

Mt. Juliet, Tennessee

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



Agenda

Monday, January 12, 2026

6:30 PM

Commission Chambers

Board of Commissioners

Public Hearing 6:15 PM

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

Public Hearing Notice - 1-12-2026

[1532](#)

Attachments: [Public Notice - Public Hearing - 1-12-26](#)

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 - 12-8-2025

[1541](#)

Attachments: [Meeting Minutes to be Approved - 12-8-2025](#)

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. **Unfinished Business Consent Agenda Items:**

8.A. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3336 N. MT. JULIET ROAD, APPROXIMATELY 1.37 ACRES, MAP 054, PARCEL 179.01 FROM RS-40 TO CTC

[1347](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

8/21/25	Planning Commission	**Positive Recommendation to the Board of Commissioners recommended for second reading to the Board of Commissioners deferred to the Board of Commissioners
9/8/25	Board of Commissioners	
10/27/25	Board of Commissioners	

8.B. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 6600 CENTRAL PIKE, APPROXIMATELY 8.21 ACRES, MAP 097, PARCEL 018.00 FROM RS-40 TO CMU. [1391](#)

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. 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 ARTICLES V, VI & VII, SECTIONS 5-103A, 5-103.4, 6-103A, 6-103.3 & 7-103A, BUILDING HEIGHT [1406](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[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.D. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE HALE PROPERTY, LOCATED AT 2964 OLD LEBANON DIRT ROAD MAP 073 PARCEL 064.05, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1533](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.E.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1393](#)

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.F.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05 [1534](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.G.** 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](#)
[Staff Report](#)

Legislative History

11/10/25	Board of Commissioners	recommended for second reading to the Planning Commission
11/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners

9. Unfinished 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](#)

Legislative History

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

- 9.B.** 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](#)

Legislative History

12/8/25	Board of Commissioners	Approved for Second Reading to the Board of Commissioners
---------	------------------------	---

- 9.C.** AN ORDINANCE AMENDING ORDINANCE 2025-05 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2025 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2025 UNTIL DECEMBER 31, 2026 [1506](#)

Sponsors: James Maness, Mayor

Attachments: [Ordinance](#)
[Ordinance 2024-05](#)

Legislative History

12/8/25	Board of Commissioners	Approved for Second Reading to the Board of Commissioners
---------	------------------------	---

- 9.D. AN ORDINANCE AMENDING PART B OF THE LAND 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 IX, SECTION 9-106, ACCESS MANAGEMENT [1451](#)

Sponsors: Jennifer Milele, Commissioner, Art Giles, Commissioner

Attachments: [Ordinance](#)
[Redline Zoning Regs – Access](#)
[Redline Zoning Regs – Access \(w/ PC’s recommendations\)](#)

Legislative History

10/27/25	Board of Commissioners	recommended for second reading to the Planning Commission
11/20/25	Planning Commission	**negative recommendation to the Board of Commissioners

South Greenhill Road - Annexation

- 9.E. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE SOUTH GREENHILL ROAD 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 [1535](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 9.F. 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](#)

Legislative History

5/15/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
11/10/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 9.G.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ [1536](#)
 RELATIVE TO THE ANNEXATION OF 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

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

3971 Beckwith Road - Annexation and Rezone

- 9.H.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE KEELEAN PROPERTY, LOCATED AT 3971 BECKWITH ROAD MAP 078 PARCEL 021.06, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1528](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 9.I.** 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](#)

Legislative History

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

- 9.J.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ [1529](#)
RELATIVE TO THE ANNEXATION OF 3971 BECKWITH ROAD
MAP 078 PARCEL 021.06

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

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

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

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

Courtyards at McFarland - Annexation and Rezone

- 9.L.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE [1530](#)
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

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 9.M.** AN ORDINANCE TO ANNEX INTO THE CORPORATE [1174](#)
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

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
12/8/25	Board of Commissioners	Approved for Second Reading to the Board of Commissioners
9.N.	A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF 5025 OLD LEBANON DIRT ROAD MAP 077 PARCELS 001.00	1531
	<u>Sponsors:</u> Planning Commission Positive Recommendation	
	<u>Attachments:</u> Resolution	
9.O.	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
	<u>Sponsors:</u> Planning Commission Positive Recommendation	
	<u>Attachments:</u> Ordinance Exhibit A - Legal Description Exhibit B - Map Staff Report	
	<u>Legislative History</u>	
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
12/8/25	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

10. New Business

- 10.A.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 025.00 & 075.07 IN THE CITY OF MT. JULIET. [1483](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

11/20/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 10.B.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE AT PLEASANT GROVE PLANNED UNIT DEVELOPMENT, LOCATED ON PLEASANT GROVE ROAD, MAP 076, PARCELS 037.00, 037.01 & 040.00 IN THE CITY OF MT. JULIET. [1489](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

11/20/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 10.C.** 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 V, SECTION 5-104.3, VARIABLE LOT RESIDENTIAL DEVELOPMENT [1493](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline Zoning Regs - Variable Lots](#)
[Staff Report](#)

Legislative History

11/20/25 Planning Commission **Positive Recommendation to the Board of Commissioners

10.D. 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 VIII, OVERLAY DISTRICTS, SECTION 8-207.5, OPEN SPACE REQUIREMENTS [1494](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline Zoning Regs - Open Space](#)
[Staff Report](#)

Legislative History

11/20/25 Planning Commission **Positive Recommendation to the Board of Commissioners

10.E. AN ORDINANCE TO REZONE PROPERTY LOCATED 13135 LEBANON ROAD, APPROXIMATELY 0.35 ACRES, MAP 53K, PARCEL 027.00 FROM RS-40, LOW DENSITY RESIDENTIAL TO CRC, COMMERCIAL RETAIL CENTER [1511](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

10.F. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET. [1516](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 10.G.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 2 REGARDING RESIDENCY REQUIREMENTS [1552](#)
- Sponsors:** Jennifer Milele, Commissioner
- Attachments:** [Ordinance](#)
[Exhibit A - Redline City Code - Residency Ordinance 2023-33](#)
- 10.H.** AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE [1553](#)
- Sponsors:** Scott Hefner, Commissioner
- Attachments:** [Ordinance](#)
- 10.I.** A RESOLUTION APPROVING A POLICE CANINE TRANSFER AGREEMENT AND RELEASE WAIVER FOR CANINE AKSEL BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND BRIAN DALHOVER [1537](#)
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Resolution](#)
[Police Canine Transfer Agreement & Release Waiver \(Aksel\)](#)
- 10.J.** RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE HWY 70 PUMP STATION VALVE REPLACEMENT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1539](#)
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Resolution](#)
[Executive Summary](#)
[Agreement](#)
[Award Recommendation Letter](#)

- 10.K.** RESOLUTION APPROVING AGREEMENTS BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND VARIOUS ENGINEERING FIRMS FOR DESIGN AND CONSTRUCTION INSPECTION SERVICES ON CITY CAPITAL TRANSPORTATION PROJECTS AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENTS [1544](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)
[OLDR WSP Contract Supplement #7](#)
[OLDR - SSR CEI Agreement](#)
[PleasantGroveRd Barge Contract Amendment 1](#)

- 10.L.** A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT PROPERTY AS SURPLUS TO BE DONATED TO OVERTON COUNTY EMA [1545](#)

Sponsors: Kenneth Martin, City Manager,

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

- 10.M.** A RESOLUTION ACCEPTING A DONATION OF A DIESEL ENGINE PORTABLE LIGHT TOWER FOR THE CITY OF MT. JULIET POLICE DEPARTMENT [1551](#)

Sponsors: Kenneth Martin, City Manager,

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

6325 Central Pike - Annexation and Rezone

- 10.N.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY ONE (1) ACRE OF PROPERTY AT 6325 CENTRAL PIKE, MAP 097, PARCEL 14.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1517](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25 Planning Commission

**Positive Recommendation to the Board of Commissioners

10.O. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6325 CENTRAL PIKE, APPROXIMATELY ONE (1) ACRE, MAP 097, PARCEL 14.01 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1518](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

6365 Central Pike - Annexation and Rezone

10.P. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6365 CENTRAL PIKE, MAP 097, PARCEL 14.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1519](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

10.Q. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6365 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 14.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE. [1520](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

6391 Central Pike - Annexation and Rezone

10.R. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6391 CENTRAL PIKE, MAP 097, PARCEL 15.00, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY. [1521](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

10.S. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6391 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 15.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1523](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

11. Appointments

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

Sponsors: Kenneth Martin, City Manager,

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

Legislative History

12/8/25 Board of Commissioners deferred to the Board of Commissioners

12. Adjournment



Mt. Juliet, Tennessee

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

Staff Report

File #: 1532

Agenda Date: 1/12/2026

Agenda #:

Title:

Public Hearing Notice - 1-12-2026

Public Notice

The Board of Commissioners of the City of Mt. Juliet will conduct a public hearing and consider the following on January 12, 2026, 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 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, and adopt the plan of services.
- 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
- 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, and adopt the plan of services.
- An ordinance to rezone the property located at 3336 N. Mt. Juliet Road, approximately 1.37 acres, map 054, parcel 179.01 from RS-40 to CTC
- An ordinance to rezone the property located at 6600 Central Pike, approximately 8.21 acres, map 097, parcel 018.00 from RS-40 to CMU.
- An ordinance to annex into the corporate boundaries of the City of Mt. Juliet approximately 6.58 acres of property at 2964 Old Lebanon Dirt Road, map 073, parcel 64.05, the property being located within the city's urban growth boundary and adopt the plan of services.
- 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 Articles V, VI & VII, Sections 5-103a, 5-103.4, 6-103a, 6-103.3 & 7-103a, Building Height
- 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
- 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
- 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 and adopt the plan of services.

- An ordinance amending Part B of the Land 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 IX, Section 9-106, Access Management
- 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
- An ordinance to amend the City of Mt. Juliet Code of Ordinances, Chapter 28, Article IX - Truck Routes
- An ordinance amending Ordinance 2025-05 that extended the sunset date until December 31, 2025 which amended Ordinance 2024-05 Part B Of The Unified Development Code of the City of Mt. Juliet known as the Zoning Regulations by amending Article III, Use Regulations Adding Section 3-108 Temporary Events, Uses and Portable Building, to include mobile food vendor (food trucks) regulations for residential and industrial districts to extend the sunset date from December 31, 2025 until December 31, 2026

The public is invited to attend and comment.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1541

Agenda Date: 1/12/2026

Agenda #: 4.A.

Title:

Meeting Minutes to be Approved - 12-8-2025

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, December 8, 2025

6:30 PM

Commission Chambers

Board of Commissioners

Workshop 5:15 PM - Growth and Infrastructure

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

Absent: Commissioner Scott Hefner

Workshop Public Notice - 12-8-2025

[1504](#)

Sponsors: Jennifer Milele, Commissioner, James Maness, Mayor

Attachments: [Public Notice - Workshop - 12-8-2025](#)

Mayor Maness called the Work Session to order. Citizens' comments were accepted until 5:25 p.m.; however, no citizens came forward to speak.

Commissioner Milele presented a proposal focused on smart growth within the city. She outlined potential unintended consequences of a density moratorium, including impacts on infrastructure and economic development. She suggested considering a more targeted moratorium based on infrastructure capacity issues, emphasizing the importance of promoting the right kind of density, density that provides value, not simply additional housing units. She also addressed long-term infrastructure maintenance costs and noted that Mt. Juliet remains a wonderful place to live and raise a family.

Mayor Maness commented that the city is responsible for maintaining all new infrastructure and must be mindful of those future costs. He noted that applying urban standards in rural areas with larger lots can generate insufficient funding for ongoing maintenance.

Vice Mayor Trivett thanked Commissioner Milele for her efforts and asked several follow-up questions regarding the cities she researched, including Franklin and its various overlays and planning proposals. He also raised concerns about school capacity, noting that additional schools will be needed soon. Vice Mayor Trivett encouraged Commissioner Milele to work with staff to gather data on current projects, infrastructure needs, and how other cities address capacity and maintenance planning.

Commissioner Milele clarified that she is not opposed to growth but is advocating for more responsible, fiscally sound development, reduced sprawl, and more efficient mixed-use projects.

Mayor Maness stated he looks forward to receiving additional information on future projects. Vice Mayor Trivett suggested the potential need for a consultant to assist the city as it moves forward in evaluating growth strategies.

Commissioner Giles stated that this presents a strong opportunity for the city to pursue more fiscally responsible planning for both current and future needs.

Public Hearing 6:15 PM

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

Mayor Maness opened the Public Hearing. There were no citizen comments. The Public Hearing was closed.

Public Hearing Notice - 12-8-25

[1503](#)

Attachments: [Public Notice - 12-8-2025](#)

1. Call to Order & Declare a Quorum Present

Mayor Maness called the meeting to order, welcomed everyone and thanked them for attending.

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

Absent: Commissioner Scott Hefner

2. Set Agenda

Mayor Maness motioned to move items 8a-d and 9a-b to the Consent Agenda. The items were placed on Consent without objection. Mayor Maness also motioned to add the following Ordinance to the agenda: "AN ORDINANCE AMENDING ORDINANCE 2025-05 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2025 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2025 UNTIL DECEMBER 31, 2026", to be heard at the end of the agenda prior to Appointments, as item 10.G. The motion was approved without objection.

3. Invocation & Pledge of Allegiance

Mayor Maness invited City Manager, Kenny Martin to lead the invocation and 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](#)

The Minutes were approved.

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

5. Citizens Comments

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

Jay Easter, Ragan Smith, stated he was present to represent the Courtyards at McFarland project and is available to answer any questions from the Commission.

Robin Eakes, 56 W. Caldwell Street, requested the letter for Charlie's Place from RJ Corman as required in conditions.

Donald Eakes, 56 W. Caldwell Street, stated he is a lifelong resident. He noted the city has stated it has not received a letter from RJ Corman per the requirement. He is opposed to the proposed zoning based on surrounding existing zoning and does not support the proposed height. He also expressed concerns about blasting. (Charlie's Place)

Zach Atwood, 89A W. Caldwell, expressed concerns with the current road width and opposed the zoning, proposed density, and proposed height. (Charlie's Place)

Rick Stackenwall, 80 W. Caldwell, stated he does not oppose development generally but does oppose the proposed location. He also expressed concerns about the lack of greenspace within the development (Charlie's Place).

Michael Larson, 50 W. Caldwell, stated he opposes the project (Charlie's Place). He has lived in Mt. Juliet his entire life and has witnessed many changes.

Meredith Berryhill, 1049 Watermark Way, spoke regarding the Tate Lane project and expressed concerns about blasting and drainage.

Mayor Maness called City Planner Jon Baughman forward to answer questions regarding the Variable Lot Subdivision (Tates Landing) and requested he get with Ms. Berryhill to answer her questions.

Bob Heatherly, 63 W. Caldwell Street, requested a copy of the letter from RJ Corman. He stated he feels for the neighbors abutting the proposed Charlie's Place. He also expressed concerns regarding school overcrowding, safety, and the potential impact on his property value and that of his neighbors.

Karen Quinn, 57 3rd Ave (Professor Caldwell's house), expressed concerns about Charlie's Place, citing blasting, crime, and the proposed apartments. She stated her home is over 125 years old and she does not want to see the historic ambiance disappear.

Terry Boyles, 64 W. Caldwell Street, who has lived in the area since 1996, opposed the five-story buildings and worries the businesses will not survive. He expressed concerns about lack of parking, heavy traffic, and stated traffic is already problematic in the current Charlie's Place area.

Bobby Colson, who has lived at 78 W. Caldwell since 1959, stated he is concerned about his property values and wants to maintain the historical character of the area. (Charlie's Place)

William Beasley, 101 W. Caldwell, who has lived in Mt. Juliet since 1990, stated he has seen his neighbors reinvest in their homes to preserve the historical feel. He is concerned about increased traffic, especially related to the railroad crossing, and the safety of the 15 children in the neighborhood. (Charlie's Place)

Stephen Heckendorf, 393 Page Drive, questioned why the developer of Charlie's Place could not purchase additional property. He expressed concerns about traffic signals and would like to see a development more conducive to the area.

Jason Wright, 58 W. Caldwell, stated his family has been in the area for 150 years and expressed opposition to the proposed development, noting that Caldwell Street is a peaceful street.(Charlie's Place)

6. Commissioner Reports & Comments

Commissioner Giles invited the public to attend the Christmas Light Walk on December 15 at 6:00 p.m. in Willoughby Station and thanked Marty Potts for coordinating refreshments from Dunkin' Donuts. He announced that a town hall meeting will be held at the former Police Department headquarters to discuss blasting concerns near Nichols Vale, noting that representatives from the State will be present to address questions. He also congratulated his son and wife on their appearance in Christmas at the Opry on the Hallmark Channel. He concluded by wishing everyone a Merry Christmas.

Vice Mayor Bill Trivett welcomed all attendees and expressed appreciation for their presence. He congratulated Jennifer Hamblen on her appointment as City Recorder and recognized Mrs. Luckett for her many years of dedicated service. He also commended the MJPD officers who were honored at the recent Police Department awards ceremony. Vice Mayor Trivett reminded the public of the Christmas Parade on December 13 at 11:00 a.m., encouraging early arrival, and extended thanks to Two Rivers Ford for providing trucks for the event. He also noted the ongoing Christmas Tree Lighting Contest, hosted by the Parks Board. In response to a citizen inquiry regarding the Recreation Center, he clarified that the facility remains closed due to safety concerns associated with the construction of the new Police Department headquarters. He concluded by encouraging the community to Shop Local.

Commissioner Milele reminded everyone of the BPAC Christmas Lights Walk and the upcoming Christmas Parade, and she thanked Two Rivers Ford for providing the parade vehicles.

Mayor Maness wished everyone a Merry Christmas and a Happy New Year and reminded the public that there will be no City Commission meeting on December 22, 2025.

7. City Manager's Report

City Manager Kenny Martin recognized Zach Atwood, who spoke during Citizens' Comments, and noted that he was proud to have served alongside him at MJPd for many years. He stated that he understands the community's concerns regarding the Charlie's Place development and thanked everyone for attending and voicing their feedback. City Manager Martin also extended prayers to the local family still recovering from the recent accident involving a fleeing vehicle and reminded the public to buckle their seatbelts. He concluded by encouraging everyone to Shop Local.

Presentation

Mayor Maness motioned to suspend the rules for a brief presentation by Police Chief Tyler Chandler; the motion carried without objection. As Kenny Martin was unable to be at the PD Awards, Chief Chandler presented the City Manager with a Retired Chief Award, expressing appreciation for his many years of dedicated service to the community, including his tenure as Mt. Juliet Police Chief. Chief Chandler also presented him with a Retired Police Chief Badge plaque and thanked him for his continued support of the Mt. Juliet Police Department. He noted that the City Manager initiated the community policing program, which has become essential in maintaining public trust and support.

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](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Resolution was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 75-25

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](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Ordinance was adopted, as recorded in the vote below:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
 Enactment No: 2025-52

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](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Resolution was adopted, as recorded in the vote below:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
 Enactment No: 76-2025

- 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](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Ordinance was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 2025-53

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](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Ordinance was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 2025-54

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 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Ordinance was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
 Enactment No: 2025-55

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](#)

A motion was made by Vice Mayor Trivett, seconded by Commissioner Milele. Discussion ensued. This Ordinance is approved to be considered on second reading by the Board of Commissioners on January 12, 2026

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

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](#)

The motion died due to lack of second.

RESULT: NO ACTION TAKEN

MOVER: Jennifer Milele

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](#)

The Mayor motioned to hear Items 10c and 10d together; the motion carried without objection.

A motion was made by Commissioner Milele, seconded by Vice Mayor Trivett that this Ordinance be approved and considered on second reading by the Board of Commissioners on January 12, 2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

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](#)

The Mayor motioned to hear Items 10c and 10d together; the motion carried without objection. Commissioner Milele requested that Todd Serbent, the City's Traffic Engineer, provide an overview of the traffic report. Discussion ensued. Jay Easter was present to represent the project.

Mayor Maness requested that Planning address Comment 30. City Attorney Burnett stated that HOPA regulations shall be followed, and Mayor Maness noted that this comment must be resolved prior to second reading. He also requested clarification on Planning Comment 32 and stated that this matter should be reviewed with staff before second reading.

A motion was made by Commissioner Milele seconded by Vice Mayor Trivett, that this Ordinance be approved and considered on second reading by the Board of Commissioners on January 12, 2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

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](#)

Commissioner Milele made a motion to approve the Resolution. Commissioner Giles seconded. Discussion ensued. The motion failed as recorded in the vote below:

RESULT: FAILED
MOVER: Jennifer Milele
SECONDER: Art Giles

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

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](#)

This Resolution was adopted, as recorded in the vote below:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele
Absent: Commissioner Hefner
Enactment No: 77-2025

10.G. AN ORDINANCE AMENDING ORDINANCE 2025-05 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2025 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2025 UNTIL DECEMBER 31, 2026 [1506](#)

Sponsors: James Maness, Mayor

Attachments: [Ordinance](#)
[Ordinance 2024-05](#)

A motion was made by Vice Mayor Trivett, seconded by Commissioner Milele that this Ordinance be approved and considered on second reading by the Board of Commissioners on January 12, 2026

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

11. Appointments

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

Sponsors: Kenneth Martin, City Manager,

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

This item was deferred to the Board of Commissioners meeting on 1/12/2026

RESULT: DEFERRED

11.B. Joint Economic & Community Development Board Appointment - Position #18

[1427](#)

Sponsors: James Maness, Mayor

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

Mayor Maness made a motion to appoint Luke Winchester. Motion passed without objection.

This Action Item was approved.

RESULT: APPROVED

MOVER: James Maness

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

Absent: Commissioner Hefner

12. Adjournment

Mayor James Maness

Jennifer Hamblen, CMC, City Recorder



Mt. Juliet, Tennessee

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

Staff Report

File #: 1347

Agenda Date: 1/12/2026

Agenda #: 8.A.

Title:

AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3336 N. MT. JULIET ROAD, APPROXIMATELY 1.37 ACRES, MAP 054, PARCEL 179.01 FROM RS-40 TO CTC

ORDINANCE NO. 2026-

AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3336 N. MT. JULIET ROAD, APPROXIMATELY 1.37 ACRES, MAP 054, PARCEL 179.01 FROM RS-40 TO CTC.

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 August 21, 2025, and forwarded a positive recommendation (9-0-0) 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 1, 2025 and December 17, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the property located at 3336 N. Mt. Juliet Road, approximately 1.37 acres, map 054, parcel 179.01, from RS-40 to CTC.

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 a certain parcel of real property located at 3336 N. Mt. Juliet Road, approximately 1.37 acres, map 054, parcel 179.01 from RS-40 to CTC (Exhibit B), subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

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: September 8, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description, 3336 N. Mt. Juliet Rd.

Being Tract No. 1 containing 1.16 acres, more or less, and Tract No. 1A containing .21 acres, more or less, as shown on the survey entitled "Subdivision of the J. F. McCulloch Property" dated July 8, 2008, Paul Burton Crockett, Surveyor, Tennessee No. 1394 of record in Plat Book 26, Page 785, Register's Office for Wilson County, Tennessee. Being a portion of the same property conveyed to LYNN C. MCCULLOCH and wife, CAROL ANN MCCULLOCH, by Deed Creating Tenancy by the Entireties, dated October 20, 2020, and of record in Book 2010, Page 2282, Register's Office for WILSON County, Tennessee. REFERENCE is further made to deed of record in Book 1322, Page 964, and deed of record in Book 1322, Page 961, said Register's Office.



Exhibit B- Rezone

3336 N Mt. Juliet Rd
Map 054, Parcel 179.01



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



MEMORANDUM

Date: August 21, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3336 North Mt. Juliet Road
Rezone
Map – 054
Parcel – 179.01

Request: The property owner requests a rezone approval for property located at 3336 N. Mt. Juliet Rd. in District 1.

Analysis: The subject property is located on the west side of NMJR, one lot south of Faulkner Lane. The property includes a single-family home. The request is a zone change from RS-40 to CTC. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
3336 NMJR	Town Center Com.	N/A	RS-40	CTC

Future Land Use Plan: This property is in the City limits. The City’s future land use plan identifies this area as Town Center Commercial. The request for CTC zoning is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, requested is CTC, the land use plan is supportive of this request. Adjacent zoning districts are CTC to the north and south along the NMJR frontage and RS-40 to the west.

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 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.*

Summary: This rezone request is for RS-40 to CTC. The City's land use plan supports the request.

Recommendation: Staff recommends forwarding the rezone request for 3336 NMJR from RS-40 to CTC to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

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

File #: 1391

Agenda Date: 1/12/2026

Agenda #: 8.B.

Title:

AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 6600 CENTRAL PIKE, APPROXIMATELY 8.21 ACRES, MAP 097, PARCEL 018.00 FROM RS-40 TO CMU.

ORDINANCE NO. 2026-

AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 6600 CENTRAL PIKE, APPROXIMATELY 8.21 ACRES, MAP 097, PARCEL 018.00 FROM RS-40 TO CMU.

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 December 17, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the property located at 6600 Central Pike, map 097, parcel 018.00, from RS-40, low density residential, to CMU, commercial mixed use.

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 a certain parcel of real property located at 6600 Central Pike, map 097, parcel 018.00, from RS-40, low density residential, to CMU, commercial mixed use (Exhibit B), subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CMU zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

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: October 27, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A

Land lying in the 25th Civil District of Wilson County, Tennessee, described according to a survey of the James Haines Subdivision dated August 8, 1979 by Gary R. Cummings, Registered Land Surveyor, and more particularly described as follows:

Beginning at an iron pin located on the southerly margin of Central Pike and being the northwest corner of the property herein conveyed, and Wyatt's northeast corner, thence south 7 degrees 21 minutes west 305.5 ft. to a concrete highway monument lying on the northerly margin of the right-of-way of Interstate 40, thence along the northerly margin of said right-of-way, south 86 degrees 14 minutes east 640.7 ft. to an iron pin, thence continuing along the northerly margin of said right-of-way along a curve with a radius of 5,579.6 ft., an arc distance of 899.4 ft. to a concrete highway monument, thence in a northwesterly direction along a curve having a radius of 460.9 ft., an arc distance of 176.8 ft. to an iron pin, thence, north 16 degrees 43 minutes east 23.7 ft. to an iron pin on the center line of the Old Central Pike. Thence along the center line of the Old Central Pike north 77 degrees 48 minutes west 221.8 ft. to an iron pin, thence continuing along the center line of the Old Central Pike north 82 degrees 44 minutes west 355.8 ft. to an iron pin, thence along the southerly margin of the right-of-way of the existing Central Pike and along a curve having a radius of 606.2 ft., an arc distance of 201.7 ft. to an iron pin, thence continuing along the southerly margin of said right-of-way north 81 degrees 21 minutes west 50 ft. to an iron pin, thence along the southerly margin of Central Pike, north 81 degrees 21 minutes west, 566.8 ft. to the point of beginning and continuing 8.21 acres more or less.

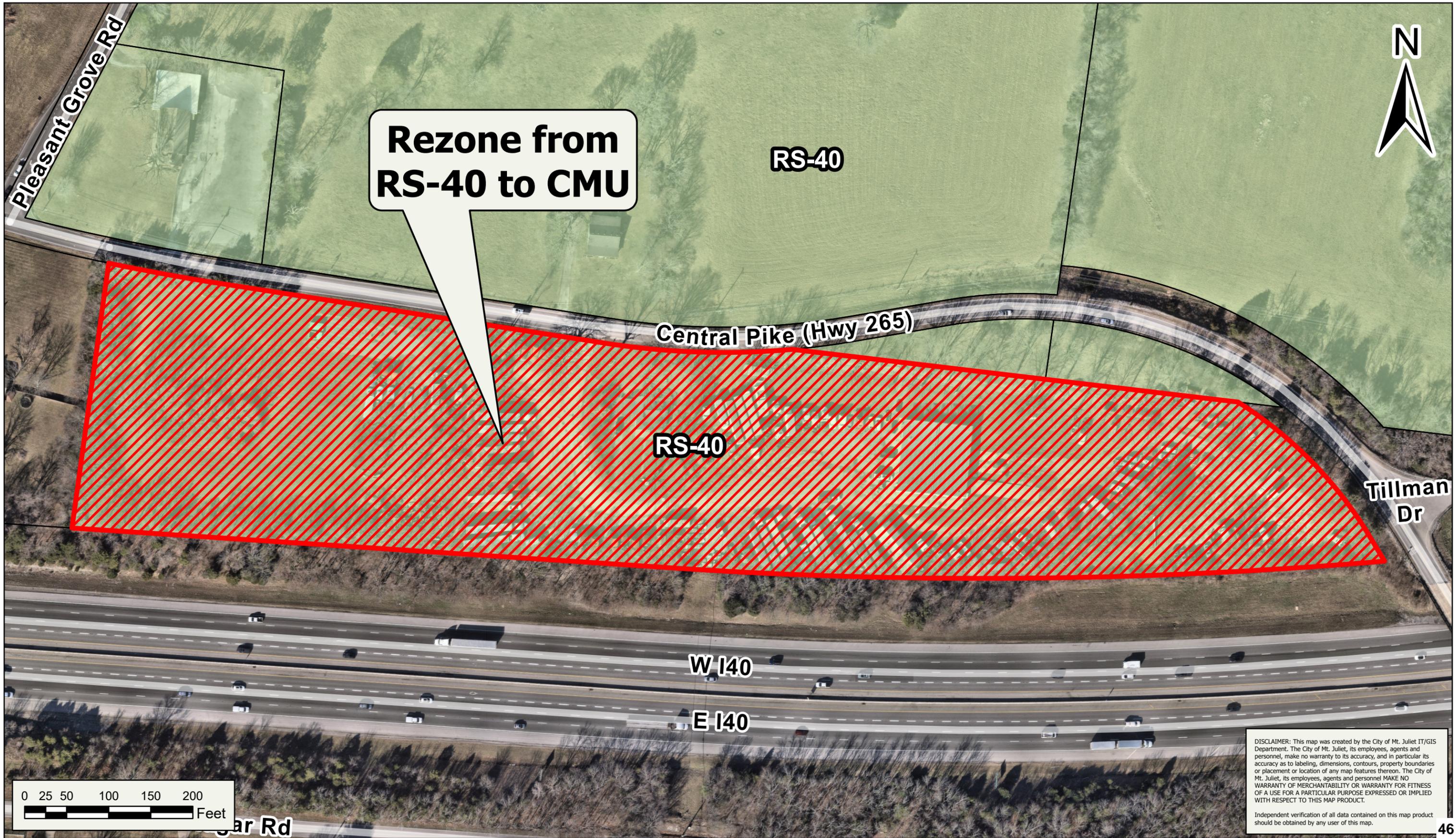
Being the same property conveyed to Janice Fay Baltimore by Administrator's Quitclaim Deed from James Huett, Administrator for the Estate of James Thomas Haines, dated December 10, 2014 and of record in Book KO , Page 24 , Register's Office for Wilson County, Tennessee.

This is IMPROVED property known as 6600 & 6670 Central Pike, Mt. Juliet, Tennessee 37122.



Exhibit B- Rezone

6600 Central Pike Map 097, Parcel 018.00



MEMORANDUM



Date: September 18, 2025
To: Luke Winchester, Chairman and Planning Commission
From: Jon Baughman, City Planner
Jill Johnson, Planner I
Re: 6600 Central Pike
Rezone
Map – 097
Parcel – 018.00

Request: The property owner, James Huett, requests a rezone approval for the property located at 6600 Central Pike in District 3.

Analysis: The subject property is located on the south side of Central Pike, abutting Interstate I-40 and is just to the east of Pleasant Grove Road and west of the Central Pike overpass. The property currently houses a large shop and multiple tractor trailers, and various automobiles. The request is a zoning change from RS-40, low density residential, to CMU, commercial mixed use.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
6600 Central Pk.	Mixed Use	N/A	RS-40	CMU

Future Land Use Plan: This property is in the City limits. The City’s future land use plan identifies this area as mixed use. The request CMU zoning is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, requested is CMU. The land use plan is supportive of this request. Adjacent zoning districts include RS-20 to the east and RS-40 to the north. The adjacent property to the west is Wilson County and directly due south is I-40.

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 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.*

Summary: This rezone request is from RS-40, low density residential, to CMU, commercial mixed use, zoning at 6600 Central Pike. The City's land use plan supports this request, having a mixed use designation in this area.

Recommendation: Staff recommends forwarding the rezone request for 6600 Central Pike to the Board of Commissioners with a positive recommendation, subject to the conditions below.

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CMU zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

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

File #: 1406

Agenda Date: 1/12/2026

Agenda #: 8.C.

Title:

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 ARTICLES V, VI & VII, SECTIONS 5-103A, 5-103.4, 6-103A, 6-103.3 & 7-103A, BUILDING HEIGHT

ORDINANCE NO. 2026-

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 ARTICLES V, VI & VII, SECTIONS 5-103A, 5-103.4, 6-103A, 6-103.3 & 7-103A, BUILDING HEIGHT

WHEREAS, the city desires to amend the maximum permitted height regulations in the Land Development Code to be in line with the IRC, IFC & IBC and;

WHEREAS, the Planning Commission considered this request during their meeting of September 18, 2025 and recommended approval to the Board of Commissioners with a vote of 6-0-0 and;

WHEREAS, the Board of Commissioners desires to amend Articles V, VI & VII, Sections 5-103a, 5-103.4, 6-103a, 6-103.3 & 7-103a, maximum building height, of the City's zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on _____, 2025, that Articles V, VI & VII, Sections 5-103a, 5-103.4, 6-103a, 6-103.3 & 7-103a, maximum building height, of the Unified Development Code of the City of Mount Juliet, Tennessee, known as the Zoning Regulations (ordinance 2001-29), adopted October 8, 2001, as amended, be amended as highlighted in **yellow (add)** and **red (remove)** below:

Section 1.

Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts

		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP	RM-8	RM-16
I.	Maximum lot coverage by all buildings (as a % of lot area)	15	15	18	25	30	35	40	(1)	50	50
II	Minimum zone lot requirements										

Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts

			AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP	RM-8	RM-16
A	.	Area (x 1,000 sq. ft.)										
		1 Lot not served by public sewer	40	40	40	40	40	N/A	N/A	N/A	N/A	N/A
		2 Lot served by public sewer	40	40	30	20	15	10	10	5	5	5
B	.	Minimum lot width at the building line										
		1 Residential use (2)	125	125	100	100	75	60	60	(1)	50	50
		2 Other uses	150	150	125	125	100	100	100	100	100	100
II I.		Minimum development area per dwelling or rooming unit (x 1,000 sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A	7.5	<u>5.5</u>	<u>5.5</u>	2.7

Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts

		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP	RM-8	RM-16
I	Maximum height (in feet)	Note 3									
V	Minimum yard requirements (in feet)										
	A Residential buildings										
	1 Front	50	50	35	30	30	30	30	(1)	20	20
	2 Side	25	25	20	20	10	8	8	(1)	8	8
	3 Rear	40	40	20	20	20	15	15	(1)	20	20
	B Other buildings										
	1 Front	60	60	60	60	50	40	40	30	30	30
	2 Side	35	35	30	30	20	20	20	20	20	20
	3 Rear	50	50	30	30	30	25	25	20	20	20
V I.	Maximum impervious surface ratio (as % of lot area)	N/A	60	70	70						

Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts

	AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP	RM-8	RM-16
(1) See subsection 5-104.2.										
(2) In addition to the minimum lot width requirement, no lot shall exceed a width to depth ratio of 4:1.										
(3) Reference currently adopted IRC, IBC & IFC as applicable.										

5-103.4 *Height regulations.*

1. *Basic requirements.* The maximum permitted height for buildings shall not, except as provided in subpart 2 of this section, exceed that set forth for the various residential districts in table 5-103a.
2. *General exception to height regulations.* The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the eave height of a building and not intended for human occupancy.
3. *Buildings to be approved by fire department.* Any building exceeding 35 feet in height shall be approved by the fire department prior to the issuance of any building permit. The fire department may stipulate special fire protection measures as a condition of approval of any such structure. In any such instance, the protection measures specified by the fire department shall become a supplemental design provision applicable to such use.

Table 6-103a. Height, Bulk, Lot Size and Open Space Requirements Within Mixed Use and Commercial Districts

[Height, Lot Size and Open Space Requirements]		Zone Districts								
		CG	CI	CMU	CNS	OPS	CTC	CRC		
I.	Provisions applicable to commercial, industrial and community facilities activities									
	A.	Maximum lot coverage by all buildings (as percentage of total lot area)	50	50	50	30	40	50	50	

Table 6-103a. Height, Bulk, Lot Size and Open Space Requirements Within Mixed Use and Commercial Districts

[Height, Lot Size and Open Space Requirements]		Zone Districts							
		CG	CI	CMU	CNS	OPS	CTC	CRC	
B.	Maximum impermeable surface ratio (as percentage of total lot area)	80	80	80	70	70	70	70	
C.	Minimum area requirement for zone lots (in thousands of square feet)	10	10	10	10	10	10	10	
D.	Minimum lot width (in feet measured at the building line) Note. see section 6-103.3(2) or (3)	100	100	100	100	100	100	100	
E.	Maximum height (in feet)	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	
F.	Minimum yard requirements								
	Front	30	30	30	30	30	30	30	
	Side (3)	10	10	10	10	10	10	10	
	Rear	20	20	20	20	20	20	20	
II.	Provisions applicable to residential activities (Note. see subsection 6-104.1.)								
(1)	The minimum zone lot shall [be] as required to meet other provisions of the district.								
(2)	At all points along the boundary separating any commercial district from any residential the special yard and setback provisions of subsection 6-103.4, subpart 6, shall apply.								
(3)	See subsection 6-103.4, subpart 7, for party wall provisions.								

Table 6-103a. Height, Bulk, Lot Size and Open Space Requirements Within Mixed Use and Commercial Districts

[Height, Lot Size and Open Space Requirements]	Zone Districts						
	CG	CI	CMU	CNS	OPS	CTC	CRC
(4)	Reference currently adopted IRC, IBC & IFC as applicable.						

6-103.3 *Height regulations.*

1. *Basic requirements.* The maximum permitted height for buildings shall not, except as provided in [subpart] subsection 2, 3 or 4 of this [sub]section exceed the height set forth for the various commercial districts in table 6-103A.
2. *General exception to height regulations.* The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
3. *Buildings in excess of 35 feet near the interstate.* Buildings located within ½-mile of an existing or planned 1-40 interchange, and zoned Commercial Interchange (CI) or Commercial Mixed Use (CMU) 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 70 feet or six stories, whichever is less; and
 - b. This height exemption shall be for office, hotel, and multi-family uses only.
4. *Buildings in excess of 35 feet near the Town Center (downtown area).* 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.

Table 7-103A. Bulk Regulations for Industrial Districts

[Bulk Regulations]	Districts		
	I-R	I-G	I-S
I. Maximum lot coverage by buildings (as percent of total lot area)	50	50	50

Table 7-103A. Bulk Regulations for Industrial Districts				
[Bulk Regulations]		Districts		
		I-R	I-G	I-S
II. Maximum impermeable surface ratio (as percent of lot area)				
	A. Lots two acres or less	80	80	80
	B. Lots greater than two acres	70	70	70
III. Minimum zone lot requirements				
	A. Area (in thousands of square feet)	40	40	(1)
	B. Width (in feet, measured at building line)	100	100	150
IV. Maximum Height (in feet)		Note 1	Note 1	Note 1
V. Minimum yard requirements (in feet)				
	A. Front	20	20	(4)
	B. Side	(2), (5)	(2), (5)	(4)
	C. Rear	20 (3)	20 (3)	(4)
(1)	Reference currently adopted IBC & IFC as applicable.			

BE IT FURTHER ORDAINED

Section 2. 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 3. 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 4. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: October 27, 2025
SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
Articles V, VI & VII, Sections 5-103a, 5-103.4, 6-103a,
6-103.3 & 7-103a
Bulk Regulations, Maximum Building Height

Request: The city desires to amend the maximum permitted height of structures in all zoning districts to align with the requirements of the most recent fire and building codes, IRC, IBC & IFC, as shown below. Yellow highlights indicate additions; red highlights indicate removal.

Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts												
		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP	RM-8	RM-16	
I.	Maximum lot coverage by all buildings (as a % of lot area)		15	15	18	25	30	35	40	(1)	50	50
II.	Minimum zone lot requirements											
	A	Area (x 1,000 sq. ft.)										
		1	Lot not served by public sewer	40	40	40	40	40	N/A	N/A	N/A	N/A
		2	Lot served by	40	40	30	20	15	10	10	5	5

**Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios
Applicable Within Residential Districts**

				AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP	RM-8	RM-16
			public sewer										
	B	Minimum lot width at the building line											
		1	Residential use (2)	125	125	100	100	75	60	60	(1)	50	50
		2	Other uses	150	150	125	125	100	100	100	100	100	100
III		Minimum development area per dwelling or rooming unit (x 1,000 sq. ft.)		N/A	N/A	N/A	N/A	N/A	N/A	7.5	5.5	5.5	2.7
IV		Maximum height (in feet)		Note 3	Note 3	Note 3							
V.		Minimum yard requirements (in feet)											
	A	Residential buildings											
		1	Front	50	50	35	30	30	30	30	(1)	20	20
		2	Side	25	25	20	20	10	8	8	(1)	8	8
		3	Rear	40	40	20	20	20	15	15	(1)	20	20
	B	Other buildings											

Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts

				AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP	RM-8	RM-16
		1	Front	60	60	60	60	50	40	40	30	30	30
		2	Side	35	35	30	30	20	20	20	20	20	20
		3	Rear	50	50	30	30	30	25	25	20	20	20
VI			Maximum impervious surface ratio (as % of lot area)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60	70	70
(1) See subsection 5-104.2.													
(2) In addition to the minimum lot width requirement, no lot shall exceed a width to depth ratio of 4:1.													
(3) Reference currently adopted IRC, IBC & IFC as applicable.													

5-103.4 *Height regulations.*

1. *Basic requirements.* The maximum permitted height for buildings shall not, except as provided in subpart 2 of this section, exceed that set forth for the various residential districts in table 5-103a.
2. *General exception to height regulations.* The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the eave height of a building and not intended for human occupancy.
3. *Buildings to be approved by fire department.* Any building exceeding 35 feet in height shall be approved by the fire department prior to the issuance of any building permit. The fire department may stipulate special fire protection measures as a condition of approval of any such structure. In any such instance, the protection measures specified by the fire department shall become a supplemental design provision applicable to such use.

Table 6-103a. Height, Bulk, Lot Size and Open Space Requirements Within Mixed Use and Commercial Districts

[Height, Lot Size and Open Space Requirements]		Zone Districts							
		CG	CI	CMU	CNS	OPS	CTC	CRC	
I.	Provisions applicable to commercial, industrial and community facilities activities								
	A.	Maximum lot coverage by all buildings (as percentage of total lot area)	50	50	50	30	40	50	50
	B.	Maximum impermeable surface ratio (as percentage of total lot area)	80	80	80	70	70	70	70
	C.	Minimum area requirement for zone lots (in thousands of square feet)	10	10	10	10	10	10	10
	D.	Minimum lot width (in feet measured at the building line) Note. see section 6-103.3(2) or (3)	100	100	100	100	100	100	100
	E.	Maximum height (in feet)	Note 4						
	F.	Minimum yard requirements							
		Front	30	30	30	30	30	30	30
		Side (3)	10	10	10	10	10	10	10
		Rear	20	20	20	20	20	20	20
II.	Provisions applicable to residential activities (Note. see subsection 6-104.1.)								
(1)	The minimum zone lot shall [be] as required to meet other provisions of the district.								
(2)	At all points along the boundary separating any commercial district from any residential the special yard and setback provisions of subsection 6-103.4, subpart 6, shall apply.								
(3)	See subsection 6-103.4, subpart 7, for party wall provisions.								
(4)	Reference currently adopted IRC, IBC & IFC as applicable.								

6-103.3 *Height regulations.*

1. *Basic requirements.* The maximum permitted height for buildings shall not, except as provided in [subpart] subsection 2, 3 or 4 of this [sub]section exceed the height set forth for the various commercial districts in table 6-103A.
2. *General exception to height regulations.* The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
3. *Buildings in excess of 35 feet near the interstate.* Buildings located within ½-mile of an existing or planned 1-40 interchange, and zoned Commercial Interchange (CI) or Commercial Mixed Use (CMU) 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 70 feet or six stories, whichever is less; and
 - b. This height exemption shall be for office, hotel, and multi-family uses only.
4. *Buildings in excess of 35 feet near the Town Center (downtown area).* 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.

Table 7-103A. Bulk Regulations for Industrial Districts

[Bulk Regulations]		Districts		
		I-R	I-G	I-S
I. Maximum lot coverage by buildings (as percent of total lot area)		50	50	50
II. Maximum impermeable surface ratio (as percent of lot area)				
	A. Lots two acres or less	80	80	80
	B. Lots greater than two acres	70	70	70
III. Minimum zone lot requirements				
	A. Area (in thousands of square feet)	40	40	(1)
	B. Width (in feet, measured at building line)	100	100	150
IV. Maximum Height (in feet)		Note 1	Note 1	Note 1
V. Minimum yard requirements (in feet)				
	A. Front	20	20	(4)
	B. Side	(2), (5)	(2), (5)	(4)

Table 7-103A. Bulk Regulations for Industrial Districts				
[Bulk Regulations]		Districts		
		I-R	I-G	I-S
	C. Rear	20 (3)	20 (3)	(4)
(1)	Reference currently adopted IBC & IFC as applicable.			

Summary: The proposed amendments remove the 35’ maximum building height regulation for commercial and residential structures and replaces it with the regulations found in the IBC, IFC & IRC. The amendment removes the 50’ maximum building height regulation and replaces it with the regulations found in the IBC & IFC.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to Articles V, VI & VI, Maximum Building Height, to the Board of Commissioners with a positive recommendation.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1533

Agenda Date: 1/12/2026

Agenda #: 8.D.

Title:

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE HALE PROPERTY, LOCATED AT 2964 OLD LEBANON DIRT ROAD MAP 073 PARCEL 064.05, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE HALE PROPERTY, LOCATED AT 2964 OLD LEBANON DIRT ROAD MAP 073 PARCEL 064.05, 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 Hale Property located at 2964 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 2964 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/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 - 2026

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-40.

RESOLUTION - 2026

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:

Section 1. 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 2. 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 3. This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, 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

File #: 1393

Agenda Date: 1/12/2026

Agenda #: 8.E.

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

ORDINANCE NO. 2026-

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 6.58 acres of property at 2964 Old Lebanon Dirt Road, map 073, parcel 64.05; 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 6-0-0) 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 December 17, 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, 6.58 acres of property at 2964 Old Lebanon Dirt Road, map 073, parcel 64.05, 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 and is further conditioned as shown below:

Planning & Zoning:

1. Should the property be annexed it shall default to RS-40 zoning and be subject to any regulations applicable to RS-40 zoning.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (6-0-0) 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: October 27, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

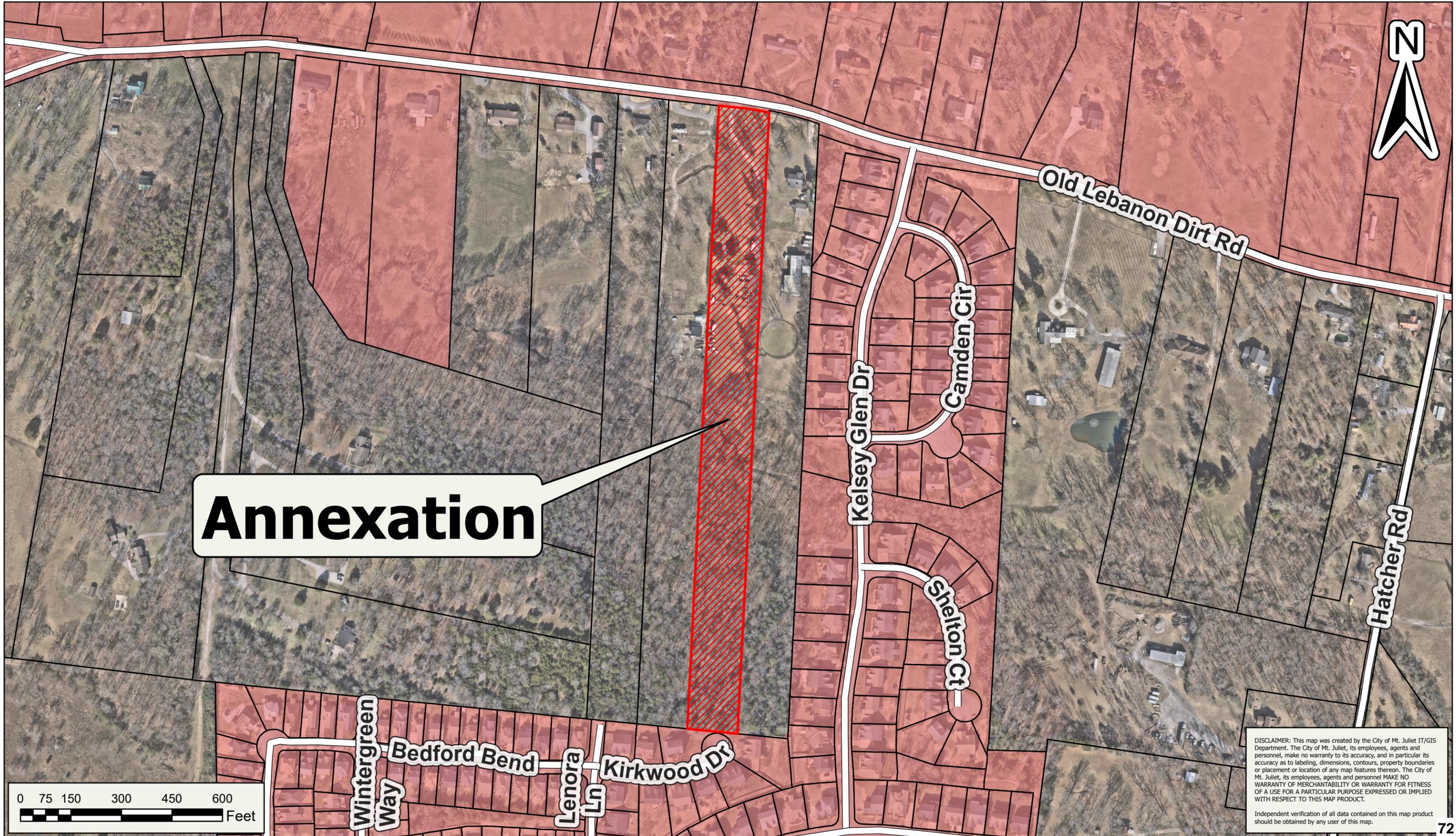
Exhibit A – Legal Description, 2964 Old Lebanon Dirt Rd

A parcel of land located in the 25th Civil District Wilson County Tennessee, being bounded on the North by the Southerly margin of Old Lebanon Dirt Road, on the East by Curtis Cargile at Deed Book 1099, page 1802, ROWCT, on the south by Larry Kent, at Deed Book 425, page 615, ROWCT, on the West by James Beam at Deed Book 1087, page 2225, ROWCT, and being more particularly described as follows: Beginning at an iron pin found on the Southerly margin of Old Lebanon Dirt Road at the Northwest corner of Curtis Cargile and being the Northeast corner to the parcel of land described hereon, said point being the point of beginning; thence with Curtis Cargile's West line, South 04 degrees 17 minutes 56 seconds West, a distance of 1854.90 feet to an iron pin set; thence with Kent's North line, 83 degrees 29 minutes 02 seconds West, a distance of 155.59 feet to an iron pin found; thence with the East line of Beam's East line, 04 degrees 29 minutes 35 seconds East, a distance of 2858.76 feet to an iron pin found at the Southerly margin of OIP Lebanon Dirt Road; thence with said Southerly margin, South 81 degrees 54 minutes 50 seconds East, a distance of 149.50 feet to the point of beginning; said described tract containing 6.49 Acres, more or less. Being the same property conveyed to Curtis Wayne Cargile and wife, Verna Cargile by Quitclaim deed from Micori Properties, LLC of record in Book 1362, page 1309, Register's Office for Wilson County, Tennessee, dated September 05, 2008 and recorded on July 10, 2009. The said Verna Cargile predeceased Curtis Wayne Cargile leaving him as surviving tenant by the entirety. Curtis Wayne Cargile died on November 23, 2019 and his Will was entered in case No. 2020PR6 in the Probate Court for Wilson County, Tennessee. The Executor, Thomas Wayne Cargile, was granted authority to convey real property under the probated Will. This is unimproved property known as: 2964 Old Lebanon Dirt Road, Mt. Juliet,



Exhibit B- Annexation

2964 Old Lebanon Dirt Rd Map 073, Parcel 064.05





MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 2964 Old Lebanon Dirt Road
Annexation
Map – 073
Parcel – 064.05

Request: Requested by Mariellen Hale, the property owner. The applicant is requesting approval for annexation of 6.58 acres at 2964 Old Lebanon Dirt Road for access to City sewer.

Description: The subject property is approximately 6.58 acres, on one parcel on the south side of Old Lebanon Dirt Rd, just east of the Kelsey Glen subdivision. The property is located within the City’s urban growth boundary. The property is currently in Wilson County’s jurisdiction and is zoned R-1. The annexation would give the applicant the ability to access city sewer.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
2964 Old Lebanon Dirt Rd.	Medium Density Residential	N/A	Wilson Co. R-1	RS-40 Default

Future Land Use Plan: The City’s Future Land Use map identifies the property as medium density residential. Adjacent future land use classification to the east, west and south is medium density residential, and low density residential to the north. The applicant does not wish to nor need to change the future land designation.

Zoning: Current zoning is Wilson County R-1. The applicant has not requested a rezone, if annexed, it would default to RS-40 zoning.

Annexation: The property is located within the City’s urban growth boundary. City limits are surrounding the property to the north, and approximately two properties to the east with the Kelsey Glen subdivision.

Plan of Services: A plan of services is included.

Summary: The reason for this request is to gain access to the City’s sewer system. The area is served by City sewer, to the due east, approximately 564 feet inside the Kelsey Glen subdivision. The site is within the City’s UGB.

Recommendation: Staff recommends a positive recommendation to the Board of Commissioners for the annexation of 2964 Old Lebanon Dirt Road, subject to any conditions as noted below.

Planning and Zoning:

1. Should the property be annexed it shall default to RS-40 zoning and be subject to any regulations applicable to RS-40 zoning.

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

File #: 1534

Agenda Date: 1/12/2026

Agenda #: 8.F.

Title:

A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05

RESOLUTION -2026

A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05

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 6.58 acres of property at 2964 Old Lebanon Dirt Road, Map 073, Parcel 64.05.

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, CMC, 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

File #: 1468

Agenda Date: 1/12/2026

Agenda #: 8.G.

Title:

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

ORDINANCE NO. 2026-

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

WHEREAS, the city desires to amend Article XIV, Public Notice, Section 14-109.4, by requiring public notice signs on the property 10 days before the item is scheduled for Planning Commission or Board of Zoning Appeals review and;

WHEREAS, the Planning Commission considered this request during their meeting of November 20, 2025 and recommended positively to the Board of Commissioners with a vote of 7-0-2 and;

WHEREAS, the Board of Commissioners desires to amend Article XIV, Public Notice, Section 14-109.4, of the City's zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on _____, 2025, that Article XIV, Public Notice, Section 14-109.4, of the Unified Development Code of the City of Mount Juliet, Tennessee, known as the Zoning Regulations (ordinance 2001-29), adopted October 8, 2001, as amended, be amended as shown below:

Section 1.

Sec. 14-109. - Public notice.

14-109.1 *Applicability.* All public hearings required by this ordinance shall be preceded by public notice as provided by this section.

14-109.2 *Notice by newspaper.* Notice in a newspaper of general circulation within the City of Mt. Juliet, shall be given at least 15 days, but not more than 30 days prior to the public hearing. This notice shall specify the location, current and proposed zoning classification and it shall contain a graphic illustration of the area.

14-109.3 *Notice by mail.* At least 15 days prior to the public hearing concerning the affected property, all owners of record of adjoining property, including those separated by a public way from the premises in question, shall be notified. The notification required to meet this provision shall be accomplished by certified mail, return receipt request. Return receipts shall be maintained and subject to public examination upon request.

14-109.4 *Notice by signage.* No public hearing shall be conducted until public notice has been provided by the posting of signs pursuant to the provisions of this section.

1. *General requirements.* The Planning and Zoning Department or its designees shall post signs on properties for which either an action by the Board of Zoning Appeals or a request for change of zoning classification has been requested. Such signs shall be posted at least ten (10) days prior to

~~the Planning Commission or Board of Zoning Appeals meeting 15 days prior to the public hearing is to be conducted on the request. The applicant shall pay a fee for usage of such signs at the Planning and Zoning Office no less than 21 days prior to the date of the public hearing.~~ No public hearing shall be conducted nor any action taken on any request for which such notice is required until these signs are posted as required herein. The posting of the signs shall be as follows:

- a. *Number.* One sign shall be posted for each 500 feet of frontage.
 - b. *Location.* Signs shall be located facing and within 25 feet of all public rights-of-way on which the property fronts.
 - c. *Size.* The signs shall have a minimum width of 24 inches and a minimum height of 36 inches.
 - d. *Wording.* The signs shall contain wording provided by the Planning and Zoning Office, which shall be sufficient to convey the information that a zoning action is proposed for the subject property along with the contact information for the Planning and Zoning Office, so that the date, time, and additional information may be obtained.
 - e. *Fee.* The signs shall be provided by the City, subject to payment by the applicant of a fee charged to defray the administrative and printing costs. The fee shall be waived for any agency of government.
2. *Alternative requirements for zoning actions affecting large areas.* When the area included within the requested zoning action contains 100 or more parcels, the following alternative provisions shall apply:
- a. Signs shall be posted within the public right-of-way facing the inbound lane of all public streets at, or as near as possible to, the point the street crosses the boundary of property subject to the proposed action.
 - b. Signs shall also be posted at the intersection of a local street with a collector or arterial street within the area of the proposed zoning action.
 - c. Where a public street forms the boundary, or a portion of the boundary, of an area subject to a zoning action, one double face sign shall be erected on the side of the street included within the proposed change within each 1,000 lineal feet of street frontage.

BE IT FURTHER ORDAINED

Section 2. 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 3. 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 4. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: November 10, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
Sec. 14-109 Public Notice

Request: This request, initiated by City, seeks to remove, in its entirety, the variable lot subdivision regulations (Article V, Section 5-104.3) from the City's zoning ordinance.

Overview: The public notice section of the zoning ordinance shall be amended as indicated below:

Sec. 14-109. - Public notice.

14-109.1 *Applicability.* All public hearings required by this ordinance shall be preceded by public notice as provided by this section.

14-109.2 *Notice by newspaper.* Notice in a newspaper of general circulation within the City of Mt. Juliet, shall be given at least 15 days, but not more than 30 days prior to the public hearing. This notice shall specify the location, current and proposed zoning classification and it shall contain a graphic illustration of the area.

14-109.3 *Notice by mail.* At least 15 days prior to the public hearing concerning the affected property, all owners of record of adjoining property, including those separated by a public way from the premises in question, shall be notified. The notification required to meet this provision shall be accomplished by certified mail, return receipt request. Return receipts shall be maintained and subject to public examination upon request.

14-109.4 *Notice by signage.* No public hearing shall be conducted until public notice has been provided by the posting of signs pursuant to the provisions of this section.

1. *General requirements.* The Planning and Zoning Department or its designees shall post signs on properties for which either an action by the Board of Zoning Appeals or a request for change of zoning classification has been requested. Such signs shall be posted at least ten (10) days prior to the Planning Commission or Board of Zoning Appeals meeting . The applicant shall pay a fee for usage of such signs at the Planning and Zoning Office no less than 21 days prior to the date of the public hearing. No public hearing shall be conducted nor any action taken on any request for which such notice is required until these signs are posted as required herein. The posting of the signs shall be as follows:
 - a. *Number.* One sign shall be posted for each 500 feet of frontage.
 - b. *Location.* Signs shall be located facing and within 25 feet of all public rights-of-way on which the property fronts.
 - c. *Size.* The signs shall have a minimum width of 24 inches and a minimum height of 36 inches.

- d. *Wording.* The signs shall contain wording provided by the Planning and Zoning Office, which shall be sufficient to convey the information that a zoning action is proposed for the subject property along with the contact information for the Planning and Zoning Office, so that the date, time, and additional information may be obtained.
 - e. *Fee.* The signs shall be provided by the City, subject to payment by the applicant of a fee charged to defray the administrative and printing costs. The fee shall be waived for any agency of government.
2. *Alternative requirements for zoning actions affecting large areas.* When the area included within the requested zoning action contains 100 or more parcels, the following alternative provisions shall apply:
- a. Signs shall be posted within the public right-of-way facing the inbound lane of all public streets at, or as near as possible to, the point the street crosses the boundary of property subject to the proposed action.
 - b. Signs shall also be posted at the intersection of a local street with a collector or arterial street within the area of the proposed zoning action.
 - c. Where a public street forms the boundary, or a portion of the boundary, of an area subject to a zoning action, one double face sign shall be erected on the side of the street included within the proposed change within each 1,000 lineal feet of street frontage.

Summary: The amendment above will result in earlier public notice requirements for zoning actions and help facilitate transparency.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissions with a recommendation for approval.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1430

Agenda Date: 1/12/2026

Agenda #: 9.A.

Title:

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

ORDINANCE 2026-

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

WHEREAS, the city desires to amend the minimum lot area permissible in planned unit developments from 10,000 square feet to 7,500 square feet and to remove the existing 15,000 square foot average lot size requirement and

WHEREAS, the Planning Commission considered this request during their meeting of October 16, 2025 and positively recommended, to the Board of Commissioners with a vote of 6-0-3 and

WHEREAS, the Board of Commissioners desires to amend Article 8-207.3, Minimum Lot Area in PUD Overlay Districts, of the City's zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on , 2025, that Article 8-207.3 of the Unified Development Code of the City of Mount Juliet, Tennessee, known as the Zoning Regulations (ordinance 2001-29), adopted October 8, 2001, as amended, be amended as shown below:

Section 1.

8-207.3 *Minimum lot sizes.*

The minimum size of lots permitted within various portions of an RPUD district shall be determined as provided herein.

1. Along the boundary of an RPUD district where lots are proposed to directly adjoin the boundary of the development and no open space is provided as a buffer between such lots and the adjoining property such lots shall contain 75 percent of the minimum lot area and 90 percent of the minimum lot width required by the adjoining zoning districts(s) or, in any instance where such property is not presently zoned by the City, the zoning classification recommended in the current edition of the Land Use Plan. However, if application of 8-207.3(2) results in a larger minimum lot size, such provision controls.
2. Elsewhere within the RPUD district, minimum lot sizes shall be as approved in the master development plan but shall never be less than ~~10,000~~ 7,500 sf for any single lot for all residential PUDs. ~~An average lot size of a minimum of 15,000sf or greater is required.~~
3. Section 2 of this article shall not apply to CTC or CMU Mixed Use PUD's.
4. Section 2 of this article shall not apply to Active Adult/Senior Lifestyle 55+ Communities.

BE IT FURTHER ORDAINED

Section 2. 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 3. 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 4. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: November 10, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
8-207.3 Amend Minimum Lot Size in PUD Overlay
Districts

Request: This request, initiated by City Manager Kenny Martin, seeks to amend Article VIII, Overlay Districts, of the City's Zoning Ordinance by reducing the minimum lot size requirement from 10,000 square feet to 7,500 square feet and eliminating the 15,000 square foot average.

Overview: By reducing the minimum lot size requirement, the city can also lessen its long-term responsibility for infrastructure maintenance. Smaller lots naturally require fewer linear feet of roadways, sidewalks, sewer lines, and related utilities. This translates to reduced costs for repair, resurfacing, and replacement overtime, allowing the city to focus its resources on maintaining higher-priority infrastructure. In addition, smaller lots create more opportunities within a development to incorporate shared amenities such as open space, trails, recreational facilities, or green areas. These amenities are typically maintained by homeowners' associations (HOAs), further reducing the burden on the city while enhancing the overall quality of life within the neighborhood.

The relevant section of the Zoning Ordinance shall be amended as shown below:

8-207.3

Minimum lot sizes. The minimum size of lots permitted within various portions of an RPUD district shall be determined as provided herein.

1. Along the boundary of an RPUD district where lots are proposed to directly adjoin the boundary of the development and no open space is provided as a buffer between such lots and the adjoining property such lots shall contain 75 percent of the minimum lot area and 90 percent of the minimum lot width required by the adjoining zoning districts(s) or, in any instance where such property is not presently zoned by the City, the zoning classification recommended in the current edition of the Land Use Plan. However, if application of 8-207.3(2) results in a larger minimum lot size, such provision controls.
2. Elsewhere within the RPUD district, minimum lot sizes shall be as approved in the master development plan but shall never be less than 7,500 sf for any single lot for all residential PUDs..
3. Section 2 of this article shall not apply to CTC or CMU Mixed Use PUD's.
4. Section 2 of this article shall not apply to Active Adult/Senior Lifestyle 55+ Communities.

Summary: Staff is supportive of this request to reduce the minimum and average lot size requirements, as well as to eliminate the average lot size provision. This adjustment promotes more efficient land use, provides greater flexibility in subdivision design, and creates opportunities for enhanced neighborhood amenities. It also reduces the City's long-term infrastructure maintenance obligations, allowing resources to be focused on other priority needs.

Recommendation: Staff recommends forwarding the request to amend Article VIII, Overlay Districts, Section 8-207.3, Minimum Lot Sizes, of the City's Zoning Ordinance to reduce the minimum lot size requirement from 10,000 square feet to 7,500 square feet and to remove the 15,000 square foot average lot size provision to the Board of Commissioners with a positive recommendation.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1505

Agenda Date: 1/12/2026

Agenda #: 9.B.

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.

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:

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.

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

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

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: December 8, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

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.~~

~~(2)~~ (21) *Emergency vehicles.* The operation of emergency vehicles upon any street in the city.

~~(3)~~ (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.

~~(4)~~ (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.

~~(5)~~ (54) *City vehicles.* The operation of trucks owned or operated by the City of Mt. Juliet on any City of Mt. Juliet Street.

~~(6)~~ (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.*

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":

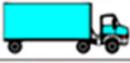
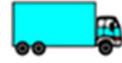
- (1) Interstate 40 in its entirety.
- (2) Lebanon Road (US-70, SR-24) in its entirety
- (3) Central Pike (SR-265) in its entirety
- (4) N. Mt. Juliet Road (SR-171) in its entirety
- (5) S. Mt. Juliet Road (SR-171) in its entirety
- (6) W. Division Street in its entirety
- (7) E. Division Street in its 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

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

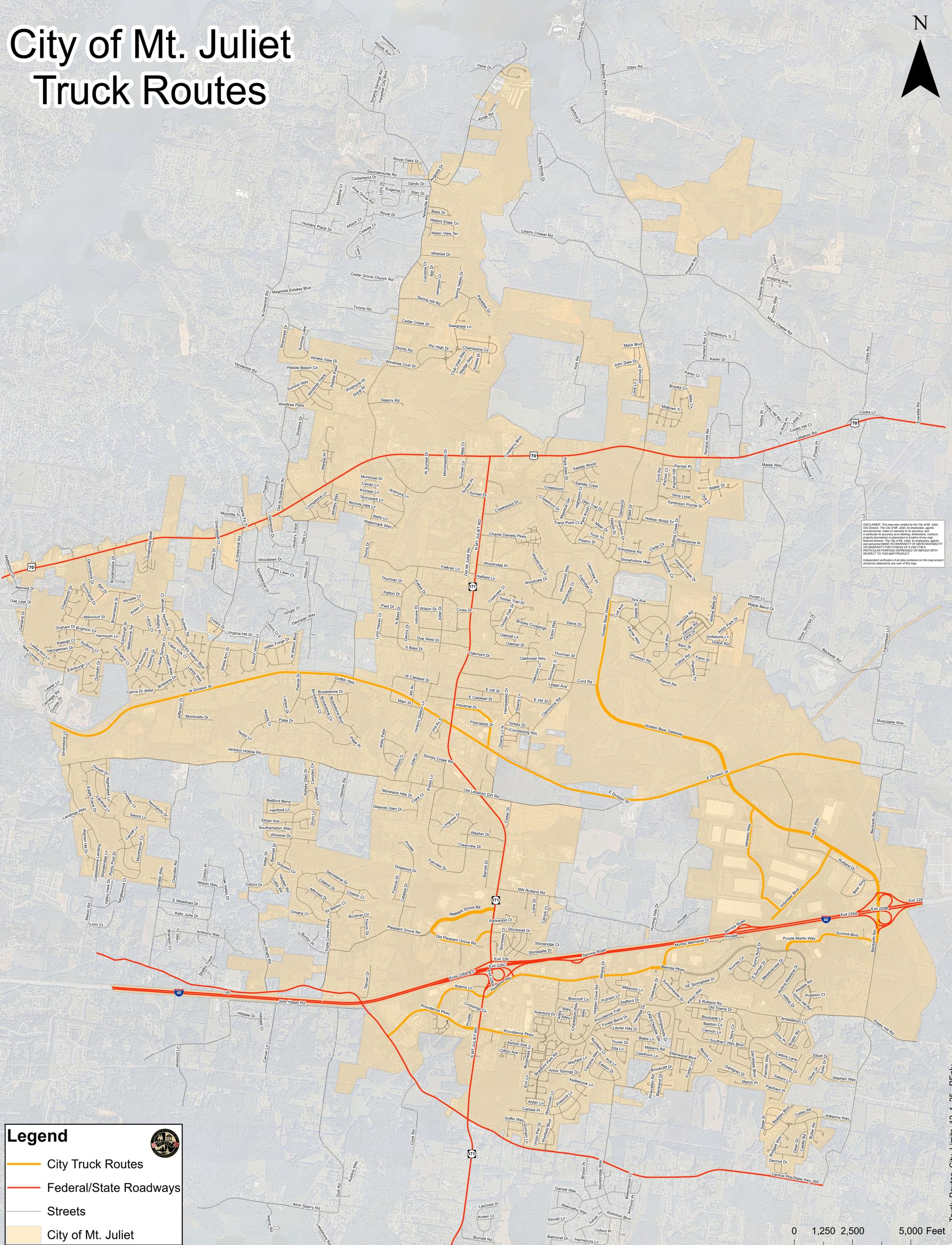
Class 1 Motorcycles		Class 7 Four or more axle, single unit	
Class 2 Passenger cars		Class 8 Four or less axle, single trailer	
			
			
			
Class 3 Four tire, single unit		Class 9 5-Axle tractor semitrailer	
			
			
Class 4 Buses		Class 10 Six or more axle, single trailer	
			
		Class 11 Five or less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

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 and is provided as a service to its residents. The City of Mt. Juliet, its employees, agents and contractors make no warranty as to the accuracy, completeness, timeliness, or reliability of the information contained on this map. The City of Mt. Juliet is not responsible for any errors or omissions on this map. The City of Mt. Juliet is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Mt. Juliet is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Mt. Juliet is not responsible for any damages, including consequential damages, arising from the use of this map.

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

File #: 1506

Agenda Date: 1/12/2026

Agenda #: 9.C.

Title:

AN ORDINANCE AMENDING ORDINANCE 2025-05 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2025 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2025 UNTIL DECEMBER 31, 2026

ORDINANCE 2026-

AN ORDINANCE AMENDING ORDINANCE 2025-05 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2025 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2025 UNTIL DECEMBER 31, 2026

WHEREAS, the City of Mt. Juliet recognized the practical benefits of allowing mobile food vendors to operate within residential and industrial districts in the city limits; and

WHEREAS, Ordinance 2025-05 extended the sunset date until December 31, 2025 this ordinance will extend the sunset date to December 31, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet;

Section 1. That the sunset date for Mobile Food Vendors (Food Trucks) be extended until December 31, 2026 and the regulations previously approved in Ordinance 2024-05 will remain in effect.

BE IT FURTHER ORDAINED

Section 2. 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 3. 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 4. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: December 8, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ORDINANCE 2024 - 05

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 III, USE REGULATIONS ADDING SECTION 3-108, TEMPORARY EVENTS, USES AND PORTABLE BUILDINGS, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS

WHEREAS, the City of Mt. Juliet recognizes the practical benefits of allowing mobile food vendors to operate within residential and industrial districts in the city limits; and

WHEREAS, the City's Zoning Ordinance does not currently provide regulations regarding mobile food vendors outside of temporary commercial events; and

WHEREAS, the Planning Commission considered this request during their meeting of April 20, 2023 and recommended approval, to the Board of Commissioners; and

WHEREAS, the Board of Commissioners desires to adopt mobile food vendor regulations for residential and industrial zoning districts.

WHEREAS, this ordinance will become effective on August 15, 2023 and sunsets on July 31, 2024.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on January 1, 2024 that mobile food vendor regulations be adopted as described in Exhibit A below.

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.

EXHIBIT A

Sec. 3-108. – Temporary events, Mobile Food Service Vehicle operations for residential and industrial districts.

- I. *Definitions.* The following definitions shall apply to the requirements of this section and are not intended to have general application to the Zoning Ordinance or other City regulations. Further, any uses permitted by this Section 3-108 are not subject to

Sections 3-102, 3-103, or 3-106 of the Zoning Ordinance. This Section 3-108 shall not apply to uses listed elsewhere in the Zoning Ordinance.

Amenity Center: A recreational facility including, but not limited to, clubhouse, pool, playground, open space, etc. for the use of private residents or homeowners associations and their guests.

Canteen truck: means a vehicle that operates to provide food services to workers at locations where access to such services is otherwise unavailable or impractical; from which the operator sells food and beverages that require no on-site preparation or assembly other than the heating of pre-cooked foods; and is not advertised in any form to the general public except by virtue of signage on the vehicle. Products sold from canteen trucks may include fruits, vegetables, pre-cooked foods such as hot dogs, pre-packaged foods and pre-packaged drinks.

Commissary: means an establishment or facility in a fixed location that is used for the storage of supplies for a mobile food service vehicle, the preparation of food to be sold or served at a mobile food service vehicle, or the cleaning or servicing of a mobile food service vehicle or the equipment used in conjunction with a mobile food service vehicle.

Edible food products: means those products that are ready for immediate consumption, including prepackaged food and food cooked, prepared or assembled on-site. The term "edible food products" does not include fresh produce unless the produce has been packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed or otherwise prepared for consumption.

Food truck: means a vehicle from which edible food products are cooked, prepared or assembled with the intent to sell such items to the general public, provided further that food trucks may also sell other edible food products and beverages that have been prepared or assembled elsewhere. Food truck operators may market their products to the public via advertising, including social media.

Ice cream truck: means a vehicle from which the operator sells only pre-packaged frozen dairy or water-based food products and pre-packaged beverages. For purposes of this article, a non-motorized cart from which such products are sold shall be considered an ice cream truck.

Location: means any single property parcel or any combination of contiguous parcels that are owned or controlled by a single entity or affiliated entities.

Major road: For the purposes of this section, major roads are: North and South Mt. Juliet Rd. (State Hwy. 171), Old Lebanon Dirt Road, Division Street, Adams Lane (from Mt. Juliet Road to Crossings Blvd.), Providence Parkway, Belinda Parkway (east to

Providence Trail), Central Pike, Beckwith Road, Nonaville Road, Golden Bear Gateway, and Lebanon Road (US Highway 70), or any road classified as an arterial street in the Major Thoroughfare Plan, as amended. Staff reserves the right to revise this list as deemed necessary.

Mobile Food Service Vehicle: a food truck, canteen truck or ice cream truck and includes any portable unit that is attached to a motorized vehicle and intended for use in the operation of a food truck, canteen truck or ice cream truck.

Mobile vendor: shall mean a person, corporation, company, or business that sells or offers for sale new goods, wares, merchandise, beverages or food stuffs of any kind or nature whatsoever from cart, or other mobile vehicle designed for preparing or selling these products.

Mobile food vendor: means a mobile vendor which operates a mobile food service vehicle.

Mobile food vendor permit: means a permit issued by the city for the operation of a mobile food service vehicle.

Neighborhood Community Event means a non-commercial event located within a residential subdivision which may be open to the public and which is approved by the Planning Director/City Administrator by permit. Community events are to be held on private property within residential developments. A neighborhood community event must be determined by the Planning Director/City Administrator to provide an overall community benefit and must be sponsored by the HOA or a group of homeowners or other organization, not one individual.

Operate: means to sell food, beverages, and other permitted items from a mobile food service vehicle and includes all tenses of the word.

Operator: means any person operating or permitted to operate a mobile food service vehicle.

Permit administrator: means the city's planning and codes director or a person designated by the planning and codes director to oversee the issuance, suspension and revocation of mobile food vendor permits and food truck rally permits.

Portable building: Includes, but is not limited to, recreational vehicles, tents, carts, kiosks, and construction trailers.

Portable toilet: A portable or mobile toilet can be moved around and typically doesn't require existing infrastructure.

Sponsor: The applicant and/or operator of the temporary event for whom the temporary event request is approved, and who is responsible for ensuring conformance with City and other regulations, and is the point of contact for the business or organization.

Temporary event/use: An activity limited in duration, as defined herein, that does not require the issuance of a regular City of Mt. Juliet Business Tax License. In this context the term event and use is used interchangeably.

Vehicle: means every device in, upon or by which any person or property may be transported or drawn upon a street, including devices moved by human power.

II. *Mobile food service vehicle operations.* The City recognizes the practical benefits of allowing mobile food vendors to operate within City limits and hereby establishes these regulations for their operation and for the health, safety, and welfare of the public.

A. Generally. It is a violation to operate a mobile food service vehicle at any location except in compliance with the requirements of this article.

1. Mobile food service vehicle operators must comply with all federal, state and local licensing and permitting regulations and all business tax, sales tax and other tax requirements.
2. The Planning Director, or their designee is hereby authorized to promulgate rules and regulations supplemental to the provisions herein for the purpose of carrying out the administration and enforcement of such provisions.

B. Locations and hours of operation

1. Food trucks.

- a. *Right-of-way/public property.* Food trucks may not operate within the public right-of-way or on any city property except as may be specifically allowed by the city. When allowed in the public right-of-way, a food truck must be positioned so as to comply with the requirements of this ordinance. Food trucks may not operate on property owned by a public entity other than the city unless specifically allowed by such public entity. No unattended food truck shall be left at any time in the right-of-way or parked on any other public property overnight.
- b. *Private property.* A food truck with a current mobile food vendor permit may operate on private property in any residential or industrial zone, subject to the following conditions:
 - i. *Permission.* Food trucks selling to the public from private property shall have the written permission of the property owner, which shall be made available to the city immediately upon request.

- ii. *Unimproved properties.* Regardless of any agreement with the owner of the property, a food truck may not operate on an unimproved parcel. For purposes of this section, a parcel is considered "improved" if it contains a building that may be occupied pursuant to applicable building codes.
- iii. *Maximum number of food trucks.* No more than two (2) mobile food service vehicles may operate at any one location.
- iv. *Placement on lot.* Food truck operations, including any canopies, signage, equipment, and seating areas, may not occupy more than four parking spaces per food truck. Food trucks not parked within designated parking spaces shall not block fire lanes, designated traffic lanes or ingress or egress to or from a building or street.
- v. *Residential neighborhoods.* In residentially zoned districts with open space/amenity center, food truck(s) must operate at the amenity area. For residentially zoned districts without open space or amenity centers, food trucks may park on private property on non—collector streets. Neighborhood Community Events are restricted to no more than two (2) consecutive days and are limited to twelve (12) Neighborhood Community Events per year.
- vi. *Public Restrooms.* If a Mobile Food Service Vendor is operating in the same location for more than four (4) consecutive hours, ADA compliant public restrooms shall be made available. Should the HOA, allow amenity center usage, a signed restroom accessibility agreement is required for access of facilities within 450' of the vending location. For developments without HOA/amenity centers, ADA compliant portable toilets shall be required, within 450' of the vending location. For industrial districts, a signed restroom accessibility agreement is required for access of facilities within 450' of the vending location, or provide ADA compliant portable toilets.
- c. *Hours of operation.* In residentially zoned districts food trucks may operate beginning at 3:00pm and ending at 10:00pm Monday -Friday and 10:00am-10:00pm Saturday and Sunday. unless otherwise restricted by the operator's mobile food vendor permit or by the property owner. In industrially zoned areas utilized for warehousing and distribution, food trucks may operate during all shifts due to the nature of these businesses, however proposed operation times are subject to city approval.

2. *Canteen trucks.*

- a. Canteen trucks may not operate within any other public right-of-way or on any city property except as may be specifically allowed by the city. When allowed in the public right-of-way, a canteen truck must be positioned so as to comply with the requirements of this ordinance. Canteen trucks may not operate on property owned by a public entity other than the city unless specifically allowed by such public entity. No unattended canteen truck shall be left at any time in the right-of-way or parked on any other public property overnight.

- b. *Private property.* A canteen truck with a current mobile food vendor permit may operate in any residential or industrial zone on private property, subject to the following conditions:
 - i. *Permission.* Canteen trucks operating on private property shall have the written permission of the property owner, which shall be made available to the city immediately upon request.
 - ii. *Placement on lot.* Canteen trucks shall not block fire lanes, designated traffic lanes or ingress or egress to or from a building or street.
 - iii. *Maximum number of trucks.* No more than two (2) mobile food service vehicles may operate at any one location.
 - iv. *Placement on lot.* Food truck operations, including any canopies, signage, equipment and seating areas, may not occupy more than four parking spaces per food truck. Food trucks not parked within designated parking spaces shall not block fire lanes, designated traffic lanes or ingress or egress to or from a building or street.
 - v. *Residential neighborhoods.* In residentially zoned districts with open space/amenity center, food truck(s) must operate at the amenity area. For residentially zoned districts without open space or amenity centers, food trucks may park on private property on non—collector streets. Neighborhood Community Events are restricted to no more than two (2) consecutive days and are limited to twelve (12) Neighborhood Community Events per year.
 - vi. *Public Restrooms.* If a Mobile Food Service Vendor is operating in the same location for more than four (4) consecutive hours, ADA compliant public restrooms shall be made available. Should the HOA, allow amenity center usage, a signed restroom accessibility agreement is required for access of facilities within 450’ of the vending location. For developments without HOA/amenity centers, ADA compliant portable toilets shall be required, within 450’ of the vending location. For industrial districts, a signed restroom accessibility agreement is required for access of facilities within 450’ of the vending location or provide ADA compliant portable toilets.
 - vii.
- c. *Hours of operation.* Canteen trucks may operate beginning at 3:00pm ending at 10:00pm Monday – Friday and 10:00am and ending at 10:00pm on Saturday and Sunday unless otherwise restricted by the operator's mobile food vendor permit. In industrially zoned areas utilized for warehousing/distribution, canteen trucks may operate during all shifts due to the nature of these businesses, however proposed operation times are subject to city approval.

3. *Ice cream trucks.*

- a. *Right-of-way/public property.* An ice cream truck with a current mobile food vendor permit may operate from the right-of-way at any one

location for no more than 15 minutes before relocating to another location not less than one-quarter mile from the previous location. When operating in the public right-of-way, an ice cream truck must be positioned so as to comply with the requirements of this ordinance. Ice cream trucks may not operate on any other property owned by the city or another public entity except as may be specifically allowed by the city or other public entity. No unattended ice cream truck shall be left at any time in the right-of-way or parked on any other public property overnight.

- b. *Private property.* An ice cream truck with a current mobile food vendor permit may operate on private property in any residential or industrial zone, subject to the following conditions:
 - i. *Permission.* Ice cream trucks operating on private property shall have the written permission of the property owner, which shall be made available to the city immediately upon request.
 - ii. *Unimproved properties.* Regardless of any agreement with the owner of the property, an ice cream truck may not operate on an unimproved parcel. For purposes of this section, a parcel is considered "improved" if it contains a building that may be occupied pursuant to applicable building codes.
 - iii. *Placement on lot.* Ice cream trucks shall not block fire lanes, designated traffic lanes or ingress and egress to and from a building or street.
 - iv. *Maximum number of trucks.* No more than two (2) mobile food service vehicles may operate at any one location.
- c. *Hours of operation.* Ice cream trucks may operate in residentially zoned and industrially zoned districts beginning at 11:00 a.m. and ending at sunset unless otherwise restricted by the operator's mobile food vendor permit.

C. Operating requirements

1. Vehicle requirements.

- a. *Design and construction.* Mobile food service vehicles must be specifically designed and constructed for the purpose of preparation and sale of the specific type of food being sold and may not operate in any manner that is not compatible with the purpose for which the vehicle has been designed and constructed.
- b. *Licensing.* Mobile food service vehicles must be licensed and equipped in accordance with the rules and regulations of all local, state and federal agencies having jurisdiction over such vehicles. The preparation and sale of food from mobile food service vehicles must comply with all applicable local, state and federal laws and regulations.

2. Right-of-way.

- a. Mobile food service vehicles other than ice cream trucks may not operate, stop, stand or park in any area of the right-of-way that is intended for use by vehicular travel, except in the event of a street closure for a special event.

Mobile food service vehicles, including ice cream trucks, may not operate, stop, stand or park that in any way violates the provisions of City codes, impedes the flow of traffic, interferes with ingress or egress to or from any property or presents an unsafe condition for patrons, pedestrians or other vehicles.

- b. Mobile food service vehicles shall park facing the same direction as traffic, at a distance of no more than 18 inches between the curb face or edge of pavement and with the service window of the vehicle facing the curb or edge or pavement.
3. *Business access.* No mobile food service vehicle may operate in a location that:
 - a. Impedes the ingress to or egress from another business or otherwise causes undue interference with access to another business; or
 - b. Blocks the lawfully placed signage of another business.
 - c. Prevents access to another business by emergency vehicles.
4. *Pedestrians.* If on or adjacent to a sidewalk, the components of a mobile food service vehicle's operations, including signage, seating areas and patron queue may not reduce the clear pedestrian path of travel on the sidewalk to less than six feet. All awnings or canopies of the vehicle shall be at least six feet, eight inches above the sidewalk.
5. *Distance between units.* A mobile food service vehicle may not operate within three feet of any other mobile food service vehicle.
6. *Safety and fire prevention.* All cooking, heating and electrical equipment and all cooking practices must comply with applicable safety regulations, including applicable fire and electrical codes and any other safety requirements imposed by the city's fire department. No cooking equipment other than a heating apparatus compliant with applicable safety regulations may be used in a canteen truck. No cooking or heating equipment may be used in an ice cream truck. All mobile food service vehicles must be equipped with fire extinguishers that are inspected annually and certified as meeting National Fire Protection Association standards. No power cord, cable or equipment shall be extended across any public street, sidewalk or other public property.
7. *Noise.* No sounds that are prohibited by City codes may be produced by a mobile food service vendor's operations.
8. *Lights.* No mobile food service vehicle shall emit light, other than lights provided from the factory to be used for operating the vehicle at night, nor shall any mobile food service vendor use lighting to draw attention to the mobile food service vehicle operations
9. *Support methods.* No mobile food service vendor may use stakes, rods or any other method of support related to the mobile food service vehicle's operation that must be drilled, driven or otherwise fixed into or onto asphalt, pavement, curbs, sidewalks or buildings.
10. *Spills.* To prevent discharges into waterways, drainage systems or public sewer systems, each mobile food service vehicle shall comply with all stormwater regulations of the city and all regulations regarding prohibited discharges to public

- sewers. In addition, each vehicle shall have a spill response plan to contain and remediate any discharge from the vehicle.
11. *Waste collection.* The area in which a mobile food service vehicle operates must be kept neat and orderly at all times. Operation of a mobile food service vehicle in an area is deemed acceptance by the operator of the responsibility for cleanliness of the area surrounding the operations (not less than 50 feet from all parts of the vehicle) regardless of the occurrence or source of any waste in the area. During each period of operation at a location, the operator must provide proper trash receptacles for public use that are sufficient and suitable to contain all trash generated by the mobile food service vehicle. All trash receptacles must be emptied when full, and all waste must be removed prior to departure of a mobile food service vehicle from a location.
 12. *Pedestrian service only.* Mobile food service vehicles shall serve pedestrians only. Drive-through or drive-in service is prohibited.
 13. *Signage.* Signage for each mobile food service vehicle shall be limited to signs on the exterior or interior of the vehicle and one sandwich board sign. All signs on the exterior of the vehicle shall be secured and shall not project more than six inches from the vehicle. One sandwich board sign may be placed outside the mobile food service vehicle, provided that the base of a sandwich board sign must be placed no further than two feet beyond the mobile food service vehicle. Sandwich board signs shall not exceed eight square feet per side or 48 inches in height and shall not obstruct or impede pedestrian or vehicular traffic.
 14. *Alcohol sales.* Food trucks may not sell alcoholic beverages, except as may be specifically allowed by applicable state law and city ordinance. Canteen trucks and ice cream trucks are prohibited from selling alcoholic beverages.
 15. *Insurance.*
 - a. Mobile food service vehicles must maintain all motor vehicle insurance coverage required by applicable state and federal laws and regulations.
 - b. Mobile food service vehicles operating on city property other than the right-of-way shall at all times maintain such further insurance coverage as may be required by the city manager. In the event the required coverage is not properly maintained, permission to operate on city property will be immediately revoked.
 16. *Exterior cooking equipment.* Any food preparation equipment outside of the mobile food service vehicle shall not obstruct vehicular or pedestrian traffic, and the use and operation of such equipment shall not create safety hazards for the public. Food shall not be served to customers directly from any outside food preparation equipment. Any smoker or other exterior equipment that generates heat shall be surrounded with at least three traffic safety cones.
 17. *Commissary.* A commissary, as defined in this article, shall not be located in any residential zoning district unless permitted as a home occupation in compliance with code requirements.
 18. *Overnight Parking.* Mobile Food Service Vehicles shall NOT be parked overnight on property where operations of food vending occurs.

D. Mobile food vendor permits

1. *Required.* The designated permit administrator shall oversee the issuance, suspension and revocation of mobile food vendor permits. No mobile food service vehicle may operate within the city without a mobile food vendor permit issued by the city. A mobile food vendor permit authorizes the holder only to engage in the vending of products from a mobile food service vehicle in compliance with this ordinance and as specified on the permit. The mobile food vendor permit must be prominently displayed when the mobile food service vehicle is in operation. This section shall not apply to contractual arrangements between a mobile food service vehicle operator and any individual, group or entity for pre-arranged catering at a specific location for a period of not more than four hours, provided that the mobile food service vehicle is not open to or serving the general public.
 - a. *Application.*
 - i. In order to obtain a mobile food vendor permit, a mobile food service vehicle operator must complete an application form provided by the city. The application shall include the following information:
 - ii. Name and address of the owner of the vehicle.
 - iii. Name and address of the operator of the vehicle.
 - iv. Color photographs of the exterior (front, side, and back) of the vehicle in its final condition and with all markings under which it will operate.
 - v. A copy of the vehicle license and registration form reflecting the vehicle identification number (VIN) of the vehicle.
 - vi. A copy of the state or county health department license or permit applicable to mobile food providers.
 - vii. A copy of any alcoholic beverage licenses, if applicable.
 - viii. A copy of the operators business license.
 - ix. A certificate of insurance coverage, including required motor vehicle insurance coverage.
 - x. A signed acknowledgement that the operator has read this article and will comply with all applicable requirements herein.
 - xi. Property owner permission, in writing.
 - xii. Any additional information required by the permit administrator.
 - b. Submittal of an application for a mobile food vendor permit must be accompanied by payment of an application fee in the amount of \$100 per year per mobile food service vehicle.
 - c. Each mobile food vendor permit holder shall have an ongoing duty to provide the city with notice of any change to any of the information submitted with its permit application, including current photographs of the mobile food service vehicle in the event of any change in the appearance of or signage on the vehicle.
2. *Issuance.* A mobile food vendor permit shall be issued upon verification that an application has been completed in accordance with the requirements of this section, except that no such permit will be issued to an operator whose permit is currently suspended or has been revoked within the preceding 12 months, or to any person

who intends to operate the same mobile food service vehicle for which the operator's permit is currently suspended or has been revoked within the preceding 12 months. If the permit administrator denies the application, such denial shall be in writing and provided to the applicant within 15 days of receipt of the application.

3. *Expiration.* The fee for renewal shall be the same as the application fee for a new mobile food vendor permit once the existing permit has expired.
4. *Transferability.* A mobile food vendor permit may not be transferred except as part of the sale of a controlling interest in a business holding the permit or a sale of substantially all of the assets of a business holding the permit. The operator of the mobile food service vehicle shall notify the city within ten days of any such sale and shall update any information that has been changed since the submittal of the application for the mobile food vendor permit.

E. Enforcement

1. *Citation.* Each of the following circumstances constitute a violation of this ordinance, for which a citation may be issued by a codes enforcement officer, the permit administrator or police officer of the city:
 - a. Operation of a mobile food service vehicle without a current, valid permit, provided further that each day and each separate location at which a mobile food service vehicle operates without a current, valid permit shall be considered a separate violation.
 - b. Failure to comply with this Section 3-108 or any other provision of the Zoning Code or City Code, except Sections 3-102, 3-103, and 3-106 of the Zoning Ordinance.
2. *Responsibility for violations.* The city codes enforcement officers, permit administrator and police officers may, at their discretion in consideration of the situation, cite any of the individuals or entities listed below for any violation of the provisions of this ordinance:
 - a. The operator of a mobile food service vehicle.
 - b. An employee working at a mobile food service vehicle.
 - c. The owner of the property on which a mobile food service vehicle is operated.
3. *Suspension of permit.* A mobile food vendor permit shall be suspended by the permit administrator if:
 - a. The applicant for the permit knowingly provides false information on the application.
 - b. Two violations of this article occur within a six-month period in conjunction with the mobile food service vehicle for which the permit has been issued.
 - c. The operator of a mobile food service vehicle fails to maintain a current, valid vehicle registration, health department permit, business license or proof of required motor vehicle insurance coverage.
4. *Revocation of permit.* A mobile food vendor permit shall be revoked by the permit administrator if:
 - a. Four violations of this article have occurred within a 12-month period.

- b. A mobile food service vehicle is operated in an unlawful manner so as to constitute a breach of the peace or otherwise threaten the health, safety or general welfare of the public.
5. *Reinstatement.*
- a. *Suspended permit.* An operator may reinstate a suspended mobile food vendor permit by taking such actions as may be necessary to correct a mobile food service vehicle's noncompliance and paying a reinstatement fee of \$500 to offset the city's cost of enforcement measures, inspections and compliance verifications.
 - b. *Revoked permit.* An operator whose mobile food vendor permit has been revoked may apply for a new permit after 12 months from the date of revocation, provided the operator has taken such actions as may be necessary to correct a mobile food service vehicle's noncompliance. The operator shall pay a permit reinstatement fee of \$500.00 to offset the city's cost of enforcement measures, inspections and compliance verifications.
 - c. No permit will be issued to any person who intends to operate the same mobile food service vehicle for which the operator's permit is currently suspended or has been revoked within the preceding 12 months.

Notice. Notice of the suspension or revocation of a mobile food vendor permit shall be issued to the operator in writing by the permit administrator.

F. Appeals

1. *Filing.* The denial, suspension or revocation of a mobile food vendor permit by the permit administrator may be appealed by filing a written notice of appeal, establishing the grounds for the appeal, with the city manager no later than ten business days following receipt of the notice of denial, suspension or revocation.
2. *City manager's review.* When an appeal is filed with the city manager as set forth herein, the city manager may request such additional information from the operator and the permit administrator as may be deemed necessary. At the city manager's discretion, the appeal may be decided based on the written information and documentation submitted, or a hearing may be scheduled with the operator and the permit administrator. The city manager's decision shall be issued in writing, based on a written summation of the pertinent facts, and shall be final. The city manager may reverse the denial, suspension or revocation of a permit, or may reduce the waiting period required for reinstatement of a revoked permit if it is determined that the operator has taken reasonable steps to mitigate the violations leading to the revocation and to prevent future violations.
3. *Refunds.* There shall be no refund of an application fee for a mobile food vendor permit that has been denied. There shall be no refund of a reinstatement fee for a suspended or revoked permit unless the city manager determines on appeal that the permit administrator acted in error in suspending or revoking the permit.

PASSED: 01/08/24

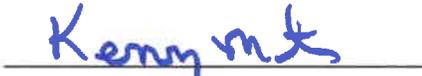

James Maness, Mayor

FIRST READING: 11/27/23

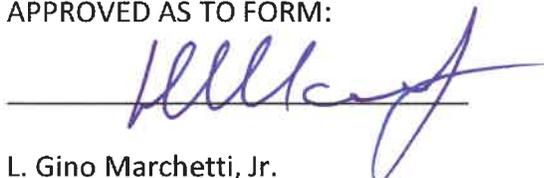
SECOND READING: 01/08/24

ATTEST:


Sheila S. Lockett, MMC
City Recorder


Kenny Martin, City Manager

APPROVED AS TO FORM:


L. Gino Marchetti, Jr.
City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1451

Agenda Date: 1/12/2026

Agenda #: 9.D.

Title:

AN ORDINANCE AMENDING PART B OF THE LAND 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 IX, SECTION 9-106, ACCESS MANAGEMENT

ORDINANCE 2026 –

AN ORDINANCE AMENDING PART B OF THE LAND 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 IX, SECTION 9-106, ACCESS MANAGEMENT

WHEREAS, the Board of Commissioners of the City of Mt. Juliet desires to amend Article IX, Section 9-106 of the Zoning Regulations, specifically Section 9-106.4 regarding joint use driveways and cross access corridors; and

WHEREAS, the amendments ensure joint use driveways and cross access corridors are properly constructed and recorded, preventing any gaps or obstacles that could hinder vehicular circulation or compromise safety; and

WHEREAS, the Planning Commission considered this request during their meeting of November 20, 2025, and negatively recommended it to the Board of Commissioners; and

WHEREAS, Section 9-106.4, Joint and Shared Accessways, of the Zoning Regulations is desired to be amended as follows:

ARTICLE	SECTION	SECTION TITLE	ACTION
Article IX	Section 9-106.4.1	Joint use driveways	No Change
Article IX	Section 9-106.4.2	Cross access corridors	Amended
Article IX	Section 9-106.4.3	Recording access easements	Amended
Article IX	Section 9-106.4.4	Closing interim driveways	No Change
Article IX	Section 9-106.4.5	Construction and maintenance	Added
Article IX	Section 9-106.4.6	Waiver or modification	Added
Article IX	Section 9-106.4.7	Responsibility	Added

;and

WHEREAS, the specific amendments desired to be made to Section 9-106.4 of the Zoning Regulations are exhibited in redline form in the attached.

NOW, THEREFORE, BE IT ORDAINED by the City of Mt. Juliet Board of Commissioners, that Part B, Article IX, Section 9-106.4 of the Land Development Code of the City of Mt. Juliet, known as the Zoning Regulations is amended as follows:

Section 1. Zoning Regulation Article IX Section 9-106.4.2, Cross access corridors, is amended to read in its entirety as follows:

Cross-access corridors. The Planning Commission, in conjunction with the City Engineer shall be authorized to designate cross-access corridors on properties adjacent to arterial and major collector streets. All developments within the affected

ORDINANCE 2026 –

area shall be designed so as to provide for mutually coordinated parking, access and circulation systems.

Section 2. Zoning Regulation Article IX Section 9-106.4.3, Recording access easements, is amended to read in its entirety as follows:

Recording accessways. Whenever joint access driveways and/or cross access corridors are provided in accordance with the provisions of this section, no development/site plan shall be approved unless such plan grants an easement for cross access for abutting properties. Such designation and/or easement shall be referenced on all plats for any affected property. Easements shall be recorded by the applicant in the Wilson County, Tennessee, Register of Deeds Office, and constitute a covenant running with the land. Cross-access easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the cross-access easement.

Section 3. Zoning Regulation Article IX Section 9-106.4.5, Construction and maintenance, is added to read in its entirety as follows:

Construction and Maintenance. Whenever joint access driveways and/or cross access corridors are provided in accordance with the provisions of this section, pavement shall be extended to connect to stubs on adjacent properties or stubbed to the property lines where a full connection is not yet possible. Property shall not be subdivided to avoid this requirement. Property owner(s) shall maintain and keep the cross-access and driveway area within their development in a commercially reasonable condition, state of repair, and free from obstructions or barricades.

Section 4. Zoning Regulation Article IX Section 9-106.4.6, Waiver or modification, is added to read in its entirety as follows:

Waiver or modification. The City may waive or modify joint use driveways or cross access corridors provided in accordance with the provisions of this section on determining that such is impractical or undesirable due to natural features, site design features, or any other features affecting vehicular circulation or safety.

Section 5. Zoning Regulation Article IX Section 9-106.4.7, Responsibility, is added to read in its entirety as follows:

Responsibility. If an adjoining property has already been developed and did not provide stub at property line for future cross access, it is not the responsibility of any new/current property being developed to persuade any adjoining property to connect to them or construct/finance/obtain access agreements for connectivity to the new developing property. It is only the responsibility of new/current property developing to provide access stub to the minimum distance from property line and/or have it noted on recorded plat so future connectivity could be considered/accomplished.

ORDINANCE 2026 –

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:

FIRST READING: 10/27/2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ARTICLE IX. PARKING, LOADING AND ACCESS REGULATIONS

Sec. 9-106. Access management.

9-106.4 Joint and shared accessways.

1. *Joint use driveways.* Wherever feasible, the City may require the establishment of a joint use driveway to serve two or more properties. If a proposed development abuts an existing development that contains an existing joint access driveway, the vehicular circulation of the proposed development shall be designed to connect to the abutting access and circulation areas. If a proposed development abuts existing undeveloped property, the vehicular circulation of the proposed development shall contain a joint access driveway which is designed to connect to the abutting property when such property is developed.
2. *Cross- access corridors.* The Planning Commission, in conjunction with the City Engineer shall be authorized to designate cross- access corridors on properties adjacent to arterial and major collector streets. All developments within the affected area shall be designed so as to provide for mutually coordinated ~~parking;~~ access ~~and circulation systems easement(s).~~
3. *Recording accessways easements.* Whenever joint access driveways ~~and/or~~ cross access corridors are provided in accordance with the provisions of this section, no development/site plan shall be approved unless such plan grants an easement for cross access ~~for to and from~~ abutting properties. Such designation ~~and/or easement~~ shall be referenced on all plats ~~of subdivision~~ for any affected property. Easements shall be recorded by the applicant in the Wilson County, Tennessee, Register of Deeds Office, and constitute a covenant running with the land. Cross-access easements shall provide perpetual, non-exclusive access for the purposes of vehicular ingress and egress across the cross-access easement; to include pedestrian if applicable or to match existing connectivity. Whenever joint access driveways and/or cross-access corridors are provided in accordance with the provisions of this section, it is understood that the new development will not be required to get the adjoining property owner to sign any document to provide this access.
4. *Closing of interim driveways.* Whenever a permanent joint use driveway and/or a cross- access corridor is constructed as required by the provisions of this section, all preceding temporary or interim driveways shall be closed and eliminated. The owner(s) of all properties which involve the use of a permanent joint use driveway and/or a cross access corridor shall enter into a written agreement with the City to be recorded in the public records of the County and running with the land, that existing temporary and/or interim driveways shall be closed and eliminated following construction of both sides of a joint access.
5. *Construction and Maintenance.* Whenever joint access driveways and/or cross-access corridors are provided in accordance with the provisions of this section, pavement shall be extended to connect to stubs on adjacent properties at the property line(s) or stubbed to the property line(s) where a full connection is not yet possible; when both stubs can be connected it is the financial responsibility of each owner to pay for their property portion of the connection. Property shall not be subdivided to avoid this requirement. Property owner(s) shall maintain and keep the cross access and driveway area within their development in a commercially reasonable condition, state of repair, and free from obstructions or barricades.
6. *Waiver or modification.* The City may waive or modify joint use driveways or cross access corridors provided in accordance with the provisions of this section on determining that such is impractical or undesirable due to natural features, site design features, or any other features affecting vehicular circulation or safety.
7. *Responsibility.* If an adjoining property has already been developed and did not provide stub at property line for future cross access, it is not the responsibility of any new/current property being developed to persuade any adjoining property to connect to them or construct/finance/obtain access agreements for connectivity to the new developing property. It is only the responsibility of new/current property developing to provide access stub to the minimum distance from

Part B – ZONING REGULATIONS
ARTICLE IX. PARKING, LOADING AND ACCESS REGULATIONS

property line and/or have it noted on recorded plat so future connectivity could be considered/accomplished. If the adjoining property has already been developed with cross access, the new developing property would match the connection(s) to the new developing property line. If the adjoining property is developed or undeveloped, the developer of the new property will not be required to get a signed easement for cross access from the owner of the adjoining property, but will provide the cross-access easement to property line as described above in this section.

The REDLINE is the proposed amendments considered at first reading of the BOC on 10/27/25

The COMMENT BUBBLES indicate recommendations made by the Planning Commission on 11/20/25

PART B – ZONING REGULATIONS

ARTICLE IX. PARKING, LOADING AND ACCESS REGULATIONS

Sec. 9-106. Access management.

9-106.4 Joint and shared accessways.

1. *Joint use driveways.* Wherever feasible, the City may require the establishment of a joint use driveway to serve two or more properties. If a proposed development abuts an existing development that contains an existing joint access driveway, the vehicular circulation of the proposed development shall be designed to connect to the abutting access and circulation areas. If a proposed development abuts existing undeveloped property, the vehicular circulation of the proposed development shall contain a joint access driveway which is designed to connect to the abutting property when such property is developed.
2. *Cross-access corridors.* The Planning Commission, in conjunction with the City Engineer shall be authorized to designate cross-access corridors on properties adjacent to arterial and major collector streets. All developments within the affected area shall be designed so as to provide for mutually coordinated parking, access and circulation systems easement(s).
3. *Recording access ways easements.* Whenever joint access driveways and/or cross access corridors are provided in accordance with the provisions of this section, no development/site plan shall be approved unless such plan grants an easement for cross access for to and from abutting properties. Such designation and/or easement shall be referenced on all plats of subdivision for any affected property. Easements shall be recorded by the applicant in the Wilson County, Tennessee, Register of Deeds Office, and constitute a covenant running with the land. Cross-access easements shall provide perpetual, non-exclusive access for the purposes of vehicular ingress and egress across the cross-access easement; to include pedestrian if applicable or to match existing connectivity. Whenever joint access driveways and/or cross-access corridors are provided in accordance with the provisions of this section, it is understood that the new development will not be required to get the adjoining property owner to sign any document to provide this access.
4. *Closing of interim driveways.* Whenever a permanent joint use driveway and/or a cross-access corridor is constructed as required by the provisions of this section, all preceding temporary or interim driveways shall be closed and eliminated. The owner(s) of all properties which involve the use of a permanent joint use driveway and/or a cross access corridor shall enter into a written agreement with the City to be recorded in the public records of the County and running with the land, that existing temporary and/or interim driveways shall be closed and eliminated following construction of both sides of a joint access.
5. *Construction and Maintenance.* Whenever joint access driveways and/or cross access corridors are provided in accordance with the provisions of this section, pavement shall be extended to connect to stubs on adjacent properties at the property line(s) or stubbed to the property line(s) where a full connection is not yet possible, when both stubs can be connected it is the financial responsibility of each owner to pay for their property portion of the connection. Property shall not be subdivided to avoid this requirement. Property owner(s) shall maintain and keep the cross-access and driveway area within their development in a commercially reasonable condition, state of repair, and free from obstructions or barricades.
6. *Waiver or modification.* The City may waive or modify joint use driveways or cross access corridors provided in accordance with the provisions of this section on determining that such is impractical or undesirable due to natural features, site design features, or any other features affecting vehicular circulation or safety.

Commented [SB1]: REMOVE highlighted verbiage

Commented [SB2]: REMOVE highlighted verbiage

Commented [SB3]: REMOVE "City" and INSERT "Planning Commission"

7. Responsibility. If an adjoining property has already been developed and did not provide stub at property line for future cross access, it is not the responsibility of any new/current property being developed to persuade any adjoining property to connect to them or construct/finance/obtain access agreements for connectivity to the new developing property. It is only the responsibility of new/current property developing to provide access stub to the minimum distance from property line and/or have it noted on recorded plat so future connectivity could be considered/accomplished. If the adjoining property has already been developed with cross access, the new developing property would match the connection(s) to the new developing property line. If the adjoining property is developed or undeveloped, the developer of the new property will not be required to get a signed easement for cross access from the owner of the adjoining property, but will provide the cross-access easement to property line as described above in this section.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1535

Agenda Date: 1/12/2026

Agenda #: 9.E.

Title:

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE SOUTH GREENHILL ROAD 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

RESOLUTION -2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE SOUTH GREENHILL ROAD 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

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires 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 South Greenhill Road Roadway and Right of Way, 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 PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT SOUTH GREENHILL ROAD FROM THE EXISTING CITY LIMITS NEAR THE LEBANON ROAD INTERSECTION TO THE SOUTHEASTERN PROPERTY CORNER OF PARCEL 053 152.00, 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.

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 potholes, 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: N/A

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:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, 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

File #: 1210

Agenda Date: 1/12/2026

Agenda #: 9.F.

Title:

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:

ORDINANCE 2026-

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:

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of May 15, 2025, and forwarded a positive recommendation (Vote 8-0-0) 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 _____ and notice thereof published in the Chronicle of Mt. Juliet on December 17, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex the subject property 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 _____, 2025 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.

LEGAL DESCRIPTION – The subject item is the proposed annexation of roadway and associative right-of-way on S Greenhill Road from the existing city limits near the Lebanon Road intersection to the southeastern property corner of parcel 053 152.00 (approximately 1652 feet in a north/south direction, as shown in Exhibit B.

Section 2.– PLANNING COMMISSION RECOMMENDATION – This matter was considered by the Planning Commission and received a positive recommendation with a vote of (8-0-0) in a regular meeting held on May 15, 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: November 10, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description

LEGAL DESCRIPTION – The subject item is the proposed annexation of roadway and associative right-of-way on S Greenhill Road from the existing city limits near the Lebanon Road intersection to the southeastern property corner of parcel 053 152.00 (approximately 1652 feet in a north/south direction).

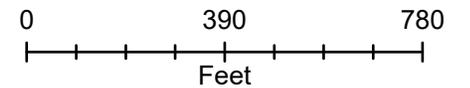
S Grennhill Annexation



CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: April 11, 2025





MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Shane Shamanur, PE
Director of Engineering

Re: Review the Roadway and Right-of-Way
Annexation: S Greenhill Road

OVERVIEW: The subject item is the proposed annexation of roadway and associative right-of-way on S Greenhill Road from the existing city limits near the Lebanon Road intersection to the southeastern property corner of parcel 053 152.00 (approximately 1652 feet in a north/south direction).

BACKGROUND & ANALYSIS: As part of the conditions of approval of the Villages of Greenhill development placed by the City of Mt. Juliet Board of Commissioners, the developer is required to make improvements to S Greenhill Road. To make these improvements to S Greenhill Road, the City needs to take over ownership of the roadway ROW, so that is the purpose of this request. See the attached exhibit for the requested limits of annexation.

RECOMMENDATION: Staff recommends forwarding this item to the Board of Commissioners with a positive recommendation.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1536

Agenda Date: 1/12/2026

Agenda #: 9.G.

Title:

A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 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

RESOLUTION -2026

A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 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

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 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.

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, CMC, 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

File #: 1528

Agenda Date: 1/12/2026

Agenda #: 9.H.

Title:

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE KEELEAN PROPERTY, LOCATED AT 3971 BECKWITH ROAD MAP 078 PARCEL 021.06, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE KEELEAN PROPERTY, LOCATED AT 3971 BECKWITH ROAD MAP 078 PARCEL 021.06, 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 Keelean Property located at 3971 Beckwith 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 3971 BECKWITH 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/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:

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: CI.

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:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, 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

File #: 1446

Agenda Date: 1/12/2026

Agenda #: 9.I.

Title:

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.

ORDINANCE 2026-

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.

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 5.21 acres of property at 3971 Beckwith Road (map 078, parcel 021.06); 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 October 16, 2025, and forwarded a positive recommendation (Vote 6-0-0) 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 December 17, 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 B attached hereto, 5.21 acres of property at 3971 Beckwith Road (map 078, parcel 021.06); 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 (6-0-0) in a regular meeting 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.

ORDINANCE 2026-

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: November 10, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1120749

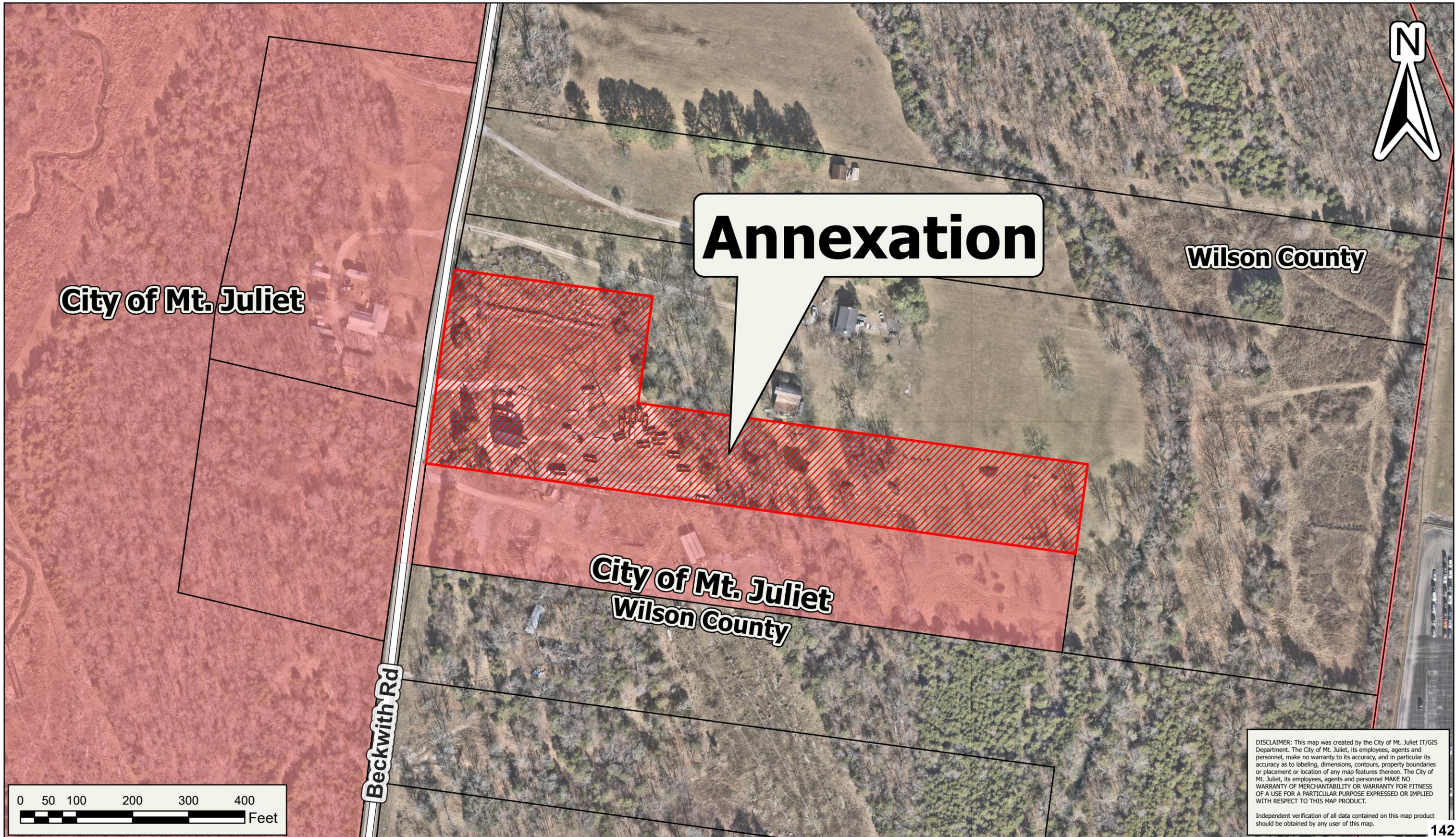
Land in the 24th Civil District of Wilson County, Tennessee, and being Tract No. 5, containing 5.21 acres, more or less, as shown on the survey of the "Monty Mires-Charles R. Custer," located on Beckwith Road, as shown on the survey of Hollis B. Petty, Surveyor No. 56, dated June 26, 1979 of record in Plat Book 16, Page 441, Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Chad Keelean and Samantha Keelean, husband and wife by Warranty Deed dated February 26, 2021 from Michael A. Tacheny, a married man, of record in Record Book **2053**, Page **240**, Register's Office for Wilson County, Tennessee.



Exhibit B- Annexation

3971 Beckwith Rd
Map 078, Parcel 021.06





M E M O R A N D U M

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3971 Beckwith Rd.
Annexation, and Rezone
Map - 078
Parcel(s) – 021.06

Request: Submitted by Tonya Denny, on behalf of the owner Chad Keelan, this request is for an annexation and rezone of the property shown as map 078, parcel 021.06 and located at 3971 Beckwith Rd. Should the annexation be approved, this will be located in district 3.

Description: The subject property is approximately 5.21 acres, on one parcel on the east side of Beckwith Road, just north of Golden Bear Gateway. The property is located within the City’s urban growth boundary and is adjacent to the Golden Bear Place PUD, to the immediate west. The property has approximately 350’ of road frontage. The property is encumbered at the west half of the property with overhead high tension power lines. Should this property be annexed, it will become part of District 3. The property is currently in Wilson County’s jurisdiction and is zoned R-1. The requested zoning is CI, commercial interchange. The future land use shows this property as interstate commercial. The use proposed for the property is not specified.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
3971 Beckwith Rd.	Interstate Commercial	Interstate Commercial – No Land Use Amendment required	Wilson Co. R-1	CI, Commercial Interchange

Future Land Use Plan: The City’s future land use map identifies the property as interstate commercial. Adjacent future land use classifications are also shown as interstate commercial. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CI, commercial interchange zoning, which is consistent with the surrounding zoning and the City’s future land use plan.

Annexation: The property is located withing the City’s urban growth boundary. A plan of services is included.

Plan of Services: 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 not 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.*

Summary: The applicant has requested an annexation and rezone of the property at 3971 Beckwith Road. There has been no proposal provided, however, due to the location and proximity of this parcel to the current ongoing development of Golden Bear Place, and other forthcoming commercial developments in this area, the applicant has requested to annex his parcel into the City and rezone it to CI, commercial interchange. This zoning will match the surrounding parcels and is supported by the City's future land use plan.

Recommendation: Staff recommends that the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone for 3971 Beckwith Road, subject to the following conditions.

Planning and Zoning:

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1529

Agenda Date: 1/12/2026

Agenda #: 9.J.

Title:

A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF
3971 BECKWITH ROAD MAP 078 PARCEL 021.06

RESOLUTION -2026

A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF 3971 BECKWITH ROAD MAP 078 PARCEL 021.06

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 3971 Beckwith Road Map 078 Parcel 021.06.

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, CMC, 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

File #: 1447

Agenda Date: 1/12/2026

Agenda #: 9.K.

Title:

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

ORDINANCE 2026-

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 3971 BECKWITH ROAD, APROXIMATELY 5.21 ACRES, MAP 078, PARCEL 021.06 FROM WILSON COUNTY R-1 TO CI, INTERCHANGE COMMERCIAL

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 October 16, 2025, and forwarded a positive recommendation (6-0-0) 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 December 17, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 5.21 acres of property located at 3971 Beckwith Road, map 078, parcel 021.06, from Wilson County R-1 to CI, Interchange Commercial.

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 5.21 acres of property located at 3971 Beckwith Road, map 078, parcel 021.06, from Wilson County R-1 to CI, Interchange Commercial, as shown in Exhibit B, and 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 CI zoning.

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.

ORDINANCE 2026-

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: November 10, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1120749

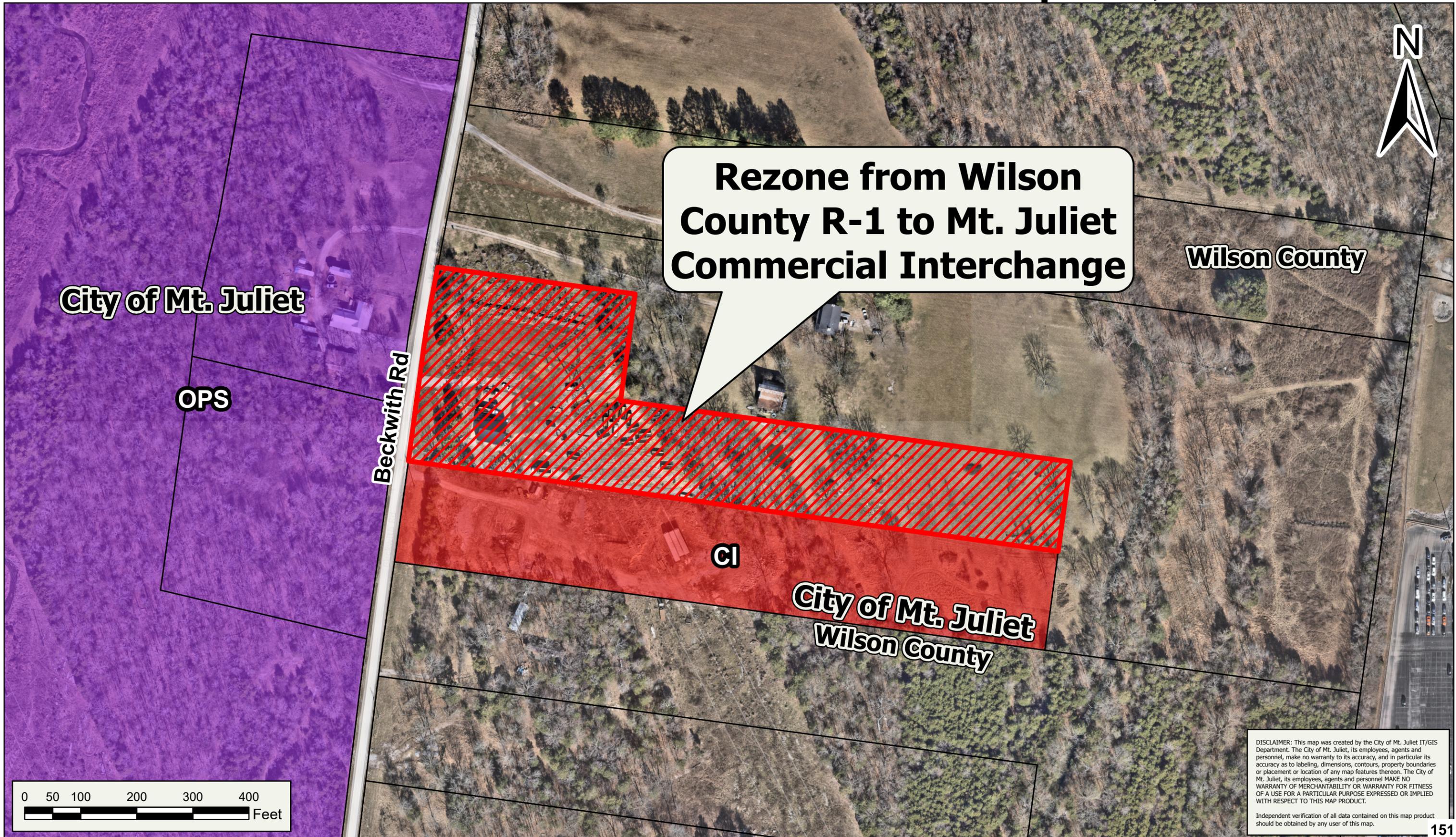
Land in the 24th Civil District of Wilson County, Tennessee, and being Tract No. 5, containing 5.21 acres, more or less, as shown on the survey of the "Monty Mires-Charles R. Custer," located on Beckwith Road, as shown on the survey of Hollis B. Petty, Surveyor No. 56, dated June 26, 1979 of record in Plat Book 16, Page 441, Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Chad Keelean and Samantha Keelean, husband and wife by Warranty Deed dated February 26, 2021 from Michael A. Tacheny, a married man, of record in Record Book **2053**, Page **240**, Register's Office for Wilson County, Tennessee.



Exhibit B- Rezone

3971 Beckwith Rd
Map 078, Parcel 021.06





MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3971 Beckwith Rd.
Annexation, and Rezone
Map - 078
Parcel(s) – 021.06

Request: Submitted by Tonya Denny, on behalf of the owner Chad Keelan, this request is for an annexation and rezone of the property shown as map 078, parcel 021.06 and located at 3971 Beckwith Rd. Should the annexation be approved, this will be located in district 3.

Description: The subject property is approximately 5.21 acres, on one parcel on the east side of Beckwith Road, just north of Golden Bear Gateway. The property is located within the City’s urban growth boundary and is adjacent to the Golden Bear Place PUD, to the immediate west. The property has approximately 350’ of road frontage. The property is encumbered at the west half of the property with overhead high tension power lines. Should this property be annexed, it will become part of District 3. The property is currently in Wilson County’s jurisdiction and is zoned R-1. The requested zoning is CI, commercial interchange. The future land use shows this property as interstate commercial. The use proposed for the property is not specified.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
3971 Beckwith Rd.	Interstate Commercial	Interstate Commercial – No Land Use Amendment required	Wilson Co. R-1	CI, Commercial Interchange

Future Land Use Plan: The City’s future land use map identifies the property as interstate commercial. Adjacent future land use classifications are also shown as interstate commercial. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CI, commercial interchange zoning, which is consistent with the surrounding zoning and the City’s future land use plan.

Annexation: The property is located withing the City’s urban growth boundary. A plan of services is included.

Plan of Services: 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 not 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.*

Summary: The applicant has requested an annexation and rezone of the property at 3971 Beckwith Road. There has been no proposal provided, however, due to the location and proximity of this parcel to the current ongoing development of Golden Bear Place, and other forthcoming commercial developments in this area, the applicant has requested to annex his parcel into the City and rezone it to CI, commercial interchange. This zoning will match the surrounding parcels and is supported by the City's future land use plan.

Recommendation: Staff recommends that the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone for 3971 Beckwith Road, subject to the following conditions.

Planning and Zoning:

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1530

Agenda Date: 1/12/2026

Agenda #: 9.L.

Title:

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

RESOLUTION - 2026

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 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.

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 potholes, 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

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:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, 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

File #: 1174

Agenda Date: 1/12/2026

Agenda #: 9.M.

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 2026-

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 December 17, 2025; 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: December 8, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

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.

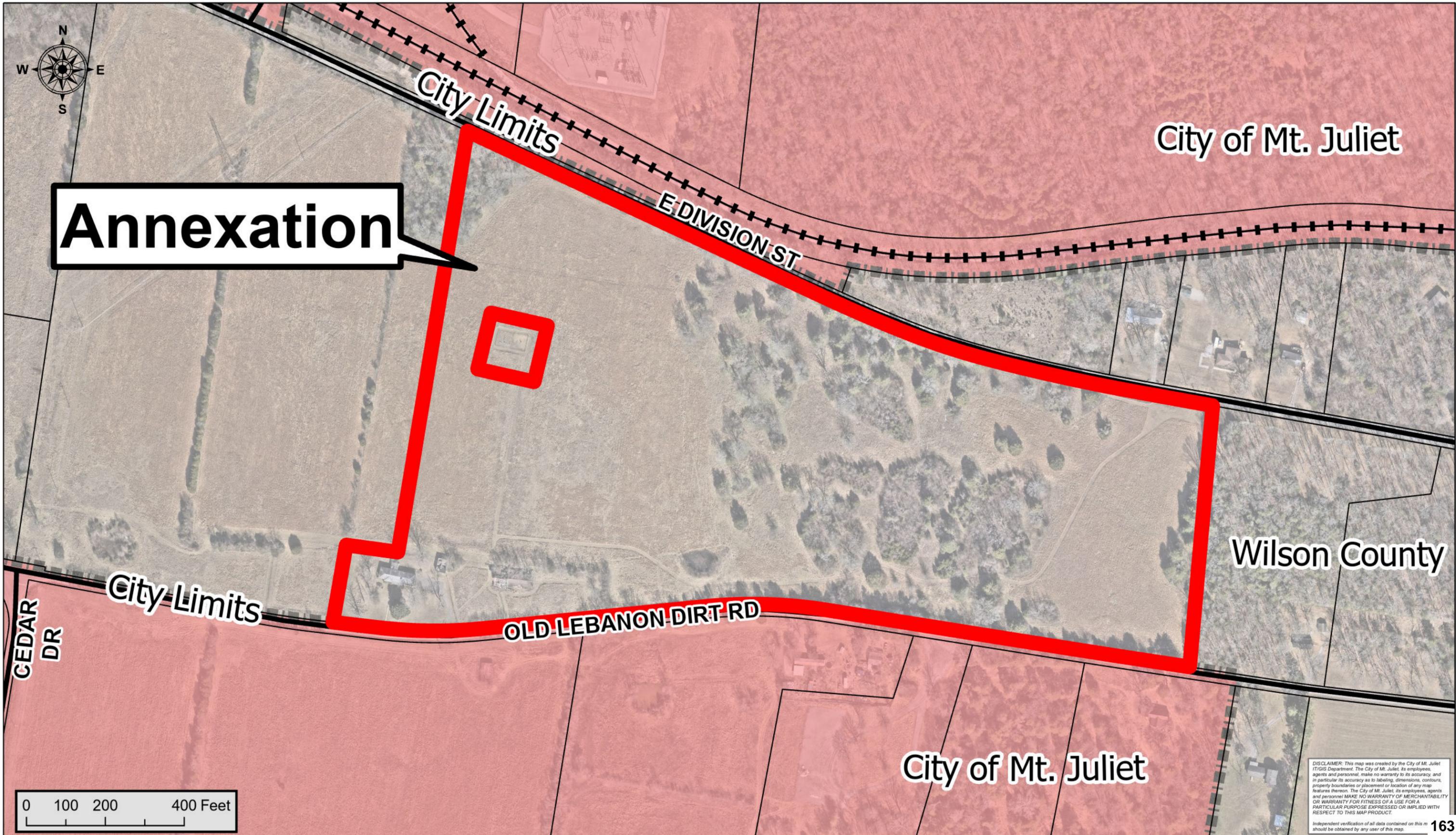
THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO PROVIDE A PERIMETER DESCRIPTION OF THE ABOVE REFERENCED TRACT.

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:

<i>REQUEST</i>	<i>Land Use Map</i>	<i>Requested Classification</i>	<i>Current Zoning</i>	<i>Requested Zoning</i>
<i>PMDP-PUD, Rezone, Annexation & 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 75th 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

File #: 1531

Agenda Date: 1/12/2026

Agenda #: 9.N.

Title:

A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF
5025 OLD LEBANON DIRT ROAD MAP 077 PARCELS 001.00

RESOLUTION -2026

A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 5025 OLD LEBANON DIRT ROAD MAP 077 PARCELS 001.00

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 5025 Old Lebanon Dirt Road Map 077 Parcels 001.00.

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, CMC, 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

File #: 1175

Agenda Date: 1/12/2026

Agenda #: 9.O.

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 2026-

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 December 17, 2025; 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 75th 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 75th residential certificate of occupancy. The commercial building shells~~

shall be constructed to a weather-proof state, sans final interior buildout, prior to the issuance of the final residential certificate of occupancy.

~~33-32.~~ The PUD shall comply with all HOPA and federal regulations.

~~34-33.~~ Align sidewalks at all street crossings.

~~35-34.~~ 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: December 8, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

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.

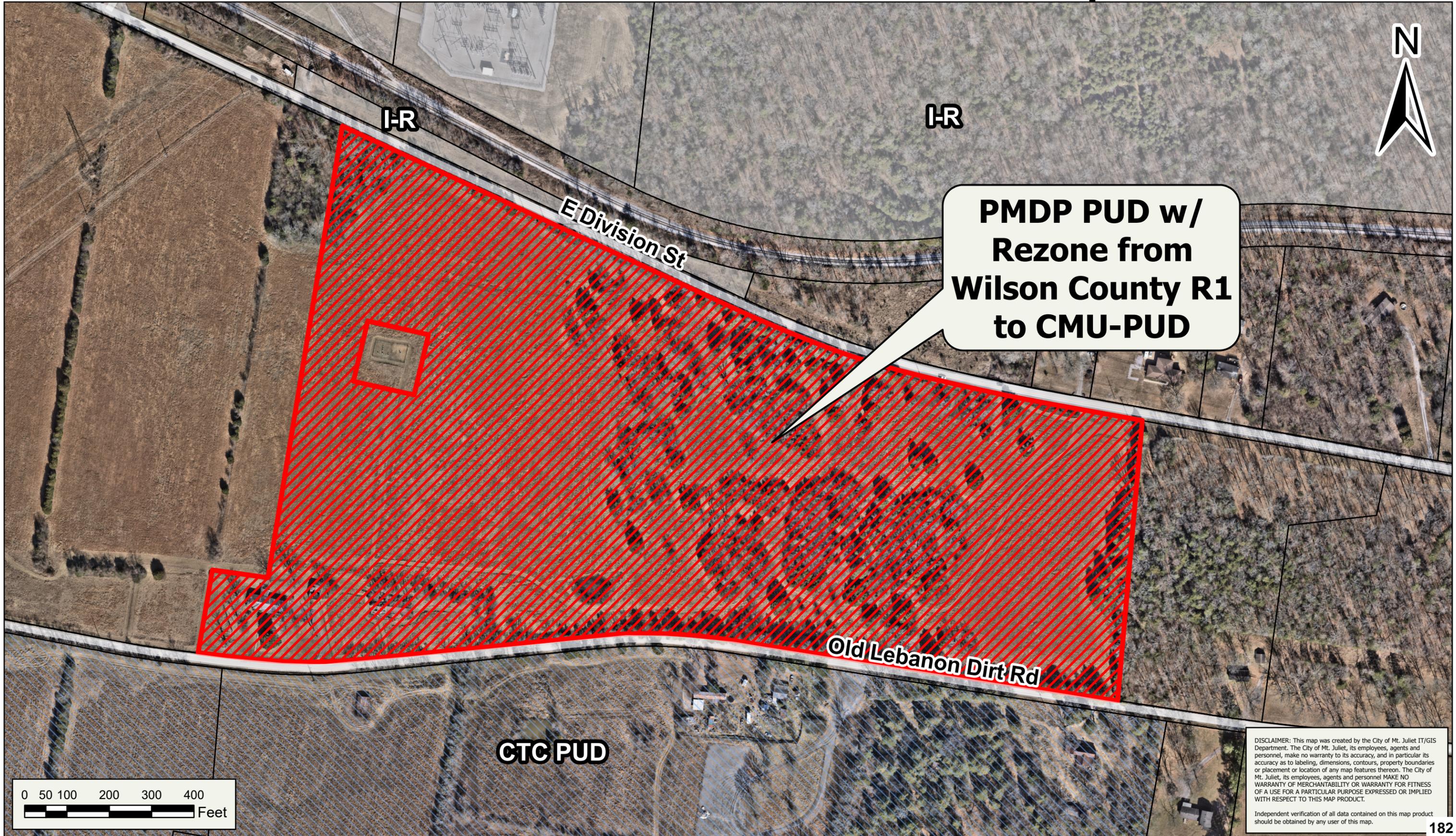
THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO PROVIDE A PERIMETER DESCRIPTION OF THE ABOVE REFERENCED TRACT.

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



**PMDP PUD w/
Rezone from
Wilson County R1
to CMU-PUD**

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.



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:

<i>REQUEST</i>	<i>Land Use Map</i>	<i>Requested Classification</i>	<i>Current Zoning</i>	<i>Requested Zoning</i>
<i>PMDP-PUD, Rezone, Annexation & 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 75th 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

File #: 1483
10.A.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 025.00 & 075.07 IN THE CITY OF MT. JULIET.

ORDINANCE NO. 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 025.00 & 075.07 IN THE CITY OF MT. JULIET.

WHEREAS, the amendment will allow outdoor sales in the Providence Central PUD and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of November 20, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of 7-0-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Providence Central PUD, Ordinance 2013-12, located at map 097, parcels 025.00 & 075.07.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, that the Preliminary Master Development Plan for the Providence Central Planned Unit Development be amended as follows:

Section 1. The Preliminary Master Development Plan for the Providence Central PUD, ordinance 2013-12, shall be amended to allow outdoor sales. 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:

Planning & Zoning:

1. Tractor trailers, 18-wheeler trailers, containers and portable/prefab buildings are prohibited from being stored, displayed or otherwise utilized for the sale of goods.
2. Consumer trailer products displayed for sale are allowed.

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

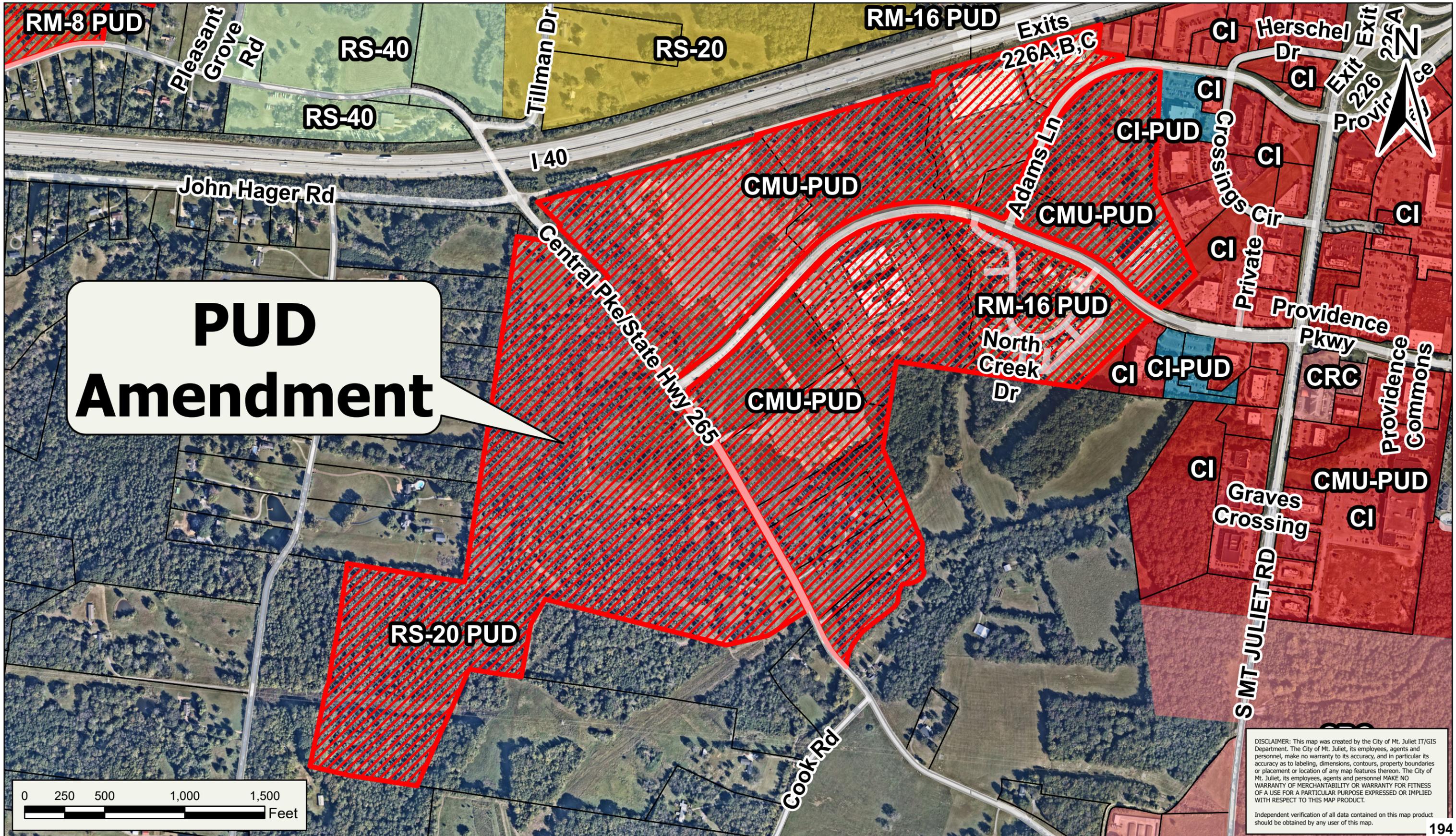
Samantha A. Burnett, City Attorney



Exhibit A PUD Amendment

Map 097, Parcels 075.00, 075.02, 075.05, 075.07, 075.08, 023.00, 023.01, 024.01, 025.00
Map 096, Parcels 002.00, 002.01, 002.02, 002.04, 002.05, 002.06

Providence Central



**PUD
Amendment**

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Providence Central PUD
PMDP-PUD Amendment
Map – 097
Parcel(s) – 025.00 & 075.07

Request: Heritage Civil, on behalf of their client, requests a major PUD amendment for the Providence Central PUD, that was originally approved (via Ord. 2013-12) to amend the use listing for the CMU zoned portions of the PUD.

History: The Preliminary Master Development Plan for Providence Central was approved in 2013. Over time, some amendments to the PUD have been approved by the Board of Commissioners. The property is composed of three base zoning districts, including CMU, RM-16 and RS-20, and several uses permitted by right within the zoning code were removed from the permitted use list of the PUD as part of the approval.

Analysis: The revised PUD amendment request is to return a use to two of the CMU zoned portions of the PUD. The parcels to be included are 025.00 and 075.07, and the requested use is for “outside material and equipment sales and repair yards”. The applicant notes the reason for this request is multiple national retailers are interested in this location, and the prospective tenants would require having an outside material storage component, such as plants, lumber, etc. The property owner would like to request this use be included within the PUD allowances again, so they can provide this use for the prospective tenants.

Summary: Staff supports the inclusion of this use back within the CMU portions of this PUD, as it has been an allowed use for similar locations zoned CMU throughout the City.

Recommendation: Staff recommends the Planning Commission forward the plan with a positive recommendation to the Board of Commissioners, subject to any conditions listed below:

Planning and Zoning:

1. No Comments

Engineering:

1. No Comments.

WWUD:

1. No Comments.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1489
10.B.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE AT PLEASANT GROVE PLANNED UNIT DEVELOPMENT, LOCATED ON PLEASANT GROVE ROAD, MAP 076, PARCELS 037.00, 037.01 & 040.00 IN THE CITY OF MT. JULIET.

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE AT PLEASANT GROVE PLANNED UNIT DEVELOPMENT, LOCATED ON PLEASANT GROVE ROAD, MAP 076, PARCELS 037.00, 037.01 & 040.00 IN THE CITY OF MT. JULIET

WHEREAS, the City desires to amend the conditions of PUD approval found in ordinances 2021-48 and 2022-45 and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of November 20, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of 7-0-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Village at Pleasant Grove, ordinances 2021-48 and 2022-45, located on Pleasant Grove Road, map 076, parcels 037.00, 037.01 and 040.00.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, that the Preliminary Master Development Plan for the Village at Pleasant Grove Planned Unit Development be amended as follows:

Section 1. The conditions of the Preliminary Master Development Plan for the Village at Pleasant Grove PUD, ordinances 2021-48 and 2022-45, shall be amended as shown below. 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:

Engineering Comments:

1. The following conditions of Ord. 2021-48 shall be removed:
 - Public Works #1.b. (Central Pike at Pleasant Grove Road)
2. The \$2,500 per residential unit contribution for Phase 1 shall instead be directed toward the City's Pleasant Grove Road widening project.
3. The development shall widen Pleasant Grove Road along the frontages of the site to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City's consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening.
 - a. This work shall be completed prior to the issuance of the first certificate of occupancy of Vintage Pleasant Grove (multifamily Phase 2).
4. The development shall widen the section of Pleasant Grove Road in front of the current Church, between the two project frontages, to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City's consultant. This improvement shall include milling and overlaying the

existing road in conjunction with the widening. The construction cost of this portion of the widening shall be credited toward the voluntary contribution for Phase 2 of the development (Ord 2022-45).

- a. The City, at the City's expense, shall acquire the right-of-way by December 31, 2026.
 - b. Developer will complete this scope prior to the issuance of the first certificate of occupancy of multifamily Phase 2.
5. The widening along both sections outlined in conditions 3 & 4 of Pleasant Grove Road shall occur congruently to reduce total impact to the area and public.
 6. All PMDP/PUD conditions for Ord. 2021-28 and 2022-45 not explicitly mentioned above shall still apply.

WWUD Comments:

1. WWUD has no comments

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

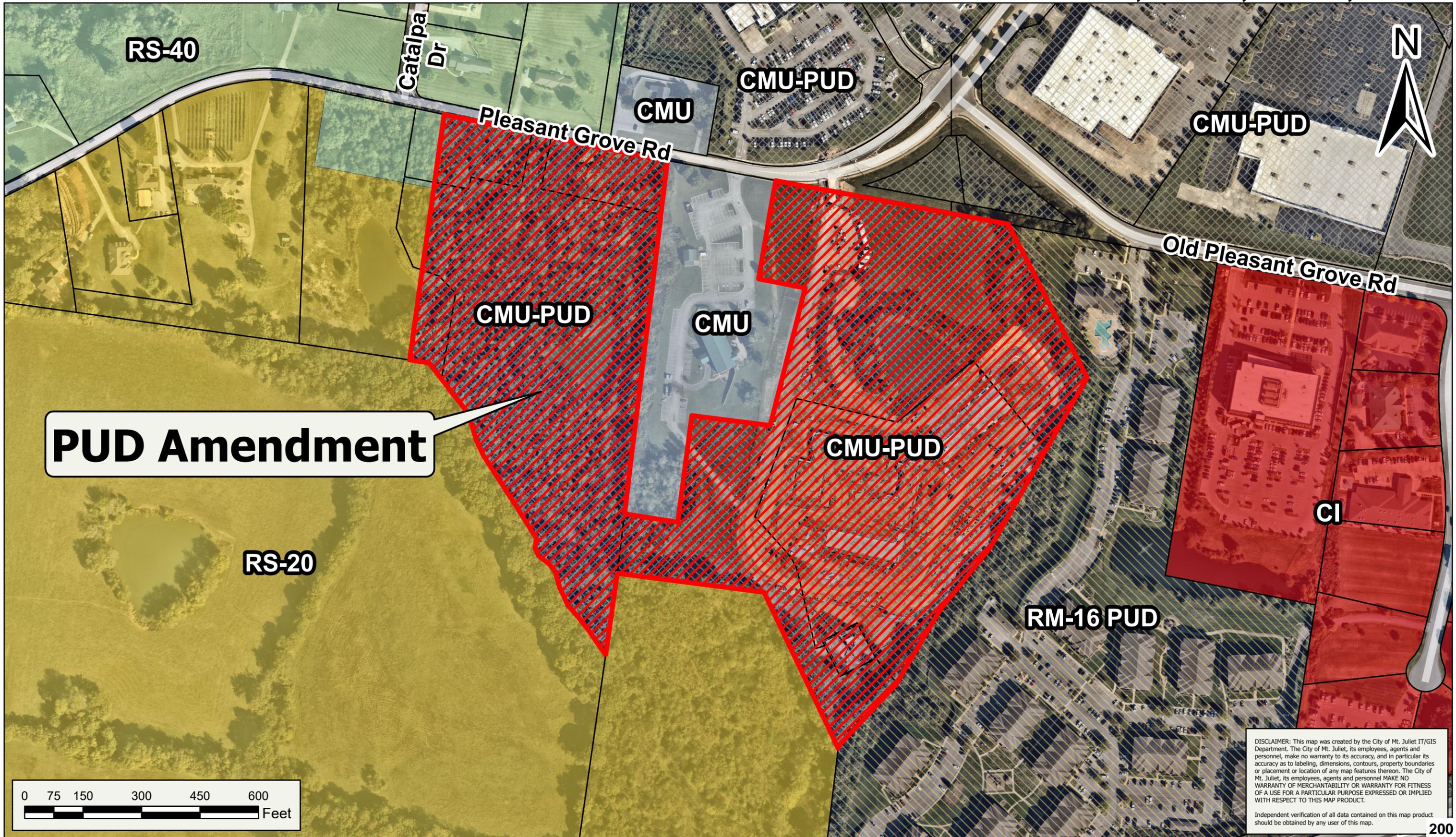
APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Exhibit A PUD Amendment

Village at Pleasant Grove
Map 076, Parcels 037.02, 037.05, 040.08,
& 037.00, 040.00, 040.06, 040.07



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.

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

Date Received: October 16, 2025
Project Name: Vintage Vines (Pleasant Grove Road)
Project Phase:
Submitted By: Catalyst Design Group

Nature of Submittal:

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Site Plan – Mass Grading |
| <input checked="" type="checkbox"/> PMDP – PUD | <input type="checkbox"/> FMDP | <input type="checkbox"/> Construction Plans |

Engineering Comments:

1. The following conditions of Ord. 2021-48 shall be considered invalid:
 - Public Works #1.b. (Central Pike at Pleasant Grove Road)
2. The \$2,500 per residential unit contribution for Phase 1 shall instead be directed toward the City’s Pleasant Grove Road widening project.
3. The development shall widen Pleasant Grove Road along the frontages of the site to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City’s consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening.
 - a. This work shall be completed prior to the issuance of the first certificate of occupancy of Vintage Pleasant Grove (multifamily Phase 2).
4. The development shall widen the section of Pleasant Grove Road in front of the current Church, between the two project frontages, to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City’s consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening. The construction cost of this portion of the widening shall be credited toward the voluntary contribution for Phase 2 of the development (Ord 2022-45).
 - a. The City, at the City’s expense, shall acquire the right-of-way by December 31, 2026.
 - b. Developer will complete this scope prior to the issuance of the first certificate of occupancy of multifamily Phase 2.
5. The widening along both sections outlined in conditions 3 & 4 of Pleasant Grove Road shall occur congruently to reduce total impact to the area and public.
6. All PMDP/PUD conditions for Ord. 2021-28 and 2022-45 not explicitly mentioned above shall still apply.

WWUD Comments:

1. WWUD has no comments

Recommendation: Approve with conditions

Review Date: October 23, 2025
Reviewed By: Shane Shamanur, P.E.
Engineering – Director
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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1493
10.C.

Agenda Date: 1/12/2026

Agenda #:

Title:

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 V, SECTION 5-104.3, VARIABLE LOT RESIDENTIAL DEVELOPMENT

ORDINANCE 2026 –

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 V, SECTION 5-104.3, VARIABLE LOT RESIDENTIAL DEVELOPMENT

WHEREAS, the City desires to amend Article V, Section 5-104.3, Variable Lot Residential Development, by repealing and removing the section entirely; and

WHEREAS, the Planning Commission considered this request during their meeting of November 20, 2025 and forwarded a positive recommendation to the Board of Commissioners with a vote of 7-0-0; and

WHEREAS, Article V of the Zoning Regulations is desired to be modified as follows:

Part	Article	Section	Section Title	Action
B	V	5-104.3	Variable Lot Residential Development	Repealed

; and

WHEREAS, the specific amendments desired to be made to Article V, Section 5-104.3 of the Zoning Regulations are shown in redline form in the attached Exhibit A.

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

Section 1. The Zoning Regulations, Article V, Section 5-104.3, titled “Variable Lot Residential Development,” is hereby repealed in its entirety.

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:

FIRST READING:

SECOND READING:

ORDINANCE 2026 –

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ARTICLE V. RESIDENTIAL DISTRICT REGULATIONS

Sec. 5-104. Supplemental design provisions.

~~5-104.3 Variable lot residential development. The purpose of this section is to provide a permissive voluntary alternative procedure to be utilized in placement of buildings and in location of open spaces associated therewith. These provisions are intended to provide for variations in lot size and open space requirements within the residential districts. The density standards established for individual districts are to be maintained on an overall basis and thereby provide desirable and proper open air space, tree cover, recreation areas or scenic vistas; all with the intent of preserving the natural beauty and environmental integrity of the area, while at the same time maintaining the necessary maximum population density limitations of the base zoning districts.~~

- ~~1. — *General provisions.* The provisions contained within this section are intended to provide a flexible procedure for locating dwellings upon sites. As such, the provisions do not constitute a use but an alternative procedure for the spacing of buildings and the use of open areas surrounding those buildings. It is necessary, however, that the purposes and intent of this ordinance be ensured and that proper light, air and privacy be made available for each dwelling unit. The master site development plan required in subpart 2 of this section, is intended to provide not only an accurate statement of the development scheme proposed for each such development but an enforceable legal instrument whereby the Planning Commission may be ensured that the general purposes, standards, etc., contained in this ordinance are being met.~~
- ~~2. — *Master site development plan required.*~~
 - ~~a. — *Contents.* A master site development plan containing the information required by the provisions of article XIV, subsection 14-103.2, shall be prepared and submitted to the Planning Commission for review and approval along with a sketch plat as required by the subdivision regulations. In addition to the information required to meet the provisions of subsection 14-103.2, the master development plan shall show:~~
 - ~~i. — Topographic features, both existing and proposed, with contours of not more than two-foot intervals where slopes average 12 percent or less and five-foot intervals in areas where slopes are greater than 12 percent.~~
 - ~~ii. — Location of any open space that is proposed to be held in common ownership.~~
 - ~~iii. — Proposed ground coverage, floor area and heights of all buildings.~~
 - ~~iv. — Where any lot or roadway is proposed for location upon any portion of the site where the natural topography exceeds 12 percent such alteration shall be evaluated by a licensed geotechnical engineer and a report of findings and recommendations submitted with the plan of development.~~
 - ~~b. — *Coordinated review.* Upon receipt of a master site development plan and sketch plat containing information as required above, the Planning Commission may:~~
 - ~~i. — Concurrently review the site development plan and sketch plat;~~
 - ~~ii. — Jointly approve, approve with modification, or disapprove these documents; and~~
 - ~~iii. — In the instance of approval, or approval with modification, transfer the site development plan to the Zoning Administrator for enforcement.~~

- c. ~~*Enforcement.* Upon approval of a master site development plan, the Zoning Administrator shall note the boundary and extent of such development upon the official zoning map and shall become responsible for enforcement of the plan. Only minimal adjustments involving the placement of any structure will be permitted once a site development plan has been approved. Any other change shall require submission of a proposed amendment to the approved plan.~~
3. ~~*Development standards.* The following standards and requirements shall apply to all developments subject to the provisions of this section:~~
- a. ~~*General standards for development.* In the interest of promoting the most appropriate and economical use of the land while assuring that the character of the residential district is maintained, the Planning Commission in its review of a proposed development shall consider the following:~~
- i. ~~Protection of the character, property values, privacy and other characteristics of the surrounding neighborhood;~~
- ii. ~~Provision for surface drainage control, sewage disposal and water supply, recreation and traffic control; and~~
- iii. ~~Preservation and protection of existing trees, ground cover, top soil, streams, rock outcroppings and scenic or historic sites from dangers and damage caused by excessive and poorly planned grading for streets and building sites.~~
- b. ~~*Availability of public utilities.* Generally all public utilities, specifically including water and a central sewage collection and treatment system shall be available at the site. Where public sewer is not available, no lot or housing site may be created which has less area than the greater of, 30,000 square feet or that required to meet standards of the County Department of Environment and Conservation. All septic fields for each dwelling unit shall be located within the area of fee simple ownership of said dwelling unit.~~
- c. ~~*Permitted density.* The density permitted is intended to be consistent with that allowed within conventional developments offering no common open space. The maximum number of dwelling units permitted shall be computed as follows:~~
- i. ~~From the gross acreage available within the development shall be subtracted: any portion of the site where the full use of the land is not available to the landowner because of restrictions thereon; specifically including any portion of the site which lies within a floodway district.~~
- ii. ~~The area remaining after the above adjustments shall be divided by the minimum lot area per family for the applicable dwelling unit type and zone district in which the dwelling unit is located. For developments located in more than one zoning district, the density shall be computed separately for that portion of the development lying within each district. No developmental density may be transferred across zoning district boundaries.~~
- d. ~~*Minimum lot area.* Within all developments approved under the provisions of this section the minimum area of lots designated as residential building sites shall be as follows:~~
- i. ~~*Lots served by public sewer.* The minimum size of lots served by public sewer shall be as indicated in table 5-104.3a.~~
- ii. ~~*Lots served by on-site sewage disposal systems.* The minimum size of lots served by on-site sewage disposal systems shall be the greater of, 30,000 square feet or the area required to meet standards of the County Department of Environment and Conservation.~~
- e. ~~*Lot width and yard requirements.* Within any development approved under the provisions of this section the following yard requirements shall apply:~~

- i. ~~— Lots adjacent to conventional residential development. All lots located along the periphery of a development site adjacent to or directly across a street from existing conventional residential lots shall have minimum width, measured at the setback line, equal to 90 percent of the width required by the basic provisions established for the district within which the development is located. Such lots shall contain at least 80 percent of the minimum lot area required by the basic provisions established for the district within which the development is located.~~
- ii. ~~— All other lots. The provisions for spacing of buildings set forth in subpart f (below) shall apply to all buildings and structures approved under the provisions of this section.~~
- f. ~~— Building spacing. The minimum space between any two buildings shall be the greater of that required to meet the minimum distances established in table 5-104.3a, or the separation required by adopted building and fire codes.~~
- g. ~~— Lot coverage. Lot coverage shall not exceed the [following] maximum building envelope standards in table 5-104.3a:~~

Density and Bulk Criteria		Zone District					
		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10
I.	Density (in dwelling units per acre)	1.1	1.1	1.5	2.2	2.9	4.3
II.	Minimum lot size (in 000 sq. ft.)						
	Without public water or sewer	N/A	N/A	N/A	N/A	N/A	N/A
	With public water but w/o public sewer	(1)	(1)	N/A	N/A	N/A	N/A
	With both public water and sewer	30	30		15	11.25	7.5
III.	Minimum lot frontage						
	On street	50	50	50	50	50	50
	On cul-de-sac	35	35	35	35	35	35
IV.	Maximum building envelope (as percentage of lot area)	40	40	40	45	50	55
V.	Minimum building envelope spacing (in feet)						
	Building envelope separation (measured between building envelopes)	50	50	40	30	20	15
	To on-site street	25	25	20	20	20	15
	To off-site street (2)	50	50	45	40	40	20
	To tract boundary (2)	50	50	45	40	40	20
	To any lot line	25	25	20	20	15	5
	To lake or stream (3)	100	100	100	100	100	100
VI.	Maximum total lot disturbance	(4)	(4)	(4)	(4)	(4)	(4)
(1) See subpart 3.d, minimum lot area (above).							
(2) Where the provisions of subsection 3.e(1), lots adjacent to conventional residential development apply, setbacks shall be as required for the base zone district.							
(3) This provision shall apply to streams with established floodplains. Along other streams the minimum setback shall be four times the width of the stream.							
(4) See subpart 4.a, tree preservation.							

- h. ~~— Access to dwellings. Access and circulation shall adequately provide for firefighting, other emergency equipment, service deliveries, furniture moving vans and refuse collection.~~

- i. ~~*Pedestrian circulation.* The pedestrian circulation system and its related walkways shall be insulated as completely as possible from the street system in order to provide separation of pedestrian underpasses or overpasses in the vicinity of schools, playgrounds, local shopping areas and other neighborhood uses which generate a considerable amount of pedestrian traffic.~~
4. ~~*Environmental protection.* The following provisions shall apply within all developments approved under the authority of this section:~~
- a. ~~*Tree preservation.* All trees six inches or greater in caliper shall be inventoried and a plan for tree protection meeting the requirements of article X, established.~~
- b. ~~*Slope protection.* It shall be the general policy of the Planning Commission to discourage alteration of slopes where the natural topography exceeds 15 percent. In particular, toe cuts along the base of such slopes shall be avoided. In any instance where either roads or building sites are proposed upon slopes exceeding 15 percent, any and all alterations shall be evaluated by a licensed geotechnical engineer and the proposed construction activity certified as stable prior to any clearing or excavation.~~
- c. ~~*Siltation and erosion control.* A plan of siltation and erosion control shall be approved for all developments subject to the provisions of this section. Such plan shall be instituted at the time construction activity or land alteration is begun and shall remain in effective operation throughout the entire period when land development is taking place.~~
- ~~No portion of any lot proposed as a building site may lie within any area subject to the floodplain protection provisions of this ordinance.~~
5. ~~*Open space requirements.* Common open space provided within any development approved under authority of this section shall:~~
- a. ~~Meet the requirements for quality and improvement established in article VIII, subpart [subsection] 8-204.1.~~
- b. ~~Be protected by covenants as outlined in article VIII, subpart [subsection] 8-204.4, which will ensure the improvement and continued maintenance of all such properties.~~
- c. ~~Serve as recreational area and open space only.~~
- d. ~~Be transferred to a private maintenance trust at a time and in the manner specified by the Planning Commission as a condition of approval of the project.~~



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
5-104.3 Variable Lot Subdivisions

Request: This request, initiated by City, seeks to remove, in its entirety, the variable lot subdivision regulations (Article V, Section 5-104.3) from the City's zoning ordinance.

Overview: The code defines variable lot subdivisions as an option to provide a permissive voluntary alternative procedure to be utilized in placement of buildings and in location of open spaces associated therewith. These provisions are intended to provide for variations in lot size and open space requirements within the residential districts. The density standards established for individual districts are to be maintained on an overall basis and thereby provide desirable and proper open air space, tree cover, recreation areas or scenic vistas; all with the intent of preserving the natural beauty and environmental integrity of the area, while at the same time maintaining the necessary maximum population density limitations of the base zoning districts.

The relevant section of the zoning ordinance, highlighted below, shall be removed entirely:

5-104.3 Variable lot residential development. The purpose of this section is to provide a permissive voluntary alternative procedure to be utilized in placement of buildings and in location of open spaces associated therewith. These provisions are intended to provide for variations in lot size and open space requirements within the residential districts. The density standards established for individual districts are to be maintained on an overall basis and thereby provide desirable and proper open air space, tree cover, recreation areas or scenic vistas; all with the intent of preserving the natural beauty and environmental integrity of the area, while at the same time maintaining the necessary maximum population density limitations of the base zoning districts.

- 1. General provisions.** The provisions contained within this section are intended to provide a flexible procedure for locating dwellings upon sites. As such, the provisions do not constitute a use but an alternative procedure for the spacing of buildings and the use of open areas surrounding those buildings. It is necessary, however, that the purposes and intent of this ordinance be ensured and that proper light, air and privacy be made available for each dwelling unit. The master site development plan required in subpart 2 of this section, is intended to provide not only an accurate statement of the development scheme proposed for each such development but an enforceable legal instrument whereby the Planning Commission may be ensured that the general purposes, standards, etc., contained in this ordinance are being met.
- 2. Master site development plan required.**

- a. *Contents.* A master site development plan containing the information required by the provisions of article XIV, subsection 14-103.2, shall be prepared and submitted to the Planning Commission for review and approval along with a sketch plat as required by the subdivision regulations. In addition to the information required to meet the provisions of subsection 14-103.2, the master development plan shall show:
 - i. Topographic features, both existing and proposed, with contours of not more than two-foot intervals where slopes average 12 percent or less and five-foot intervals in areas where slopes are greater than 12 percent.
 - ii. Location of any open space that is proposed to be held in common ownership.
 - iii. Proposed ground coverage, floor area and heights of all buildings.
 - iv. Where any lot or roadway is proposed for location upon any portion of the site where the natural topography exceeds 12 percent such alteration shall be evaluated by a licensed geotechnical engineer and a report of findings and recommendations submitted with the plan of development.
 - b. *Coordinated review.* Upon receipt of a master site development plan and sketch plat containing information as required above, the Planning Commission may:
 - i. Concurrently review the site development plan and sketch plat;
 - ii. Jointly approve, approve with modification, or disapprove these documents; and
 - iii. In the instance of approval, or approval with modification, transfer the site development plan to the Zoning Administrator for enforcement.
 - c. *Enforcement.* Upon approval of a master site development plan, the Zoning Administrator shall note the boundary and extent of such development upon the official zoning map and shall become responsible for enforcement of the plan. Only minimal adjustments involving the placement of any structure will be permitted once a site development plan has been approved. Any other change shall require submission of a proposed amendment to the approved plan.
3. *Development standards.* The following standards and requirements shall apply to all developments subject to the provisions of this section:
- a. *General standards for development.* In the interest of promoting the most appropriate and economical use of the land while assuring that the character of the residential district is maintained, the Planning Commission in its review of a proposed development shall consider the following:
 - i. Protection of the character, property values, privacy and other characteristics of the surrounding neighborhood;
 - ii. Provision for surface drainage control, sewage disposal and water supply, recreation and traffic control; and
 - iii. Preservation and protection of existing trees, ground cover, top soil, streams, rock outcroppings and scenic or historic sites from dangers and damage caused by excessive and poorly planned grading for streets and building sites.
 - b. *Availability of public utilities.* Generally all public utilities, specifically including water and a central sewage collection and treatment system shall be available at the site. Where public sewer is not available, no lot or housing site may be created which has less area than the greater of, 30,000 square feet or that required to meet standards of the County Department of Environment and Conservation. All septic fields for each dwelling unit shall be located within the area of fee simple ownership of said dwelling unit.
 - c. *Permitted density.* The density permitted is intended to be consistent with that allowed within conventional developments offering no common open space. The maximum number of dwelling units permitted shall be computed as follows:
 - i. From the gross acreage available within the development shall be subtracted: any portion of the site where the full use of the land is not available to the landowner because of restrictions thereon; specifically including any portion of the site which lies within a floodway district.

- ii. The area remaining after the above adjustments shall be divided by the minimum lot area per family for the applicable dwelling unit type and zone district in which the dwelling unit is located. For developments located in more than one zoning district, the density shall be computed separately for that portion of the development lying within each district. No developmental density may be transferred across zoning district boundaries.
- d. *Minimum lot area.* Within all developments approved under the provisions of this section the minimum area of lots designated as residential building sites shall be as follows:
 - i. *Lots served by public sewer.* The minimum size of lots served by public sewer shall be as indicated in table 5-104.3a.
 - ii. *Lots served by on-site sewage disposal systems.* The minimum size of lots served by on-site sewage disposal systems shall be the greater of, 30,000 square feet or the area required to meet standards of the County Department of Environment and Conservation.
- e. *Lot width and yard requirements.* Within any development approved under the provisions of this section the following yard requirements shall apply:
 - i. *Lots adjacent to conventional residential development.* All lots located along the periphery of a development site adjacent to or directly across a street from existing conventional residential lots shall have minimum width, measured at the setback line, equal to 90 percent of the width required by the basic provisions established for the district within which the development is located. Such lots shall contain at least 80 percent of the minimum lot area required by the basic provisions established for the district within which the development is located.
 - ii. *All other lots.* The provisions for spacing of buildings set forth in subpart f (below) shall apply to all buildings and structures approved under the provisions of this section.
- f. *Building spacing.* The minimum space between any two buildings shall be the greater of that required to meet the minimum distances established in table 5-104.3a, or the separation required by adopted building and fire codes.
- g. *Lot coverage.* Lot coverage shall not exceed the [following] maximum building envelope standards in table 5-104.3a:

Table 5-104.3a. Density and Bulk Criteria for Standard Lots Within Variable Lot Residential Developments

Density and Bulk Criteria		Zone District					
		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10
I.	Density (in dwelling units per acre)	1.1	1.1	1.5	2.2	2.9	4.3
II.	Minimum lot size (in 000 sq. ft.)						
	Without public water or sewer	N/A	N/A	N/A	N/A	N/A	N/A
	With public water but w/o public sewer	(1)	(1)	N/A	N/A	N/A	N/A

Table 5-104.3a. Density and Bulk Criteria for Standard Lots Within Variable Lot Residential Developments

Density and Bulk Criteria		Zone District					
		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10
	With both public water and sewer	30	30		15	11.25	7.5
III.	Minimum lot frontage						
	On street	50	50	50	50	50	50
	On cul-de-sac	35	35	35	35	35	35
IV.	Maximum building envelope (as percentage of lot area)	40	40	40	45	50	55
V.	Minimum building envelope spacing (in feet)						
	Building envelope separation (measured between building envelopes)	50	50	40	30	20	15
	To on-site street	25	25	20	20	20	15
	To off-site street (2)	50	50	45	40	40	20
	To tract boundary (2)	50	50	45	40	40	20
	To any lot line	25	25	20	20	15	5
	To lake or stream (3)	100	100	100	100	100	100
VI.	Maximum total lot disturbance	(4)	(4)	(4)	(4)	(4)	(4)

(1) See subpart 3.d, minimum lot area (above).

(2) Where the provisions of subsection 3.e(1), lots adjacent to conventional residential development apply, setbacks shall be as required for the base zone district.

(3) This provision shall apply to streams with established floodplains. Along other streams the minimum setback shall be four times the width of the stream.

Table 5-104.3a. Density and Bulk Criteria for Standard Lots Within Variable Lot Residential Developments

Density and Bulk Criteria	Zone District					
	AR-40	RS-40	RS-30	RS-20	RS-15	RS-10
(4) See subpart 4.a, tree preservation.						

- h. *Access to dwellings.* Access and circulation shall adequately provide for firefighting, other emergency equipment, service deliveries, furniture moving vans and refuse collection.
 - i. *Pedestrian circulation.* The pedestrian circulation system and its related walkways shall be insulated as completely as possible from the street system in order to provide separation of pedestrian underpasses or overpasses in the vicinity of schools, playgrounds, local shopping areas and other neighborhood uses which generate a considerable amount of pedestrian traffic.
- 4. *Environmental protection.* The following provisions shall apply within all developments approved under the authority of this section:
 - a. *Tree preservation.* All trees six inches or greater in caliper shall be inventoried and a plan for tree protection meeting the requirements of article X, established.
 - b. *Slope protection.* It shall be the general policy of the Planning Commission to discourage alteration of slopes where the natural topography exceeds 15 percent. In particular, toe cuts along the base of such slopes shall be avoided. In any instance where either roads or building sites are proposed upon slopes exceeding 15 percent, any and all alterations shall be evaluated by a licensed geotechnical engineer and the proposed construction activity certified as stable prior to any clearing or excavation.
 - c. *Siltation and erosion control.* A plan of siltation and erosion control shall be approved for all developments subject to the provisions of this section. Such plan shall be instituted at the time construction activity or land alteration is begun and shall remain in effective operation throughout the entire period when land development is taking place. No portion of any lot proposed as a building site may lie within any area subject to the floodplain protection provisions of this ordinance.
- 5. *Open space requirements.* Common open space provided within any development approved under authority of this section shall:
 - a. Meet the requirements for quality and improvement established in article VIII, subpart [subsection] 8-204.1.
 - b. Be protected by covenants as outlined in article VIII, subpart [subsection] 8-204.4, which will ensure the improvement and continued maintenance of all such properties.
 - c. Serve as recreational area and open space only.
 - d. Be transferred to a private maintenance trust at a time and in the manner specified by the Planning Commission as a condition of approval of the project.

Summary: Due to the infrequent use of the above provisions and overlap in intent with the City’s planned unit development process, staff is of the opinion that this section of code is irrelevant and should be removed entirely from the zoning ordinance.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to remove the variable lot regulations from Article V of the City’s zoning ordinance with a positive recommendation.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1494
10.D.

Agenda Date: 1/12/2026

Agenda #:

Title:

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 VIII, OVERLAY DISTRICTS, SECTION 8-207.5, OPEN SPACE REQUIREMENTS

ORDINANCE 2026 –

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 VIII, OVERLAY DISTRICTS, SECTION 8-207.5, OPEN SPACE REQUIREMENTS

WHEREAS, the City desires to amend the City’s Zoning Regulations, Article VIII (“Overlay Districts”), Section 8-207.5 (“Open space requirements”) by updating the open space requirement from 20% for RM-8 and RM16 and 7% for all other residential PUD’s to 20% for all residential PUD’s; and

WHEREAS, the Planning Commission considered this request during their meeting of November 20, 2025 and forwarded a positive recommendation to the Board of Commissioners with a vote of 7-0-0; and

WHEREAS, Article VIII of the Zoning Regulations is desired to be amended as follows:

Part	Article	Section	Section Title	Action
B	VIII	8-207.5.4.a	Improved recreational open space.	Amend

; and

WHEREAS, the specific amendments desired to be made to Article VIII, Section 8-207.5 of the Zoning Regulations are shown in redline form in the attached Exhibit A.

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

Section 1. The Zoning Regulations, Article VIII, Section 8-207.5.4.a is hereby amended to read in its entirety as follows:

4. *Improved recreational open space.* In addition to the environmental open space required by subpart 3 (above) open space designed to meet the active and passive recreational needs of the resident population of any residential planned unit development shall be provided. These areas shall meet the requirements set forth herein:
 - a. *Plan to reflect anticipated needs of resident population.* A recreation plan shall be developed and presented with the master development plan for the proposed residential planned unit development. This plan shall indicate general demographic characteristics of the anticipated market being targeted by the proposed development. The plan shall indicate the recreation facilities proposed and the age groups these facilities are designed to serve. A minimum of twenty percent of the gross area of all residential PUD’s shall be devoted to improved open space. These facilities may be devoted to either:

ORDINANCE 2026 –

- (1) Shared limited use facilities designed so as to ensure privacy and control of access by and for the exclusive use of the intended resident clientele; or
- (2) Shared general use recreation facilities which are available to all residents of the proposed development.

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ARTICLE VIII. OVERLAY DISTRICTS

Sec. 8-207. Residential development standards.

8-207.5 Open space requirements.

1. *General[ly]*. Within any residential planned unit development open space shall be provided which is adequate to:
 - a. Buffer both internal and external activities from objectionable or conflicting characteristics associated with such uses;
 - b. Ensure adequate space, light and air along with visual and acoustical privacy;
 - c. Ensure protection of cultural and environmentally sensitive areas;
 - d. Provide space for recreation and enjoyment of the residents.
2. *Use of common open space*. All open space shown on a development plan of any residential planned unit development shall be indicated as to its intended use. In this regard, common open space may consist of the following:
 - a. Cultural and environmental open space.
 - b. Improved recreational open space.
3. *Cultural and environmental open space*. Except for those portions of a residential planned unit development required for the installation of streets and utilities, the following areas shall be designated as environmental open space and no development shall take place thereon:
 - a. Natural slopes of 18 percent or greater;
 - b. Areas classified as floodplain districts in section 8-301 of this ordinance and located as determined from field run surveys;
 - c. Streams, creeks and major drainageways (specifically including all "blue line" streams);
 - d. Areas classified as wetlands;
 - e. Sites of paleontological, prehistoric, historic and/or archeological significance, specifically including all sites of historic or prehistoric human activity such as, but not restricted to, buildings, stone walls, mounds, forts, earthworks, burial grounds, structures, villages, mines, caves and all locations which are or may be sources of paleontological remains;
 - f. All areas which present geological hazards specifically including those within unstable geological and karst formations (including sinkholes); and
 - g. Areas presenting environmentally or ecologically unique resources, including the habitat of any and all threatened or endangered species of plants or animals.
4. *Improved recreational open space*. In addition to the environmental open space required by subpart 3 (above) open space designed to meet the active and passive recreational needs of the resident population of any residential planned unit development shall be provided. These areas shall meet the requirements set forth herein:
 - a. *Plan to reflect anticipated needs of resident population*. A recreation plan shall be developed and presented with the master development plan for the proposed residential

planned unit development. This plan shall indicate general demographic characteristics of the anticipated market being targeted by the proposed development. The plan shall indicate the recreation facilities proposed and the age groups these facilities are designed to serve. ~~A minimum of twenty percent of the gross area of every RM-8 and RM-16 PUD and a minimum of seven percent of the gross of all other residential PUD's shall be devoted to improved recreational open space. A minimum of twenty percent of the gross area of all residential PUD's shall be devoted to improved open space.~~ These facilities may be devoted to either:

- (1) Shared limited use facilities designed so as to ensure privacy and control of access by and for the exclusive use of the intended resident clientele; or
 - (2) Shared general use recreation facilities which are available to all residents of the proposed development.
- b. *Recreational equipment.* All recreational equipment provided within any shared general use recreation space shall be durable commercial grade equipment manufactured by Gametime, Inc., Iron Mountain Forge or equivalent manufacturer. All equipment shall meet all Consumer Product Safety Commission Safety Guidelines as well as the ASTM F1487-93, Public Use Playground Standard.
- c. *Recreation facilities.* The following land areas and facilities shall, subject to compliance with the stipulated conditions, qualify as shared general use recreation space. Construction details of all improvements shall be shown on all final development plans and will be bonded prior to filing of final subdivision plats.
- i. *Mini-parks and tot lots.* Mini-parks and tot lots are specialized facilities that serve a concentrated or limited population or specific age group such as very young children or senior citizens within areas that are in immediate walking distance (i.e., one-quarter mile) of their residences. The minimum total area of a mini-park or tot lot is one-half acre with a minimum dimension of 100 feet. The individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided shall meet or exceed the requirements of subpart b, Recreational equipment, above.
 - ii. *Neighborhood parks.* Neighborhood parks are intended as areas of intense active recreational activities for school age and older children and adults. The minimum area included within a neighborhood park shall be five acres. Such space shall be linked to all dwelling units within the planned unit development by a continuous pedestrian circulation system of sidewalks or trails. The park shall serve the population within a one-half mile radius. The recreation facilities will include areas for field games, crafts and playground apparatus along with areas for skating, picnicking and similar activities.
 - iii. *Recreational buildings.* Recreational open space may be comprised of the area occupied by a multiple-use recreation building and its attendant outdoor recreation facilities, excluding a golf course.
 - iv. *Pedestrian open space system.* The total area contained in a continuous open space pedestrian system, consisting of permanently maintained walks and trails leading to a natural amenity, recreation facility or commercial use may be included as recreational open space. This system is intended to provide intradevelopment linkage of all elements of the improved recreational open space through a network that is divorced from roads and streets. The minimum width of all portions of this system is 25 feet with a paved surface of five feet.

Development of all residential sites in the City of Mt. Juliet and within the jurisdiction of the Regional Planning Commission shall include construction of all greenway sections that are included in the current and in any future greenway plans for the city. In any development, all parcels of land which touch or lie within the proposed route of a new greenway shall be constructed by the developer. Construction and related expenses for design, acquisition of right-of-way and construction of the greenways will be the responsibility of the developer. All greenway sections will be constructed per current City of Mt. Juliet, TDOT and FHWA standards and specifications, whichever is greater. Examples of said specifications include, but are not limited to, design, materials, thickness and width of greenway, as well as required signage, meeting ADA requirements, etc.

Construction of said greenway sections will be completed by ten percent of development build out and all greenway sections will be dedicated to the City of Mt. Juliet. The developer, property owner or their designated agent may request a waiver or variance from this ten percent requirement should the strict application of the provisions of this ordinance result in practical difficulties or unnecessary hardship. Said waiver, variance or adjustment will not adversely affect the community objectives of the comprehensive plan. All greenways designated by current and any future greenway plans will be dedicated to the City of Mt. Juliet and shall not count toward required open space and amenities.

- v. *Specialized facilities.* A golf course may be used to satisfy a maximum of 50 percent of the shared general use recreation space requirement, provided that the access meets the standards for shared general use recreational space. Swimming pools, tennis courts and similar facilities principally intended to serve an adult population may be substituted for other recreational facilities within developments marketed to a totally adult population.



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
8-207.5.4.a Open Space Requirements in R-PUD Overlay
Districts

Request: This request, initiated by the City, seeks to amend Article VIII, Overlay Districts, of the City's Zoning Ordinance by updating the open space requirement from 20% for RM-8 and RM16 and 7% for all other residential PUD's to 20% for all residential PUD's.

Overview: The City currently has pending legislation to reduce the lot size to 7,500 sf minimum for any single lot for any residential PUD. While updating this regulation, it was determined that the city needed to update minimum open space requirements. As noted in the minimum lot size report, "by reducing the minimum lot size requirement, the city can also lessen its long-term responsibility for infrastructure maintenance. Smaller lots naturally require fewer linear feet of roadways, sidewalks, sewer lines, and related utilities. This translates to reduced costs for repair, resurfacing, and replacement overtime, allowing the city to focus its resources on maintaining higher-priority infrastructure. In addition, smaller lots create more opportunities within a development to incorporate shared amenities such as open space, trails, recreational facilities, or green areas. These amenities are typically maintained by homeowners' associations (HOAs), further reducing the burden on the city while enhancing the overall quality of life within the neighborhood". This should also take into context the importance of the amount of open space provided by these developments, that will have a long lasting impact for the citizens.

The relevant section of the Zoning Ordinance shall be amended as shown below:

8-207.5.4.a Open Space Requirements

8-207.5 Open space requirements.

1. *General[ly]*. Within any residential planned unit development open space shall be provided which is adequate to:
 - a. Buffer both internal and external activities from objectionable or conflicting characteristics associated with such uses;
 - b. Ensure adequate space, light and air along with visual and acoustical privacy;
 - c. Ensure protection of cultural and environmentally sensitive areas;
 - d. Provide space for recreation and enjoyment of the residents.

2. *Use of common open space.* All open space shown on a development plan of any residential planned unit development shall be indicated as to its intended use. In this regard, common open space may consist of the following:
 - a. Cultural and environmental open space.
 - b. Improved recreational open space.
3. *Cultural and environmental open space.* Except for those portions of a residential planned unit development required for the installation of streets and utilities, the following areas shall be designated as environmental open space and no development shall take place thereon:
 - a. Natural slopes of 18 percent or greater;
 - b. Areas classified as floodplain districts in section 8-301 of this ordinance and located as determined from field run surveys;
 - c. Streams, creeks and major drainageways (specifically including all "blue line" streams);
 - d. Areas classified as wetlands;
 - e. Sites of paleontological, prehistoric, historic and/or archeological significance, specifically including all sites of historic or prehistoric human activity such as, but not restricted to, buildings, stone walls, mounds, forts, earthworks, burial grounds, structures, villages, mines, caves and all locations which are or may be sources of paleontological remains;
 - f. All areas which present geological hazards specifically including those within unstable geological and karst formations (including sinkholes); and
 - g. Areas presenting environmentally or ecologically unique resources, including the habitat of any and all threatened or endangered species of plants or animals.
4. *Improved recreational open space.* In addition to the environmental open space required by subpart 3 (above) open space designed to meet the active and passive recreational needs of the resident population of any residential planned unit development shall be provided. These areas shall meet the requirements set forth herein:
 - a. *Plan to reflect anticipated needs of resident population.* A recreation plan shall be developed and presented with the master development plan for the proposed residential planned unit development. This plan shall indicate general demographic characteristics of the anticipated market being targeted by the proposed development. The plan shall indicate the recreation facilities proposed and the age groups these facilities are designed to serve. ~~A minimum of twenty percent of the gross area of every RM-8 and RM-16 PUD and a minimum of seven percent of the gross of all other residential PUD's shall be devoted to improved recreational open space.~~ **A minimum of twenty percent of the gross area of all residential PUD's shall be devoted to improved open space. These facilities may be devoted to either:**
 - (1) Shared limited use facilities designed so as to ensure privacy and control of access by and for the exclusive use of the intended resident clientele; or
 - (2) Shared general use recreation facilities which are available to all residents of the proposed development.
 - b. *Recreational equipment.* All recreational equipment provided within any shared general use recreation space shall be durable commercial grade equipment manufactured by Gametime, Inc., Iron Mountain Forge or equivalent manufacturer.

All equipment shall meet all Consumer Product Safety Commission Safety Guidelines as well as the ASTM F1487-93, Public Use Playground Standard.

- c. *Recreation facilities.* The following land areas and facilities shall, subject to compliance with the stipulated conditions, qualify as shared general use recreation space. Construction details of all improvements shall be shown on all final development plans and will be bonded prior to filing of final subdivision plats.
 - i. *Mini-parks and tot lots.* Mini-parks and tot lots are specialized facilities that serve a concentrated or limited population or specific age group such as very young children or senior citizens within areas that are in immediate walking distance (i.e., one-quarter mile) of their residences. The minimum total area of a mini-park or tot lot is one-half acre with a minimum dimension of 100 feet. The individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided shall meet or exceed the requirements of subpart b, Recreational equipment, above.
 - ii. *Neighborhood parks.* Neighborhood parks are intended as areas of intense active recreational activities for school age and older children and adults. The minimum area included within a neighborhood park shall be five acres. Such space shall be linked to all dwelling units within the planned unit development by a continuous pedestrian circulation system of sidewalks or trails. The park shall serve the population within a one-half mile radius. The recreation facilities will include areas for field games, crafts and playground apparatus along with areas for skating, picnicking and similar activities.
 - iii. *Recreational buildings.* Recreational open space may be comprised of the area occupied by a multiple-use recreation building and its attendant outdoor recreation facilities, excluding a golf course.
 - iv. *Pedestrian open space system.* The total area contained in a continuous open space pedestrian system, consisting of permanently maintained walks and trails leading to a natural amenity, recreation facility or commercial use may be included as recreational open space. This system is intended to provide intradevelopment linkage of all elements of the improved recreational open space through a network that is divorced from roads and streets. The minimum width of all portions of this system is 25 feet with a paved surface of five feet.

Development of all residential sites in the City of Mt. Juliet and within the jurisdiction of the Regional Planning Commission shall include construction of all greenway sections that are included in the current and in any future greenway plans for the city. In any development, all parcels of land which touch or lie within the proposed route of a new greenway shall be constructed by the developer. Construction and related expenses for design, acquisition of right-of-way and construction of the greenways will be the responsibility of the developer. All greenway sections will be constructed per current City of Mt. Juliet, TDOT and FHWA standards and specifications, whichever is greater. Examples of said specifications include, but are not limited to, design, materials, thickness and width of greenway, as well as required signage, meeting ADA requirements, etc.

Construction of said greenway sections will be completed by ten percent of development build out and all greenway sections will be dedicated to the City of Mt. Juliet. The developer, property owner or their designated

agent may request a waiver or variance from this ten percent requirement should the strict application of the provisions of this ordinance result in practical difficulties or unnecessary hardship. Said waiver, variance or adjustment will not adversely affect the community objectives of the comprehensive plan. All greenways designated by current and any future greenway plans will be dedicated to the City of Mt. Juliet and shall not count toward required open space and amenities.

- v. *Specialized facilities.* A golf course may be used to satisfy a maximum of 50 percent of the shared general use recreation space requirement, provided that the access meets the standards for shared general use recreational space. Swimming pools, tennis courts and similar facilities principally intended to serve an adult population may be substituted for other recreational facilities within developments marketed to a totally adult population.

Summary: Staff is supportive of this request to require twenty percent of all residential PUD's to be dedicated to improved open space. This adjustment promotes more efficient land use, provides greater flexibility in subdivision design, and creates opportunities for enhanced neighborhood amenities.

Recommendation: Staff recommends forwarding the request to amend Article VIII, Overlay Districts, Section 8-207.5.4.a, Open Space Requirements in R-PUD Overlay Districts, of the City's Zoning Ordinance to the Board of Commissioners with a positive recommendation.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1511
10.E.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO REZONE PROPERTY LOCATED 13135 LEBANON ROAD, APPROXIMATELY 0.35 ACRES, MAP 53K, PARCEL 027.00 FROM RS-40, LOW DENSITY RESIDENTIAL TO CRC, COMMERCIAL RETAIL CENTER

ORDINANCE 2026-

AN ORDINANCE TO REZONE PROPERTY LOCATED 13135 LEBANON ROAD, APPROXIMATELY 0.35 ACRES, MAP 53K, PARCEL 027.00 FROM RS-40, LOW DENSITY RESIDENTIAL TO CRC, COMMERCIAL RETAIL CENTER

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 December 18, 2025, and forwarded a positive recommendation (8-0-0) 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 _____, 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 0.35 acres of property located at 13135 Lebanon Road, map 53K, parcel 027.00, from RS-40, low density residential, to CRC, commercial retail center.

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

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning 0.35 acres of property located at 13135 Lebanon Road, map 53K, parcel 027.00, from RS-40, low density residential, to CRC, commercial retail center, as shown in exhibit B and subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in article VI of the zoning ordinance pertaining to CRC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

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

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description 13135 Lebanon Rd

Land located in the 1st Civil District of WILSON County, Tennessee, within the corporate limits of the City of Mt. Juliet, Tennessee, and being known and designated as all of Lot No. 4, Plan of Hermitage Plantation Estates, of record in Plat Book 4, Page 60, as amended in Plat Book 5, Page 11, in the Register's Office for Wilson County, Tennessee, to which plat, as amended, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to SARAH J. SCOTT, an unmarried woman, by Warranty Deed from Bonnie Lynn Smith, an unmarried woman, dated February 21, 2017, and of record in Book 1747, Page 1557, Register's Office for WILSON County, Tennessee. Sarah J. Scott is now deceased, having died testate and unmarried on November 22, 2022, a resident of Wilson County, Tennessee. For further reference to title, see the Estate of Sarah Jean Scott, of record in Docket No. 2025PR140, in the Probate Court for Wilson County, Tennessee, whereby pursuant to Agreed Order, the Estate was declared insolvent and the appointed Administratrix, Alexandria D. Hurst, shall have the authority to sell the property as part of the administration thereof without the joinder of any beneficiaries.

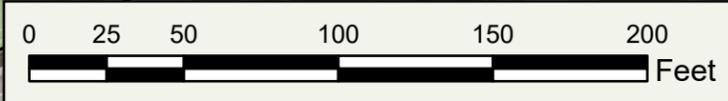
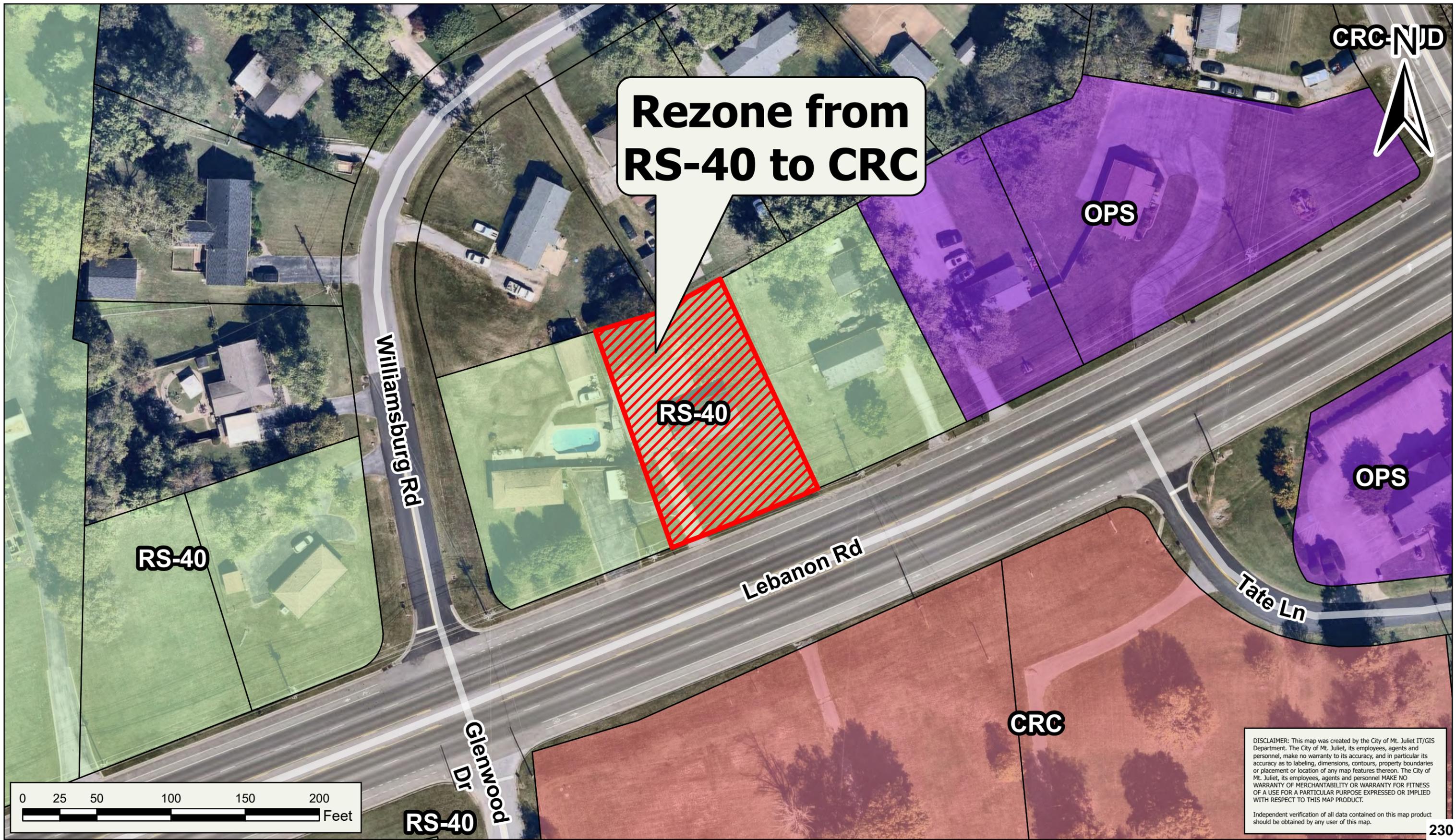
For further reference to title, see Motion and subsequent Order to Approve Purchase and Sale Agreement of Real Property, of record in Docket No. 2025PR140, in the Probate Court for Wilson County, Tennessee.

This description is the same as in the prior deed.



Exhibit B - Rezone

13135 Lebanon Rd Map 035K, Group A, Parcel 027.00



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.



MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 13135 Lebanon Rd.
Rezone
Map – 053K
Group - A
Parcel(s) – 027.00

Request: The property owner, Mina Embaruk, requests a rezone for the property located at 13135 Lebanon Road, in District 1.

Analysis: The subject property is located on the north side of Lebanon Road, just to the west of Old N. Greenhill Road, and to the Northwest of Tate Lane, and consists of about 0.35 acres. The property currently has a single-family residence on it. The request is a zoning change from RS-40, low density residential to CRC, commercial retail center for use of the property commercially.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
13135 Lebanon Rd.	Throughfare Commercial	N/A	RS-40	CRC

Future Land Use Plan: This property is within the City limits. The City’s future land use plan identifies this area as mixed use. The request for CRC, commercial retail center zoning is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, and the requested zoning is CRC, commercial retail center. The land use plan is supportive of this request. Adjacent zoning districts include RS-40 to the east and west, CRC to the South, and Wilson County R-1 to the north.

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 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.*

Summary: This rezone request is from RS-40, low density residential, to CRC, commercial retail center zoning at 13135 Lebanon Road. The City's land use plan supports this request, having a commercial designation in this area, as it fronts the major thoroughfare of Lebanon Road. Staff also is of the opinion that parcels fronting Lebanon Road should be zoned commercially.

Recommendation: Staff recommends forwarding the rezone request for 13135 Lebanon Rd to the Board of Commissioners with a positive recommendation, subject to the conditions below.

Planning and Zoning:

1. All requirements and regulations found in article VI of the zoning ordinance pertaining to CRC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

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

File #: 1516
10.F.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET.

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET

WHEREAS, the City desires to amend the condition of PUD approval found in ordinance 2022-47 to require Benders Ferry Road improvements be completed by the issuance of the 50th certificate of occupancy and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of December 18, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of 6-2-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Benders Cove PUD, ordinance 2022-47, located at 771 Benders Ferry Road, map 049, parcels 069.00, 069.02 and 069.09.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, that the Preliminary Master Development Plan for the Benders Cove Planned Unit Development be amended as follows:

Section 1. The conditions of the Preliminary Master Development Plan for the Benders Cove PUD, ordinance 2022-47, shall be amended as shown below. 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. The Benders Ferry Road improvements shall be completed by the issuance of the 50th certificate of occupancy.
2. All PMDP/PUD conditions contained in Ord. 2022-47, not explicitly mentioned above, shall still apply.

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

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

Date Received: December 05, 2025 (November 20, 2025)

Project Name: Benders Cove PUD Amendment

Project Phase: CO Trigger

Submitted By: Kimley-Horn

Nature of Submittal:

- Preliminary Plat Final Plat Site Plan
 PMDP – PUD Amendment FMDP Construction Plans

Engineering Comments:

1. The PC/BOC initially set the CO Trigger, and the PC/BOC shall debate this request.

WWUD Comments:

1. WWUD has no comments.

Recommendation: *Defer to the Planning Commission for recommendation and Board of Commissioners for approval*

Review Date: December 11, 2025 (November 26, 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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1552
10.G.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 2 REGARDING RESIDENCY REQUIREMENTS

ORDINANCE 2026 –

**AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES,
CHAPTER 2 REGARDING RESIDENCY REQUIREMENTS**

WHEREAS, Ordinance 2008-39 adopted residency requirements for the City Manager and Chief of Police into the City Code and Ordinance 2011-30 amended the Employee Personnel Manual to correspond with the verbiage from Ordinance 2008-39; and

WHEREAS, Ordinance 2012-52 then amended the Employee Personnel Manual to include the following verbiage related to residency requirements:

The City Commission may waive these requirements if the candidate is currently employed by the City and is being considered for a promotion from within.

; and

WHEREAS, Ordinance 2023-33 amended the City Code and Employee Personnel Manual by changing the residency requirements for the Chief of Police and Fire Chief to require living within a 30-minute response time from the City limits.

WHEREAS, the Board of Commissioners now desires to amend the City Code by adopting the previously adopted and current verbiage of the Employee Personnel Manual regarding residency requirements for the City Manager, Chief of Police, and Fire Chief; and

WHEREAS, Chapter 2, Article III of the Code of Ordinances is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
2	III	2-57	Residency Requirements for city manager, chief of police, and fire chief	Amended

; and

WHEREAS, the specific amendments desired to be made to Chapter 2, Article III of the Code of Ordinances are shown in redline form in the attached Exhibit A.

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

Section 1. The Code of Ordinances, Chapter 2, Article III, Section 2-57, “Residency requirements for city manager, chief of police, and fire chief,” is amended to read in its entirety as follows:

ORDINANCE 2026 –

- (a) *Residency requirement.* The city manager shall live within the city limits of the city. The Chief of Police and the Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet.
- (b) *Beginning date.* The requirements of this section shall be applied and enforced upon the employment of the next city manager, chief of police, and/or fire chief hired after July 24, 2023.
- (c) *Applicability.* Notwithstanding the foregoing, however, to the fullest extent allowed by law, this section shall apply to the current city manager, chief of police, and/or fire chief if, at any time while they hold those respective positions, they move to or reside within the city limits for more than 30 days. The City Commission may waive these requirements if the candidate is currently employed by the City and is being considered for a promotion from within.

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

The redline is the proposed amendments to be considered by the Board of Commissioners.

The blue text reflects amendments previously adopted by Ordinance 2023-33, which were inadvertently not entered into the Municode codification database and are included here solely to ensure accurate codification.

PART II – CODE OF ORDINANCES
CHAPTER 2 - ADMINISTRATION
ARTICLE III. CITY MANAGER

Sec. 2-57. Residency requirements for city manager, chief of police, and fire chief.

- (a) *Residency requirement.* The city manager shall live within the city limits of the city. The Chief of Police and the Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet.
- (b) *Beginning date.* The requirements of this section shall be applied and enforced upon the employment of the next city manager, ~~and/or~~ chief of police, ~~and/or fire chief after passage of the ordinance from which this section is derived~~ hired after July 24, 2023.
- (c) *Applicability.* ~~Nothing in this section shall apply to the individuals currently holding the positions of city manager or chief of police, as to do so would constitute implementation of a retroactive job requirement and would not be legally permissible.~~ Notwithstanding the foregoing, however, to the fullest extent allowed by law, this section shall apply to the current city manager, ~~and/or~~ chief of police, ~~and/or fire chief~~ if, at any time while they hold those respective positions, they move to or reside within the city limits for more than 30 days. The City Commission may waive these requirements if the candidate is currently employed by the City and is being considered for a promotion from within.

(Ord. No. 2008-39, §§ 1—3, 7-28-2008; Ord. No. 2023-33, 8/14/2023)

Secs. 2-58—2-87. Reserved.

ORDINANCE 2023 – 33

AN ORDINANCE OF THE CITY OF MT. JULIET TO AMEND THE CITY OF MT. JULIET EMPLOYEE PERSONNEL MANUAL AND THE MT. JULIET CITY CODE SEC. 2-57 (a) BY AMENDING THE RESIDENCY REQUIREMENTS FOR THE CHIEF OF POLICE AND FIRE CHIEF AND TO CORRECT CITY CODE SEC. 2-57 (a) TO MATCH THE PERSONNEL MANUAL

Whereas, the Board of Commissioners of the City of Mt. Juliet desires to amend and update the City of Mt. Juliet Employee Personnel Manual concerning Residency Requirements; and;

Whereas, currently the City of Mt. Juliet Chief of Police and Fire Chief are required to live within the city limits of Mt. Juliet; and

Whereas, Residency Requirements are amended to state that the Mt. Juliet Chief of Police and Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet; and

WHEREAS, the City of Mt. Juliet City Code, Sec. 2-57 “Residency requirement for the City Manager, Chief of Police and Fire Chief are amended to have the same in the Personnel Manual and the City Code.

Now, therefore, be it ORDAINED by the City of Mt Juliet Board of Commissioners the City of Mt. Juliet Employee Personnel Manual is amended as follows:

E. Residency Requirements:

The City Manager shall live within the City limits of the City of Mt. Juliet. The Chief of Police and the Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet. The requirements of this ordinance shall be applied and enforced upon employment of the next City Manager, Chief of Police and/or Fire Chief hired after July 24th, 2023. Notwithstanding the foregoing, however, to the fullest extent allowed by law, this ordinance shall apply to the current City Manager, Chief of Police and/or Fire Chief if, at any time while at any time they hold those respective positions, they move to or reside within the city limits for more than 30 days. The City Commission may waive these requirements if the candidate is currently employed by the City and is being considered for a promotion from within. *(Amended Ordinance 2011-30, 6/13/11 – Ordinance 2012-52, 8/13/12)*

The City of Mt. Juliet City Code is amended as follows:

Sec. 2-57. Residency requirements for city manager and chief of police.

(a) *Residency requirement.* The city manager shall live within the city limits of the city. The Chief of Police and the Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet.

BE IT FURTHER ORDAINED

Section 1. 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 2. 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 3. That this ordinance shall take effect at the earliest date allowed by law, the public welfare requiring it.

PASSED: 8/14/23


James Maness, Mayor

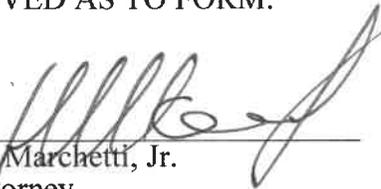
FIRST READING: 7/10/23

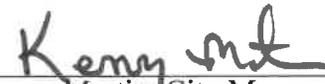
SECOND READING: 8/14/23

ATTEST:


Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:


L. Gino Marchetti, Jr.
City Attorney


Kenny Martin, City Manager

Sec. 2-57. Residency requirements for city manager, and chief of police and fire chief.

Formatted: Font: (Default) Times New Roman

Formatted: Font: (Default) Times New Roman

~~(a) — Residency requirement. The city manager shall live within the city limits of the city. The chief of police and the Fire Chief shall live no farther than five miles by way of a road from the closest boundary of the city to the place of residency. Within thirty minutes (30) response time from the City limits of Mt. Juliet.~~

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Normal, Justified, Indent: Left: 1", First line: 0.5", Space Before: 16.35 pt, Line spacing: Exactly 14.6 pt, Font Alignment: Baseline

(Ord. No. 2008-39, §§ 1–3, 7-28-2008),(2011-30 & 2012-52) (2012-52- 8/13/12)

Sec. 2-57. Residency requirements for city manager, chief of police and fire chief

Residency requirement. The city manager shall live within the city limits of the city. The chief of police and the Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet. (Ord. No. 2008-39, §§ 1—3, 7-28-2008) (2011-30 & 2012-52) (2012-52- 8/13/12)



Mt. Juliet, Tennessee

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

Staff Report

File #: 1553
10.H.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE

ORDINANCE 2026-

AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE

WHEREAS, the Board of Commissioners of the City of Mt. Juliet possesses the authority and responsibility to promote the health, safety, and welfare of its citizens; and

WHEREAS, the City finds this moratorium is in the best interest of the citizens of the City of Mt. Juliet; and

WHEREAS, the City finds this moratorium is a reasonable and necessary measure to prevent development inconsistent with the City's planning goals during a period of review to ensure sufficient planning for public infrastructure that will support future development, and

WHEREAS, the City of Mt. Juliet is evaluating public infrastructure issues throughout the City, specifically roadways and sewer; and

WHEREAS, the City has pending and anticipated roadway improvement projects along Tennessee state routes that are essential for mitigating traffic congestion and improving public safety, including S. Mt. Juliet Road, the Central Pike Interchange, and Lebanon Road, which are presently under consideration with respect to scheduling and funding; and

WHEREAS, the City is also reviewing a lack of sewer availability within the City's sewer system, which includes plans to increase capacity and budget for the required infrastructure; and

WHEREAS, pursuant to the City's land use plan, multi-family residential developments are included in RM-8, RM-16, CMU, and CTC zoning classifications, which are further defined in the City's Zoning Regulations; and

WHEREAS, multi-family residential developments may strain public infrastructure by impacting traffic and sewer availability, thereby affecting quality of life and safety for citizens; and

WHEREAS, a temporary pause on the acceptance and processing of applications for multi-family residential developments is necessary to allow time for review of zoning regulations, TDOT's plans and budgeting for improvements to critical roadways, as well as plans and budgeting for increasing sewer capacity throughout the City; and

WHEREAS, the Regional Planning Commission considered this moratorium during their regularly scheduled meeting on _____, 2026, and forwarded a _____ recommendation to the Board of Commissioners by a vote of (); and

ORDINANCE 2026-

WHEREAS, a public hearing before the Board of Commissioners of the City of Mt. Juliet was held on _____, 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____, 2026; and

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

Section 1. Effective immediately upon passage, the City hereby imposes a moratorium for a period of one year on the acceptance, review, processing, or approval of any rezoning request, development plan, site plan, or subdivision plat application that proposes or would allow a multi-family residential development within the City of Mt. Juliet.

Section 2. This moratorium shall not apply to developments that have received or applied for preliminary master development plan approval or final plan approval of multi-family residential prior to the effective date of this Ordinance, nor with any project having vested property rights.

Section 3. This moratorium shall be effective for a period of one year from the effective date of this Ordinance unless extended, shortened, or rescinded by further action of the Board of Commissioners, the public health, safety, and welfare demanding it.

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ORDINANCE 2026-

ATTEST:

Jennifer Hamblen, CMC, 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

File #: 1537

Agenda Date: 1/12/2026

Agenda #: 10.I.

Title:

A RESOLUTION APPROVING A POLICE CANINE TRANSFER AGREEMENT AND RELEASE WAIVER FOR CANINE AKSEL BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND BRIAN DALHOVER

RESOLUTION 2026 –

A RESOLUTION APPROVING A POLICE CANINE TRANSFER AGREEMENT AND RELEASE WAIVER FOR CANINE AKSEL BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND BRIAN DALHOVER

WHEREAS, Canine Aksel (“Aksel”) has been with the Mt. Juliet Police Department (“MJPD”) since March 4, 2025 and was born on January 14, 2024, making him two years old this week; and

WHEREAS, Aksel had an unfortunately short but honorable career as a police canine alongside MJPD Officer Reese Harper; and

WHEREAS, Aksel sustained a leg injury during a vehicle accident on April 23, 2025 that ultimately required the amputation of his leg on September 19, 2025; and

WHEREAS, Aksel’s ability to continue to do police work can no longer be achieved and the MJPD has determined, by consultation with a licensed veterinarian and/or agreement of the chain of command, that he be retired from service; and

WHEREAS, the City wishes to divest itself of both ownership and liability for Aksel pursuant to the terms and conditions set forth in the Police Canine Transfer Agreement and Release Waiver; and

WHEREAS, Brian Dulhover, a current MJPD Reserve Police Officer, wishes to assume ownership and take possession of Aksel.

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

Section 1. The Board of Commissioners approves the Agreement and Release with Brian Dalhover.

Section 2. City Manager, Kenny Martin, is hereby authorized to execute the said Agreement with Brian Dalhover.

BE IT FURTHER RESOLVED

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.

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.

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

RESOLUTION 2026 –

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

CITY OF MT. JULIET, TENNESSEE
POLICE CANINE TRANSFER AGREEMENT AND RELEASE WAIVER

THIS AGREEMENT is made and entered into as of this 12th day of January 2026, by and between the **City of Mt. Juliet, Tennessee** ("City") and **Brian Dalhover** ("Recipient").

WHEREAS, the City of Mt. Juliet Police Department (hereinafter, "MJPD") previously used a police canine by the name of Aksel ("the Canine"); and

WHEREAS, the Canine sustained a leg injury in a motor vehicle accident, which ultimately required amputation; and

WHEREAS, the MJPD has determined, by consultation with a licensed veterinarian and/or agreement of the chain of command, that the Canine is no longer suitable for use as an active law enforcement canine due to the leg injury and is therefore retiring the canine from police service; and

WHEREAS, upon transfer, the Canine shall be owned exclusively by the Recipient as a privately owned animal and companion, with no law enforcement duties, authority, or representation; and

WHEREAS, Recipient, a current MJPD Reserve Police Officer, desires to assume full ownership, care, custody, and control of the Canine, consistent with the Canine's health, training background, and overall well-being.

WHEREAS, Project K9 Hero, a nonprofit organization supporting retired canines, has agreed to pay for the Canine's medical care and prescription food for the rest of the Canine's life; and

WHEREAS, the Mt. Juliet Police Foundation, a nonprofit organization, has and may continue, at its sole discretion, to provide financial or in-kind support for the care, training, or well-being of the Canine through its K-9 fund. Any such support is voluntary, creates no obligation or entitlement, and shall not be construed as creating any agency, employment, or liability relationship between the City, MJPD, the Mt. Juliet Police Foundation, the Recipient, or the Canine; and

WHEREAS, the City will make the Canine available to the Recipient with the understanding that Recipient does release and forever discharge the City and the MJPD and their employees, agents, servants, and successors or assigns, from any and all actions, claims and demands including claims or actions for contribution and/or indemnity of whatever nature now existing or which may hereafter arise out of the control, possession, maintenance, and/or the conduct of the Canine delivered into Recipient's possession, including any consequence thereof now existing or which may develop, whether or not such consequences are known or anticipated.

NOW THEREFORE, in consideration of the mutual benefits contained herein, the parties agree as follows:

1. In consideration of conveying ownership of the Canine, the Recipient hereby releases and forever discharges the City, the MJPD, and their employees, agents, servants, and successors or assigns, from any and all actions, claims, and demands including claims or actions for contribution and/or indemnity of whatever nature now existing or which may hereafter arise out of the control, possession, maintenance, and/or the conduct of the Canine delivered into Recipient's possession, including any consequence thereof now existing or which may develop, whether or not such consequences are known or anticipated.
2. The Recipient also agrees that, in further consideration of conveying ownership of the Canine, Recipient will indemnify and hold harmless the City, the MJPD, and their employees, agents, servants, and successors or assigns, from any and all actions, claims, and demands arising out of the control, possession, maintenance and/or conduct of the Canine delivered into Recipient's possession.
3. Upon transfer of ownership, the Canine shall be the personal property of the Recipient. Except as expressly stated in this Agreement, the City places no restrictions on the lawful activities, training, handling, or use of the Canine by the Recipient, provided such activities are conducted in a humane, responsible, and lawful manner. The Canine shall not be represented as an active police canine or used in an official law enforcement capacity.
4. The parties acknowledge that the Canine was purpose-bred and professionally trained as a working dog, and that continued structured training, mental engagement, and purposeful activity are beneficial and necessary to support the Canine's mental health, behavioral stability, and overall quality of life.
5. The MJPD makes no representations or warranties, expressed or implied, about the Canine's temperament or in any way guarantees or represents how the Canine will react to persons or property at the present time or in the future.
6. The MJPD acknowledges that continued participation in training activities may be appropriate and beneficial for the Canine's physical and mental well-being. Subject to scheduling, availability, and safety considerations, MJPD may allow the Canine to attend training sessions or related activities at the discretion of the Chief of Police or designee.

Such participation shall be voluntary, non-operational, and shall not create any employment, agency, or liability relationship between the City and the Recipient or the Canine.

7. Recipient agrees to assume full financial responsibility regarding the care and maintenance of the Canine including, but not limited to, nutrition, kenneling/shelter, transportation requirements, and any

veterinary expenses for conditions present and future that are not covered by Project K9 Hero or the Mt. Juliet Police Foundation.

8. Recipient agrees that the Canine is not being acquired with the intent to sell, transfer, lease, or otherwise dispose of the Canine to any person(s), dealer, retailer, auction, institute or any other entity.
9. Recipient agrees to care for the Canine in a humane and responsible manner and to provide it with secure, clean, and adequate shelter, food, water, and veterinary care in a manner consistent with law and/or veterinary recommended practices.
10. In exchange for the above agreement the City does hereby transfer ownership of the Canine to Recipient.
11. The City also transfers ownership of canine equipment already in the possession of Recipient that is specifically related to the care, containment, and well-being of the canine. Items include kennel, leash/leads/collar, bowls, chew toys, and previously purchased food. Items not included with the transfer of ownership are bite sleeves, ballistic vest, tracking harness, items labeled with "police" or "Mt. Juliet Police Department", or similar law enforcement designation unless such items clearly and prominently identify the Canine as retired and no longer serving in a law enforcement capacity, and only with the prior permission of the Chief of Police or his or her designee.
12. Recipient further acknowledges that no additional promise or agreement has been made as consideration for this Release and the signing thereof has not been induced by any representation of the party released, or by anyone in its behalf.

[remainder of page intentionally left blank]

[signatures on following page]

This Release shall bind the Recipient and the Recipient's heirs, next of kin, executors, administrators, successors or assigns and shall inure to the benefit of the party released, its employees, agents, servants, and successors or assigns.

The Recipient hereby accepts the Canine in consideration of the promises set forth above.

[Signature]
Brian Dalhover, Recipient of Canine

12/18/2025
Date

Sworn to and subscribed before me, this 18 day of December, 2025



[Signature]
Notary Public
My commission expires: 2/12/27

On behalf of the City of Mt. Juliet:

Recommended by:
[Signature]
Tyler Chandler, Chief of Police

12/18/25
Date

Approved by:

Kenny Martin, City Manager

Date

Approved as to Form by:

Samantha A. Burnett, City Attorney

Date



Mt. Juliet, Tennessee

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

Staff Report

File #: 1539
10.J.

Agenda Date: 1/12/2026

Agenda #:

Title:

RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE HWY 70 PUMP STATION VALVE REPLACEMENT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT

RESOLUTION -2026

RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE HWY 70 PUMP STATION VALVE REPLACEMENT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT

WHEREAS, the City of Mt. Juliet seeks to replace a gate valve pivotal to the operations of the wastewater pump station location on Hwy 70 (Lebanon Road); and

WHEREAS, this project seeks to replace an existing faulty gate valve to ensure active operations of a key regional pump station that is vital in maintaining the health and welfare of the general public; and

WHEREAS, the City of Mt. Juliet has received and reviewed bids and finds Jarrett Builders, 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 \$131,375.00 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

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.

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.

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

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

EXECUTIVE SUMMARY

RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE HWY 70 PUMP STATION VALVE REPLACEMENT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT

The project: This project consists of installing a new 24-inch gate valve to replace an existing isolation valve located outside of the pump station

Contract: The City of Mt. Juliet has received and reviewed bids and finds Jarrett Builders, LLC (“Contractor”) to be the lowest responsive, responsible bidder for the project in the amount of \$131,375.00.

Funding: This project will be funded through approved sewer construction and maintenance budgeted for the present fiscal year.

Official act: This resolution is to provide formal support of the contract and to authorize the Mayor to sign the contract.

CITY OF MT. JULIET, TENNESSEE
DEPARTMENT OF PUBLIC WORKS

HWY 70 PUMP STATION VALVE REPLACEMENT

THIS AGREEMENT made this ____ day of _____, 20 ____, by and between the City of Mt. Juliet, Tennessee, hereinafter called the "Owner," and _____, hereinafter called the "Contractor."

WITNESSETH:

WHEREAS, Owner has heretofore solicited bids for all the work and improvements and for the doing of all things included within the hereinafter specified improvements; and

WHEREAS, Owner did on the ___ day of _____, 20__ find that Contractor was the lowest responsible bidder for the hereinafter specified construction work and did award Contractor a contract for said construction work;

NOW, THEREFORE, for and in consideration of their mutual promises, covenants, undertakings and agreements, the parties hereto do hereby agree as follows:

ARTICLE I - WORK TO BE DONE BY CONTRACTOR

Contractor agrees, at his own cost and expense, to do all the work and furnish all the labor, materials, equipment and other property necessary to do, construct, install, and complete all the work and improvements required for the City of Mt. Juliet, Tennessee Hwy 70 Pump Station Valve Replacement Project, all in full accordance with and in compliance with and as required by the hereinafter specified Contract Documents, including any and all Addenda for said work, and to do, at his own cost and expense, all other things required of the Contractor by said Contract Documents of said work.

ARTICLE II - CONTRACT DOCUMENTS

The Contract Documents herein named include all of the following component parts, all of which are as fully a part of this contract as if herein set out verbatim or, if not attached, as if hereto attached:

1. Invitation to Bid
2. Instructions to Bidders
3. Proposal
4. Supplementary Conditions of Contract
5. General Conditions of Contract
6. Agreement
7. Contract Specifications
8. Contract Drawings
9. All Bonds, Insurance Certificates and Insurance Policies mentioned or referred to in the foregoing documents
10. Any and all other documents or papers included or referred to in the foregoing documents
11. Any and all Addenda to the foregoing

ARTICLE III - CONTRACT AMOUNT

The Contractor agrees to receive and accept the unit prices stated in the Contractor's Proposal included in the Contract Documents and made a part of this Agreement as full compensation for furnishing all materials and equipment and for doing all the work contemplated and embraced in this Contract; also for all loss or damage arising out of the nature of the work aforesaid or from the action of the elements or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the Owner, and for all risks of every description connected with the work; also for well and faithfully completing the work, and the whole thereof, in the manner and according to and in compliance with the Contract Documents and the requirements of the Engineer under them; also for any and all other things required by the Contract Documents.

The quantities and totals on unit price items and the Total Contract Amount are approximate only, being inserted for the purpose of establishing the face amount of bonds to be provided by the Contractor. Payment of work covered by the unit price items will be made only on the basis of actual quantities of work complete in place as authorized and as measured as provided in the Contract Documents.

A. LUMP SUM BID

1. The base bid for the furnishing of all labor, materials and equipment required for a complete operating installation as described in the Contract Documents for the lump sum of \$ _____

B. SUPPLEMENTAL UNIT PRICE FOUNDATION ITEMS ORDERED BY THE ENGINEER

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Price Per Unit</u>	<u>Total</u>
2.	Supplemental Unclassified Excavation, complete in place.	20	CY	\$ _____	\$ _____
3.	Granular Refill, complete in place.	20	CY	\$ _____	\$ _____
4.	Class C Concrete refill material, complete in place.	10	CY	\$ _____	\$ _____

TOTAL BID \$ _____

ARTICLE IV - CONFLICT BETWEEN COMPONENT PARTS OF CONTRACT

In the event that any provision in any of the following component parts of this Contract conflicts with any provision in any other of the following component parts, the provision in the component part first enumerated below will govern over any other component part which follows it numerically, except as may be otherwise specifically stated. Said component parts are the following:

1. Addendum Nos. _____, _____, _____ and _____.
2. Supplementary Conditions
3. General Conditions
4. Contract Specifications
5. Contract Drawings
6. Instructions to Bidders
7. Invitation to Bid
8. Contractor's Proposals
9. This Instrument

This Contract is intended to conform in all respects to applicable statutes of the state in which the work is to be constructed and, if any part or provision of this Contract conflicts therewith, the said statute shall govern.

ARTICLE V - STARTING AND COMPLETION

The Contractor shall, and agrees to, commence work at the site within 15 calendar days after the issuance by the Owner of a written notice to proceed, and to fully complete all work to the point of final acceptance by the Owner, and to complete doing all other things required of him by the Contract Documents on or before and not later than **90** calendar days therefrom. Contractor shall, and agrees to, furnish and deliver to Owner within fifteen (15) days after date of award of this Contract, the Performance Bond, Payment Bond, and the insurance certificates and policies of insurance required of him by the provisions of the Conditions of the Contract, and to do, prior to starting work, all other things which are required of him by the Contract Documents as a prerequisite of starting work.

NOTE: The Contractor's attention is directed to the provisions from liquidated damages as provided in the Special Conditions, in addition to the Excess Cost of Engineering.

The contractor hereby agrees to commence work on this Project on or before a date to be specified in a written "Notice To Proceed" issued by the Owner and to fully complete the project within **90** consecutive calendars as stipulated in the Supplementary Conditions. The Contractor further agrees to pay as liquidated damages the sum of \$500.00 per day for each consecutive calendar day thereafter as provided in the Supplementary Conditions.

ARTICLE VI - PAYMENTS TO CONTRACTOR

The Owner agrees with said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and do all the work and do all other things hereinabove mentioned according to the terms and conditions hereinabove contained or referred to for the prices aforesaid, and hereby contracts to pay the same at the time, in the manner and upon the conditions set forth or referred to in the Contract Documents; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in four original counterparts the day and year first above written.

(SEAL)

Contractor

ATTEST:

By _____

By _____

Title _____

Title _____

CITY OF MT. JULIET, TENNESSEE

By: _____
Mayor

By: _____
City Manager

By: _____
Director of Engineering

By: _____
Utilities Director

Approved as to Form and Legality

By _____
Attorney for the Owner

IMPORTANT

NOTE: If the Contractor is a corporation, the legal name of the corporation shall be set forth above together with a signature of the officer or officers authorized to sign Contracts on behalf of the corporation; if Contractor is a partnership, the true name of the firm shall be set forth above together with the signatures of all the partners; and if Contractor is an individual, his signature shall be placed above. If signature is by an agent other than an officer of a corporation or a member of a partnership, a power-of-attorney must be attached hereto. Signature of Contractor shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgment.



SUITE 401
2 INTERNATIONAL PLAZA
NASHVILLE, TENNESSEE 37217

TELEPHONE: 615/366-6088
FAX: 615/366-6203

Water Management Services, LLC

ENGINEERING • PLANNING • OPERATIONS • RATE STUDIES

December 4, 2025

Mr. Shane Shamanur, Engineering Director
Department of Public Works
City of Mt. Juliet
115 Clemmons Road
Mt. Juliet, Tennessee 37122

RE: City of Mt. Juliet; Dept. of Public Works
Hwy 70 Pump Station Valve Replacement
(WMS No. 25123)

Dear Mr. Shamanur:

We have completed our review of the bids received at 2:00 p.m. on November 25, 2025 for the above referenced project. Our review of the bids found the bids to be correct as read aloud. A copy of the bid tabulation is attached for your review and a ranking of these bids is as follows:

	<u>CONTRACTOR RANKING</u>	<u>TOTAL BID</u>
1	Jarrett Builders, Inc.	\$131,375.00

As indicated by the ranking, Jarrett Builders, Inc. was found to be the lowest bidder for the project with a low bid of \$131,375.00. Based on our review of the references provided regarding the past performance of this firm, we find that Jarrett Builders, Inc. has a satisfactory "track record" of completed work on projects similar to the Beckwith Road Pump Station Rehabilitation project.

If the City accepts this recommendation and awards this project to Jarrett Builders, Inc. then a Contract can be entered into between the City of Mt. Juliet and Jarrett Builders, Inc. provided this firm can obtain the required bonds and insurance.

Please contact us if you have any questions regarding the above.

Respectfully submitted,

Steven M Jones

Steven M. Jones, P.E.

Enclosures

Ccs: Mr. Kenny Martin, City Manager, w/enclosure, via email
Ms. Dana Hire, City Finance Director, w/enclosure
Mr. Tim Forkum, Utilities Director, w/enclosure via email
Ms. Donna Howard, Administrative Assistant, w/enclosure, via email

CITY OF MT. JULIET, DEPARTMENT OF PUBLIC WORKS
 HWY 70 PUMP STATION VALVE REPLACEMENT
 TUESDAY, NOVEMBER 25TH, 2025 @ 2:00PM
 WMS PROJECT NO. 25123

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
A.	<u>LUMP SUM BID</u> The base bid for the furnishing of all labor, materials, and equipment required for a complete operating installation as described in the Contract Documents for the lump sum of	1 LS	\$124,975.00	\$124,975.00
B.	<u>Supplemental Unit Priced Foundation Items Ordered by the Engineer</u>			
2	Supplemental Unclassified excavation, complete in place.	20 CY	\$65.00	\$1,300.00
3	Granular Refill, complete in place.	20 CY	\$80.00	\$1,600.00
4	Class C concrete refill material, complete in place.	10 CY	\$350.00	\$3,500.00
<u>Total of All Unit Price and Lump Sum Construction Items 1 - 5</u>				<u>\$131,375.00</u>

Jarrett Builders, Inc
 1106 Lebanon Pike
 Nashville, TN 37210
 TN License No. 40392

* error corrected

I hereby certify that this is a true and correct bid tab with all arithmetic errors corrected.


 Water Management Services, LLC

12-4-2025
 Date



Mt. Juliet, Tennessee

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

Staff Report

File #: 1544
10.K.

Agenda Date: 1/12/2026

Agenda #:

Title:

RESOLUTION APPROVING AGREEMENTS BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND VARIOUS ENGINEERING FIRMS FOR DESIGN AND CONSTRUCTION INSPECTION SERVICES ON CITY CAPITAL TRANSPORTATION PROJECTS AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENTS

RESOLUTION -2026

RESOLUTION APPROVING AGREEMENTS BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND VARIOUS ENGINEERING FIRMS FOR DESIGN AND CONSTRUCTION INSPECTION SERVICES ON CITY CAPITAL TRANSPORTATION PROJECTS AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENTS

WHEREAS, the City of Mt. Juliet seeks to improve roadway safety and capacity within the City; and

WHEREAS, the City of Mt. Juliet desires to approve an amendment to the agreement with WSP USA, Inc. (WSP) for services on the Old Lebanon Dirt Road Improvements project; and

WHEREAS, the City of Mt. Juliet desires to approve an agreement with Smith Seckman Reid (SSR) for Construction Engineering & Inspection (CEI) services on the Old Lebanon Dirt Road Improvements project; and

WHEREAS, the City of Mt. Juliet desires to approve an amendment to the agreement with Barge Design Solutions, Inc. (Barge) for services on the Pleasant Grove Road Improvements 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 approve the Agreements with WSP, SSR, and Barge.

Section 2. Mayor James Maness is hereby authorized to execute the said Agreements with WSP, SSR, and Barge.

BE IT FURTHER RESOLVED

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.

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.

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

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

EXECUTIVE SUMMARY

RESOLUTION APPROVING AGREEMENTS BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND VARIOUS ENGINEERING FIRMS FOR DESIGN AND CONSTRUCTION INSPECTION SERVICES ON CITY CAPITAL TRANSPORTATION PROJECTS AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENTS

The projects: **Old Lebanon Dirt Road Improvements**

This project consists of the widening and realignment of Old Lebanon Dirt Road from Moreland Drive to Chandler Road including the construction of a multi-use path and drainage improvements.

Pleasant Grove Road Improvements

This project consists of the widening and realignment of Pleasant Grove Road from Old Pleasant Grove Road to Central Pike including the construction of multi-use paths.

Contract: **Old Lebanon Dirt Road Improvements**

The contract amendment with WSP includes Engineer of Record services during the construction phase of the project, which includes project oversight, review of RFIs, site visits, and any necessary design changes during construction.

The agreement with SSR includes Construction Engineering & Inspection (CEI) services during the construction phase of the project.

Pleasant Grove Road Improvements

The contract amendment #1 with Barge includes Design and ROW acquisition services that were not included in the original agreement between the City and Barge.

Funding: The proposed consultant fees for these agreements are currently budgeted in the capital projects budget. Therefore, no budget amendment is needed.

Official act: This resolution is to provide formal support of the agreements and to authorize the Mayor to sign the agreements.

PRIME PROFESSIONAL SERVICES AGREEMENT

THIS Agreement is made and entered into this _____ day of _____, by and between the City of Mt. Juliet, Tennessee, with offices at 115 Clemmons Road, Mt. Juliet, TN 37122 (hereinafter called the "Owner"), and WSP USA Inc., a New York corporation, with offices at 216 Centerview Drive, Suite 300, Brentwood, TN, 37027 (hereinafter called "WSP").

WITNESSETH THAT:

WHEREAS, the Owner desires professional highway planning and engineering services (hereinafter called the "Services");

WHEREAS, the Owner has solicited the Services of WSP to develop engineering plans for Old Lebanon Dirt Road from the Davidson County line to the North Mt. Juliet Road (hereinafter called the "Project"); AND

WHEREAS, the Owner on September 27, 2017 selected WSP to perform services

WHEREAS, a contract supplement #1 was agreed to on January 14, 2019

WHEREAS, a contract supplement #2 was agreed to on October 11, 2021.

WHEREAS, contract supplement #3 was agreed to on October 11, 2021.

WHEREAS, contract supplement #4 was agreed to on June 13, 2022.

WHEREAS, contract supplement #5 was agreed to on February 16, 2023.

WHEREAS, contract supplement #6 was agreed to on March 25, 2024.

WHEREAS, this agreement is for the purpose of a contract supplement #7.

NOW, THEREFORE, for the consideration hereinafter set forth, the parties hereto do mutually agree as follows:

1. CONSULTATION OF WSP

The Owner retains WSP to represent the Owner in consulting matters involved in the performance of the Services, subject to the terms, conditions, and stipulations as hereinafter stated. WSP shall render the services consistent with the standard of care, skill and diligence exercised by members of the same profession providing similar services under similar conditions at the locale of the Project and at the time the services are to be performed.

2. PROJECT DESCRIPTION

The locally funded project is specifically defined as improvements to Old Lebanon Dirt Road from the Davidson County line to Mt. Juliet Road. The goal of the project is to correct operational and geometric deficiencies, including both horizontal and vertical curve issues, thereby providing a safer multimodal corridor. A secondary goal for the project is to improve bicycle/pedestrian access along the corridor. A final design will be agreed upon and developed after meaningful stakeholder engagement and a conceptual planning phase. It is anticipated that final construction plans be developed as multiple packages since funding may not be fully

available to construct the entire project under a single construction contract. The work tasks are focused on facilitating the translation of project objectives and concepts into engineering plans suitable for construction bidding.

3. SCOPE OF SERVICES

WSP shall perform the services set forth in **Exhibit A**.

4. COMPENSATION

a. For the performance of the Services, Owner shall compensate WSP at the bill rates ("Rates") shown in **Exhibit B** for each hour as services are performed. The Bill Rates are annually adjusted on January 1 of each year.

b. The specified Rates are inclusive of all direct and indirect costs associated with the performance of Services, including, but not limited to, direct labor, overhead, fringe benefits, and profit. Reimbursable (direct) expenses are not included in the Rates and will be billed separately.

c. The Total Estimated Compensation for the performance of the services is **Two Hundred and Twenty Seven Thousand Two Hundred and Fifty Three dollars (\$227,253.00)**. WSP shall not be obligated to perform services or incur costs which would cause the total amount under this Agreement to exceed the Total Estimated Compensation nor shall the Owner be obligated to reimburse WSP for costs or make payments which would cause the total amount paid to WSP to exceed Total Estimated Compensation, unless and until the Owner has notified WSP in writing that the Total Estimated Compensation has been increased and further specifies in such notice a revised Total Estimated Compensation against which the obligation of the parties hereto shall be payable in accordance with this Article.

5. SCHEDULE

WSP shall perform the Services in accordance with the Schedule set forth in Exhibit A, attached hereto and made part of this Agreement.

6. PAYMENT

Invoices for interim payments shall be prepared by WSP on WSP's standard form and submitted every four (4) weeks to the Owner. Each invoice shall be prepared to request payment for the authorized hours Services were performed at the Rates pursuant to the schedule herein. Invoices shall be paid to WSP by the Owner within fourteen (14) days of presentation to the Owner.

WSP shall submit at the end of each four (4) week period an invoice showing the authorized hours Services were performed at the agreed upon Rates. All direct expenses not included in the Rates shall be reimbursed at cost. All invoices shall be paid to WSP within fourteen (14) days of presentation to the Owner.

7. DATA TO BE FURNISHED BY Owner

Data to be furnished by the Owner to WSP at no cost to WSP consist of items as outlined under task 2 of Exhibit A.

8. INDEPENDENT CONTRACTOR

WSP represents that it has, or will secure, at its own expense, all personnel required in performing the Services under this Agreement. Such personnel shall not be employees of, nor have any contractual relationship with the Owner. WSP, consistent with its status as an independent contractor, further agrees that its personnel will not hold themselves out as, nor claim to be, officers or employees of the Owner by reason of this Agreement.

9. INSURANCE

WSP shall effect and maintain insurance at its own cost and expense to protect itself from claims under Workers' Compensation Acts; from claims for damages because of bodily injury including sickness, disease, or death of any of its employees; from claims for damages because of injury to or destruction of tangible property; and from claims arising out of the performance of professional Services caused by errors, omissions, or negligent acts for which it is legally liable, each in the amount of \$1,000,000.

WSP shall furnish the Owner with a certificate(s) of insurance showing WSP has complied with this Article, which certificates shall provide that thirty (30) days written notification of cancellation of the policies shall be given to the Owner.

10. INDEMNITY AND LIMITATION

WSP shall indemnify and hold harmless the Owner from and against any and all claims, suits, actions, judgments, demands, losses, costs, expenses, damages, and liability caused solely by, resulting solely from, or arising solely out of the negligent acts, errors, or omissions of WSP, its officers, employees, agents, or representatives in the performance of Services under this Agreement. WSP shall in no event be liable in contract, tort, or otherwise, for any indirect or consequential damages, including but not limited to loss of estimated profits, loss of use, loss of revenue, cost of capital, loss of good will, or similar damages arising out of its performance of the Services hereunder.

11. CHANGES AND EXTRA SERVICES

The Owner may make changes within the general scope of this Agreement. If WSP is of the opinion that any proposed change causes an increase or decrease in the cost and/or the time required for performance of this Agreement, WSP shall so notify the Owner of that fact. An agreed-upon change will be reduced to writing signed by the parties hereto and will modify this Agreement accordingly. WSP may initiate such notification upon identifying a condition which may change the Services agreed to on the effective date of this Agreement, as set forth in Exhibit A.

Any such notification must be provided within thirty (30) days from the date of receipt by that party of the other party's written notification of a proposed change. In the event that agreement cannot be reached by the parties hereto as to a particular change, the issue shall be resolved pursuant to Article 18.

The Owner may request WSP to perform extra Services not covered by the Scope of Services as set forth in Exhibit A, and WSP shall perform such extra Services and will be

compensated for such extra Services when they are reduced to a writing mutually agreed to and signed by the parties hereto amending this Agreement accordingly.

The Owner shall not be liable for payment of any extra Services nor shall WSP be obligated to perform any extra Services except upon such written amendment.

12. DELAYS

WSP shall perform its Services with due diligence upon receipt of a written Notice to Proceed from the Owner. The Owner may authorize costs to be incurred prior to such written Notice to Proceed. In the event that performance of its Services is delayed by causes beyond the reasonable control of WSP, and without the fault or negligence of WSP, the time and total compensation for the performance of the Services shall be equitably adjusted by written amendment to reflect the extent of such delay. WSP shall provide the Owner with written notice of delay, including therein a description of the delay and the steps contemplated or actually taken by WSP to mitigate the effect of such delay.

13. TERMINATION

This Agreement may be terminated by either party hereto upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement through no fault of the terminating party. This Agreement may also be terminated by either party for its convenience, but only upon fourteen (14) days written notice to the other party.

In the event of termination, WSP shall be compensated for all Services performed and costs incurred up to the effective date of termination for which WSP has not been previously compensated, plus termination expenses reasonably incurred such as labor and expenses required to prepare project files for transfer, or winding down third party commitments, if any, as a result of termination.

Upon receipt of notice of termination from the Owner, WSP shall discontinue the Services unless otherwise directed and upon final payment from the Owner deliver to the Owner the required number of copies of all data, drawings, reports, estimates, summaries, and such other information and materials as may have been accumulated by WSP in the performance of this Agreement, whether completed or in process.

14. OWNERSHIP OF DOCUMENTS

The parties hereto agree that WSP shall retain possession of all drawings, specifications, and other documents when its Services have been completed. The Owner will be provided two (2) sets of reproducible drawings, specifications, and other documents so furnished and they shall not be reused either for additional Services on this Project to be done by others, or on other Projects, without the prior written consent of WSP. Such consent shall stipulate what, if any, additional compensation shall be paid to WSP for such reuse of documents by the Owner. In no event shall the receipt of such additional compensation operate as a waiver of WSP's rights under Article 10.

15. SUCCESSORS AND ASSIGNS

WSP shall not assign, sublet, sell, transfer, or otherwise dispose of any interest in this Agreement without the prior approval of the Owner.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and permitted assigns, but shall not inure to the benefit of any third party or other person.

16. NONWAIVER

No failure or waiver or successive failures or waivers on the part of either party hereto, their successors or permitted assigns, in the enforcement of any condition, covenant, or article of this Agreement shall operate as a discharge of any such condition, covenant, or article nor render the same invalid, nor impair the right of either party hereto, their successors or permitted assigns, to enforce the same in the event of any subsequent breaches by the other party hereto, its successors or permitted assigns.

17 NOTIFICATION

All notices required or permitted under this Agreement shall be in writing and shall be deemed sufficiently served if served by Registered Mail addressed as follows:

TO Owner: City of Mt. Juliet
 115 Clemmons Road
 Mt. Juliet, TN 37122
 ATTENTION: Matthew White, P.E.

WITH Copy to: Samantha Burnett
 City Attorney
 2425 N. Mt. Juliet Road
 Mt. Juliet, TN 37122

TO WSP: WSP USA Inc
 216 Centerview Drive, Suite 300
 Brentwood, TN 37027
 ATTENTION: David Morse, P.E.

18. DISPUTES

In the event any disputes arise related to the subject matter of this Agreement and the parties cannot agree upon a resolution, the issue(s) shall first be submitted for mediation. The venue of any action deemed necessary by either party hereto and in construction, interpretation or enforcement of this Agreement shall be a court of competent jurisdiction in Wilson County, Tennessee. Any and all claims, disputes, and other matters in question arising out of or relating to this Agreement or the breach thereof which are not disposed of by mutual agreement of the parties or mediation shall be submitted to a court of competent jurisdiction.

19. APPLICABLE LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.

20. EXTENT OF AGREEMENT

This Agreement represents the entire and integrated agreement between the Owner and WSP and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to this Project.

IN WITNESS WHEREOF, this Agreement has been executed by the Owner and WSP, effective from the day and year first written above.

City of Mt. Juliet

By _____
James Maness
Mayor

WSP USA Inc.

By Andrew Sonner, PE
Andrew Sonner, P.E.
TN Transportation Local Business Leader

Old Lebanon Dirt Road Fee Estimate (EOR/RFI Services Through Construction)

EXHIBIT A

Owner: City of Mt. Juliet, Tennessee (Mt. Juliet)
Engineer: WSP USA Inc (WSP)
Project Number & Name: Old Lebanon Dirt Road from Chandler Road to Moreland Drive

SCOPE OF SERVICES

Project Summary

The locally funded project is specifically defined as improvements to Old Lebanon Dirt Road from Chandler Road to Moreland Drive. The goal of the project is to correct operational and geometric deficiencies, including both horizontal and vertical curve issues, thereby providing a safer multimodal corridor. A secondary goal for the project is to improve bicycle/pedestrian access along the corridor. A final design was agreed upon previously and has been developed from the conceptual plan up through construction plans.

The scope of work shall be provided throughout the construction of the project, from May 1, 2026 through April 30, 2028 (24-months). The work shall consist of project management and administration, Request for Information (RFI) reviews, office services, site visits, and requested design changes, as outlined below. Work shall minimize disruption to the construction operation and schedule.

Task 1 – Project Management and Administration

Throughout the construction phase of the project, WSP will coordinate with Mt. Juliet, the selected contractor, and the CEI firm monthly, at minimum. The primary purpose of this task will be the planning, organizing, and implementation of meetings, conference calls, and/or email communication in order to appropriately carry out tasks stipulated in this scope of work. The WSP Project Manager will serve as the main point of contact between Mt. Juliet and WSP to facilitate distribution of information to the appropriate team members.

Task 1 Deliverables:

- Prepare monthly invoices and progress reports over 24 months.

Old Lebanon Dirt Road Fee Estimate (EOR/RFI Services Through Construction)

Task 15 – EOR/RFI Services

Request for Information (RFI) Reviews

RFI services shall not be performed unless the specific services are authorized in writing by Mt. Juliet to document and approve specific office services prior to initiation of the work. WSP assumes an average of two RFI's per month over 24 months and reviews shall be completed and responses submitted within 7 calendar days of receiving RFIs. (Highest priority RFIs may require shorter turnaround time.) Processing time shall begin upon receiving RFI from Mt. Juliet and end at the return of the fully processed RFI.

Office Services

WSP shall provide services to assist Mt. Juliet in matters other than RFI reviews. Services could include assisting with analyzing the construction schedule, reviewing value engineering proposals, cost estimating and drawings/sketches, if necessary. Office services shall not be performed unless the specific services are authorized in writing by Mt. Juliet.

Site Visits

During the 24-month construction period, WSP assumes monthly progress meetings, with an option to join virtually. At a minimum, the WSP Project Manager and the WSP Construction Manager will attend each meeting. WSP shall not commence site visits unless authorized, in writing, by Mt. Juliet. WSP will prepare any necessary documentation in advance of each progress meeting. Hours charged for site visits shall include actual hours spent working at the site plus round-trip travel time and follow-up for each trip.

Task 15 Deliverables:

- Prepare necessary documentation in response to RFIs and site visits.

Task 16 – Design Changes

WSP will perform any necessary design changes, as requested by Mt. Juliet. Plan sheets will be updated in accordance with TDOT's standards and Design Guidelines. In addition, WSP will use as general specifications, TDOT's current Standard Specifications for Road and Bridge Construction. All plan revisions will be delivered to Mt. Juliet as per TDOT standard process unless directed otherwise by Mt. Juliet.

**Old Lebanon Dirt Road
Fee Estimate (EOR/RFI Services Through Construction)**

Design changes may include, but are not limited to the following:

- Horizontal and/or vertical geometry
- Drainage structures
- Quantities

Task 16 Deliverables:

- Prepare and submit plan revision(s), as necessary.

REIMBURSABLE EXPENSES:

Project specific reimbursable expenses and charges shall include the following:

- Mileage

**Old Lebanon Dirt Road
Fee Estimate (EOR/RFI Services Through Construction)**

EXHIBIT B

WSP Team Fee Summary

Summary Totals	
WSP Labor Total	\$ 220,477
WSP Direct Expenses	\$ 6,776
Total Fee (Through 16 Design Changes) =	\$ 227,253

Direct Expenses	
Mileage (Reimbursed at \$0.70/mile)	\$ 6,776
Direct Expenses Total =	\$ 6,776

**Old Lebanon Dirt Road
Fee Estimate (EOR/RFI Services Through Construction)**

WSP Team Fee by Task

	Percent by Phase	Totals
Task 1 - PM/Coordination	15.8%	\$ 35,931
Task 2 - Concept Phase	0.0%	\$ -
Task 3 - NEPA Phase	0.0%	\$ -
Task 4 – Field Survey	0.0%	\$ -
Task 5 - Preliminary Design Phase	0.0%	\$ -
Task 6 - ROW Plans	0.0%	\$ -
Task 7 - Microstation/PDF	0.0%	\$ -
Task 8 - Appraisals	0.0%	\$ -
Task 9 - Acquisitions	0.0%	\$ -
Task 10 - Drainage Improvements	0.0%	\$ -
Task 11 - Permits	0.0%	\$ -
Task 12 – Construction Plans	0.0%	\$ -
Task 13 – Bid/Award Services	0.0%	\$ -
Task 14 – Geotechnical Services	0.0%	\$ -
Task 15 – EOR/RFI Services	67.4%	\$ 153,118
Task 16 – Design Changes	13.8%	\$ 31,428
Direct Expenses	3.0%	\$ 6,776
Totals	100.0%	\$ 227,253

SHORT FORM OF AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

This is an Agreement between **City of Mt. Juliet** (Owner) and **Smith Seckman Reid** (Engineer). Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as **Old Lebanon Dirt Road** (Project). Engineer's services under this Agreement (Services) are generally identified as **Construction Engineering and Inspection**.

Owner and Engineer further agree as follows:

1.01 Services of Engineer

- A. Engineer shall provide or furnish the Services set forth in this Agreement, and any Additional Services authorized by Owner and consented to by Engineer.

2.01 Owner's Responsibilities

- A. Owner shall provide Engineer with existing Project-related information and data in Owner's possession and needed by Engineer for performance of Engineer's Services. Owner will advise the Engineer of Project-related information and data known to Owner but not in Owner's possession. Engineer may use and rely upon Owner-furnished information and data in performing its Services, subject to any express limitations applicable to the furnished items.

- 1. Following Engineer's assessment of initially-available Project information and data, and upon Engineer's request, Owner shall obtain, furnish, or otherwise make available (if necessary through retention of specialists or consultants) such additional Project-related information and data as is reasonably required to enable Engineer to complete its Services; or, with consent of Engineer, Owner may authorize the Engineer to obtain or provide all or part of such additional information and data as Additional Services.

- B. Owner shall provide necessary direction and make decisions, including prompt review of Engineer's submittals, and carry out its other responsibilities in a timely manner so as not to delay Engineer's performance. Owner shall give prompt notice to Engineer whenever Owner observes or otherwise becomes aware of (1) any relevant, material defect or nonconformance in Engineer's Services, or (2) any development that affects the scope or time of performance of Engineer's Services.

3.01 Schedule for Rendering Services

- A. Engineer shall complete its Services within the following specific time period: **24 months of Construction from April 2026 to April 2028 with an additional 2 months for project close out**. If no specific time period is indicated, Engineer shall complete its Services within a reasonable period of time.
- B. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer's Services is impaired, or Engineer's Services are delayed or suspended, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.

4.01 Invoices and Payments

- A. Invoices: Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt.
- B. Payment: As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in this Paragraph 4.01, Invoices and Payments. If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.
- C. Failure to Pay: If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt of Engineer's invoice, then (1) the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day; (2) in addition Engineer may, after giving 7 days' written notice to Owner, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges, and in such case Owner waives any and all claims against Engineer for any such suspension; and (3) if any payment due Engineer remains unpaid after 90 days, Engineer may terminate the Agreement for cause pursuant to Paragraph 5.01.A.2.
- D. Reimbursable Expenses: Engineer is entitled to reimbursement of expenses only if so indicated in Paragraph 4.01.E or 4.01.F. If so entitled, and unless expressly specified otherwise, the amounts payable to Engineer for reimbursement of expenses will be the Project-related internal expenses actually incurred or allocated by Engineer, plus all invoiced external expenses allocable to the Project, including Engineer's subcontractor and subconsultant charges, with the external expenses multiplied by a factor of **1.00**.
- E. Basis of Payment
 - 1. Lump Sum. Owner shall pay Engineer for Services as follows:
 - a. A Lump Sum amount of **\$2,531,248.52**.
 - b. In addition to the Lump Sum amount, reimbursement of the following expenses: None.
 - c. The portion of the compensation amount billed monthly for Engineer's Services will be based upon Engineer's estimate of the percentage of the total Services actually completed during the billing period.
- F. Additional Services: For Additional Services, Owner shall pay Engineer an amount equal to the cumulative hours charged in providing the Additional Services by Engineer's employees, times standard hourly rates for each applicable billing class; plus reimbursement of expenses incurred in connection with providing the Additional Services.

5.01 Termination

- A. Termination for Cause
 - 1. Either party may terminate the Agreement for cause upon 30 days' written notice in the event of substantial failure by the other party to perform in accordance with the terms of the Agreement, through no fault of the terminating party.

- a. Notwithstanding the foregoing, this Agreement will not terminate under Paragraph 5.01.A.1 if the party receiving such notice begins, within 7 days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt thereof; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30-day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein will extend up to, but in no case more than, 60 days after the date of receipt of the notice.
 2. In addition to its termination rights in Paragraph 5.01.A.1, Engineer may terminate this Agreement for cause upon 7 days' written notice (a) if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional, (b) if Engineer's services for the Project are delayed or suspended for more than 90 days for reasons beyond Engineer's control, (c) if payment due Engineer remains unpaid for 90 days, as set forth in Paragraph 4.01.C, or (d) as the result of the presence at the Site of undisclosed Constituents of Concern as set forth in Paragraph 6.01.I.
 3. Engineer will have no liability to Owner on account of any termination by Engineer for cause.
- B. Termination for Convenience: Owner may terminate this Agreement for convenience, effective upon Engineer's receipt of notice from Owner.
- C. Payments Upon Termination: In the event of any termination under Paragraph 5.01, Engineer will be entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement, and to reimbursement of expenses incurred through the effective date of termination. Upon making such payment, Owner will have the limited right to the use of all deliverable documents, whether completed or under preparation, subject to the provisions of Paragraph 6.01.F, at Owner's sole risk.
1. If Owner has terminated the Agreement for cause and disputes Engineer's entitlement to compensation for services and reimbursement of expenses, then Engineer's entitlement to payment and Owner's rights to the use of the deliverable documents will be resolved in accordance with the dispute resolution provisions of this Agreement or as otherwise agreed in writing.
 2. If Owner has terminated the Agreement for convenience, or if Engineer has terminated the Agreement for cause, then Engineer will be entitled, in addition to the payments identified above, to invoice Owner and receive payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with Engineer's subcontractors or subconsultants, and other related close-out costs, using methods and rates for Additional Services as set forth in Paragraph 4.01.F.

6.01 General Considerations

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this

Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

- B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor will Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to that Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.
- C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
- D. Engineer's opinions of probable construction cost (if any) are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.
- E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents, other than those made by Engineer.
- F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Engineer grants to Owner a limited license to use the deliverable documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the deliverable documents, and subject to the following limitations:
 - 1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
 - 2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and subconsultants;
 - 3. such limited license to Owner shall not create any rights in third parties.

- G. Owner and Engineer agree to transmit, and accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.
- H. Waiver of Damages; Limitation of Liability: To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's officers, directors, members, partners, agents, employees, subconsultants, and insurers, any and all claims for consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes.
- I. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.
- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute will be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.
- K. This Agreement is to be governed by the laws of the state in which the Project is located.
- L. Engineer's Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

7.01 Definitions

- A. Constructor—Any person or entity (not including the Engineer, its employees, agents, representatives, subcontractors, and subconsultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.
- B. Constituent of Concern—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), lead based paint (as defined by the HUD/EPA standard), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to laws and regulations regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

8.01 Successors, Assigns, and Beneficiaries

A. Successors and Assigns

1. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 8.01.A.2 the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
2. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

- B. Beneficiaries: Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

9.01 Total Agreement

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

Attachments: Exhibit A, Engineer's Scope of Services

This Agreement's Effective Date is **12/23/25**.

Owner:

(name of organization)

By: _____
(authorized individual's signature)

Date: _____
(date signed)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Address for giving notices:

Designated Representative:

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Address:

Phone: _____

Email: _____

Engineer:

Smith Seckman Reid, Inc.

(name of organization)

By: _____
(authorized individual's signature)

Date: **1-6-26**
(date signed)

Name: **David Donoho**
(typed or printed)

Title: **Senior Principal**
(typed or printed)

Address for giving notices:

Smith Seckman Reid, Inc.

2995 Sidco Drive

Nashville, TN 37204

Designated Representative:

Name: **David Donoho**
(typed or printed)

Title: **Senior Principal**
(typed or printed)

Address:

Smith Seckman Reid, Inc.

2995 Sidco Drive

Nashville, TN 37204

Phone: **615-514-6129**

Email: **ddonoho@ssr-inc.com**



EXHIBIT A – ENGINEERING SERVICES

December 22, 2025

Mr. Matthew White
Public Works Director
City of Mt Juliet
115 Clemmons Rd
Mt. Juliet, TN 37122

Re: CEI for Old Lebanon Dirt Road Widening

Dear Mr. White:

Smith Seckman Reid, Inc. (“SSR” or “the Consultant”) is pleased to submit this letter agreement (the “Agreement”) to The City of Mt. Juliet (“the Owner” or the “City”) for providing Construction Management and Construction Inspection services. The following is our project understanding, scope of services, schedule, and fee.

Project Understanding

We understand that the City of Mt. Juliet desires to widen and realign Old Lebanon Dirt Road, from Chandler Road to Moreland Drive, and expand the roadway from two to three lanes with a multi-use path along one side. The project shall be accomplished in accordance with the TDOT Standard Specifications with full oversight by the City. SSR will provide Construction Engineering and Inspection services for the project. SSR will conduct all acceptance testing required on the project.

Scope of Services

SSR will provide the services specifically set forth below.

Task 1 – Project Management

This task will consist of the following project management activities:

- Project Coordination –SSR will assist the City with coordination to provide updates, coordinate project reviews, and other activities to help the City keep the project stakeholders generally informed of the progress of the project. SSR will provide preconstruction services regarding plans or contract review, if requested. The review will include but not be limited to constructability, phasing, scheduling, contractual language and/or other related processes. SSR will attend bid opening. Review of bid documents and bid opening will be performed by others.
- Progress Meetings – SSR will conduct progress meetings for scheduling and resolving project issues. SSR will assist the City for unresolved issues and provide a record of accountability on each party involved with the contract. SSR will produce meeting minutes.

- Environmental Compliance - SSR will conduct Erosion Prevention and Sediment Control (EPSC) inspection with the Contractor in accordance to the guidelines outlined and accepted by the Tennessee Department of Environment and Conservation (TDEC). The EPSC inspection will be carried out in accordance to the Storm Water Prevention Pollution Plan (SWPPP).
- Public Relations – SSR will meet with any homeowner that has questions about the project and the impact to their property. SSR will respond to complaints in a timely manner and work with contractor and City to get the complaints, if valid, resolved.

Task 2 – Construction Engineering Inspection

SSR will provide Construction Engineering and Inspection (CEI) services for the Client in accordance with TDOT Guidelines. SSR will provide inspection services for the project. SSR will provide the appropriate field and office staff as described above to assist the Client in compliance with the guidelines as outlined in the subtasks below.

A. Pre-Construction and Pre-Erosion Conference.

SSR will attend one Pre-Construction at a time and location determined by the Client.

B. Project Administration

SSR will provide project administration and coordinate with the assigned City Supervisor. SSR will prepare for, cooperate with, and assist the City that may be assigned to review project records, payments, reports, etc. SSR will provide the inspectors and assistance to monitor the work being done on the contract. A list of emergency contacts and phone numbers will be supplied to the Client. The project administrator will also obtain from the contractor a list of contractor's personnel that will be responsible for any occurrence that may arise on the project for the life of the project.

C. Supplemental Agreements – Construction Change Orders

SSR will notify the Client of the necessity for any Supplemental Agreements/Construction Changes. SSR will negotiate prices for additional pay items with the contractor while adhering to the "TDOT Average Unit Price" listing when possible and coordinate acceptance of prices with the Client. SSR will prepare the Supplemental Agreement/Construction Change and submit to the Client for final review and submittal for processing. Any work that cannot be negotiated with the prime contractor will be pursued by Force Account as defined in the TDOT Standard Specifications and recorded on forms supplied by the Tennessee Department of Transportation. SSR will assist the Engineer of Record with any Value Engineering Change Proposals and prepare recommendations for the Client.

D. Quality Assurance, Testing for Acceptance, and Training

SSR will provide certified and trained personnel for field and inspection as defined in the Contract, Plans or Specifications and document testing on standard forms normally used by TDOT. SSR will provide miscellaneous checking of application rates

and dimensions and bearings to assure conformance to Plans and Specifications. If certifications of material are submitted by the contractor they will be reviewed by SSR for conformity to the Specifications.

E. Progress Payments

SSR will collect and assemble quantities for Monthly Progress Payments to the prime Contractor from actual project field records, as directed by Special Provisions in the contract, from Supplemental Agreements/Construction Changes, or from Force Accounts. The quantities for payment will be referenced to field records prior to submission for payment. If test reports are required, they will be on file prior to payment. Pay quantities will be submitted to the Client for review and payment. Payments for stockpiled material may be made as defined in the TDOT Standard Specifications and approved by the Project Supervisor. Estimate "cut-off" will be the last day of each month.

Copies of approved subcontracts will be on file prior to the first Progress Payment.

F. Distribution of Correspondence

SSR will submit to the Client a copy of all correspondence between SSR, the City, the contractor, and subcontractors concerning matters related to the project. SSR will maintain an office file copy for submission with the project Final Records.

G. Inspection of Work

SSR will provide inspection services as defined above to determine if the work is in conformance to Plans and Specifications for items that are being incorporated into the project. SSR will observe, measure and record all quantities for payment. SSR will record field measurements in project records for review by the Client, or auditors. The records will be recorded electronically and/or on field inspection forms to be submitted to the Client. SSR will proof roll subgrade prior to placing stone lifts. SSR will check traffic control daily, and additionally as required or requested, and will notify the contractor of deficiencies or problems observed. SSR will document weekly (or as often as necessary) project traffic control on forms normally used by TDOT and distribute as required. SSR will inspect erosion control items for conformance to the plans as well as effectiveness in the field and will notify the contractor of deficiencies. SSR will prepare to justify pay quantities in the case of questions by the contractor or City. SSR will maintain an accurate daily diary consisting of:

- A record of the contractors on the project
- Their personnel (number and classification)
- Equipment (number and type or size)
- Location and work performed by each contractor or subcontractor
- Orders given the contractor
- Events of note on the project
- Accidents on the project and any details surrounding the accident such as police report number, fatalities, causes, time, etc. Obtain a copy of the police report for the project records whenever possible.
- Weather, amount of precipitation, temperature at morning, noon, and evening, cloudy, clear, etc.

- Equipment arriving or leaving the project, idle equipment

All SSR field technicians will be certified in the applicable TDOT certification workshops listed below:

- Class 1 Concrete Technician/ACI
- Aggregate Technician
- Asphalt Certified Roadway
- Nuclear Gauge Training
- OSHA 10 Safety Training Construction
- TDEC EPSC Level 1

H. Contractor's Payrolls, Employee Interviews and Contract Compliance:

Although the submission of civil rights documents such as certified payrolls, prompt payments, CC3 forms, ect are not expected on this project, if they become required by the City, SSR will receive and review as they would on a state wage rate project.

I. Subconsultant Services

Subconsultant services will consist of laboratory testing of materials such as concrete cylinder breaks, soil proctors, and stone proctors.

J. Reports

There are numerous reports, documents, etc., that must be generated in the process of contract administration. SSR will maintain either electronic or paper copies of project documentation.

K. Final Records

SSR will submit a compilation of project records to the Client after project completion. SSR will make corrections when/if notified and resubmit the records and a final estimate for the project at the appropriate time. SSR will submit all final documents (paper and/or electronic) with the final records.

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed for mutually agreed upon fees.

Information Provided by Client

We shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives.

Fee and Billing

SSR will provide the above services at a Lump Sum fee not to exceed **\$2,531,248.52** for the construction phase services. The fee includes all direct and indirect costs associated with the construction phases.

SSR will invoice the City once per month for the services provided for that month. Payment is expected within 30 days of the invoice.

It is further understood that the CEI services for this project are for the specified timeframe of 24 months of Construction from April 2026 to April 2028 with an additional 2 months for project close out. In the event that the Contractor does not finish the project in the allotted time frame, SSR will negotiate a supplement to this contract to cover services rendered beyond the construction original contract end date.

We look forward to continuing our working relationship with the City of Mt. Juliet. If you have any questions please feel free to contact me.

Sincerely,



David Donoho
Principal, SSR
615-514-6129, ddonoho@ssr-inc.com

CEI SERVICES FOR OLD LEBANON DIRT ROAD

ESTIMATED MAN-HOURS

SSR	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28
Senior Project Manager	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Construction Manager	92	80	88	88	84	84	88	72	72	80	80	82	88	80	88	84	88	84	84	80	80	80	84	82	80	60	30
Construction Admin	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Senior Inspector - Roadway	236	216	236	236	226	226	236	196	206	216	216	246	236	216	236	226	236	226	226	216	216	216	226	246	216	100	100
Senior Inspector - OT	60	56	60	60	58	58	60	52	54	56	56	62	60	56	60	58	60	58	58	56	56	56	58	62	56	20	20
Inspector - Roadway	220	200	220	220	210	210	220	180	190	200	200	230	220	200	220	210	220	210	210	200	200	200	210	230	200		
Inspector - OT	44	40	44	44	42	42	44	36	38	40	40	46	44	40	44	42	44	42	42	40	40	40	42	46	40		
Asphalt Plant Inspector		100	50			50							100					50						150			
Asphalt Plant - OT		20	10			10							20					10						30			
Survey Chief	200	40			24	8								44	44										200	40	
Rodman	120	120			24	24																			120	120	

ADDITIONAL SERVICES AMENDMENT NUMBER 1

This amendment to the Professional Services Agreement dated January 22, 2025, between City of Mt. Juliet (Client) and Barge Design Solutions, Inc. (Barge) is for additional services described as follows:

Project: Pleasant Grove Widening
(TDOT PIN 132387.00)
 Project Description: Project Limits are from Central Pike to Old Pleasant Grove Road. Secondary minor project is to provide a separate set of plans for approximately 1000' of Pleasant Grove Road for use by a private developer to construct half of the roadway in front of their development.

- I. **PROFESSIONAL SERVICES:** Barge agrees to perform the additional services under this Amendment as described in Attachment A.
- II. **COMPENSATION:** The compensation to be paid to Barge for providing the requested additional services shall be paid in accordance with Attachment A.
- III. **TERMS AND CONDITIONS:** Services performed under this amendment are subject to the same terms and conditions described in the Professional Services Agreement as referenced above.

City of Mt. Juliet		Barge Design Solutions, Inc.	
By:		By:	
Printed Name:		Printed Name:	Rachel Back, PE
Title:		Title:	Vice President
Address:		Address:	615 3 rd Avenue South, Suite 700, Nashville TN 37210
Date Signed:		Date Signed:	December 19, 2025
Tax I.D. Number			

The scope of work is presented in the following elements.

- I. Project Description
- II. Scope of Services
- III. Additional Services
- IV. Project Understanding, Assumptions, and Exclusions
- V. City Responsibilities
- VI. Deliverables
- VII. Compensation

I. Project Description

As per the original contract, Barge Design Solutions, Inc. (Barge) is tasked with providing design services for the widening of Pleasant Grove Road (TDOT PIN 132387.00) for the City of Mt. Juliet, Tennessee (City). The goal of the project is to widen and realign Pleasant Grove Road from Central Pike (SR 265) to Old Pleasant Grove Road. This scope of services is a supplement to the original contract dated January 22, 2024 based on client-requested changes to the base design and unforeseen additional efforts required by TDOT for NEPA documentation. Generalized categories of changes to the base design include:

- Revised typical section from four-lane divided roadway to a three-lane divided roadway.
- Addition of a second roundabout at Pleasant Grove Road and Trevor Drive
- Additional NEPA work required by TDOT due to recent changes in policy and procedures
- Development of alternative intersection designs
- ROW negotiation support in for the Developer Plans

II. Scope of Services

Barge proposes the additional Scope of Services related to the above-noted items.

A. NEPA

- a. TDOT-required additional noise studies for NEPA documentation
 - i. TDOT has recently updated their procedures following recent coordination with FHWA and will require noise validation analysis for all projects moving forward. (Validation had previously only been conducted for interstate projects) Validation involves conducting short-term (20 minute) measurements and simultaneously counting traffic and estimating speeds. The traffic and speed data are entered into the TNM model, and the predicted noise level(s) is compared to the measured noise level to validate the model.

B. Developer Construction Plans

- a. Tract No. 34 of the Developer Construction Plans will require ROW negotiations. These negotiations will need to follow TDOT Local Programs guidance in order to remain compliant with larger overall Pleasant Grove Road Project. A detailed description of the work is provided in Attachment B.
 - i. Note - The term appraisal waiver valuation means the valuation process used and the product produced when acquiring determines that an appraisal is not required, pursuant to §24.102(c)(2). To follow TDOT guidelines the waivers (NPP) will be prepared by the City and OR Colan (ORC) will train and coach the City into completed the appraisal waivers (Nominal Payment Parcel). It will be the City responsibility to complete the NPP. All RW Services include Federal Guideline process.
- b. Barge will complete utility coordination with up to 9 utility owners for the Developer Construction Plans with the following tasks:
 - i. Send plans and letter by Certified Mail and Email to each utility owner.
 - ii. If response from owners confirms utilities in the area, send 95% Construction Plans via email.
 - iii. Attend a meeting for no more then 1 hour to discuss concerns with the utility owner.
 - iv. Address comments the utility owner may have that are approved by the City.
 1. Comments that result in a major revision will be considered outside the limits of this scope and will require additional fee. Major revisions are generally defined as updates to the plans that effect any of the following:
 - a. Alignment or profile of Pleasant Grove Road
 - b. Alignment or profile of Side Roads
 - c. Cross-Sections for Pleasant Grove Road and Side Roads
 - d. Storm Drainage
 - e. Driveways that belong to the Developer.
 2. Minor revisions would include the addition of notes and labels not resulting in design changes.

C. Preliminary Plan

- a. Revised Typical Section
 - i. Design tasks related to revising the four-lane, raised median, divided typical section to a three 3-lane typical section. This change requires additional design related to roadway alignments, roadway profiles, sideroad profiles, cross sections, preliminary right of way, and drainage design.
- b. Additional Roundabout Design
 - i. Provide design revision for an additional 3-legged roundabout at the Trevor Drive/Pleasant Grove Road intersection.

- D. Alternative Intersection Design
 - a. Develop alternative intersection designs. This includes the following:
 - i. Additional drainage design
 - ii. Driveway redesign
 - iii. Cross-section revisions
 - iv. Revising quantities, OPCC
 - v. Revising plan sheets
 - 1. Proposed
 - 2. Profile
 - 3. Driveway profiles
 - 4. EPSC
 - 5. Temporary Traffic Control
 - 6. Cross-Sections

III. Project Understandings and Assumptions

As per the original agreement.

IV. City Responsibilities

As per the original agreement.

V. Deliverables

As per the original agreement.

VI. Compensation

The compensation to be paid to Barge for providing requested services is provided in the Fee Summary Table below.

Fee Summary Table

Items	Fee Type	Fee Amount
Task 2: NEPA	Lump Sum	\$7,000
Noise Study Subconsultant	Included in Task 2	\$7,000
Task 3: Developer Construction Plans	Lump Sum	\$36,100
ROW Negotiations Subconsultant	Included in Task 3	\$21,600
Task 7: Preliminary Plans	Lump Sum	\$53,700
Task 9: Alternative Intersection Design	Lump Sum	\$48,400
TOTAL	LS	\$145,200

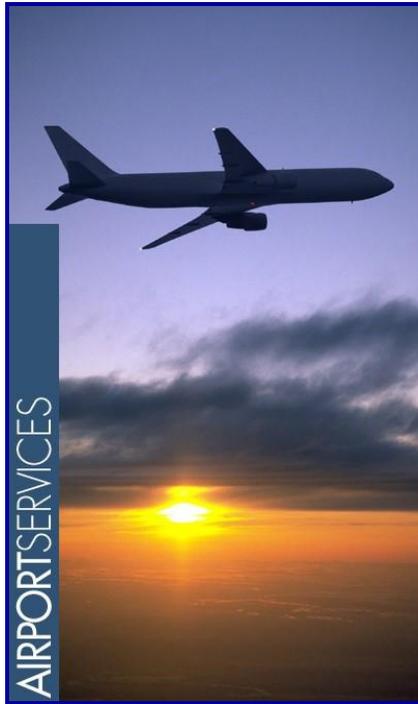
The fees provided above are valid up to three (3) months from the date of this proposal.



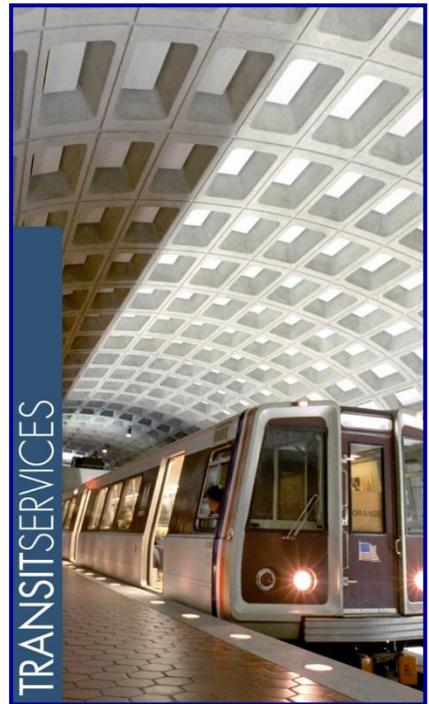
REAL ESTATE SOLUTIONS
FOR INFRASTRUCTURE

320 Seven Springs Way
Brentwood, TN 37027
Ph. # 574-612-2210

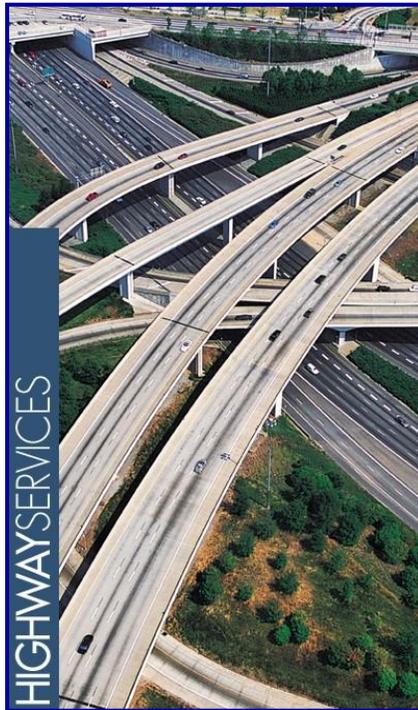
Visit us at www.orcolan.com



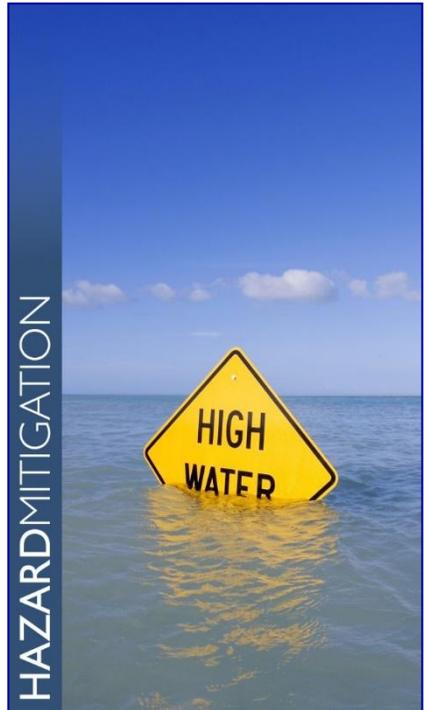
AIRPORTSERVICES



TRANSITSERVICES



HIGHWAYSERVICES



HAZARDMITIGATION

Letter of Interest/Scope Proposal

City of Mt Juliet on Pleasant Grove Road
ORC Job # TN0223.000

December 15, 2025 (Rev 3)

DEFINITIONS AND DESCRIPTIONS OF DUTIES TO BE PERFORMED

Project Owner- References to “Project Owner” in this Scope of Services shall mean City of Mt. Juliet.

Client- References to “Client” in this Scope of Services shall mean Barge Design Solutions.

Consultant- References to “Consultant” in this Scope of Services shall mean the right of way acquisition consultant, O. R. Colan Associates, LLC.

Project Authorization- Project authorization shall remain a Client function. The Client shall ensure an official notification to begin work.

Evidence of Insurance- The Consultant will provide a Certificate of Insurance meeting all the requirements of the Client with the proposal or after a contract is executed between the Client/or Client and the Consultant.

Labor Payments- All labor payments to the Consultant will be the responsibility of the Client.

DESCRIPTIONS OF DUTIES TO BE PERFORMED

TITLE WORK

Titles- Title Reports (20 years) to be provided by the Consultant to the Client.

VALUATIONS

Waiver Valuations- (Nominal Payment Parcels-NPP)The term appraisal waiver valuation means the valuation process used and the product produced when the acquiring determines that an appraisal is not required,pursuant to §24.102(c)(2). The acquisition(s) in question are simple and uncomplicated,therefore, this approach would work best. In case a waiver valuation results in a value higher than \$15,000.00, the consultant will offer the landowner the opportunity to have the property appraised (ss set forth in §24.102(c)(2)(C)). (Will apply when applicable)

Appraisal- The Consultant will provide appraisals as needed and only if requested and authorized by the Client on a case-by-case scenario.

Appraisal Reviews- The Appraisal Review process is required if either: (1) directed by the Client or (2) State or Federal funds are used on any phase of this project. It is assumed that this project will receive State or Federal funds in which cases will need Appraisal Reviews.

ACQUISITION

Preparation of Individual Parcel Files- The Consultant shall be responsible for the assembling and maintenance of all acquisition files. All files will be maintained in accordance with the Client’s request.

Negotiations- The Consultant will be responsible for negotiation activities for one (1) proposed tract. All negotiation activities will be done in accordance with the Client's request or the TDOT Acquisition Manual. Negotiations are assumed to be for permanent and temporary construction easements.

The Consultant is responsible for the Initial Contact and the distribution of the Offer Letters. Consultant will complete a maximum of eight (8) contacts (face to face meetings, TEAMS calls, phone calls, mail, and/or e-mails) per acquisition parcel within a ninety (90) day period from the date of the Initial meeting, to secure the right of way for the Client. All contacts will be logged in the Acquisition Agent's notes, as part of the parcel file records. Should the Client wish to extend negotiations beyond these eight (8) contacts or beyond a ninety (90) day period, Consultant reserves the right to request a contract modification for additional Negotiation labor fee(s) with the affected property owner(s).

Issues that may arise during Construction that are addressed with the Consultant will be forwarded to the Client. Construction oversight and related issues will be the responsibility of the Client.

If parcel ownership changes over the span of this project, that results in new offers or new negotiations, the Consultant reserves the right to request a contract modification.

Legal Descriptions & Staking- Exhibits and/or Legal Descriptions will be supplied by the Client confirming to the Project Owner's requirements as to form and function for inclusion in acquisition documentation package prior to the initiation of negotiations. The Consultant will review the documentation and provide suggested modifications to verify Client's intent, and Client will approve the final documentation prior to offers being made. The Client shall be responsible for staking and/or marking out the proposed acquisition areas, if requested by the property owner and/or the Consultant for negotiating purposes. If the proposed take area changes and legal descriptions change and result in additional negotiation labor, the Consultant reserves the right to request a contract modification.

Legal (Conveyance) Instruments- Legal (Conveyance) Instruments will be provided by the Client.

Client Representative may Accompany Consultant- At the request of the Client, employees of the Client may accompany the Consultant on any or all phases of the acquisition process; but on a schedule and at times set by the Consultant.

CLOSING & TITLE UPDATE

Closings- Closing activities are to be the responsibility of the Project Owner.

Closing activities include the following:

- Conducting of closings and the disbursement of monies as required.
- Assisting the property owner in the execution of required instruments and forms.
- Recording the instruments with the County Register of Deeds.
- Any taxes related to the closing on the property are to be handled by the Project Owner.

Title Updates- This proposal includes one (1) update per parcel to be completed at closing by the Project Owner.

Mortgage Releases- This proposal includes zero (0) mortgage and/or lien release on this project. Mortgage Release fees requested from the bank will be invoiced as actual costs to the project, as pre-approved by the Client.

PROJECT ADMINISTRATION

Project Mobilization Meeting- A Project Mobilization Meeting is held to introduce each other and to clarify any questions relating to project scope. A Project Mobilization Meeting will outline contact persons and communication protocol. At this meeting, all issues related to the specific job and its division of responsibilities will be resolved.

Project Timeline- Time frames for the project have been established with City of Juliet. ORC will work to meet the established time frame.

Administrative Reviews- The Client shall be the primary contact for settlement authority requested by consultant for administrative reviews. All requests for administrative reviews shall be in writing and shall contain all appropriate documentation to support a request. A recommendation will be provided by the Consultant.

Condemnation Coordination- (Not part of this Proposal) This may be re-visited later depending on the outcome of the project negotiations. The Consultant reserves the right to submit a revised cost proposal should the Client/Project Owner request the Consultant's services to provide any condemnation activities.

Billing- Complete billing packages (signed tracts) shall be submitted to the Client for processing. All forms/negotiator notes will be typed or computer generated. Specific items of information to be included in the billing package will be defined during the Project Mobilization meeting. All billing requests will be reviewed and warrants processed by appropriate Client personnel. Deficient packages returned to the Consultant for correction shall be completed and returned to the Client within ten (10) business days. In the case of signed parcels, the warrant shall be prepared by the Client and sent to the owner(s) for payment.

Project Status Reports- The Consultant shall provide a monthly status report to the Client on a form acceptable to the Client. The status report shall be a stand-alone document indicating the current acquisition status of the project. Status reports will not be sent by the Consultant while the project is under construction.

Project Meetings- The Consultant will meet with the Client personnel once per month after the Project Mobilization Meeting to discuss project status. If additional meetings are requested by the Property Owner or Client, the Consultant reserves the right to request a contract modification for attending or participating in additional meetings beyond the schedule outlined above.

Final File Disposition- The Consultant shall submit the individual parcel file(s) to the Client, either individually or at the end of the project during the project closeout.

Quality Assurance Reviews- Consultant shall fully cooperate with the Client during the auditing of the project by the Client.

Invoicing by Consultant- Consultant shall invoice the Client monthly for milestones met. Invoices shall contain the Project Status Report (unless provided for separately). The acquisition and project management fees shall be invoiced in two (2) milestones as follows: 50% once the written offer is made, and the final 50% once the parcel is signed and sent to the Project Owner for Closing. The closing fee will be invoiced in one (1) milestone once the parcel is closed or sent to the Client for condemnation.

Utility Coordination Process- (Not part of this Proposal) The utility service providers will work with the Client to identify specific utility relocation needs critical to the advancement and completion of the project. Utility coordination is the responsibility of the Client or other third party and is not part of this Scope of Services.

RESPONSIBILITY OF THE CONSULTANT

The Consultant shall be responsible for the following acquisition services under the Scope of services for this project:

- Preparation of Individual Parcel Files
- Initial Title Reports (Prepared by licensed Title Company)
- Training in Preparing Appraisal Waiver Valuations called NPP (if applicable)
- Appraisals and Appraising Reviews (Prepared by licensed Appraising Company)
- All Phases of Acquisition (negotiations) including all necessary written correspondence to owners (Notification Letters, Offer Letters, etc.)
- Preparation of Billing Packages
- Project Administration
- Project Status Reports – Monthly Submittals
- Final File Disposition

RESPONSIBILITY OF THE PROJECT OWNER

The Client shall be responsible for the following acquisition activities under the Scope of Services for this project:

- Project Authorization
- Administrative Reviews
- Billings for Owner Settlement Checks or Checks for Deposit in Court
- Presentation of formal Notice to Proceed from for all aspects of the ROW Acquisition process prior to the onset of the work.
- Any taxes related to the sale of property or recording of deeds in relation to the acquisition.
- Completion of Appraisal Waiver Valuations called NPP (if applicable)
- Title Updates
- Closing & Recording

RESPONSIBILITY OF CLIENT

The Design Consultant shall be responsible for the following acquisition activities under the Scope of Services for this project:

- Right-of-Way Plans showing the properties to be acquired, and all currently available information relative to the tracts to be acquired.
- Project authorization for Consultant to commence work.
- Preparation of Legal Descriptions and/or Exhibits for each tract being acquired.
- Pre-approval of Legal Descriptions (if applicable)



Mt. Juliet, Tennessee

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

Staff Report

File #: 1545
10.L.

Agenda Date: 1/12/2026

Agenda #:

Title:

A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT PROPERTY AS SURPLUS TO BE DONATED TO OVERTON COUNTY EMA

RESOLUTION 2026-

A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT PROPERTY AS SURPLUS TO BE DONATED TO OVERTON COUNTY EMA

WHEREAS, the City of Mt. Juliet Fire Department has certain property that has reached the end of its useful life; and

WHEREAS, the property includes: 27 Self Contained Breathing Air (SCBA), 30 SCBA face masks, 20 SCBA packs; and

WHEREAS, this property has been replaced by newer equipment and is of no further use to the City; and

WHEREAS, the Fire Department has elected to donate the property to Overton County EMA; and

WHEREAS, this donation will assist Overton County and foster goodwill between our agencies.

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

Section 1. The property listed is hereby declared to be surplus property.

Section 2. The property shall be donated to the Overton County EMA.

Section 3. The City Finance Director is empowered to execute the documents required to effect this resolution.

BE IT FURTHER RESOLVED

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.

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.

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

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

RESOLUTION 2026-

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Executive Summary

A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT PROPERTY AS SURPLUS TO BE DONATED TO OVERTON COUNTY EMA

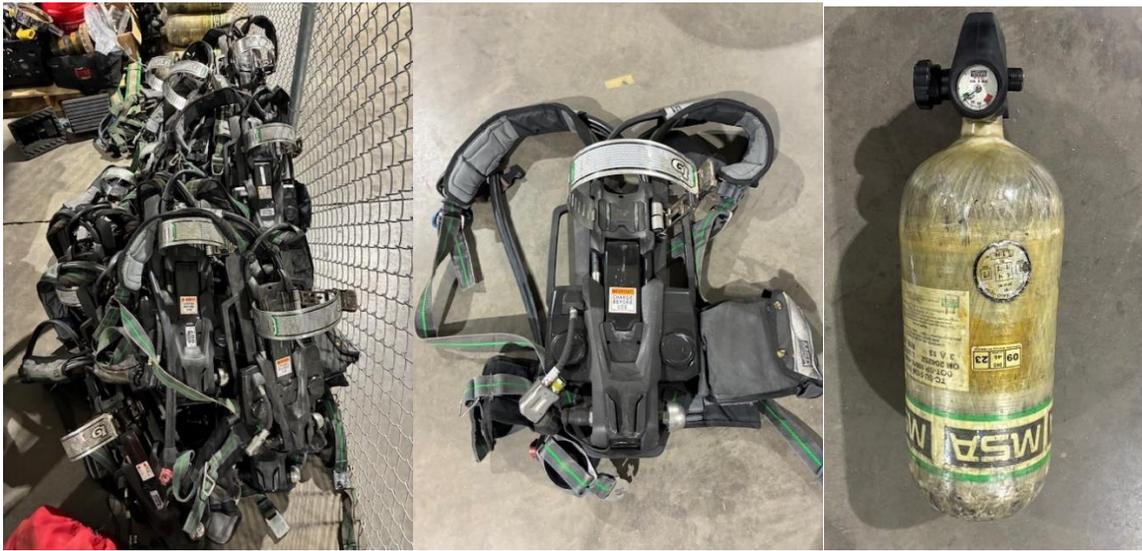
Who: The City of Mt. Juliet Fire Department

What: The property identified as follows:

27 Self Contained Breathing Air (SCBA)

30 SCBA face masks

20 SCBA packs





Mt. Juliet, Tennessee

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

Staff Report

File #: 1551
10.M.

Agenda Date: 1/12/2026

Agenda #:

Title:

A RESOLUTION ACCEPTING A DONATION OF A DIESEL ENGINE PORTABLE LIGHT TOWER FOR THE CITY OF MT. JULIET POLICE DEPARTMENT

RESOLUTION - 2026

A RESOLUTION ACCEPTING A DONATION OF A DIESEL ENGINE PORTABLE LIGHT TOWER FOR THE CITY OF MT. JULIET POLICE DEPARTMENT

WHEREAS, the City of Mt. Juliet has been offered a donation by Neal Zabkar; and

WHEREAS, the donation is for a 2023 GENERAC brand mobile light tower with a diesel engine Serial/VIN: 3013537194; and

WHEREAS, the mobile light tower can be utilized by the Mt. Juliet Police Department; and

WHEREAS, the value of the mobile tower is estimated at \$25,000; and

WHEREAS, the Board of Commissioners authorizes the City Manager to accept the donated light tower for the Mt. Juliet Police Department,

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

Section 1. The Board of Commissioner accepts the donation from Neal Zabkar of a mobile light tower to be used by the Mt. Juliet Police Department.

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



MT. JULIET POLICE DEPARTMENT

EXECUTIVE SUMMARY

Accept Donation of Diesel Mobile Light Tower

- 1) Who: Mt. Juliet Police Department
- 2) What: Accept Donation of Portable Light Tower
- 3) When: ASAP
- 4) Where: City-Wide
- 5) Why: The donation of a newer, barely used diesel generator portable DOT light tower by a generous local resident (Neal Zabkar, 1407 Fairview Dr, Mt. Juliet, TN 37122) directly supports the department's mission to serve and protect the community with excellence. This light tower will enhance visibility and safety during special events, critical incidents, and emergency responses by providing reliable lighting in low-visibility or nighttime environments. It will also serve as a vital tool during crime scene investigations, allowing detectives and officers to properly document, process, and secure scenes in dark or poorly lit areas. This equipment ensures our personnel can work more safely and effectively while improving outcomes for both public safety and investigative efforts. More than just a piece of equipment, this donation reflects the strength of community partnership that helps strengthen the department's capabilities.
- 6) Costs: Zero cost to the City, other than general maintenance and fuel costs that can be absorbed into the current budget.

Donated item:

2023 Generac MLT Diesel Mobile Light Tower (Serial/VIN: 3013537194)
DOT Certified
Value ranges from \$17,000 to \$30,000

- 7) Line Item: Donation

Staff Recommendation: City Manager's Office has provided a positive recommendation.

Prepared by: Chief Tyler Chandler



Mt. Juliet, Tennessee

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

Staff Report

File #: 1517
10.N.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY ONE (1) ACRE OF PROPERTY AT 6325 CENTRAL PIKE, MAP 097, PARCEL 14.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

ORDINANCE 2026-

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY ONE (1) ACRE OF PROPERTY AT 6325 CENTRAL PIKE, MAP 097, PARCEL 14.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex one acre of property at 6325 Central Pike, map 097, parcel 14.01; 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 December 18, 2025, and forwarded a positive recommendation (Vote 8-0-0) 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 _____; 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 as follows:

Section 1. ANNEXATION. The property described below and as shown on Exhibit B and further described on Exhibit A attached hereto, one acre of property at 6325 Central Pike, map 097, parcel 14.01, 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 (8-0-0) in a regular meeting held on December 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

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:
FIRST READING:
SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

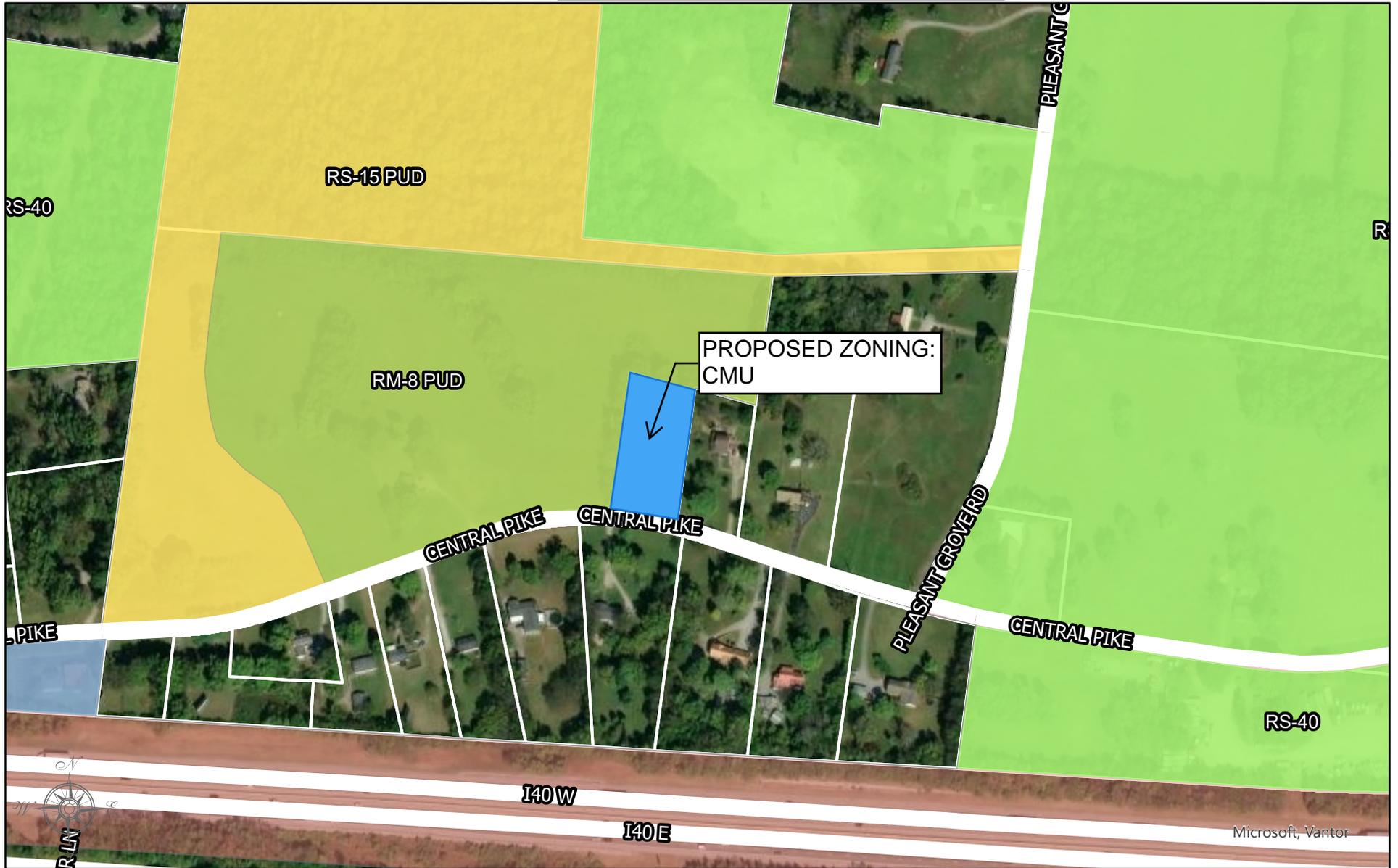
ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

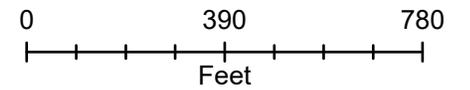
Exhibit B - 6325 Central Pike



CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025





MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 6325 Central Pike
Annexation & Rezone
Map – 097
Parcel – 014.01

Request: Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 14.01 and located at 6325 Central Pike.

Description: The subject property is approximately 1 acre on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City’s urban growth boundary and located to the east of the recently annexed Tillman subdivision. The property has approximately 150 feet of road frontage. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County’s jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified; however, the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6325 Central Pike	Mixed Use	Mixed Use – Land Use Amendment Not Required	Wilson Co. R-1	CMU, Commercial Mixed Use

Future Land Use Plan: The City’s Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use 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. A plan of services is included.

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 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.*

Summary: The current use of the property as a single-family residence is not intended to change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike Interchange, due to the location and proximity to this project. This zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation and rezone of 6325 Central Pike.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

Engineering:

1. No Comments

WWUD:

1. No Comments Received

Wilson County Schools:

1. No Comments Received

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY LOCATED AT 6325 CENTRAL PIKE MAP 097 PARCEL 014.01, 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 located at 6325 Central Pike, 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 6325 CENTRAL PIKE, 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 - 2026

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.

J. Street Lighting

RESOLUTION - 2026

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:

James Maness, Mayor

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1518
10.O.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6325 CENTRAL PIKE, APPROXIMATELY ONE (1) ACRE, MAP 097, PARCEL 14.01 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

ORDINANCE 2026-

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6325 CENTRAL PIKE, APPROXIMATELY ONE (1) ACRE, MAP 097, PARCEL 14.01 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

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 December 18, 2025, and forwarded a positive recommendation (8-0-0) 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 _____, 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone one acre of property at 6325 Central Pike, map 097, parcel 14.01, from Wilson County R-1 to CMU, commercial mixed use.

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

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning one acre of property at 6325 Central Pike, map 097, parcel 14.01, from Wilson County R-1 to CMU, commercial mixed use, as shown in exhibit B and 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 CMU (article VI) zoning.

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

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description 6325 Central Pike

Being Lot No. 1 on the Plan of Coursey Subdivision of record in Plat Book 17, page 820, Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I hereby certify that I am the owner of the property shown and described herein and that I adopt this plan of subdivision with my free consent, establish the minimum building restrictions lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.
 Owner: Robert E. Coursey Date: 5-22-86

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Wilson County Planning Commission.
 Surveyor: John S. McCord Date: 5/29/86

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES
 I hereby certify: (1) that the streets have been installed in an accessible manner and according to the county specifications or (2) that a security bond in the amount of \$10,000 has been posted with the Planning Commission to assure completion of all required improvements in case of default.
 Wilson County: Dorothy M. Haskins Date: 7/1/86

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM
 I hereby certify that the water system indicated or outlined on this plan has been installed or proposed for installation in accordance with local and/or state governmental requirements.
CUMBERLAND UTILITY DISTRICT
 HERMITAGE, TN 37076
 APPROVED DISAPPROVED
 APPROVAL GOOD ONE YEAR FROM DATE

CERTIFICATE OF THE APPROVAL FOR RECORDING
 I hereby certify that the subdivision plan shown herein has been found to comply with the subdivision regulations for Wilson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.
 Secretary, Planning Commission: John S. McCord Date: 7/1/86

RECORD
 Recorded _____ 19____ in Plat Book _____
 Page _____ in the Register's Office of Wilson County, TENN.
 Date: _____

LOCATION MAP
 Shows the location of the subdivision within the 25th Civil District of Wilson County, Tennessee, bounded by Gladys Wright Blvd. to the north, Pleasant Grove to the east, and Central Pike to the south.

DEED RECORDS
 John Tax \$ _____
 Fee \$ _____
 Recording Fee \$ 10.00
 Total \$ 10.00
 Record No. 53604
MARGIE TRICE
 REGISTER OF DEEDS
 WILSON CO. TENN.

GENERAL APPROVAL FOR INSTALLATION OF SEWERAGE SYSTEM
 Sewerage District: Special
 General approval is hereby granted for the proposed sewerage system as being suitable for subsurface sewerage disposal with the use of under-slab sewerage systems.
 Before the initiation of construction, the location of the lines or other structure and plans for the subsurface sewerage disposal system shall be approved by the local health authority.
 Date: 7/1/86 Allen Rothen
 Local Health Authority
 Note: Lot 2 Attached
Autonomous Chamber
212 Towhee Point
PLATS 1979
Lot 2 that existing system

SEWERAGE SYSTEM
 Area for subsurface sewerage disposal system shall be determined by the Local Health Authority. No cutting or filling in this area.

DEED RECORDS
 OWNER: ROBERT E. COURSEY, ET UX used for record Aug 1 1986
 DEED BOOK 389 PG. 880 at 11:00 o'clock AM
 Noted in Note Book 23 Page 178
 Recorded in Plat Book 17 Page 820
 in the Register's office, for Wilson County, Tennessee.
 On this 1st day of Aug 1986
Margie Trice Register
 By JF Dep. Reg.

DEED RECORDS
 BY: UPH D. MCCORMICK
 6201 NEW HOPE RD.
 HERMITAGE, TN 37076
 883-5407 741-6195

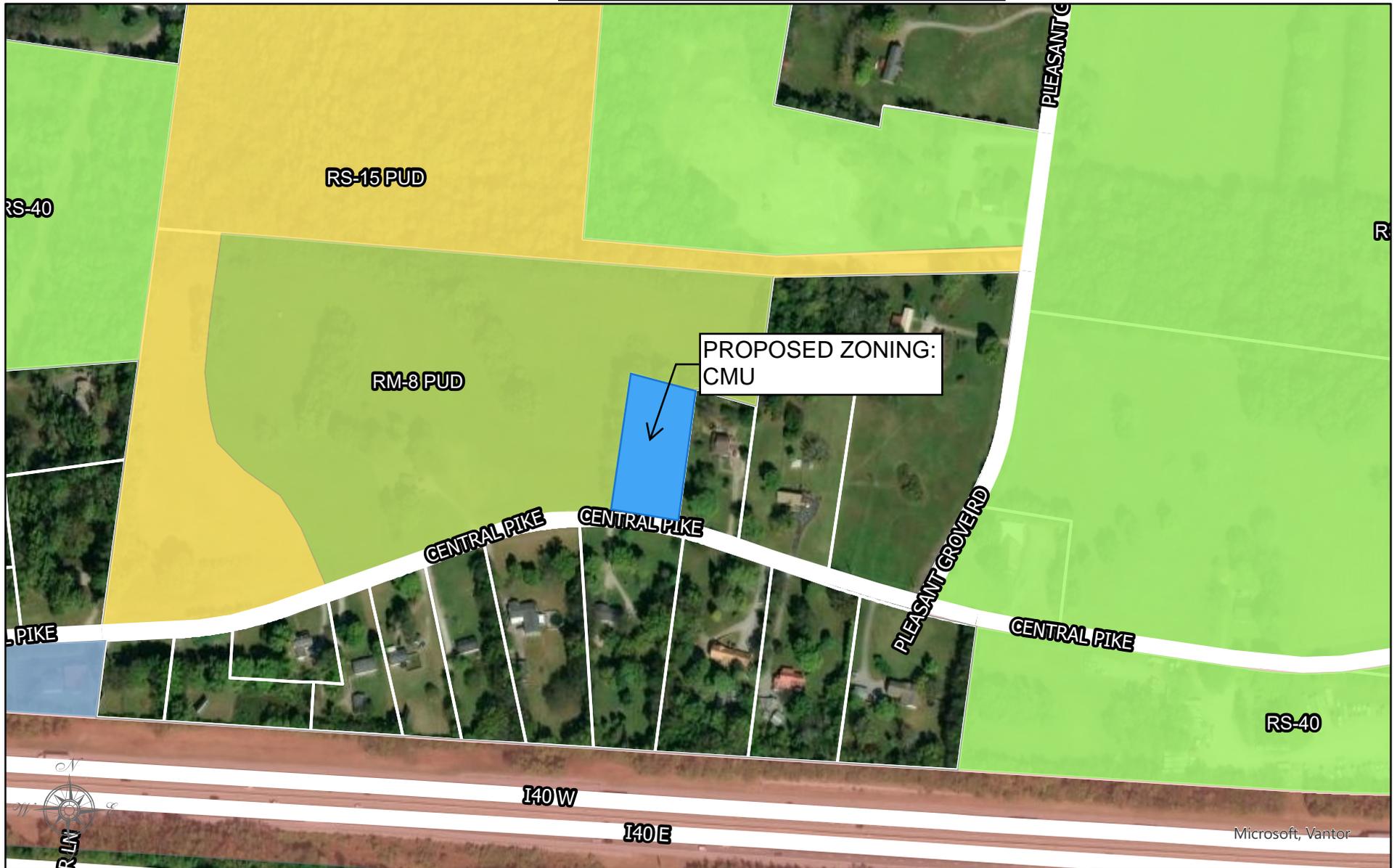
SURVEYORS CERTIFICATE
 This plan meets the requirements of a class "A" survey as per standards of practice adopted by the Board of Examiners for Land Surveyors, State of Tennessee.

COURSEY SUBDIVISION
 25th CIVIL DISTRICT WILSON COUNTY, TENN.
 TAX MAP 97 PAR. 14
 MAY 29, 1986 SCALE 1" = 50'

PROPERTY DESCRIPTION
 - GLADYS WRIGHT -
 BK. 134 PG. 154
 573°25'23"E → 278.56'
 159.28' 159.28'
 284.50'
 - GRADY HIGHT -
 BK. 134 PG. 30
 285.73'
 11°00'48"W → 285.73'
 10.212'
 5°10'49"W → 10.212'
 40,050 S.F. 40,050 S.F.
 MIN. BLDG. SETBACK LINE
 DEDICATED R.O.W. 140.49' 71.83' 68.66'
 EXIST. R.O.W. 140.49' 71.83' 68.66'
 CENTRAL PIKE
 12'
 CHARLES W. MCDOWELL, JR.
 BK. 394 PG. 727
 5°10'49"W → 284.50'
 * A = 18°28'50"
 Z = 658.21'
 T = 107.09'
 L = 212.32'

REGISTER'S OFFICE
 WILSON COUNTY, TENNESSEE
 883-5407 741-6195

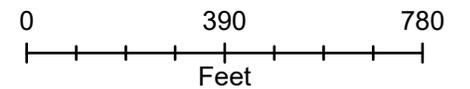
Exhibit B - 6325 Central Pike



CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025





MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 6325 Central Pike
Annexation & Rezone
Map – 097
Parcel – 014.01

Request: Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 14.01 and located at 6325 Central Pike.

Description: The subject property is approximately 1 acre on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City’s urban growth boundary and located to the east of the recently annexed Tillman subdivision. The property has approximately 150 feet of road frontage. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County’s jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified; however, the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6325 Central Pike	Mixed Use	Mixed Use – Land Use Amendment Not Required	Wilson Co. R-1	CMU, Commercial Mixed Use

Future Land Use Plan: The City’s Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use 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. A plan of services is included.

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 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.*

Summary: The current use of the property as a single-family residence is not intended to change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike Interchange, due to the location and proximity to this project. This zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation and rezone of 6325 Central Pike.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

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

File #: 1519
10.P.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6365 CENTRAL PIKE, MAP 097, PARCEL 14.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

ORDINANCE 2026-

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6365 CENTRAL PIKE, MAP 097, PARCEL 14.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 0.92 acres of property at 6365 Central Pike, map 097, parcel 14.00; 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 December 18, 2025, and forwarded a positive recommendation (Vote 8-0-0) 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 _____; 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 as follows:

Section 1. ANNEXATION. The property described below and as shown in Exhibit B and further described on Exhibit A attached hereto, one acre of property at 6365 Central Pike, map 097, parcel 14.00, 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 (8-0-0) in a regular meeting held on December 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

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:
FIRST READING:
SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

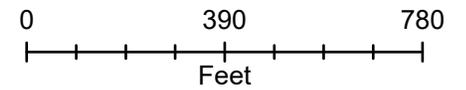
Exhibit B - 6365 Central Pike



CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025





MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 6365 Central Pike
Annexation & Rezone
Map – 097
Parcel – 014.00

Request: Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 14.00 and located at 6365 Central Pike.

Description: The subject property is approximately 0.92 acres, one parcel on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City’s urban growth boundary and located to the east of the recently annexed Tillman subdivision. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County’s jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified; however, the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6365 Central Pike	Mixed Use	Mixed Use – No Land Use Amendment required	Wilson Co. R-1	CMU, commercial mixed use

Future Land Use Plan: The City’s Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City’s future land use plan.

Annexation: The property is located withing 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 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.*

Summary: The current use of the property as a single-family residence is not intended to change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike Interchange, due to the location and proximity to this project. This zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation and rezone of 6365 Central Pike.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

Engineering:

1. No Comments

WWUD:

1. No Comments Received

Wilson County Schools:

1. No Comments Received

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY LOCATED AT 6365 CENTRAL PIKE MAP 097 PARCEL 014.00, 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 located at 6365 Central Pike, 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 6365 CENTRAL PIKE, 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 - 2026

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.

J. Street Lighting

RESOLUTION - 2026

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:

James Maness, Mayor

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1520
10.Q.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6365 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 14.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE.

ORDINANCE 2026-

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6365 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 14.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

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 December 18, 2025, and forwarded a positive recommendation (8-0-0) 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 _____, 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 0.92 acres of property at 6365 Central Pike, map 097, parcel 14.00, from Wilson County R-1 to CMU, commercial mixed use.

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

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning 0.92 acres of property at 6365 Central Pike, map 097, parcel 14.00, from Wilson County R-1 to CMU, commercial mixed use, as shown in exhibit B and 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 CMU (article VI) zoning.

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

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description 6365 Central Pike

LAND in Wilson County, Tennessee, being Lot No. ? on the Plan of the Coursey Subdivision, recorded in Plat Book 17, Page 870, Register's Office for Wilson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the premises shown and described herein and that I adopt the plan of subdivision with my free consent, establish the minimum building restrictions, lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Owner: Robert E. Coursey Date: 5-22-86

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Wilson County Planning Commission.

Surveyor: J. S. McConick Date: 5/25/86

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES
I hereby certify: (1) that the streets have been installed in an accessible manner and according to the County specifications or (2) that a security bond in the amount of \$10,000 has been deposited with the Planning Commission to assure completion of all required improvements in case of default.

Wilson County: James A. Haskins Date: 7/1/86

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM
I hereby certify that the water systems indicated or outlined on this plat has been installed or proposed for installation in accordance with local and/or state government requirements.

CUMBERLAND UTILITY DISTRICT
HEMPTAGE, TN. 37076
APPROVED DISAPPROVED
APPROVAL GOOD ONE YEAR FROM DATE

CERTIFICATE OF THE APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations for Wilson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

Secretary, Planning Commission: Robert E. Coursey Date: 7/1/86

RECORD
Recorded _____ 19 _____ in Plat Book _____
Page _____ in the Register's Office of Wilson County, Tennessee.

Verification of General Approval for Installation of Sewerage/Solids with Restrictions.
General approval is hereby granted for lots presented herein as being suitable for subsurface sewage disposal with the use of under-attached restrictions.

Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Local Health Authority: Billie Allen Roath Date: 7/1/86

Lot: 2
shall not have a restriction with more than _____ business units otherwise approved by the Local Health Authority.
Local Health Authority System: Local Health Authority System

Area for subsurface sewage disposal system shall be determined by the Local Health Authority, by setting or filling in this area.

Local Health Authority: Billie Allen Roath Date: 7/1/86

COURSEY SUBDIVISION

25th CIVIL DISTRICT WILSON COUNTY, TENN.

OWNER: ROBERT E. COURSEY, ET UX. rec'd for record Aug 1st 1986
DEED BOOK 389 PG. 880 at 11:00 o'clock AM
Noted in Note Book 23 Page 7/28
Recorded in Plat Book #17 Page #820
In the Register's office for Wilson County, Tennessee.
On this 1st day of Aug 1986
Margie Trice Register
By J. S. McConick Dep. Reg.

TAX MAP 07 PAR. 14
MAY 29, 1986 SCALE 1"=50'

SURVEYOR'S CERTIFICATE
This survey meets the requirements of a class "A" survey as per standards of practice adopted by the Board of Surveyors for Land Surveyors, State of Tennessee.

BY: MARGIE TRICE
62 NEW HOPE RD.
HEMPTAGE, TN. 37076
803-5407 741-6155

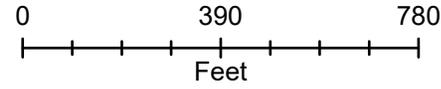
Exhibit B - 6365 Central Pike



CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025





MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 6365 Central Pike
Annexation & Rezone
Map – 097
Parcel – 014.00

Request: Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 14.00 and located at 6365 Central Pike.

Description: The subject property is approximately 0.92 acres, one parcel on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City’s urban growth boundary and located to the east of the recently annexed Tillman subdivision. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County’s jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified; however, the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6365 Central Pike	Mixed Use	Mixed Use – No Land Use Amendment required	Wilson Co. R-1	CMU, commercial mixed use

Future Land Use Plan: The City’s Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City’s future land use plan.

Annexation: The property is located withing 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 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.*

Summary: The current use of the property as a single-family residence is not intended to change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike Interchange, due to the location and proximity to this project. This zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation and rezone of 6365 Central Pike.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

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

File #: 1521
10.R.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6391 CENTRAL PIKE, MAP 097, PARCEL 15.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

ORDINANCE 2026-

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6391 CENTRAL PIKE, MAP 097, PARCEL 15.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 0.92 acres of property at 6391 Central Pike, map 097, parcel 15.00; 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 December 18, 2025, and forwarded a positive recommendation (Vote 8-0-0) 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 _____; 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 as follows:

Section 1. ANNEXATION. The property described below and as shown in Exhibit B and further described on Exhibit A attached hereto, 0.92 acres of property at 6391 Central Pike, map 097, parcel 15.00, 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 (8-0-0) in a regular meeting held on December 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

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:
FIRST READING:
SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

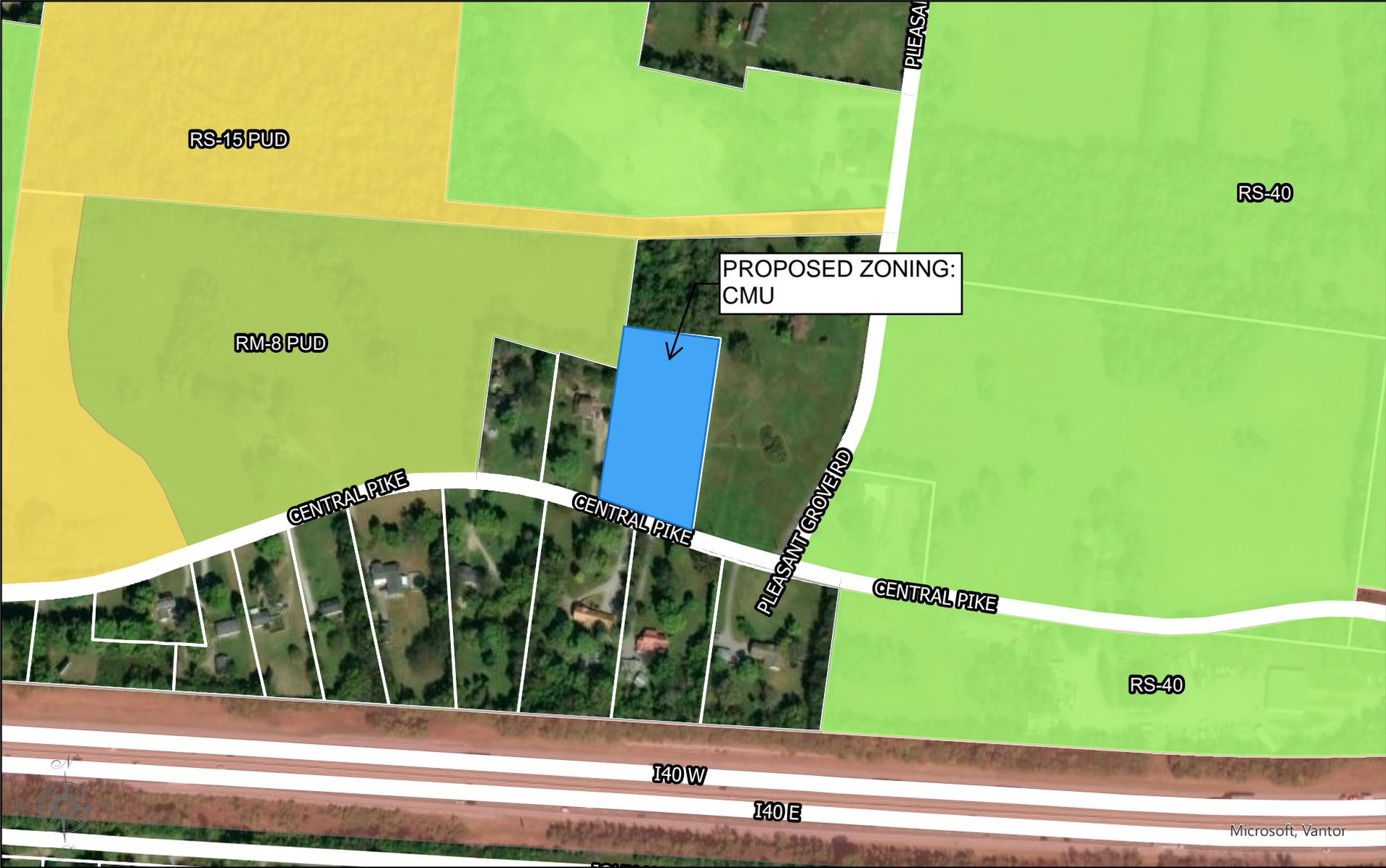
APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description 6391 Central Pike

Beginning in the center of Central Pike, Lohman's Southeast corner, thence, 417 feet North to a stake, thence East 208.5 feet to a stake, thence, South 417 feet to the center of Central Pike; thence West 208.5 feet to the beginning, contained 2 acres more or less, bounded as follows; South Central Pike, North by J.L. Telford, East by J.L. Telford and West by Lohman and J.G. Hight.

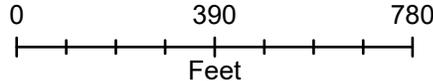
Exhibit B - 6391 Central Pike



CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025





MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 6391 Central Pike
Annexation & Rezone
Map – 097
Parcel – 015.00

Request: Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 15.00 and located at 6391 Central Pike.

Description: The subject property is approximately 0.92 acres, one parcel on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City’s urban growth boundary and located to the east of the recently annexed Tillman subdivision. The property has approximately 210 feet of road frontage. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County’s jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified, however; the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6391 Central Pike	Mixed Use	Mixed Use – No Land Use Amendment required	Wilson Co. R-1	CMU, commercial mixed use

Future Land Use Plan: The City’s Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City’s future land use plan.

Annexation: The property is located withing 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 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.*

Summary: The current use of the property as a single-family residence is not intended to change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike Interchange, due to the location and proximity to this project. This zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation and rezone of 6391 Central Pike.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

Engineering:

1. No Comments

WWUD:

1. No Comments Received

Wilson County Schools:

1. No Comments Received

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY LOCATED AT 6391 CENTRAL PIKE MAP 097 PARCEL 015.00, 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 located at 6391 Central Pike, 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 6391 CENTRAL PIKE, 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 - 2026

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.

J. Street Lighting

RESOLUTION - 2026

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:

James Maness, Mayor

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1523
10.S.

Agenda Date: 1/12/2026

Agenda #:

Title:

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6391 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 15.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

ORDINANCE 2026-

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6391 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 15.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

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 December 18, 2025, and forwarded a positive recommendation (8-0-0) 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 _____, 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 0.92 acres of property at 6391 Central Pike, map 097, parcel 15.00, from Wilson County R-1 to CMU, commercial mixed use.

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

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning 0.92 acres of property at 6391 Central Pike, map 097, parcel 15.00, from Wilson County R-1 to CMU, commercial mixed use, as shown in exhibit B and 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 CMU (article VI) zoning.

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

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:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

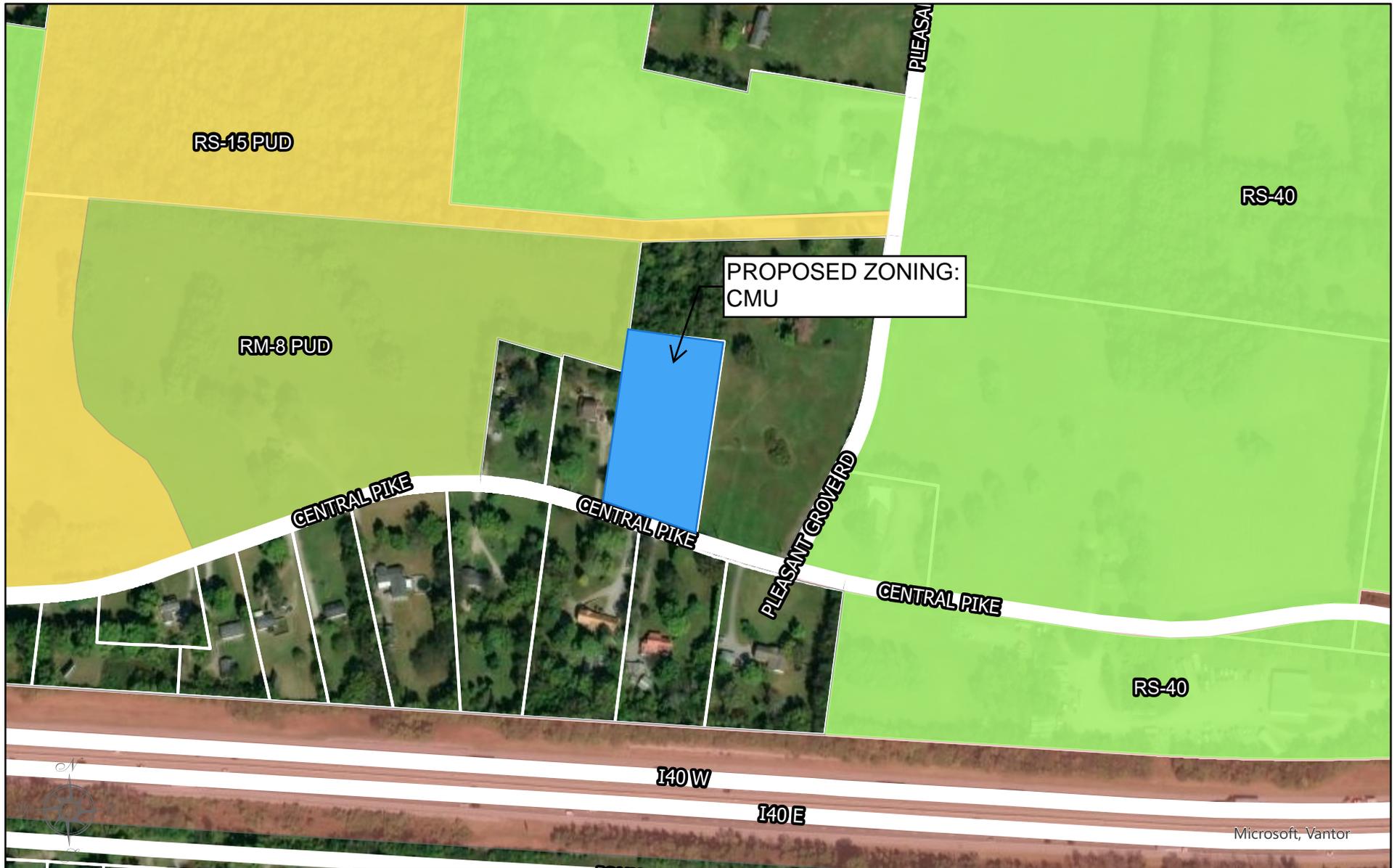
APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description 6391 Central Pike

Beginning in the center of Central Pike, Lohman's Southeast corner, thence, 417 feet North to a stake, thence East 208.5 feet to a stake, thence, South 417 feet to the center of Central Pike; thence West 208.5 feet to the beginning, contained 2 acres more or less, bounded as follows; South Central Pike, North by J.L. Telford, East by J.L. Telford and West by Lohman and J.G. Hight.

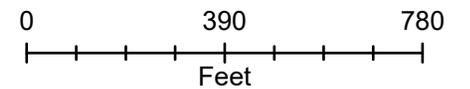
Exhibit B - 6391 Central Pike



CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025





MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 6391 Central Pike
Annexation & Rezone
Map – 097
Parcel – 015.00

Request: Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 15.00 and located at 6391 Central Pike.

Description: The subject property is approximately 0.92 acres, one parcel on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City’s urban growth boundary and located to the east of the recently annexed Tillman subdivision. The property has approximately 210 feet of road frontage. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County’s jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified, however; the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6391 Central Pike	Mixed Use	Mixed Use – No Land Use Amendment required	Wilson Co. R-1	CMU, commercial mixed use

Future Land Use Plan: The City’s Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City’s future land use plan.

Annexation: The property is located withing 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 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.*

Summary: The current use of the property as a single-family residence is not intended to change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike Interchange, due to the location and proximity to this project. This zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation and rezone of 6391 Central Pike.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

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

File #: 1426
11.A.

Agenda Date: 1/12/2026

Agenda #:

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