirt Road.
25. All parking lots shall meet or exceed the dimensions provided in Article IX of the Zoning Ordinances.
26. EPSC measures shall not be installed in the buffer.

WWUD:

1. The water lines shown are not WWUD's design.
2. Roadway improvements shown will require water line relocations.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1495  
10.E.

**Agenda Date:** 12/8/2025

**Agenda #:**

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**Title:**

A RESOLUTION TO AMEND THE CITY MANAGER'S EMPLOYMENT AGREEMENT TO INCLUDE AN ANNUAL PERFORMANCE EVALUATION AND APPROVE A PERFORMANCE EVALUATION FORM

## **RESOLUTION 2025-**

### **A RESOLUTION TO AMEND THE CITY MANAGER’S EMPLOYMENT AGREEMENT TO INCLUDE AN ANNUAL PERFORMANCE EVALUATION AND APPROVE A PERFORMANCE EVALUATION FORM**

**WHEREAS**, the Board of Commissioners (“Board”) previously passed Resolution 40-2023 to re-appoint and approve the employment agreement for City Manager Kenneth D. Martin; and

**WHEREAS**, the Board subsequently passed Resolution 71-2025 to amend Section 4 of the employment agreement related to salary; and

**WHEREAS**, the Board now desires to amend the City Manager’s Employment Agreement by adding a new section related to an annual performance evaluation to be discussed in a publicly noticed work session of the Board of Commissioners; and

**WHEREAS**, the Board recognizes that any decision, action, amendment to compensation, contract amendment, termination, reprimand, or other binding Board action that results from the evaluation work session shall be taken in open session at a publicly noticed meeting and shall be the subject of a public vote.

**NOW THEREFORE BE IT RESOLVED**, by the City of Mt. Juliet Board of Commissioners, Wilson County, Tennessee as follows:

**Section 1.** The City Manager’s Employment Agreement is amended to include Section 17–Annual Performance Evaluation, which shall state in its entirety as follows:

Each member of the Board of Commissioners shall independently complete an annual performance evaluation of the City Manager. The evaluation form, as approved by the Board of Commissioners, will be provided by the City’s Human Resources Department and returned to the Department no later than July 1 of each year. All completed evaluations shall be maintained by the Department and shall be a public record.

The annual performance evaluations shall be reviewed by the Board of Commissioners and the City Manager during a publicly noticed work session held at the second regularly scheduled Board of Commissioners meeting in July of each year. Should circumstances prevent a work session on that date, the work session shall occur during the next regularly scheduled meeting.

**Section 2.** The attached contract amendment (Exhibit A) is approved by the Board of Commissioners, and the Mayor is authorized to sign the contract amendment.



## RESOLUTION 2025-

**Section 3.** The attached performance evaluation form (Exhibit B) is approved by the Board of Commissioners for use beginning with the next evaluation period and shall remain in effect until amended by the Board.

### BE IT FURTHER RESOLVED

**Section 4.** In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

**Section 5.** If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

**Section 6.** This resolution shall take effect on the earliest date allowed by law.

### PASSED:

---

James Maness, Mayor

---

Kenny Martin, City Manager

### ATTEST:

---

Jennifer Hamblen, City Recorder

### APPROVED AS TO FORM:

---

Samantha A. Burnett, City Attorney

**AMENDMENT NO. 2 TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET,  
TENNESSEE AND KENNETH D. MARTIN**

**WHEREAS**, the Board now desires to amend the City Manager's Employment Agreement by adding a new section related to an annual performance evaluation to be discussed in a publicly noticed work session of the Board of Commissioners; and

**WHEREAS**, the Board recognizes that any decision, action, amendment to compensation, contract amendment, termination, reprimand, or other binding Board action that results from the evaluation work session shall be taken in open session at a publicly noticed meeting and shall be the subject of a public vote.

**WHEREAS**, the City of Mt. Juliet and Kenneth D. Martin wish to amend the Agreement by adding a Section 17 – Annual Performance Evaluation, to read as follows:

Each member of the Board of Commissioners shall independently complete an annual performance evaluation of the City Manager. The evaluation form, as approved by the Board of Commissioners, will be provided by the City's Human Resources Department and returned to the Department no later than July 1 of each year. All completed evaluations shall be maintained by the Department and shall be a public record.

The annual performance evaluations shall be reviewed by the Board of Commissioners and the City Manager during a publicly noticed work session held at the second regularly scheduled Board of Commissioners meeting in July of each year. Should circumstances prevent a work session on that date, the work session shall occur during the next regularly scheduled meeting.

**WHEREAS**, the performance evaluation form has been approved by the Board of Commissioners by Resolution.

All other terms of the Agreement shall remain the same.

\_\_\_\_\_  
James Maness, Mayor

\_\_\_\_\_  
Kenny Martin, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Samantha A. Burnett, City Attorney

James Maness  
Mayor

Bill Trivett  
Vice-Mayor

Kenny Martin  
City Manager

# CITY OF MT. JULIET



Commissioners  
Art Giles  
Scott Hefner  
Jennifer Milele

## CITY MANAGER EVALUATION

*Each member of the Board of Commissioners shall complete this evaluation form and return it to the Director of Human Resources by July 1<sup>st</sup> of each year.*

### INSTRUCTIONS

This evaluation form contains fifteen statements describing a behavior standard. For each statement, use the following scale to indicate your rating of the City Manager's performance.

- 5 = Excellent** (almost always exceeds the performance standard)
- 4 = Above average** (generally exceeds the performance standard)
- 3 = Average** (generally meets the performance standard)
- 2 = Below average** (usually does not meet the performance standard)
- 1 = Poor** (rarely meets the performance standard)

Any item left blank will be interpreted as a score of "3 = Average"

This evaluation form also contains a provision for entering narrative comments, including an opportunity to enter responses to specific questions and an opportunity to list any comments you believe appropriate and pertinent to the rating period. Please write legibly.

Leave all pages of this evaluation form attached. Sign and date the last page. All evaluations will be presented by the Board of Commissioners to the City Manager as part of the agenda for the meeting when the annual evaluation is conducted.

### RATING EVALUATION

RATING	STATEMENT
	1. Appropriately handles responses to public requests, complaints, or areas of concern.
	2. Plans, organizes, and supervises implementation of Board-approved programs.
	3. Maintains an image of the City to the community that represents service, vitality and professionalism.
	4. Plans, organizes, and administers the adopted budget.
	5. Anticipates future needs and problems.
	6. Is aware of developments and plans in other cities that may relate to or affect Mt. Juliet.
	7. Maintains effective communication, both verbal and written, with Board.



James Maness  
Mayor

Bill Trivett  
Vice-Mayor

Kenny Martin  
City Manager

# CITY OF MT. JULIET



Commissioners  
Art Giles  
Scott Hefner  
Jennifer Milele

	8. Reports to Board on current plans and activities of the staff.
	9. Carries out policies adopted by the Board and developed by staff.
	10. Provides Board with up-to-date financial reports.
	11. Provides training of employees in contact with the public.
	12. Ability to build cohesiveness in staff.
	13. Maintains a knowledge of new technologies, systems, methods, etc. in relation to City services.
	14. Directs work involved in researching Board suggestions and reports findings.
	15. Maintains communication with governmental jurisdictions with which Mt. Juliet is involved or interacts.

## NARRATIVE EVALUATION

- 1) What would you identify as the City Manager's strength(s), expressed in terms of the principle results achieved during the rating period?
- 2) What performance area(s) would you identify as most critical for improvement?
- 3) What constructive suggestions or assistance can you offer the City Manager to enhance performance?

James Maness  
Mayor

Bill Trivett  
Vice-Mayor

Kenny Martin  
City Manager

# CITY OF MT. JULIET



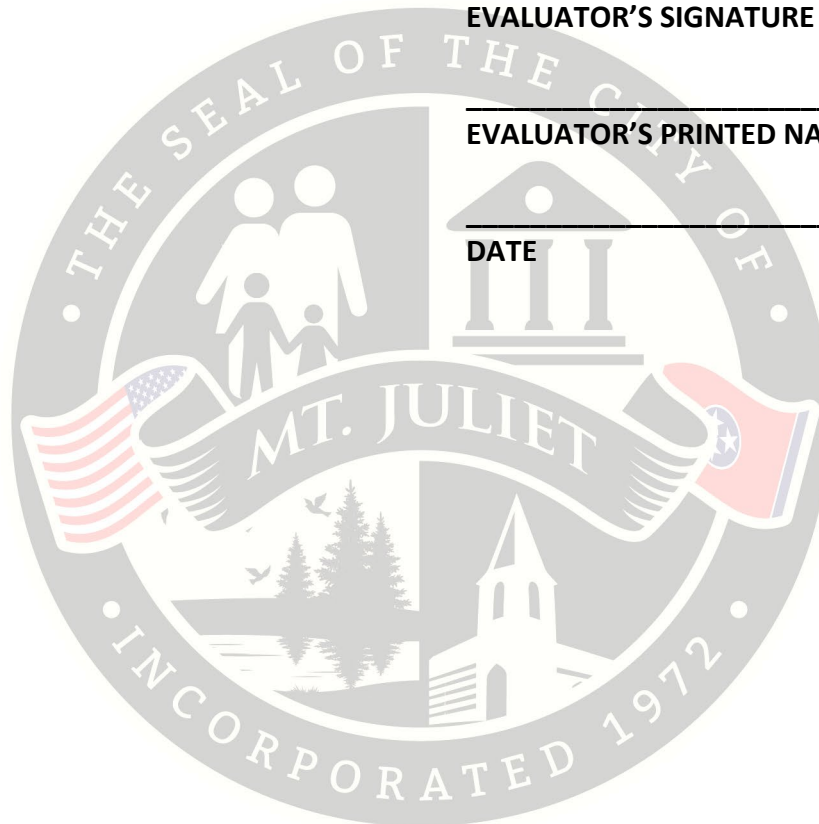
Commissioners  
Art Giles  
Scott Hefner  
Jennifer Milele

- 4) What other comments do you have for the City Manager; e.g., priorities, expectations, goals or objectives for the new rating period?

\_\_\_\_\_  
**EVALUATOR'S SIGNATURE**

\_\_\_\_\_  
**EVALUATOR'S PRINTED NAME**

\_\_\_\_\_  
**DATE**





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1502  
10.F.

**Agenda Date:** 12/8/2025

**Agenda #:**

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**Title:**

**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**



## **RESOLUTION \_\_-2025**

### **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**

**WHEREAS**, the City of Mt. Juliet seeks to improve the intersection of Curd Road and N. Mt. Juliet Road; and

**WHEREAS**, this project consists of installing a traffic signal and widening Curd Road at this intersection to improve traffic delays; and

**WHEREAS**, the City of Mt. Juliet has received and reviewed bids and finds Nickell Contracting, LLC (“Contractor”) to be the lowest responsive, responsible bidder for the project; and

**WHEREAS**, the City of Mt. Juliet desires to award the construction contract to the Contractor for construction of the Project.

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee as follows:

**Section 1.** The Board of Commissioners approves the contract with the Contractor in the total amount of \$790,682.77 for the construction of the Project.

**Section 2.** Mayor James Maness is hereby authorized to execute the said contract with the Contractor.

### **BE IT FURTHER RESOLVED**

**Section 3.** In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

**Section 4.** If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

**Section 5.** This resolution shall take effect on the earliest date allowed by law.

PASSED:

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James Maness, Mayor

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Kenny Martin, City Manager

ATTEST:

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Jennifer Hamblen, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney

## **RESOLUTION \_\_-2025**

### **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**

#### **Executive Summary**

- The project: This project consists of installing a traffic signal and widening Curd Road at this intersection to improve traffic delays
- Contract: The City of Mt. Juliet has received and reviewed bids and finds Nickell Contracting, LLC (“Contractor”) to be the lowest responsive, responsible bidder for the project in the amount of \$790,682.77.
- Funding: This is a mostly city funded project, with \$25,000 being voluntarily contributed by the Lynwood Station development and \$90,000 voluntarily contributed by the Hibbett Station development. The \$790,682.77 amount is well within the project budget.
- Official act: This resolution is to provide formal support of the contract and to authorize the Mayor to sign the contract.



Bid Tabulation

Project:

PROJE  
CT:

Traffic Signal Design at the Intersection of Mt Juliet  
Road (SR 171) at Curd Road, Mt. Juliet, Wilson  
County, Tennessee

				Engineer's Estimate		Nickell Contracting		Grade A		Adams Contracting		Stansell Electric		Jarrett Builders	
ITEM NO.:	DESCRIPTION:	UNIT:	QUANTITY:	UNIT PRICE:	TOTAL COST:	UNIT PRICE:	TOTAL COST:	UNIT PRICE:	TOTAL COST:	UNIT PRICE:	TOTAL COST:	UNIT PRICE:	TOTAL COST:	UNIT PRICE:	TOTAL COST:
105-01	CONSTRUCTION STAKES, LINES AND GRADES	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 4,800.00	\$ 4,800.00	\$ 24,750.00	\$ 24,750.00	\$ 10,000.00	\$ 10,000.00	\$ 9,105.00	\$ 9,105.00	\$ 47,648.00	\$ 47,648.00
201-01	CLEARING AND GRUBBING	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 7,500.00	\$ 7,500.00	\$ 4,827.00	\$ 4,827.00	\$ 7,500.00	\$ 7,500.00	\$ 5,200.00	\$ 5,200.00	\$ 9,753.00	\$ 9,753.00
202-02.01	REMOVAL OF PIPE (15" RCP, STA. 3+29.50 RT.)	L.F.	88	\$ 5.00	\$ 440.00	\$ 54.00	\$ 4,752.00	\$ 36.00	\$ 3,168.00	\$ 60.00	\$ 5,280.00	\$ 78.00	\$ 6,864.00	\$ 91.00	\$ 8,008.00
202-03	REMOVAL OF RIGID PAVEMENT, SIDEWALK, ETC.	S.Y.	253	\$ 10.00	\$ 2,530.00	\$ 30.00	\$ 7,590.00	\$ 30.70	\$ 7,767.10	\$ 45.00	\$ 11,385.00	\$ 70.00	\$ 17,710.00	\$ 25.00	\$ 6,325.00
202-03.01	REMOVAL OF ASPHALT PAVEMENT	S.Y.	60	\$ 10.00	\$ 600.00	\$ 18.00	\$ 1,080.00	\$ 58.75	\$ 3,525.00	\$ 30.00	\$ 1,800.00	\$ 104.00	\$ 6,240.00	\$ 88.00	\$ 5,280.00
202-08.15	REMOVAL OF CURB AND GUTTER	L.F.	173	\$ 15.00	\$ 2,595.00	\$ 18.00	\$ 3,114.00	\$ 19.60	\$ 3,390.80	\$ 30.00	\$ 5,190.00	\$ 11.00	\$ 1,903.00	\$ 31.00	\$ 5,363.00
203-01	ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED)	C.Y.	541	\$ 30.00	\$ 16,230.00	\$ 42.00	\$ 22,722.00	\$ 98.45	\$ 53,261.45	\$ 65.00	\$ 35,165.00	\$ 120.00	\$ 64,920.00	\$ 47.00	\$ 25,427.00
203-04	PLACING AND SPREADING TOPSOIL	C.Y.	98	\$ 20.00	\$ 1,960.00	\$ 30.00	\$ 2,940.00	\$ 159.55	\$ 15,635.90	\$ 50.00	\$ 4,900.00	\$ 62.50	\$ 6,125.00	\$ 44.00	\$ 4,312.00
203-06	WATER	M.G.	2	\$ 15.00	\$ 30.00	\$ 388.00	\$ 776.00	\$ 2,850.00	\$ 5,700.00	\$ 120.00	\$ 240.00	\$ 416.00	\$ 832.00	\$ 589.00	\$ 1,178.00
208-01.05	BROOMING & DEGRASSING SHOULDERS	L.M.	1	\$ 1,250.00	\$ 1,250.00	\$ 100.00	\$ 100.00	\$ 7,551.00	\$ 7,551.00	\$ 1,500.00	\$ 1,500.00	\$ 1,040.00	\$ 1,040.00	\$ 3,483.00	\$ 3,483.00
209-05	SEDIMENT REMOVAL	C.Y.	14	\$ 25.00	\$ 350.00	\$ 27.60	\$ 386.40	\$ 212.70	\$ 2,977.80	\$ 10.00	\$ 140.00	\$ 104.00	\$ 1,456.00	\$ 63.00	\$ 882.00
209-08.03	TEMPORARY SILT FENCE (WITHOUT BACKING)	L.F.	375	\$ 5.00	\$ 1,875.00	\$ 5.62	\$ 2,107.50	\$ 5.40	\$ 2,025.00	\$ 7.00	\$ 2,625.00	\$ 2.00	\$ 750.00	\$ 2.00	\$ 750.00
209-09.43	CURB INLET PROTECTION (TYPE 4)	EACH	5	\$ 1,600.00	\$ 8,000.00	\$ 175.00	\$ 875.00	\$ 2,153.75	\$ 10,768.75	\$ 200.00	\$ 1,000.00	\$ 156.00	\$ 780.00	\$ 145.00	\$ 725.00
303-01	MINERAL AGGREGATE, TYPE A BASE, GRADING D	TON	333	\$ 35.00	\$ 11,655.00	\$ 41.31	\$ 13,756.23	\$ 47.65	\$ 15,867.45	\$ 80.00	\$ 26,640.00	\$ 75.00	\$ 24,975.00	\$ 53.00	\$ 17,649.00
303-10.01	MINERAL AGGREGATE (SIZE 57)	TON	21	\$ 80.00	\$ 1,680.00	\$ 40.10	\$ 842.10	\$ 80.40	\$ 1,688.40	\$ 84.00	\$ 1,764.00	\$ 94.00	\$ 1,974.00	\$ 83.00	\$ 1,743.00
307-01.01	ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING A	TON	69	\$ 115.00	\$ 7,935.00	\$ 181.23	\$ 12,504.87	\$ 255.65	\$ 17,639.85	\$ 320.00	\$ 22,080.00	\$ 326.00	\$ 22,494.00	\$ 242.00	\$ 16,698.00
307-01.08	ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2	TON	51	\$ 130.00	\$ 6,630.00	\$ 192.66	\$ 9,825.66	\$ 251.15	\$ 12,808.65	\$ 326.00	\$ 16,626.00	\$ 401.00	\$ 20,451.00	\$ 290.00	\$ 14,790.00
402-01	BITUMINOUS MATERIAL FOR PRIME COAT (PC)	TON	1	\$ 830.00	\$ 830.00	\$ 877.00	\$ 877.00	\$ 2,090.75	\$ 2,090.75	\$ 1,050.00	\$ 1,050.00	\$ 1,995.00	\$ 1,995.00	\$ 1,260.00	\$ 1,260.00
402-02	AGGREGATE FOR COVER MATERIAL (PC)	TON	2	\$ 65.00	\$ 130.00	\$ 157.00	\$ 314.00	\$ 460.15	\$ 920.30	\$ 45.00	\$ 90.00	\$ 807.00	\$ 1,614.00	\$ 63.00	\$ 126.00
403-01	BITUMINOUS MATERIAL FOR TACK COAT (TC)	TON	3	\$ 780.00	\$ 2,340.00	\$ 1,129.00	\$ 3,387.00	\$ 1,538.10	\$ 4,614.30	\$ 1,000.00	\$ 3,000.00	\$ 1,830.00	\$ 5,490.00	\$ 1,260.00	\$ 3,780.00
407-20.05	SAW CUTTING ASPHALT PAVEMENT	L.F.	667	\$ 5.00	\$ 3,335.00	\$ 6.90	\$ 4,602.30	\$ 3.65	\$ 2,434.55	\$ 4.50	\$ 3,001.50	\$ 13.00	\$ 8,671.00	\$ 6.00	\$ 4,002.00
411-01.10	ACS MIX(PG64-22) GRADING D	TON	99	\$ 125.00	\$ 12,375.00	\$ 234.92	\$ 23,257.08	\$ 224.70	\$ 22,245.30	\$ 230.00	\$ 22,770.00	\$ 314.00	\$ 31,086.00	\$ 243.00	\$ 24,057.00
411-02.10	ACS MIX(PG70-22) GRADING D	TON	316	\$ 125.00	\$ 39,500.00	\$ 188.59	\$ 59,594.44	\$ 210.35	\$ 66,470.60	\$ 240.00	\$ 75,840.00	\$ 243.00	\$ 76,788.00	\$ 190.00	\$ 60,040.00
415-01.02	COLD PLANING BITUMINOUS PAVEMENT	S.Y.	4922	\$ 30.00	\$ 147,660.00	\$ 5.60	\$ 27,563.20	\$ 6.80	\$ 33,469.60	\$ 6.50	\$ 31,993.00	\$ 6.00	\$ 29,532.00	\$ 7.50	\$ 36,915.00
701-01.01	CONCRETE SIDEWALK (4 ")	S.F.	468	\$ 10.00	\$ 4,680.00	\$ 9.30	\$ 4,352.40	\$ 15.05	\$ 7,043.40	\$ 17.00	\$ 7,956.00	\$ 12.50	\$ 5,850.00	\$ 28.00	\$ 13,104.00
701-02	CONCRETE DRIVEWAY (6")	S.F.	1068	\$ 15.00	\$ 16,020.00	\$ 11.13	\$ 11,886.84	\$ 12.10	\$ 12,922.80	\$ 20.00	\$ 21,360.00	\$ 15.50	\$ 16,554.00	\$ 35.00	\$ 37,380.00
701-02.03	CONCRETE CURB RAMP	S.F.	468	\$ 30.00	\$ 14,040.00	\$ 19.79	\$ 9,261.72	\$ 15.65	\$ 7,324.20	\$ 17.00	\$ 7,956.00	\$ 26.00	\$ 12,168.00	\$ 37.00	\$ 17,316.00
702-01	CONCRETE CURB	C.Y.	2	\$ 40.00	\$ 80.00	\$ 628.23	\$ 1,256.46	\$ 1,855.80	\$ 3,711.60	\$ 1,300.00	\$ 2,600.00	\$ 988.00	\$ 1,976.00	\$ 2,369.00	\$ 4,738.00
702-03	CONCRETE COMBINED CURB AND GUTTER	C.Y.	28	\$ 510.00	\$ 14,280.00	\$ 628.23	\$ 17,590.44	\$ 439.10	\$ 12,294.80	\$ 960.00	\$ 26,880.00	\$ 884.00	\$ 24,752.00	\$ 1,443.00	\$ 40,404.00
703-02	CEMENT CONCRETE DITCH PAVING (REINFORCED)	C.Y.	3	\$ 1,250.00	\$ 3,750.00	\$ 1,344.67	\$ 4,034.01	\$ 2,251.80	\$ 6,755.40	\$ 1,100.00	\$ 3,300.00	\$ 1,925.00	\$ 5,775.00	\$ 4,211.00	\$ 12,633.00
709-05.05	MACHINED RIP-RAP (CLASS A-3)	TON	50	\$ 65.00	\$ 3,250.00	\$ 82.50	\$ 4,125.00	\$ 98.50	\$ 4,925.00	\$ 87.00	\$ 4,350.00	\$ 104.00	\$ 5,200.00	\$ 108.00	\$ 5,400.00
709-05.06	MACHINED RIP-RAP (CLASS A-1)	TON	114	\$ 75.00	\$ 8,550.00	\$ 96.00	\$ 10,944.00	\$ 92.50	\$ 10,545.00	\$ 81.00	\$ 9,234.00	\$ 146.00	\$ 16,644.00	\$ 99.00	\$ 11,286.00
712-01	TRAFFIC CONTROL	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 27,000.00	\$ 27,000.00	\$ 52,450.00	\$ 52,450.00	\$ 92,000.00	\$ 92,000.00	\$ 64,300.00	\$ 64,300.00	\$ 63,350.00	\$ 63,350.00
712-04.01	FLEXIBLE DRUMS (CHANNELIZING)	EACH	77	\$ 35.00	\$ 2,695.00	\$ 51.75	\$ 3,984.75	\$ 46.80	\$ 3,603.60	\$ 49.00	\$ 3,773.00	\$ 47.00	\$ 3,619.00	\$ 53.00	\$ 4,081.00
712-06	SIGNS (CONSTRUCTION)	S.F.	303	\$ 10.00	\$ 3,030.00	\$ 8.63	\$ 2,614.89	\$ 7.80	\$ 2,363.40	\$ 8.50	\$ 2,575.50	\$ 8.00	\$ 2,424.00	\$ 9.00	\$ 2,727.00
712-07.02	TEMPORARY BARRICADES (TYPE II)	L.F.	30	\$ 25.00	\$ 750.00	\$ 26.45	\$ 793.50	\$ 23.90	\$ 717.00	\$ 25.00	\$ 750.00	\$ 24.00	\$ 720.00	\$ 28.00	\$ 840.00
712-08.03	ARROW BOARD (TYPE C)	EACH	3	\$ 1,250.00	\$ 3,750.00	\$ 1,100.00	\$ 3,300.00	\$ 988.00	\$ 2,964.00	\$ 1,100.00	\$ 3,300.00	\$ 988.00	\$ 2,964.00	\$ 1,118.00	\$ 3,354.00
713-11.02	PERFORATED/KNOCKOUT SQUARE TUBE POST	LB.	214	\$ 10.00	\$ 2,140.00	\$ 7.19	\$ 1,538.66	\$ 6.50	\$ 1,391.00	\$ 7.00	\$ 1,498.00	\$ 6.50	\$ 1,391.00	\$ 8.00	\$ 1,712.00
713-13.02	FLAT SHEET ALUMINUM SIGNS (0.080" THICK)	S.F.	32.25	\$ 15.00	\$ 483.75	\$ 16.10	\$ 519.23	\$ 14.60	\$ 470.85	\$ 16.00	\$ 516.00	\$ 16.00	\$ 516.00	\$ 16.00	\$ 516.00
713-15	REMOVAL OF SIGNS, POSTS AND FOOTINGS	LS	1	\$ 1,020.00	\$ 1,020.00	\$ 230.00	\$ 230.00	\$ 208.00	\$ 208.00	\$ 220.00	\$ 220.00	\$ 208.00	\$ 208.00	\$ 236.00	\$ 236.00
713-16.20	SIGNS ( R10-15L)	EACH	1	\$ 400.00	\$ 400.00	\$ 200.00	\$ 200.00	\$ 182.00	\$ 182.00	\$ 200.00	\$ 200.00	\$ 633.00	\$ 633.00	\$ 206.00	\$ 206.00
713-16.21	SIGNS (TN-69A)	EACH	2	\$ 400.00	\$ 800.00	\$ 175.00	\$ 350.00	\$ 156.00	\$ 312.00	\$ 170.00	\$ 340.00	\$ 627.00	\$ 1,254.00	\$ 177.00	\$ 354.00
714-06.03	CABLE (1/1C # 10 AWG)	L.F.	180	\$ 5.00	\$ 900.00	\$ 3.57	\$ 642.60	\$ 3.30	\$ 594.00	\$ 3.50	\$ 630.00	\$ 4.00	\$ 720.00	\$ 2.00	\$ 360.00
716-01.21	SNOWPLOWABLE RAISED PAVEMENT MARKERS (BI-DIR) (1 COLOR)	EACH	15	\$ 35.00	\$ 525.00	\$ 143.75	\$ 2,156.25	\$ 57.20	\$ 858.00	\$ 140.00	\$ 2,100.00	\$ 57.00	\$ 855.00	\$ 148.00	\$ 2,220.00
716-01.22	SNOWPLOWABLE RAISED PAVMENT MARKERS (MONO-DIR)(1 COLOR)	EACH	25	\$ 35.00	\$ 875.00	\$ 143.75	\$ 3,593.75	\$ 57.20	\$ 1,430.00	\$ 140.00	\$ 3,500.00	\$ 57.00	\$ 1,425.00	\$ 148.00	\$ 3,700.00
716-02.05	PLASTIC PAVEMENT MARKING (STOP LINE)	L.F.	110	\$ 25.00	\$ 2,750.00	\$ 40.25	\$ 4,427.50	\$ 36.40	\$ 4,004.00	\$ 39.00	\$ 4,290.00	\$ 40.00	\$ 4,400.00	\$ 42.00	\$ 4,620.00
716-02.															



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1426  
11.A.

**Agenda Date:** 12/8/2025

**Agenda #:**

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**Title:**

Joint Economic & Community Development Board Appointment - Position #9

October 1, 2025

City of Mt. Juliet  
Attn: Kenny Martin  
PO Box 256  
Mt. Juliet, TN 37122

Dear Mr. Martin,

The Joint Economic & Community Development Board Position #9, presently held by Scott Hefner, term expires on January 1, 2026. In accordance with the Interlocal Agreement forming the JECDB, this position should be filled by a Mt. Juliet City Commissioner elected by the Mt. Juliet Board of Commissioners. A copy of the Board roster is enclosed.

Please ask the Board to address this position election at their earliest convenience. Our office must be notified by written correspondence of election results. If you should have any questions, please do not hesitate to give me a call.

Thank you,



Corey Johns, CEcD  
Executive Director





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 1427  
11.B.

**Agenda Date:** 12/8/2025

**Agenda #:**

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**Title:**

Joint Economic & Community Development Board Appointment - Position #18

October 1, 2025

City of Mt. Juliet  
Attn: Kenneth Martin  
PO Box 256  
Mt. Juliet, TN 37122

Dear Mr. Martin,

The Joint Economic & Community Development Board Position #18, presently held by Luke Winchester, term expires on January 1, 2026. In accordance with the Interlocal Agreement forming the JECDB, this position should be filled by a citizen appointed by the Mayor of the City of Mt. Juliet and confirmed by the City Commission of the City of Mt. Juliet. This position is elected annually. A copy of the Board roster is enclosed.

Please ask the City Commission to address this position election at their earliest convenience. Our office must be notified by written correspondence of election results. If you should have any questions, please do not hesitate to give me a call.

Thank you,

  
Corey Johns, CEcD  
Executive Director