



STAFF REPORT

Date: September 21, 2023

To: Luke Winchester, Chairman and Planning Commission

From: Shane Shamanur, P.E.
Director of Engineering

Re: Mt. Juliet Code, Section 13-1-12 (1)
Ordinance 98-02 - Sewer Service Outside City Limits
Ordinance 19-36 – Outside City Customers

Background: The subject property location is 105 Cedar Grove Church Road, outside the city limits of Mt. Juliet, Tennessee, identified as Wilson County, Tennessee, Map 050, parcel 070.00. Total area of the property is ± 0.57 acres. This residential lot is part of the Groves of Nonaville development which obtained out-of-city sewer service for 5 lots with City Ordinance 2020-18. The properties on the west side of Nonaville Road in this area are not within the City limits.

Request: The developer/property owner wishes to connect one (1) single family lot to the City sewer system.

Analysis: The property is not contiguous to the City limits, however, changes in state law now allow non-contiguous annexation so long as the property is within the Urban Growth Boundary and is for industrial/commercial purpose or future residential development. In the case of this property, it does meet the criteria for non-contiguous annexation.

The developer/property owner will pay all regular charges and a surcharge of 100% additional for all city fees meeting Ordinance 2019-36 since said property is not within the city limits. Further, the owner understands and agrees to pay the tap and capacity fees required for connection to the City system. Installation of all wastewater facilities servicing the property will also be the responsibility and cost of the developer/property owner.

The best connection to the sewer system will be to connect to the force main installed as part of the Grove at Nonaville development which ties into the sewer system via the gravity main on the east side of Nonaville Road.

Recommendation: If the Planning Commission gives a positive recommendation of this request, staff recommends the sewer availability be subject to the following:

1. The directing of wastewater flows to the force main installed as part of the Grove of Nonaville development.
2. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36

3. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.