

# **Mt. Juliet, Tennessee**

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



## **Agenda**

**Monday, April 28, 2025**

**6:30 PM**

**Commission Chambers**

**Board of Commissioners**

**1. Workshop & Proclamation****1.A.** Workshop: Vogue Towers Proposal 5:15 PM - 6PM**1188****Sponsors:** Kenneth Martin, City Manager,**Attachments:** [Public Notice - Workshop - Vogue Towers - 4-28-25](#)  
[Vogue Towers Proposal](#)  
[Exhibit 4 Vogue Towers Fiddle Tower Examples](#)  
[Exhibit 2 Vogue Towers Fiddle Location Options 4-21-2025](#)  
[Exhibit 3 Vogue Towers Fiddle Example Fall Zone Letter](#)**1.B.** Proclamation: National Day of Prayer 6PM**1197****2. Public Hearing 6:15 PM**

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

**2.A.** Public Hearing Notice 4-28-25**1193****Attachments:** [Public Notice - 4-28-25](#)**3. Call to Order & Declare a Quorum Present****4. Set Agenda****5. Invocation & Pledge of Allegiance****6. Approval of Minutes****6.A.** Meeting Minutes to be Approved - 3-24-25**1170****Attachments:** [3-24-25 Meeting Minutes for Approval](#)**6.B.** Meeting Minutes to be Approved - 4-14-25**1192****Attachments:** [Meeting Minutes to be Approved - 4-14-25](#)**7. Citizens Comments**

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

**8. Commissioner Reports & Comments****9. City Manager's Report****10. Unfinished Business - Annexation of 340 John Wright Rd**

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE AGUILAR NAVA PROPERTY, LOCATED AT 340 JOHN WRIGHT ROAD MAP 076 PARCEL 054.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1146**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [340 John Wright Rd - POS](#)

- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.6 ACRES, PROPERTY LOCATED AT 340 JOHN WRIGHT ROAD, MAP 076, PARCEL 054.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1062**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [340 John Wright Rd AX ORD](#)  
[340 John Wright Rd AX SR](#)  
[340 John Wright Rd Exhibit A Annexation 1-15-25](#)

**Legislative History**

2/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
3/10/25	Board of Commissioners	recommended for approval to the Board of Commissioners

- 10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE \_\_\_\_\_ RELATIVE TO THE ANNEXATION OF 340 JOHN WRIGHT RD **1145**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Res in Memorandum Relative to Annexation - John Wright Rd](#)

**11. Unfinished Business - Annexation of Hayes Property**

- 11.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE HAYES PROPERTY, LOCATED AT 9385 LEBANON ROAD MAP 054D GROUP B PARCEL 001.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1148**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Hayes Property POS](#)

- 11.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.5 ACRES OF PROPERTY LOCATED AT 9385 LEBANON ROAD, MAP 054D, GROUP B, PARCEL 001.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1001**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Hayes Property AX ORD](#)  
[Hayes Property 9385 Lebanon Rd AX SR PD](#)  
[9385 Lebanon Rd - Exhibit A- Annexation 12-16-24](#)

**Legislative History**

2/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
3/10/25	Board of Commissioners	recommended for approval to the Board of Commissioners

- 11.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE \_\_\_\_\_ RELATIVE TO THE ANNEXATION OF A PROPERTY KNOWN AS THE HAYES PROPERTY, LOCATED AT 9385 LEBANON RD **1147**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Res in Memorandum Relative to Annexation - Hayes Property](#)

**12. Unfinished Business - Annexation of 8790 Saundersville Rd**

- 12.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 8790 SAUNDERSVILLE ROAD PROPERTY, LOCATED AT 8790 SAUNDERSVILLE ROAD MAP 032H PARCELS 9.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1189**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [8790 Saundersville - POS](#)

- 12.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1 ACRE OF PROPERTY LOCATED AT 8790 SAUNDERSVILLE ROAD, MAP 032H, GROUP A, PARCEL 009.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **0961**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [8790 saundersville rd AX ORD](#)  
[8790 Saundersville Road AX SR](#)  
[8790 Saundersville Rd Exhibit B- Annexation 12-30-24](#)

**Legislative History**

12/19/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
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1/13/25

Board of Commissioners

recommended for approval to the  
Board of Commissioners

- 12.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE \_\_\_\_\_ **1190**  
RELATIVE TO THE ANNEXATION OF 8790 SAUNDERSVILLE  
RD

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Res in Memorandum Relative to Annexation -8790  
Saundersville](#)

**13. New Business**

- 13.A.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE **1143**  
OF ORDINANCES, CHAPTER 12 - FIRE PREVENTION AND  
PROTECTION / EMERGENCY SERVICES / FIREWORKS,  
ARTICLES I, V, AND VI

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

**Attachments:** [Ordinance re City Code Chapter 12 Amendments & Additions  
Chapter 12 - Art I, V, and VI - Amendments - Redline Version](#)

- 13.B.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE **1149**  
OF ORDINANCES, CHAPTER 30 - UTILITIES, DIVISIONS 1  
THROUGH 12

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

**Attachments:** [Ordinance re City Code Chapter 30 Amendments  
Chapter 30 - Amendments - Redline Version](#)

- 13.C.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE **1153**  
OF ORDINANCES, CHAPTER 28 - TRAFFIC AND VEHICLES,  
ARTICLE II - TRAFFIC COMMISSION, SECTION 28-24

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

**Attachments:** [Ordinance re City Code Chapter 28 Amendments  
Amendment To Traffic Commission redline Code](#)

- 13.D.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE **1155**  
OF ORDINANCES, CHAPTER 4 - ALCOHOLIC BEVERAGES,  
ARTICLES I, III, AND IV

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

**Attachments:** [Ordinance re City Code Chapter 4 Amendments  
Amendment to CH 4 ALCOHOLIC BEVERAGE LAWS  
Executive Summary - Alcoholic Beverage Laws Amendment](#)

- 13.E.** 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](#)  
[WellerLife Exhibit A LUA 2-13-25](#)

**Legislative History**

2/20/25 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

- 13.F.** 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-16 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

- 13.G.** AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO APPROPRIATE FUNDS FOR THE PURCHASE OF VEHICLES FOR THE POLICE DEPARTMENT **1169**

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

**Attachments:** [2025- Amend 24-25 budget to purchase PD vehicles](#)  
[2025- Exec Sum Amd Bud for PD Vehicle Replcmnts](#)  
[Fiscal Note Amend 24-25 budget for PD vehicles](#)

- 13.H.** 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 ORD](#)  
[Mira Bella LUA AX PMDP PUD SR](#)  
[Mira Bella Legal Description](#)  
[Mira Bella FLU Exhibit A 11 8 24](#)

**Legislative History**

2/20/25 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

- 13.I.** 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](#)  
[Mira Bella Subdivison POS](#)

**Legislative History**

2/20/25 Planning Commission \*\*negative recommendation to the Board of Commissioners

- 13.J.** 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 Rezone Exhibit C 11 8 24](#)  
[Mira Bella PMDP Exhibit D 11 12 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 |
- 13.K.** 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 |
- 13.L.** A RESOLUTION AUTHORIZING AN ACTUARIAL STUDY OF THE COST ASSOCIATED WITH A HAZARDOUS DUTY SUPPLEMENTAL BENEFIT **1142**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [2025 - Res auth actuarial study for hazerdous pay TCRS](#)  
[09.2024 MTAS - TCRS HazDuty Retirement Supplement Act](#)
- 13.M.** A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT JULIET AND IMPACT PYRO INC. FOR A FOURTH OF JULY FIREWORKS SHOW AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **1152**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [A RESOLUTION TO APPROVE THE AGREEMENT WITH IMPACT PYRO INC](#)  
[Impact Pyro Agreement REDLINE- Mt Juliet - Agreement \(city edits 03.18.25\)](#)  
[City of Mt. Juliet Standard Addendum To Agreement - IMPACT PYRO Agreement](#)  
[Impact Pyro Agreement - Mt Juliet - Show Summary](#)  
[Impact Pyro Agreement - Mt Juliet - Invoice](#)



- 13.N.** A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF MT. JULIET AND AT&T FOR E911 HARDWARE AND MAINTENANCE SERVICE FOR THE POLICE DEPARTMENT **1156**

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

**Attachments:** [2025 Res to sign contract for ATT E911 Service MT Julietaddpos](#)

- 13.O.** A RESOLUTION AMENDING RESOLUTION 75-2022 TO FURTHER EXPLAIN THE RESPONSIBILITIES OF THE BOARD OF COMMISSIONERS **1151**

**Sponsors:** Scott Hefner, Commissioner

**Attachments:** [Resolution Amending Res. 75-2022 re Responsibilities of the BoC 75-2022](#)

- 13.P.** A RESOLUTION DECLARING MAY AS BIKE MONTH IN THE CITY OF MT. JULIET **1191**

**Sponsors:** Art Giles, Commissioner

**Attachments:** [Resolution - Bike Month](#)

- 13.Q.** A RESOLUTION ADOPTING THE MT. JULIET SAFETY ACTION PLAN THAT WAS COMPLETED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION'S SAFE STREETS FOR ALL (SS4A) PROGRAM **1168**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [2025-04-28, SS4A Safety Action Plan Adoption](#)  
[2025-04-28, SS4A Safety Action Plan Adoption - Exec Summary](#)  
[PC Staff Report, Safety Action Plan](#)  
[20250319 Mt.Juliet SS4A SAP \(final draft\)](#)

**Legislative History**

4/17/25 Planning Commission

\*\*Positive Recommendation to the Board of Commissioners

- 13.R.** A RESOLUTION APPROVING THE ACCEPTANCE OF REAL PROPERTY RELATED TO THE LYNWOOD STATION PLANNED UNIT DEVELOPMENT OFF-SITE ROAD IMPROVEMENT **1195**

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

**Attachments:** [Resolution Accepting Real Property for Lynwood Station Road Improvement & Exhibit A](#)

- 13.S.** A RESOLUTION REQUESTING THE MUNICIPAL TECHNICAL ADVISORY SERVICE TO PROVIDE A COMPLETE CODE SERVICE FOR THE CITY OF MT. JULIET CODE OF ORDINANCES [1196](#)

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

**Attachments:** [Resolution Requesting MTAS Recodification](#)

**14. Appointments**

- 14.A.** Second Central Business Improvement District (CBID) Appointment [1154](#)

**Sponsors:** James Maness, Mayor

**Attachments:** [2024-35](#)

**15. Adjournment**