

# **Mt. Juliet, Tennessee**

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



## **Agenda**

**Monday, January 13, 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

**2. Call to Order & Declare a Quorum Present****3. Set Agenda****4. Invocation & Pledge of Allegiance****5. Approval of Minutes****5.A. Approval of December 9, 2024 Minutes**[0987](#)

**Sponsors:** Board of Commissioners, City Manager Kenny Martin

**Attachments:** [Minutes of 12-9-24](#)

**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 - Annexation and Rezone of Rosemont**

**9.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE ROSEMONT PROPERTY, LOCATED AT 1826 BENDERS FERRY ROAD MAP 049 PARCELS 15.07, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY**

[0993](#)

**Sponsors:** Planning Commission Negative Recommendation

**Attachments:** [Rosemont POS](#)

**9.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 19.64 ACRES, PROPERTY KNOWN AS ROSEMONT, LOCATED 1826 BENDERS FERRY ROAD, MAP 049, PARCEL 015.07, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.**

[0886](#)

**Sponsors:** Planning Commission Negative Recommendation

**Attachments:** [Rosemont PMDP PUD,AX SR](#)

[Rosemont POS](#)

[Rosemont 1826 Benders Ferry Rd Exhibit B 10 21 24](#)

[Rosemont AX ORD](#)

[Rosemont Legal Desc](#)

**Legislative History**

10/17/24 Planning Commission

\*\*negative recommendation to the Board of Commissioners

11/25/24	Board of Commissioners	deferred to the Board of Commissioners
12/9/24	Board of Commissioners	recommended for approval to the Board of Commissioners

- 9.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE \_\_\_\_\_ **0995**  
 RELATIVE TO THE ANNEXATION OF THE PROPERTY KNOWN AS ROSEMONT, LOCATED AT 1826 BENDERS FERRY RD, MAP 049, PARCEL 015.07

**Sponsors:** Planning Commission Negative Recommendation

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

- 9.D.** AN ORDINANCE TO REZONE APPROXIMATELY 19.64 ACRES OF PROPERTY AT 1826 BENDERS FERRY ROAD, MAP 049, PARCEL 015.07 FROM RS-40 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ROSEMONT **0887**

**Sponsors:** Planning Commission Negative Recommendation

**Attachments:** [Rosemont PMDP PUD,AX SR](#)  
[Rosemont 1826 Benders Ferry Rd Exhibit B 10 8 24](#)  
[Rosemont Legal Desc](#)  
[Rosemont PMDP PUD ORD](#)

**Legislative History**

10/17/24	Planning Commission	**negative recommendation to the Board of Commissioners
11/25/24	Board of Commissioners	deferred to the Board of Commissioners
12/9/24	Board of Commissioners	recommended for approval to the Board of Commissioners

**10. Unfinished Business - Annexation, Rezone, and Land Use Amendment of Silver Springs**

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE SILVER SPRINGS PHASE 8-13 PROPERTY, LOCATED AT 9621 LEBANON ROAD MAP 054 PARCELS 045.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **0994**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Silver Springs POS](#)

**10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.39 ACRES, PROPERTY KNOWN AS SILVER SPRINGS PH. 8, LOCATED 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **0764**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Silver Springs Ph 8 AX, PUD Amend SR](#)  
[Silver Springs Phase 8 PoS](#)  
[Silver Springs Ph 8 LEGAL DESCRIPTION](#)  
[Silver Springs Ph. 8-13 Exhibit B- Annexation 7-12-24](#)  
[Silver Springs Ph. 8 AX ORD](#)

**Legislative History**

7/18/24	Planning Commission	deferred to the Planning Commission
10/17/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
11/25/24	Board of Commissioners	recommended for approval to the Board of Commissioners

**10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE \_\_\_\_\_ RELATIVE TO THE ANNEXATION OF THE PROPERTY KNOWN AS SILVER SPRINGS, LOCATED AT 9621 LEBANON RD, MAP 054, PARCEL 045.00 **0996**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Res in Memorandum Relative to Annexation - Silver Springs](#)

**10.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS SILVER SPRINGS PH. 8 LOCATED AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL. **0763**

**Sponsors:** Planning Commission Negative Recommendation

**Attachments:** [Silver Springs Ph. 8-13 Exhibit A- LUA 7-12-24](#)  
[SilverSpringsPh8 LUA ORD](#)

**Legislative History**

7/18/24	Planning Commission	negative recommendation
9/23/24	Board of Commissioners	recommended for approval to the Board of Commissioners

**10.E.** AN ORDINANCE TO REZONE APPROXIMATELY 47.39 ACRES OF PROPERTY AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00 FROM WILSON COUNTY A-1 TO RS-20 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR SILVER SPRINGS PH. 8 [0765](#)

**Sponsors:** Planning Commission Negative Recommendation

**Attachments:** [Silver Springs Ph 8 AX, PUD Amend SR](#)  
[Silver Springs Ph 8 LEGAL DESCRIPTION](#)  
[Silver Springs Ph. 8-13 Exhibit B- PUD Amendment 10-21-24](#)  
[Silver Springs Ph. 8 PMDP PUD ORD](#)

**Legislative History**

7/18/24	Planning Commission	**negative recommendation to the Board of Commissioners
10/17/24	Planning Commission	**negative recommendation to the Board of Commissioners
11/25/24	Board of Commissioners	recommended for approval to the Board of Commissioners

**11. Unfinished Business - Ordinances - Second Reading**

**11.A.** AN ORDINANCE AMENDING ORDINANCE 2024-31 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2024 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, 2024 UNTIL DECEMBER 31, 2025 [0953](#)

**Sponsors:** Scott Hefner, Commissioner

**Attachments:** [Ord to extend sunset for Mobile Food Vendors 2024-31 Food Trucks extension until 12-31-24](#)  
[2024-05 Food Trucks](#)

**Legislative History**

12/9/24	Board of Commissioners	recommended for approval to the Board of Commissioners
---------	------------------------	--

**12. New Business - Ordinances - First Reading**

**12.A.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.32 ACRES, PROPERTY LOCATED AT 2460 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 071.00 AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.. **0927**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [2460 OLDR AX SR](#)  
[2460 Old Lebanon Dirt Road POS](#)  
[2460 OLDR City Property AX ORD](#)  
[2460 OLDR Legal Desc](#)  
[ROW Old Lebanon Dirt Road Annexation 10 17 24 Exhibit B](#)

**Legislative History**

11/21/24 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

**12.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.02 ACRES, PROPERTY LOCATED AT 1191 NONAVILLE ROAD, MAP 050, PARCEL 098.00 AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY. **0928**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [1191 Nonaville Rd AX SR](#)  
[1191 Nonaville Rd POS](#)  
[1191 Nonaville Rd AX ORD](#)  
[1191 Nonaville Road Legal Desc](#)  
[1191 Nonaville Road Annexation 10 17 24 Exhibit B](#)

**Legislative History**

11/21/24 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

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

**Legislative History**

12/19/24 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

- 12.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS THE CHRISMAN PROPERTY, LOCATED AT 0 KAREN DRIVE, MAP 054, PARCEL 063.00 FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL [0971](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Chrisman Properties LUA,RZ,AX SR](#)  
[Chrisman Property LUA ORD](#)  
[Chrisman Properties Legal Desc](#)  
[Chrisman Properties Exhibit B- LUA 12-31-24](#)

**Legislative History**

12/19/24 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

- 12.E.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 3.53 ACRES, PROPERTY KNOWN AS THE CHRISMAN PROPERTY, LOCATED AT 9127 LEBANON ROAD, MAP 054, PARCELS 063.00, 064.00, 065.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [0972](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Chrisman Properties LUA,RZ,AX SR](#)  
[Chrisman Prop. POS](#)  
[Chrisman Properties AX ORD](#)  
[Chrisman Properties Legal Desc](#)  
[Chrisman Properties Exhibit B- Annexation 12-31-24](#)

**Legislative History**

12/19/24 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

- 12.F.** AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS THE CHRISMAN PROPERTIES, LOCATED 9127 LEBANON ROAD, APPROXIMATELY 3.53 ACRES, MAP 054, PARCELS 063.00, 064.00, 065.00 FROM RS-40 TO CNS. [0973](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Chrisman Properties LUA,RZ,AX SR](#)  
[Chrisman Properties RZ ORD](#)  
[Chrisman Properties Legal Desc](#)  
[Chrisman Properties Exhibit B- Rezone 12-6-24](#)

**Legislative History**

12/19/24 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

- 12.G.** AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO APPROPRIATE FUNDS FOR THE CENTRAL PIKE INTERCHANGE PROJECT **0991**

**Sponsors:** James Maness, Mayor, Art Giles, Commissioner

**Attachments:** [2025- Amend Capital Proj budget for ROW ph of Central Pike Interchange](#)

- 12.H.** AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE (ORDINANCE 2024-25) TO APPROPRIATE FUNDS FOR OBTAINING OWNERSHIP OF WEST ELEMENTARY SCHOOL'S SEWER INFRASTRUCTURE **0992**

**Sponsors:** City Manager Kenny Martin

**Attachments:** [Draft Ordinance re Budget Amendment for West Elementary Pump Station](#)

**13. Resolutions**

- 13.A.** A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE ITS AND SIGNAL IMPROVEMENT, PHASE II PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT **0957**

**Sponsors:** City Manager Kenny Martin

**Attachments:** [2025-01-13, ITS Construction Contract Resolution](#)  
[2025-01-13, ITS Construction Contract Resolution - Exec Summary](#)  
[S & W contract signature pages](#)  
[PIN 127895.00 Mt. Juliet ITS Bid Tabs 12-3-2024](#)

- 13.B.** A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE CENTRAL PIKE INTERCHANGE PROJECT AND TO REVISE THE STIPULATIONS FOR THE CITY'S MONETARY CONTRIBUTION TOWARDS THE CENTRAL PIKE INTERCHANGE PROJECT **0958**

**Sponsors:** Art Giles, Commissioner, James Maness, Mayor

**Attachments:** [2025-01-13, Resolution TDOT contract and establish stipulations](#)  
[2025-01-13, Resolution TDOT contract and establish stipulations - Exec Summary](#)  
[PIN 124884.00 Mt Juliet Amnd 1 DRAFT 120624](#)



**13.C.** A RESOLUTION DECLARING CITY OF MT JULIET FIRE DEPARTMENT VEHICLE THAT WAS USED BY THE CITY BEAUTIFUL DEPARTMENT AS SURPLUS TO BE DONATED TO THE MT. JULIET HELP CENTER **0984**

**Sponsors:** Board of Commissioners, City Manager Kenny Martin

**Attachments:** [Fire-City Beautiful Truck donate to MJ Help Center](#)  
[Fire Truck to Help Center Pictures](#)  
[Fire-City Beautiful Truck donate to MJ Help Center Resolution](#)

**13.D.** A RESOLUTION DECLARING CITY OF MT. JULIET PROPERTY IN VARIOUS DEPARTMENTS AS SURPLUS TO BE DISPOSED OF AT GOVDEALS AUCTION **0990**

**Sponsors:** City Manager Kenny Martin

**Attachments:** [2025 - Declare Fire Equip as surplus](#)

**14. Appointments**

**14.A.** Appointment of BoC Representative to the Initial Research and Development Committee for a Recreational/Aquatic Complex **1000**

**Sponsors:** James Maness, Mayor

**Attachments:** [26-2024](#)  
[35-2024](#)

**14.B.** Appointment of BoC Representative to the JECDB Position #18 **0985**

**Sponsors:** James Maness, Mayor

**Attachments:** [JECDBBoardPosition#18](#)

**15. Adjournment**