

Mt. Juliet, Tennessee

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



Agenda

Monday, June 23, 2025

6:30 PM

Commission Chambers

Board of Commissioners

1. Public Hearing 6:15 PM

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

1.A. Public Hearing Notice 6-23-25**[1278](#)**

Attachments: [Public Hearing Notice - 6-23-25](#)

2. Call to Order & Declare a Quorum Present**3. Set Agenda****4. Invocation & Pledge of Allegiance****5. Approval of Minutes****5.A. Meeting Minutes to be Approved - 6-9-25****[1277](#)**

Attachments: [Meeting Minutes to be Approved - 6-9-25](#)

6. Citizens Comments

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

7. Commissioner Reports & Comments**8. City Manager's Report****9. Unfinished Business Consent Agenda Items:****9.A. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 8 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - PROPERTY MAINTENANCE****[1241](#)**

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance re Amending City Code Ch 8 Fire Fees](#)
[Redline Edits re Amending City Code Ch 8 Fire Fees](#)
[Current Fire Fees](#)

Legislative History

6/9/25

Board of Commissioners

recommended for second
reading to the Board of
Commissioners

- 9.B.** AN ORDINANCE TO REAPPROVE THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR RESERVE AT TATE LANE, FORMERLY KNOWN AS LYNN HAVEN PHASE III, APPROXIMATELY 18.5 ACRES OF PROPERTY ON TATE LANE, MAP 073, PARCELS 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16 **1211**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Reserve at Tate Ln ORD](#)
[Reserve at Tate Lane EX A - Legal Description](#)
[Reserve at Tate Lane EX B - PMDP PUD](#)
[Reserve at Tate Lane SR](#)

Legislative History

5/15/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/9/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 9.C.** AN ORDINANCE ADOPTING THE PROPERTY TAX FREEZE PROGRAM FOR ELDERLY LOW-INCOME HOMEOWNERS OF THE CITY OF MT. JULIET, TENNESSEE, AS AUTHORIZED BY STATE LAW **1271**

Sponsors: Scott Hefner, Commissioner

Attachments: [Ordinance to Establish Tax Freeze Program](#)
[TN Property Tax Freeze Act](#)

Legislative History

6/9/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
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10. Unfinished Business - Land Use Amendment, Annexation, and Rezone of 6235 Central Pike

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 6235 CENTRAL PIKE PROPERTY, LOCATED AT 6235 CENTRAL PIKE MAP 097 & 076 PARCELS 013.00 & 053.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1248**

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike Plan of Services](#)

Legislative History

6/9/25	Board of Commissioners	deferred to the Board of Commissioners
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- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 15.08 ACRES, PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1126**

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike AX ORD](#)
[6235 Central Pike EX A- Legal Description](#)
[6235 Central Pike EX B- Annexation](#)
[6235 Central Pike SR](#)

Legislative History

3/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
5/12/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
6/9/25	Board of Commissioners	deferred to the Board of Commissioners

- 10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF THE PROPERTY LOCATED AT 6235 CENTRAL PIKE **1250**

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike - Res in Memorandum Relative to Annexation](#)

Legislative History

6/9/25	Board of Commissioners	deferred to the Board of Commissioners
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- 10.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 FROM MIXED USE TO MULTI-FAMILY RESIDENTIAL **1125**

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike LUA ORD](#)
[6235 Central Pike EX A- Legal Description](#)
[6235 Central Pike EX B- LUA](#)
[6235 Central Pike SR](#)

Legislative History

3/20/25	Planning Commission	**Positive Recommendation
5/12/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 6/9/25 Board of Commissioners deferred to the Board of Commissioners
- 10.E.** AN ORDINANCE TO REZONE APPROXIMATELY 34.14 ACRES OF PROPERTY AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00, AND MAP 097, PARCEL 013.00 FROM WILSON COUNTY R-1 AND MT JULIET RS-40 TO RM-16 PUD AND RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN [1127](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike PMDP PUD ORD](#)
[6235 Central Pike EX A - Legal Description](#)
[6235 Central Pike EX B - PMDP PUD Rezone](#)
[6235 Central Pike SR](#)

Legislative History

3/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
5/12/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
6/9/25	Board of Commissioners	deferred to the Board of Commissioners

11. Unfinished Business

- 11.A.** AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 [1273](#)

Sponsors: City Manager Kenny Martin,

Attachments: [FY 26 Budget Ordinance 2nd reading](#)
[FY 26 Budget 2nd reading](#)

Legislative History

6/9/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
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12. New Business

- 12.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS COURTYARDS AT MCFARLAND, LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 001.00, FROM MIXED-USE TO MULTI-FAMILY RESIDENTIAL AND PARKS AND GREENWAY **1173**

Sponsors: Scott Hefner, Commissioner, Planning Commission Negative Recommendation

Attachments: [Courtyards at McFarland LUA ORD](#)
[Courtyards at McFarland EX A - Legal Description](#)
[Courtyards at McFarland EX B](#)
[Courtyards at McFarland SR](#)

Legislative History

4/17/25	Planning Commission	**negative recommendation to the Board of Commissioners
6/9/25	Board of Commissioners	deferred to the Board of Commissioners

- 12.B.** A RESOLUTION SUPPORTING A GRANT APPLICATION FOR THE IMPLEMENTATION OF SAFETY IMPROVEMENTS ON VARIOUS ROADWAYS THAT WERE IDENTIFIED IN THE CITY OF MT. JULIET'S SAFETY ACTION PLAN FOR THE FEDERAL HIGHWAY ADMINISTRATION'S (FHWA) SAFE STREETS FOR ALL (SS4A) PROGRAM GRANT CYCLE **1279**

Sponsors: City Manager Kenny Martin,

Attachments: [SS4A Implementation Grant Application Resolution](#)
[SS4A Implementation Grant Application-Exec Summary](#)
[Mt Juliet SS4A Fact Sheets](#)
[Mt. Juliet - SS4A Implementation Grants - Cost Estimates](#)

- 12.C.** A RESOLUTION OF THE CITY OF MT. JULIET BOARD OF COMMISSIONERS STATING ITS INTENT TO PLACE A \$14 MILLION BOND REFERENDUM BEFORE THE VOTERS FOR THE PURPOSE OF CONSTRUCTING AN AQUATIC CENTER **1281**

Sponsors: James Maness, Mayor

Attachments: [Aquatic Center Bond Resolution](#)

- 12.D.** A RESOLUTION TO AUTHORIZE AND APPROPRIATE FUNDS FOR AN ACTUARIAL STUDY OF THE COST ASSOCIATED WITH A HAZARDOUS DUTY SUPPLEMENTAL BENEFIT PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 8-36-212.

[1282](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Mt. Juliet -Hazardous Duty A- Study Resolution](#)
[Executive Summary](#)
[39-2025](#)

13. Adjournment