



Mt. Juliet, Tennessee

Board of Commissioners

Agenda

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

Monday, September 9, 2024

6:30 PM

Commission Chambers

1. Presentations 6:00 PM

2. Public Hearing 6:15 PM

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

3. Public Notice

3.A. Public Notice - 2nd and Final Reading 9/9/24

[0825](#)

Attachments: [Public Notice - 9-9-24 2nd Reading](#)

- To amend the Land Use Map and Plan of the City of Mt. Juliet
- To rezone the property located at 4470 Old Lebanon Dirt Rd, Map 077, Parcel 026.00, from OPS to RS-40
- To amend the Land Use Plan and rezone the property known as Elliott Reserve located at 12440 & 12582 Lebanon Rd, Map 053, parcels 101.01 & 102.00, from thoroughfare commercial to mixed-use and from CG & CRC to CMU PUD and adopt the Preliminary Master Development Plan.
- To annex and adopt the Plan of Services the South Greenhill Rd and right of way, located at South Greenhill Rd from the northern property corner of 6105 Freemantle Ct to the northern property corner of parcel 073 008.04, in Wilson County, TN, located within the city's Urban Growth Boundary
- Approving grants by the City of Mt. Juliet as previously budgeted in the 2024/2025 budget ordinance (ordinance 2024-25)
- Authorizing execution of contract between the City of Mt. Juliet and Nabholz Construction for Construction Management Services for Fire Station 3

4. Call to Order & Declare a Quorum Present

5. Set Agenda

6. Invocation & Pledge of Allegiance

7. Approval of Minutes

7.A. Approval of 8-12-24 Minutes

[0818](#)

Attachments: [8-12-24 BoC Minutes](#)

8. Citizens Comments

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

9. Commissioner Reports & Comments

10. City Manager's Report

11. Unfinished Business Consent Agenda Items - Ordinances - 2nd Reading

11.A. AN ORDINANCE AMENDING THE LAND USE MAP AND PLAN OF THE CITY OF MT. JULIET [0689](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [8 FLU Map Amendment SR](#)
[UGB LUA ORD](#)
[Final Urban Growth Boundary Map 9 5 24](#)

Legislative History

6/20/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
7/8/24	Board of Commissioners	recommended for approval to the Board of Commissioners
8/12/24	Board of Commissioners	deferred to the Board of Commissioners

12. Unfinished Business - Ordinances - 2nd Reading

12.A. AN ORDINANCE TO REZONE THE PROPERTY LOCATED 4470 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 026.00, FROM OPS TO RS-40. [0686](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [4470 OLDR RZ ORD](#)
[4470 Old Lebanon Dirt Rd Exhibit B Rezone 5 7 24](#)
[4470 OLDR Legal Desc](#)

Legislative History

7/18/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
8/12/24	Board of Commissioners	recommended for approval to the Board of Commissioners

12.B. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS ELLIOTT RESERVE LOCATED AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 & 102.00, FROM THOROUGHFARE COMMERCIAL TO MIXED-USE [0690](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [3 Elliott Reserve LUA PMDP PUD SR](#)
[Elliott Reserve LUA ORD](#)
[Elliott Reserve Legal Desc](#)
[Elliott Reserve Lebanon Road LUA 6 4 24](#)

Legislative History

6/20/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
7/8/24	Board of Commissioners	deferred to the Board of Commissioners
7/22/24	Board of Commissioners	deferred to the Board of Commissioners
8/12/24	Board of Commissioners	recommended for approval to the Board of Commissioners

12.C. AN ORDINANCE TO REZONE APPROXIMATELY 22.64 ACRES OF PROPERTY AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 AND 102.00 FROM CG AND CRC TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ELLIOTT RESERVE [0691](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [3 Elliott Reserve LUA PMDP PUD SR](#)
[Elliott Reserve Legal Desc](#)
[Elliott Reserve Lebanon Road PMDP PUD Rezone 6 4 24](#)
[Elliot Reserve - Deferral Request](#)
[Elliott Reserve after 1st Reading and staff review](#)
[CSDG Email](#)
[2024-08-30 Elliott Reserve BOC 2 Resubmittal](#)
[BOC Comment removal letter](#)
[Elliott Reserve - Buffer Exhibit](#)
[Elliott Reserve - Fire Marshal Coordination](#)
[Elliott Reserve - School Capacity Study](#)
[Elliott Reserve Neighboring Stormwater Exhibits](#)

Legislative History

6/20/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
7/8/24	Board of Commissioners	deferred to the Board of Commissioners

7/22/24	Board of Commissioners	deferred to the Board of Commissioners
8/12/24	Board of Commissioners	recommended for approval to the Board of Commissioners

13. Unfinished Business - Annexation Ordinance and Plan of Services

- 13.A.** AN ORDINANCE ANNEXING THE SOUTH GREENHILL ROAD AND RIGHT OF WAY, LOCATED AT SOUTH GREENHILL ROAD FROM THE NORTHERN PROPERTY CORNER OF 6105 FREEMANTLE CT TO THE NORTHERN PROPERTY CORNER OF PARCEL 073 008.04, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [0698](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [PC Staff Report, S Greenhill Road Annex](#)
[S Greenhill Road POS](#)
[SGH Rd Annex Application Executed](#)
[SGHR Annex ORD](#)

Legislative History

6/20/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
7/22/24	Board of Commissioners	deferred to the Board of Commissioners
8/12/24	Board of Commissioners	recommended for approval to the Board of Commissioners

- 13.B.** Review the Plan of Services for the Roadway and Right-of-Way for South Greenhill Road. [0802](#)

Sponsors: Planning and Zoning, Kenny Howell

Attachments: [S Greenhill Road POS](#)

Legislative History

8/15/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
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14. Resolutions

- 14.A.** A RESOLUTION APPROVING GRANTS BY THE CITY OF MT. JULIET AS PREVIOUSLY BUDGETED IN THE 2024/2025 BUDGET ORDINANCE (ORDINANCE 2024-25) [0819](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Copy of GRANTS requested w prev approvals](#)
[Res - Approve Grants 24-25](#)
[Restoration Community Outreach Email](#)

- 14.B.** A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF MT. JULIET AND NABHOLZ CONSTRUCTION FOR CONSTRUCTION MANAGEMENT SERVICES FOR FIRE STATION 3 [0824](#)

Sponsors: City Manager Kenny Martin

Attachments: [2024 Res to sign contract with Nabholz Const for Fire St 3 A141-2014 - Mt Juliet Fire Station #3](#)
[A141ExhibitA-2014 - Mt Juliet Fire Station #3](#)
[A141ExhibitB-2014 - Mt Juliet Fire Station #3](#)

- 15. Adjournment**