

Mt. Juliet, Tennessee

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



Agenda

Monday, June 9, 2025

6:30 PM

Commission Chambers

Board of Commissioners

1. Public Hearing 6:15 PM

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

1.A. Public Hearing Notice 6-9-25**[1246](#)**

Attachments: [Public Notice - 6-09-25](#)

2. Call to Order & Declare a Quorum Present**3. Set Agenda****4. Invocation & Pledge of Allegiance****5. Approval of Minutes****5.A. Meeting Minutes to be Approved 5-12-25****[1245](#)**

Attachments: [Meeting Minutes 5-12-25](#)

5.B. Workshop Minutes to be Approved 5-19-25**[1262](#)**

Attachments: [Workshop Minutes 5-19-25](#)

5.C. Workshop Minutes to be Approved - 5-29-25**[1268](#)**

Attachments: [Workshop Minutes 5-29-25](#)

6. Citizens Comments

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

7. Commissioner Reports & Comments**8. City Manager's Report****9. Unfinished Business Consent Agenda Items:****9.A. AN ORDINANCE 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 SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL, TO INCLUDE A REQUIREMENT FOR STREET LIGHTING IN SINGLE FAMILY RESIDENTIAL SUBDIVISIONS****[1071](#)**

Sponsors: Planning Commission Positive Recommendation, Art Giles, Commissioner

Attachments: [ZOA Subdivision Lighting ORD](#)
[ZOA Subdivision Lighting SR](#)

Legislative History

2/20/25

Planning Commission

deferred to the Planning Commission

3/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/28/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

10. Unfinished Business - Land Use Amendment, Annexation, and Rezone of Mira Bella

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE MIRA BELLA SUBDIVISION PROPERTY, LOCATED AT THE SOUTHEAST INTERSECTION OF LEBANON ROAD AND BASS LANE MAP 055 PARCELS 70.02, 70.03, 92.00, 92.04, 102.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1247**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Mira Bella Subdivison POS](#)

- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 403.44 ACRES, PROPERTY LOCATED OFF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **1066**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Mira Bella AX ORD](#)
[Mira Bella LUA AX PMDP PUD SR](#)
[Mira Bella Legal Description](#)
[Mira Bella Annexation Exhibit B 11 12 24](#)

Legislative History

2/20/25	Planning Commission	**negative recommendation to the Board of Commissioners
4/28/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF THE PROPERTY LOCATED OFF OF BECKWITH RD, LEBANON RD, AND BASS LN, ALSO KNOWN AS MIRA BELLA **1249**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Res in Memorandum Relative to Annexation - Mira Bella](#)

- 10.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS MIRA BELLA SUBDIVISION LOCATED ON LEBANON ROAD, MAP 055, PARCELS 070.02 AND 070.03, FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL **1065**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Mira Bella LUA AX PMDP PUD SR](#)
[Mira Bella LUA ORD](#)
[Mira Bella Legal Description](#)
[Mira Bella Exhibit B LUA 5-5-25](#)

Legislative History

2/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/28/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 10.E.** AN ORDINANCE TO REZONE APPROXIMATELY 403.44 ACRES OF PROPERTY OFF OF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 FROM WILSON COUNTY R-1 TO RS-40 AND CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR MIRA BELLA SUBDIVISION **1067**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Mira Bella PMDP PUD ORD](#)
[Mira Bella LUA AX PMDP PUD SR](#)
[Mira Bella Legal Description](#)
[Mira Bella Exhibit B PMDP 5-5-25](#)
[Mira Bella Rezone Exhibit C 11 8 24](#)

Legislative History

2/20/25	Planning Commission	deferred to the Planning Commission
3/20/25	Planning Commission	**negative recommendation to the Board of Commissioners
4/28/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 11. Unfinished Business - Land Use Amendment and Rezone of Paddocks Senior - Weller Life Communities**

- 11.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS PADDOCKS SENIOR - WELLER LIFE COMMUNITIES, LOCATED AT 535 PLEASANT GROVE ROAD, MAP 077, PARCELS 072.21 AND 072.25 FROM INTERSTATE-COMMERCIAL TO MULTI-FAMILY RESIDENTIAL **1072**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Paddocks Senior LUA ORD](#)
[Paddocks Senior - Weller Life @ MJ LUA PMDP SR 09 - LEGAL DESCRIPTION Paddocks - word doc](#)
[WellerLifeMJ Exhibit B LUA 5-5-25](#)

Legislative History

2/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/28/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 11.B.** AN ORDINANCE TO REZONE APPROXIMATELY 33.52 ACRES OF PROPERTY AT 535 PLEASANT GROVE ROAD, MAP 077, PARCELS 072.21 AND 072.25 FROM RS-40 TO RM-8 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR PADDOCKS SENIOR - WELLER LIFE COMMUNITIES **1074**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Paddocks Senior PMDP PUD ORD](#)
[Paddocks Senior - Weller Life @ MJ LUA PMDP SR 09 - LEGAL DESCRIPTION Paddocks - word doc](#)
[WellerLife Exhibit B PMDP PUD w Rezone 2-13-25](#)

Legislative History

2/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/28/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 12. Unfinished Business - Land Use Amendment, Annexation, and Rezone of 6235 Central Pike**

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

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike PoS](#)

- 12.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 15.08 ACRES, PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1126**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

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

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

Sponsors: Planning Commission Positive Recommendation

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

- 12.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 FROM MIXED USE TO MULTI-FAMILY RESIDENTIAL **1125**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

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

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

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

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

13. Unfinished Business

- 13.A.** AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS VIRTUE MODERN MT. JULIET HEADQUARTERS, LOCATED AT 3073 CURD ROAD, APPROXIMATELY 1 ACRE, MAP 054, PARCEL 090.00 FROM RS-20 TO CNS [1180](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [3073 Curd Rd ORD](#)
[3073 Curd Rd EX A - Legal Description](#)
[3073 Curd Rd EX B - RZ](#)
[3073 Curd Rd RZ SR](#)

Legislative History

4/17/25	Planning Commission	**negative recommendation to the Board of Commissioners
5/12/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 13.B.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND DEVELOPMENT CODE, PART A, SUBDIVISION REGULATIONS, ARTICLE IV. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGNS **1186**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance re Amending Subdivision Regs Article IV](#)
[Redline Edits re Amending Subdivision Regs Article IV](#)
[Staff Report - Code Amendment for City Street Regulations](#)

Legislative History

4/17/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
5/12/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 13.C.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND DEVELOPMENT CODE, PART B, ZONING REGULATIONS, ARTICLE IX. PARKING, LOADING AND ACCESS REGULATIONS **1187**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance re Amending Zoning Regs Article IX](#)
[Redline re Amending Zoning Regs Article IX](#)
[Staff Report - Code Amendment for Access Management](#)

Legislative History

4/17/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
5/12/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

14. New Business

- 14.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS WINDTREE PINES TOWNHOMES, LOCATED AT 764 NONAVILLE ROAD, MAP 050, PARCELS 114.00, 115.00, 116.00 FROM NEIGHBORHOOD COMMERCIAL TO MULTI-FAMILY **0959**

Sponsors: Scott Hefner, Commissioner, Planning Commission Negative Recommendation

Attachments: [Windtree Pines Addition LUA ORD](#)
[Windtree Pines Addition EX B](#)
[Windtree Pines Addition SR](#)

Legislative History

12/19/24	Planning Commission	negative recommendation
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- 5/12/25 Board of Commissioners deferred to the Board of Commissioners
- 14.B.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 615 RUTLAND DRIVE, APPROXIMATELY 5 ACRES, MAP 078, PARCEL 010.07 FROM RS-40 TO CMU **1115**
- Sponsors:** Planning Commission Positive Recommendation
- Attachments:** [615 Rutland Drive RZ ORD](#)
[615 Rutland Drive EX A- Legal Description](#)
[615 Rutland Drive EX B RZ](#)
[615 Rutland Drive RZ SR](#)
- Legislative History**
- 3/20/25 Planning Commission deferred to the Planning Commission
- 4/17/25 Planning Commission **Positive Recommendation to the Board of Commissioners
- 5/12/25 Board of Commissioners deferred to the Board of Commissioners
- 14.C.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 8 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - PROPERTY MAINTENANCE **1241**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Ordinance re Amending City Code Ch 8 Fire Fees](#)
[Redline Edits re Amending City Code Ch 8 Fire Fees](#)
[Current Fire Fees](#)
- 14.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS COURTYARDS AT MCFARLAND, LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 001.00, FROM MIXED-USE TO MULTI-FAMILY RESIDENTIAL AND PARKS AND GREENWAY **1173**
- Sponsors:** Scott Hefner, Commissioner, Planning Commission Negative Recommendation
- Attachments:** [Courtyards at McFarland LUA ORD](#)
[Courtyards at McFarland EX A - Legal Description](#)
[Courtyards at McFarland EX B](#)
[Courtyards at McFarland SR](#)
- Legislative History**
- 4/17/25 Planning Commission **negative recommendation to the Board of Commissioners
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- 14.E.** 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 SECTION 6-102A, USES PERMITTED IN COMMERCIAL AND MIXED-USE DISTRICTS, TO INCLUDE SINGLE FAMILY AND DUPLEX DWELLINGS IN MIXED USE PLANNED UNIT DEVELOPMENTS [1242](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [ZOA Single Family Mixed Use ORD](#)
[ZOA Single Family Mixed Use SR](#)

Legislative History

5/15/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 14.F.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 718 MONTICELLO DRIVE, APPROXIMATELY 16 ACRES, MAP 076, PARCEL 41.01 FROM RS-40 TO AR-40 [1209](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [718 Monticello Dr RZ ORD](#)
[718 Monticello Dr EX A - Rezone](#)
[718 Monticello RZ SR](#)

Legislative History

5/15/25 Planning Commission **Positive Recommendation to the Board of Commissioners

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

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/15/25 Planning Commission **Positive Recommendation to the Board of Commissioners

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

Sponsors: Scott Hefner, Commissioner

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

- 14.I.** AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 **1273**

Sponsors: Kenneth Martin, City Manager,

Attachments: [FY26 Budget Ordinance](#)
[FY 26 Budget 1st reading](#)
[Summary of GF Changes before 1st reading](#)

- 14.J.** A RESOLUTION APPROVING A CONTRACT WITH CITI STATION LLC FOR THE RELOCATION OF THE WATER LINE LOCATED ON EAST DIVISION STREET AND N. MT. JULIET ROAD **1244**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving Agreement with Citi Station LLC](#)
[Agreement with Citi Station LLC](#)
[Agreement with Citi Station LLC - Exhibit A](#)
[Agreement with Citi Station LLC - Exhibit B](#)
[Agreement with Citi Station LLC - Exhibit C](#)

- 14.K.** A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE MT. JULIET ROAD ADA UPGRADES, PHASE II PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT **1269**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving MJRD ADA Upgrades, Ph 2 TDOT Contract Amendment 3](#)
[PIN 132345.00, TDOT Contract Amendment 3](#)
[MJRD ADA Upgrades, Ph 2 TDOT Contract Exec. Summary](#)

- 14.L.** A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND R.J. CORMAN RAILROAD COMPANY/NASHVILLE AND EASTERN RAILROAD LINE FOR THE RAILROAD GRADE CROSSING IMPROVEMENTS ON CLEMMONS ROAD AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **1270**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving RJ Corman Construction Contract](#)
[RJ Corman Construction Contract](#)
[RJ Corman Construction Contract Exec Summary](#)
[NERR CostEst - 348715L Surface](#)
[NERR ConstEst - 348715L Signal](#)

- 14.M.** A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A MODIFIED AGREEMENT BETWEEN FLOCK SAFETY AND THE CITY OF MT. JULIET POLICE DEPARTMENT **1274**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving Flock Safety Contract](#)
[Flock Safety Contract - Statement of Work](#)
[Flock Safety Contract - Order Form](#)
[Flock Safety Contract - Executive Summary](#)

15. Appointments

- 15.A.** Planning Commission Appointment **1263**

Sponsors: James Maness, Mayor

Attachments: [Sec. 18 22. Membership.](#)

- 15.B.** Mt. Juliet Library Board Appointment **1264**

Sponsors: James Maness, Mayor

Attachments: [Mt. Juliet Library Board Appointment Letter](#)

16. Adjournment