

Mt. Juliet, Tennessee

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



Agenda

Monday, July 14, 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 7-14-25[1287](#)

Attachments: [Public Notice - 7-14-25](#)

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 - 6-23-25**[1288](#)

Attachments: [Meeting Minutes to be Approved - 6-23-25](#)

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 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
6/9/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 9.B.** 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 EX A - Legal DX](#)
[718 Monticello Dr EX B - Rezone](#)
[718 Monticello RZ SR](#)

Legislative History

5/15/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/9/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

10. Unfinished Business

- 10.A.** 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
6/9/25	Board of Commissioners	deferred to the Board of Commissioners

11. New Business

- 11.A.** AN ORDINANCE AUTHORIZING THE ABANDONMENT OF A PORTION OF THE EXISTING R-O-W OF 2ND AVENUE SOUTH AND ACCEPTANCE OF A PORTION OF MT. JULIET CHURCH OF CHRIST PROPERTY, BOTH LOCATED AT 1940 NORTH MT. JULIET ROAD, MAP 055, PARCEL 95.00. **1221**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance re Abandoning & Accepting Property](#)
[EX 1 - Mt. Juliet Church of Christ Plat](#)
[EX 2 - Property Dedication Map](#)
[Mt Juliet Church of Christ Property FP SR](#)

Legislative History

5/15/25 Planning Commission approved

- 11.B.** AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH THE MT. JULIET-WEST WILSON COUNTY SENIOR CITIZENS SERVICE CENTER FOR THE MT. JULIET SENIOR ACTIVITY CENTER **1265**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance re Approving Lease Agreement](#)
[Lease Agreement for Senior Center](#)
[Lease Agreement for Senior Center - EX A Floor Plan](#)

- 11.C.** RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND JAMES N BUSH CONSTRUCTION, INC FOR THE EXTENSION/RELOCATION OF SEWER FACILITIES ON OLD LEBANON DIRT ROAD AND GOLDEN BEAR GATEWAY AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **1290**

Sponsors: Kenneth Martin, City Manager,

Attachments: [2025-07-14, OLDR and GBG Sewer Extension-Relocation](#)
[2025-07-14, OLDR and GBG Sewer Extension-Relocation - Exec Summary](#)
[Award Recommendation Letter](#)
[CONF DOC](#)
[Bid Tabulation](#)

- 11.D. A RESOLUTION APPROVING A CONTRACT WITH WEST WILSON UTILITY DISTRICT (WWUD) FOR THE RELOCATION OF THE WATER LINE LOCATED ON EAST DIVISION STREET AND N. MT. JULIET ROAD [1291](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving Contract with WWUD](#)
[WWUD Interlocal Agreement - waterline relocation](#)

- 11.E. A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF MT. JULIET AND MIOVISION TECHNOLOGIES US, LLC FOR TRAFFIC SIGNAL PREEMPTION FOR THE FIRE DEPARTMENT [1292](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [2025- Approve Contract for Traffic Signal Preemption](#)
[2025- Executive Summary for Traffic Signal Preemption](#)
[2025- Q-33865 R2 - Mt. Juliet Opticom](#)

12. Adjournment



Mt. Juliet, Tennessee

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

Staff Report

File #: 1287

Agenda Date: 7/14/2025

Agenda #: 1.A.

Title:

Public Hearing Notice 7-14-25

Public Notice

The Board of Commissioners of the City of Mt. Juliet will conduct a public hearing and consider the following on July 14, 2025 at 6:15PM, at City Hall located at 2425 N. Mt. Juliet Road.

- An Ordinance to rezone the property located at 615 Rutland Drive, approximately 5 acres, Map 078, Parcel 010.07 from RS-40 to CMU
- 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
- An Ordinance to amend the City of Mt. Juliet Land Development Code, Part A, Subdivision Regulations, Article IV. Requirements for Improvements, Reservations, and Designs

The public is invited to attend/comment.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1288

Agenda Date: 7/14/2025

Agenda #: 5.A.

Title:

Meeting Minutes to be Approved - 6-23-25

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, June 23, 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 6-23-25[1278](#)**Attachments:** [Public Hearing Notice - 6-23-25](#)

Randall Dunham, 149 Burton Place

Mr. Dunham expressed appreciation for the City's assistance with a drainage issue at his property and requested to speak with Utilities Director Tim Forkum.

Lori Gossett, 121 SE Springdale Drive

Ms. Gossett spoke in opposition to the proposed property tax increase.

Greg Gamble, representing the 6235 Central Pike Project

Mr. Gamble spoke on behalf of the proposed development project at 6235 Central Pike.

Larry Bloom, 146 Denny Drive

Mr. Bloom spoke in opposition to the proposed property tax increase.

Chip Baily, 140 Denny Drive

Mr. Baily expressed support for the proposed property tax increase.

2. Call to Order & Declare a Quorum Present

Present: Commissioner Art Giles, Vice Mayor and Commissioner Bill Trivett,
Mayor James Maness, Commissioner Jennifer Milele, and
Commissioner Scott Hefner

3. Set Agenda

Mayor Maness requested the removal of Item 9B from the Consent Agenda.
No objections were heard.

Mayor Maness requested that Items 12B and 12D be added to the Consent Agenda.
No objections were heard.

Mayor Maness requested that Item 10D be read before Item 10A.
No objections were heard.

Mayor Maness made a motion to move Item 11A to the end of the agenda.
Vice Mayor Trivett seconded the motion.
No objections were heard.

Commissioner Milele made a motion to move Item 12C to follow Item 11A, placing it at the end of the agenda.
No objections were heard.

Mayor Maness made a motion to reconsider the agenda.
Vice Mayor Trivett seconded the motion.
No objections were heard.

Mayor Maness requested the removal of Item 9C from the Consent Agenda.
No objections were heard.

4. Invocation & Pledge of Allegiance

Tim Bryant, Director of Wilson County Fellowship of Christian Athletes, led the Invocation and the Pledge of Allegiance.

5. Approval of Minutes

5.A. Meeting Minutes to be Approved - 6-9-25

[1277](#)

Attachments: [Meeting Minutes to be Approved - 6-9-25](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, that this Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

6. Citizens Comments

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

Shawn Glover, 11400 Lebanon Road (Volunteer State Bank)

Spoke about the Barry Wilmore event scheduled for Saturday, June 28.

Tim Bryant, 555 Logue Road

Shared that he grew up with Barry Wilmore and expressed support for the Fellowship of Christian Athletes.

Scott Bailey, 2012 Stonebrook Circle

Spoke in opposition to the proposed tax increase.

Rocky Lee, 16604 Central Pike

Expressed gratitude to Commissioners Milele and Hefner and thanked citizens for their outreach. Spoke in support of the Deputy Parks Director of Administration role. Announced he would rescind his resignation if allowed.

Brittney McGregor, 240 Bass Drive

Spoke in support of the Parks Department. Described former Parks Director Rocky Lee as the face of Mt. Juliet Parks and expressed a desire to see him return.

Kris Midgett, 1027 Posey Hill Road

Voiced support for the return of former Parks Director Rocky Lee, and both the Communications Director and Deputy Parks Director of Administration positions.

Angelece Adams, 129 Belinda Parkway

Restated comments from the June 9 meeting, requesting an amendment to the City's tattoo ordinance.

Harold Cheatham, 6085 Central Pike

Spoke in opposition to the Tillman Project and requested that the City wait until the exit ramp is complete.

Melvin Gatewood, 186 Karen Drive

Spoke in support of the Communications Director position.

Jake Porter, representing The Reserve at Tate Lane Project

Addressed the Board regarding the proposed development.

Steve Griffith, 1614 Tate Lane

Expressed pride in the City and commended the Police Department for its efficiency, noting it has fewer officers than Metro but performs more effectively.

Randy Parks, 118 Due West Drive

Thanked the Board for ensuring there would be no connection to Due West.

Larry Bloom, 146 Denny Drive

Spoke in opposition to the proposed tax increase.

7. Commissioner Reports & Comments

Commissioner Giles commented on the recent ribbon cutting, noting the great turnout and thanking everyone who attended. He also thanked residents who have reached out via email regarding the proposed tax increase, stating that he personally dislikes taxes. However, he explained that in order to maintain the current level of city services, a tax increase is necessary. He is continuing to respond to citizen emails and plans to follow up with everyone who contacted him. He closed by thanking everyone for their engagement.

Vice Mayor Trivett thanked everyone for attending the meeting and for maintaining communication with the Board. He acknowledged the difficulty of the decisions being made and emphasized that he is doing his best to listen to every single citizen. He described the relationship between the community and the Board as one of give and take. Vice Mayor Trivett also noted the ongoing work with city staff and commended department heads for their continued efforts in serving the city, both past and present. He expressed pride in the strength of the community and encouraged everyone to be respectful of their neighbors and to keep children safe during the upcoming Independence Day celebration, including the event at Circle P Ranch.

Commissioner Hefner thanked everyone for attending the meeting and extended well wishes to City Manager Martin for a speedy recovery. He noted that voluntary developer contributions have increased from \$2,500 to \$7,500 over the past four years, clarifying that the City does not receive those funds until the developer makes payment. Commissioner Hefner acknowledged the large number of emails and phone calls he has received from citizens and assured them he will respond to everyone. He also spoke about his sponsorship of the tax freeze ordinance, explaining that the proposal is based on adopting state law provisions. Commissioner Hefner expressed his support to rehire Rocky Lee. He concluded by encouraging residents to stay safe in the extreme heat, reminding everyone to check their backseats for children and pets.

Commissioner Milele presented charts highlighting General Fund expenditures and discussed the City's budget priorities. She emphasized that the largest portions of the budget are dedicated to Police, Fire, EMS personnel, and operations. Commissioner Milele shared that she has been actively responding to citizens via social media, email, and phone calls. She explained how property taxes originated and provided historical context specific to the City's tax structure. Additionally, she presented a chart illustrating sales tax revenue trends and offered further explanation of the property tax rate and what occurred during the first reading of the budget. She also noted that building activity in the City has recently slowed.

Mayor Maness shared that he has heard from many citizens regarding the proposed tax changes. He explained that the current county-wide sales tax rate is 9.75%, which is the maximum allowed. Of that amount, 7% goes to the State, 1.375% is allocated to schools, and the remaining portion goes to the City which is 1.375%. Mayor Maness stated that while the City can always explore additional fees. He noted that the City's current \$0.11 property tax rate reflects an ongoing effort to keep costs as low as possible for residents. He emphasized that the City has been making every effort to manage resources responsibly.

8. City Manager's Report

City Manager Martin was unable to be present and did not provide a report.

9. Unfinished Business Consent Agenda Items:

- 9.A.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 8 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - PROPERTY MAINTENANCE [1241](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance re Amending City Code Ch 8 Fire Fees](#)
[Redline Edits re Amending City Code Ch 8 Fire Fees](#)
[Current Fire Fees](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Giles, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, and Commissioner Milele

Absent: Commissioner Hefner
Enactment No: 2025-29

- 9.B.** 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](#)

This item was moved from the Consent Agenda during the setting of the agenda.

Commissioner Milele questioned the project representative about drainage and stormwater runoff.

Discussion was held.

Commissioner Giles inquired about the possibility of installing a pedestrian path. He clarified that it would be contingent upon approval from the Lynn Haven HOA, with the intention of providing connectivity to Bass Lane and Due West Drive. He noted that the path would run outside of the development-not through it.

Mr. Porter expressed a willingness to construct and discuss the proposed path, noting that a 6-foot walkway would be appropriate due to the presence of existing trees in the area.

Discussion was held.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-30

- 9.C.** 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](#)

This item was moved from the Consent Agenda during the setting of the agenda.

Commissioner Hefner made a motion to adopt the redline version of the item, which included minor housekeeping changes. A copy of the redline version was provided to each Commissioner.

Mayor Maness seconded the motion.

Back on ordinance as 1X amended.

A motion was made by Commissioner Hefner, seconded by Commissioner Giles, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-31

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

- 10.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 Plan of Services](#)

Mayor Maness requested that Items 10A, 10B, 10C, and 10E be read together.
No objections were heard.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 52-2025

- 10.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 SR](#)

Mayor Maness requested that Items 10A, 10B, 10C, and 10E be read together.
No objections were heard.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-32

10.C. A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE [1250](#)
TO THE ANNEXATION OF THE PROPERTY LOCATED AT 6235
CENTRAL PIKE

Sponsors: Planning Commission Positive Recommendation

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

Mayor Maness requested that Items 10A, 10B, 10C, and 10E be read together.
No objections were heard.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 53-2025

**10.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 SR](#)

Mayor Maness made a motion to keep the land use designation as Mixed Use and leave the Land Use as is.

Discussion was held.

Commissioner Milele asked Greg Gamble, project representative, to respond to the Mayor's motion.

Mr. Gamble explained that due to protected streams and other environmental constraints, the proposed use-not commercial-is most suitable for the property. He added that within 60 days of receiving the grading permit, a traffic signal will be installed to support future construction and traffic flow.

Commissioner Hefner commented that the site would be difficult for any commercial use.

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Vice Mayor and Commissioner Trivett, Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Mayor Maness
Enactment No: 2025-33

10.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 SR](#)

Mayor Maness requested that Items 10A, 10B, 10C, and 10E be read together. No objections were heard.

Todd Serbent, City Traffic Engineer, proposed an amendment to Public Works Condition 2A. The amendment reads:
The developer proposed finishing the signal within 180 days of the grading permit, which is termed the Land Disturbance Permit in our code.

Mayor Maness made a motion to approve the amendment.
Vice Mayor Trivett seconded the motion.

Representative Joe Haddix clarified that his earlier reference to 60 days was a misspeak and confirmed his agreement with the proposed amendment as 6 mos.

Shane Shamanur, Director of Engineering, recommended revising the timeline to 180 days instead of 6 mos. He further stated that if the signal is not installed within 180 days, permits shall be withheld until the signal is complete.

Vice Mayor Trivett and Mayor Maness expressed support for the revised language and conditions.

Back on Ordinance as 1x amended:

Mayor Maness made a motion to adopt Planning Conditions 16 through 22.
Vice Mayor Trivett seconded the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on ordinance as 2x amended:

Mayor Maness made a motion to adopt Public Works Condition 1.

Vice Mayor Trivett seconded the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on ordinance as 3x amended.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-34

11. Unfinished Business

11.A. 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: City Manager Kenny Martin,

Attachments: [FY 26 Budget Ordinance 2nd reading](#)
[FY 26 Budget 2nd reading](#)

Mayor Maness made a motion to adopt a total of \$3.1 million in cuts to the General Fund budget, consisting of the following reductions:

Economic Development

Page 25: Decrease 110-47200-910 by \$1,000,000

Fire Department

Page 48: Decrease 110-42200-945 by \$220,000

EMS Department

Page 49: Decrease 110-42250-940 by \$100,000

Mundy Park

Page 57: Decrease 110-44720-310 by \$500

Page 57: Decrease 110-44720-322 by \$500

Page 57: Decrease 110-44720-331 by \$8,000

Satellite Parks

Page 61: Decrease 110-44738-320 by \$10,000

Page 61: Decrease District Park by \$10,000

IT Department

Page 32: Decrease 110-41740-200 by \$35,000

Public Works - Clemmons Road Garage

Page 55: Decrease 110-41861-933 by \$300,000

Transfers to Other Funds

Page 18: Decrease 110-49800-899 by \$1,050,000

Personnel Administration

Page 29: Decrease 110-41650-200 by \$46,000

Police Department

Page 36: Decrease 110-42100-204 by \$28,460

Page 36: Decrease 110-42100-206 by \$5,600

Page 37: Decrease 110-42100-236 by \$1,000

Page 37: Decrease 110-42100-239 by \$2,000

Page 38: Decrease 110-42100-255 by \$65,000

Page 38: Decrease 110-42100-304 by \$30,000

Page 39: Decrease 110-42100-322 by \$30,250

Page 39: Decrease 110-42100-326 by \$5,000

Page 40: Decrease 110-42100-327 by \$20,000

Page 40: Decrease 110-42100-349 by \$6,250

Page 41: Decrease 110-42100-945 by \$7,500

Page 41: Decrease 110-42100-949 by \$118,600

Animal Control

Page 44: Decrease 110-41720-949 by \$8,300

The motion also included setting the property tax rate at 30 cents.
Vice Mayor Trivett seconded the motion.

Discussion was held.

Commissioner Hefner made a motion to add a Deputy Parks Director position, and suggested marketing City-owned property, setting a \$2 million target for potential sales.

Discussion was held.

Commissioner Milele made a motion to amend Mayor Maness's motion by removing the 30-cent property tax rate.
Discussion was held.

Commissioner Hefner also moved to codify a midyear budget review, with a workshop to be scheduled in January to reassess expenses and departmental needs.
This passed without objection.

Discussion was held.

Vote on Mayor Maness's motion (with \$3.1M in cuts and 30-cent tax rate):

Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele
Motion passed.

Back on budget as 2X amended.

Discussion was held.

Commissioner Giles made a motion to amend the budget by reducing the proposed property tax rate from 30 cents to 29 cents.
Vice Mayor Trivett seconded the motion.

Mayor Maness made a further amendment to General Fund:

Page 18: Decrease 110-49800-899 by \$30,000

State Street Aid Fund:

Page 62: Decrease 121-37810 (Transfer to SSA) by \$30,000 (Revised total: \$670,000)

Page 63: Decrease 121-43100-356 (Speed Prevention Program) by \$30,000 (Revised total: \$5,000)
Vice Mayor Trivett seconded the amendment.

Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele
Motion passed.

Back on budget as 3X amended.

Mayor Maness made a motion to amend the budget as follows:

City Manager Department:

Page 21: Increase Personnel by \$114,929

Purpose: Add back the Public Information Officer (PIO) position

Commissioner Hefner seconded the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness

Motion passed unanimously.

Back on budget as 4X amended.

Mayor Maness made a motion to amend the budget on Page 47 to adopt \$70,620 in adjustments for 15 positions within the Fire Department.

Vice Mayor Trivett seconded the motion.

Fire Chief Mark Foulks addressed the Board to speak about the adjustments and staffing needs.

Discussion was held.

The Board determined that the personnel categories-paramedics, fire staff, and EMS captains-would be voted on as separate amendments.

Commissioner Hefner asked Chief Foulks about conducting a pilot study related to ambulance transport services.

Amendment 1 of 3 - Paramedic Pay Adjustment

Mayor Maness made a motion to amend the budget on Page 47 under the Fire Department to add back \$27,985 in personnel pay adjustments for paramedics.

Vice Mayor Trivett seconded the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 5X amended.

Amendment 2 of 3 - Fire Staff Pay Adjustment

Mayor Maness made a motion to amend the budget on Page 47 under the Fire Department to add back \$14,853 in personnel pay adjustments for fire staff.

Vice Mayor Trivett seconded the motion.

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 6X amended.

Amendment 3 of 3 - EMS Captains Pay Adjustment

Mayor Maness made a motion to amend the budget on Page 47 under the Fire Department to add back \$27,781 in personnel pay adjustments for EMS captains. Vice Mayor Trivett seconded the motion.

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 7X amended.

Commissioner Giles made a motion to amend the budget to increase the hourly rate by \$2.00 for two positions in Public Works: one Certified Mechanic and one Traffic Field Manager.

Vice Mayor Trivett seconded the motion.

This amendment includes the following adjustments:

Highway and Street Administration

Page 52: Increase Personnel by \$5,451 (Traffic Field Manager)

City Garage

Page 54: Increase Personnel by \$5,341 (Certified Mechanic)

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 8X amended.

Commissioner Hefner made a motion to amend the budget to add an Assistant City Attorney position to be hired in six months, allocating \$45,000, which represents half of the anticipated \$90,000 annual salary.
Mayor Maness seconded the motion.

This amendment includes the following adjustment:

City Attorney

Page 23: Increase Personnel by \$79,348
(Add Assistant City Attorney - ½ year)

Vice Mayor Trivett requested that City Attorney Burnett track cost savings resulting from not hiring the previous outside legal counsel.

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 9X amended.

Mayor Maness made a motion to adopt Cuts 3 and 4 from the budget document.
Vice Mayor Trivett seconded the motion.

These cuts include the following:

Capital Projects Fund

Page 69: Decrease 300-43143-910 by \$150,000

Page 67: Decrease 300-43186-910 by \$900,000

Page 65: Decrease 300-37815 by \$1,050,000

Stormwater Fund

Page 74: Decrease 416-43150-942 by \$158,000

Sewer Fund

OLDR West Pocket Plan:

Page 81: Increase 412-43290-933 by \$200,000

Sewer Personnel:

Page 77: Decrease Personnel by \$271,180

Page 77: Decrease Personnel by \$16,250

Purification & Disposal:

Page 79: Decrease 412-52313-934 by \$225,000

Sewer Revenue:

Page 75: Decrease 412-37210 by \$285,955

Removes 3% increase in Wastewater Fees

Golden Bear Sewer Relocation:

Page 81: Decrease 412-43283-933 by \$200,000

Sewer Lift Stations:

Page 80: Decrease 412-52212-944 by \$89,000

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on budget as 10X amended.

Discussion was held.
Commissioner Milele initiated discussion.

Commissioner Milele then made a motion to reclassify four Parks Laborer positions and two Facility Maintenance positions, totaling \$18,646.
Vice Mayor Trivett seconded the motion.

This amendment includes the following adjustment:

Parks Department

Page 58: Increase Personnel by \$18,646
(Add back parks personnel reclassification)

Interim Parks Director Ross Hudson was present and answered questions related to the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on budget as 11X amended.

Commissioner Milele made a motion to add a full-time Parks Clerk position, totaling \$71,364.
Discussion was held.

This amendment includes the following adjustment:

Parks Department

Page 58: Increase Personnel by \$71,364
(Add full-time Parks Clerk)

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on budget as 12X amended.

Commissioner Milele made a motion to reclassify one Parks Clerk position to a Park Lead, totaling \$2,862.
Vice Mayor Trivett seconded the motion.

This amendment includes the following adjustment:

Parks Department

Page 58: Increase Personnel by \$2,862
(Reclassify Parks Clerk to Parks Lead)

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on budget as 13X amended.

Commissioner Hefner made a motion to include \$2 million in projected revenue from the sale of non-park land.
Vice Mayor Trivett seconded the motion.

This amendment includes the following adjustment:

General Fund Revenue

Page 12: Increase 110-36310 by \$2,000,000
(Add projected revenue from sale of land)

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 14X amended.

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, and Commissioner Hefner

Nay: Commissioner Milele
Enactment No: 2025-35

12. New Business

12.A. 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](#)

Commissioner Hefner provided background on the request and the proposed development. He noted that the plan includes the construction of a pickleball court and the donation of five acres to the City. He stated he fully supports the proposal.

Jay Easter of Reagan Smith spoke as the representative for the development.

Discussion was held.

Mayor Maness made a motion to make the Land Use Amendment (LUA) conditional on the Planned Unit Development (PUD).

City Attorney Burnett recommended that the motion be modified to instead proceed with the LUA to second reading when its associated items are also on second reading.

Vice Mayor Trivett seconded the revised motion.

Vote yea unanimous.

Back on ordinance as 1X amended.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 9/8/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Vice Mayor and Commissioner Trivett, Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Mayor Maness

12.B. A RESOLUTION SUPPORTING A GRANT APPLICATION FOR THE IMPLEMENTATION OF SAFETY IMPROVEMENTS ON VARIOUS ROADWAYS THAT WERE IDENTIFIED IN THE CITY OF MT. JULIET'S SAFETY ACTION PLAN FOR THE FEDERAL HIGHWAY ADMINISTRATION'S (FHWA) SAFE STREETS FOR ALL (SS4A) PROGRAM GRANT CYCLE

1279

Sponsors: City Manager Kenny Martin,

Attachments: [SS4A Implementation Grant Application Resolution](#)
[SS4A Implementation Grant Application-Exec Summary](#)
[Mt Juliet SS4A Fact Sheets](#)
[Mt. Juliet - SS4A Implementation Grants - Cost Estimates](#)

This item was moved to the Consent Agenda during the setting of the agenda.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Giles, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, and Commissioner Milele

Absent: Commissioner Hefner
Enactment No: 51-2025

12.C. A RESOLUTION OF THE CITY OF MT. JULIET BOARD OF COMMISSIONERS STATING ITS INTENT TO PLACE A \$14 MILLION BOND REFERENDUM BEFORE THE VOTERS FOR THE PURPOSE OF CONSTRUCTING AN AQUATIC CENTER

1281

Sponsors: James Maness, Mayor

Attachments: [Aquatic Center Bond Resolution](#)

Discussion was held.

Commissioner Hefner made a motion to amend the item to add term limits to the referendum.

City Attorney Burnett advised that term limits should be addressed through a separate resolution.

Commissioner Milele made a motion to defer the item until after she brings a resolution on bonding to the Board for a vote.

Commissioner Hefner seconded the motion.

Vote: Yea - Commissioner Hefner, Commissioner Milele

Nay - Vice Mayor Trivett, Commissioner Giles, Mayor Maness

Motion failed.

Commissioner Milele made a motion to remove the \$14 million from the item.

Commissioner Hefner seconded the motion.

Vote: Yea - Commissioner Milele

Nay - Vice Mayor Trivett, Commissioner Giles, Mayor Maness, Commissioner Hefner

Motion failed.

Discussion was held.

Mayor Maness made a motion to close debate.

Vice Mayor Trivett seconded the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Giles, Mayor Maness, Commissioner Hefner

Nay - Commissioner Milele

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Giles, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, and Mayor Maness

Nay: Commissioner Milele, and Commissioner Hefner

Enactment No: 54-2025

- 12.D.** A RESOLUTION TO AUTHORIZE AND APPROPRIATE FUNDS FOR AN ACTUARIAL STUDY OF THE COST ASSOCIATED WITH A HAZARDOUS DUTY SUPPLEMENTAL BENEFIT PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 8-36-212.

[1282](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Mt. Juliet -Hazardous Duty A- Study Resolution](#)
[Executive Summary](#)
[39-2025](#)

This item was moved to the Consent Agenda during the setting of the agenda.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Giles, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, and Commissioner Milele

Absent: Commissioner Hefner
Enactment No: 55-2025

13. Adjournment

Mayor James Maness

City Recorder Sheila S. Lockett, MMC



Mt. Juliet, Tennessee

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

Staff Report

File #: 1115

Agenda Date: 7/14/2025

Agenda #: 9.A.

Title:

AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 615 RUTLAND DRIVE,
APPROXIMATELY 5 ACRES, MAP 078, PARCEL 010.07 FROM RS-40 TO CMU

ORDINANCE NO. _____

AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 615 RUTLAND DRIVE, APPROXIMATELY 5 ACRES, MAP 078, PARCEL 010.07 FROM RS-40 TO CMU.

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____, 2025 and notice thereof published in the Chronicle of Mt. Juliet on June 18, 2025; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on April 17, 2025, and forwarded a positive recommendation (vote count 7-0-0) for approval to the Board of Commissioners; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the property from RS-40 to CMU; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

SECTION 1. – REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning the certain parcel of real property at 615 Rutland Drive, Map 078, Parcel 010.07 from RS-40 to CMU (Exhibit B), subject to the condition below:

1. Should this rezone request receive approval, any additions to the buildings, new construction or changes in use will require the buildings to come into code compliance entirely per the requirements of 13-102, non-complying structures, and 13-103, noncomplying uses, in the zoning ordinance.

LEGAL DESCRIPTION – See Exhibit A (attached)

SECTION 2. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 3. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A

615 Rutland Drive Legal Description

Situated in Wilson County, Tennessee being Lot No. 4 according to an unrecorded survey entitled "Survey for Nancy Gaines Estate" prepared by Clay Dyer Couch, Jr., RLS #TN111, dated August 23, 1995 being more particularly described as follows:

Beginning at an iron rod along the easterly margin of Rutland Road, same being the northwesterly corner subject tract and running along the property line between Lot No. 3 and Lot No. 4 South 83 degrees 35 minutes 01 seconds East 795.00 feet to an iron rod; thence, South 6 degrees 24 minutes 59 seconds West 206.91 feet to an iron rod; thence, running along property line of Gilbert to South, North 83 degrees 05 minutes 47 seconds West 110.95 feet to an iron rod; thence North 81 degrees 46 minutes 34 seconds West 390.15 feet to an iron rod; thence South 13 degrees 43 minutes 48 seconds West 231.92 feet to an iron rod; thence, North 78 degrees 31 minutes 33 seconds West 268.95 feet to an iron rod, same being southwesterly corner of subject lot; thence, running along the easterly margin of Rutland Road, North 6 degrees 56 minutes 31 seconds East 382.24 feet to an iron rod; thence North 5 degrees 51 minutes 15 seconds East 17.76 feet to an iron rod being the point of beginning and containing 5.040 acres more or less.

Less and except those parts conveyed in Book 1629, page 2462, said register's office

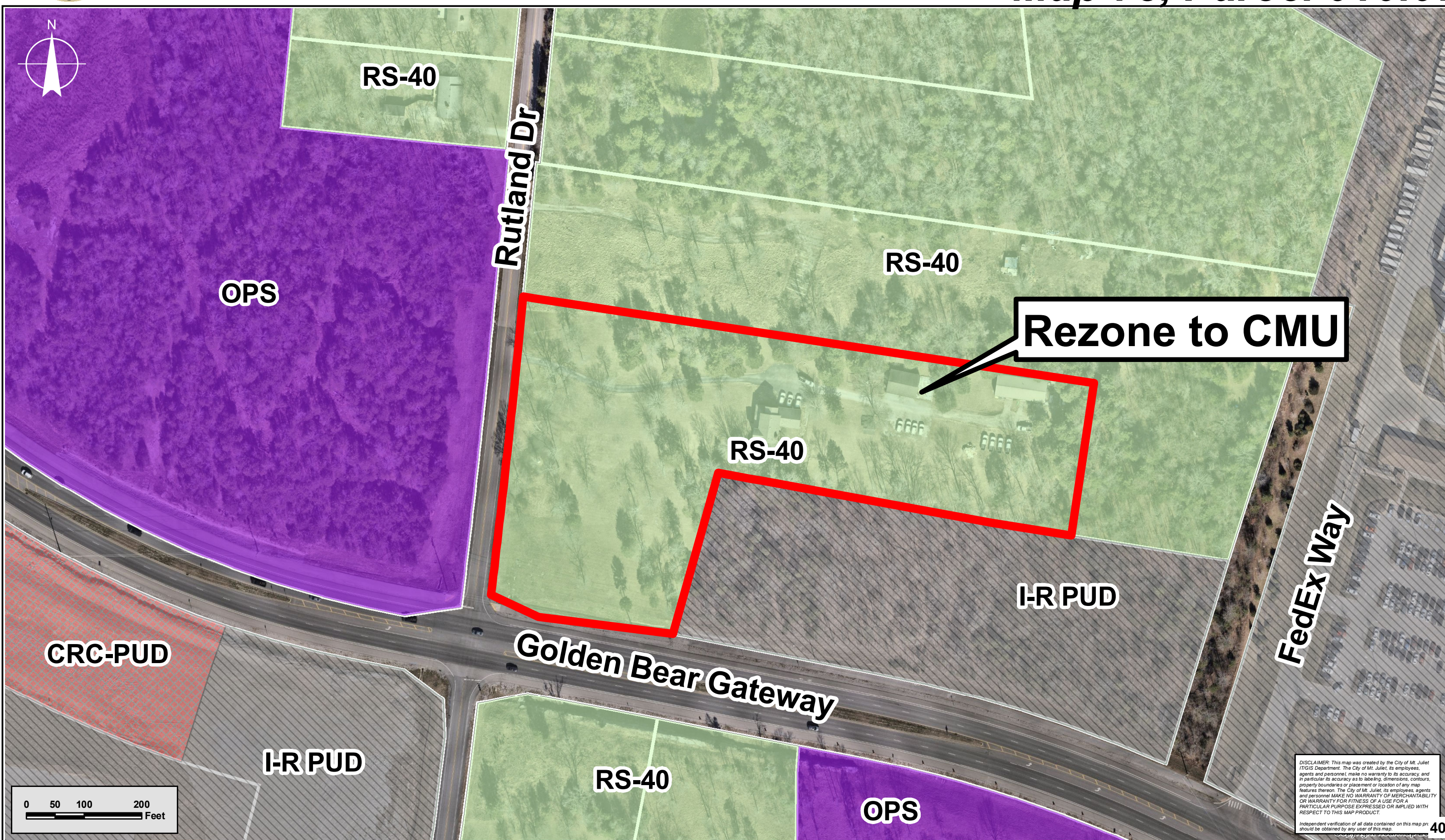
Being the same property conveyed to Justin W. Rogers by Deed from Roger L. Cunningham and wife, Lucia Cunningham Clerk and Master, of record in Deed Book 2302, Page 1351-1353, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to Roger L. Cunningham and wife, Lucia Cunningham by Deed from Barbara Webb, Clerk and Master, of record in Deed Book 458, Page 413, Register's Office for Wilson County, Tennessee.



Exhibit B - Rezone

615 Rutland Dr
Map 78, Parcel 010.07





MEMORANDUM

Date: April 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 615 Rutland Dr.
Rezone (non-PUD)
Map - 078
Parcel(s) – 010.07

Request: Justin Rogers, the property owner, requests a rezone for property located at 615 Rutland Drive in District 3.

Analysis: The property is located at the northeast quadrant of the intersection of Rutland Drive and Golden Bear Gateway. The entire site consists of 5.02 acres and is presently zoned RS-40. There is currently an occupied single-family home on the lot connected to a septic system. Bluebird Roofing intends to use one of the CMU parcels to park commercial vehicles and the single-family home will remain occupied as. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
Bluebird/Justin Rogers	Mixed Use	N/A	RS-40	CMU

Future Land Use Plan: City's future land use plan identifies the area commercial mixed use. A change is not requested or required, the plan supports the request.

Zoning: The property is currently zoned RS-40. The requested zoning is CMU.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is in agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
- 5. is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*

6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: This rezone (CMU) request is supported by the City's future land use plan (mixed use). Proposed uses for the site, at this time, include commercial vehicle parking and a single-family residence.

Recommendation: Staff recommends forwarding the rezone request for 615 Rutland Drive to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. Should this rezone request receive approval, any additions to the buildings, new construction or changes in use will require the buildings to come into code compliance entirely per the requirements of 13-102, non-complying structures, and 13-103, noncomplying uses, in the zoning ordinance.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1209

Agenda Date: 7/14/2025

Agenda #: 9.B.

Title:

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

ORDINANCE NO. _____

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.

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____, 2025 and notice thereof published in the Chronicle of Mt. Juliet on June 18, 2025; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on May 15, 2025, and forwarded a positive recommendation (8-0-0) for approval to the Board of Commissioners; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the property from RS-40 to AR-40; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

Section 1. – REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning the certain parcel of real property at 718 Monticello Drive, Map 076, Parcel 41.01 from RS-40 to AR-40 (Exhibit B), subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to AR-40 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 3. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

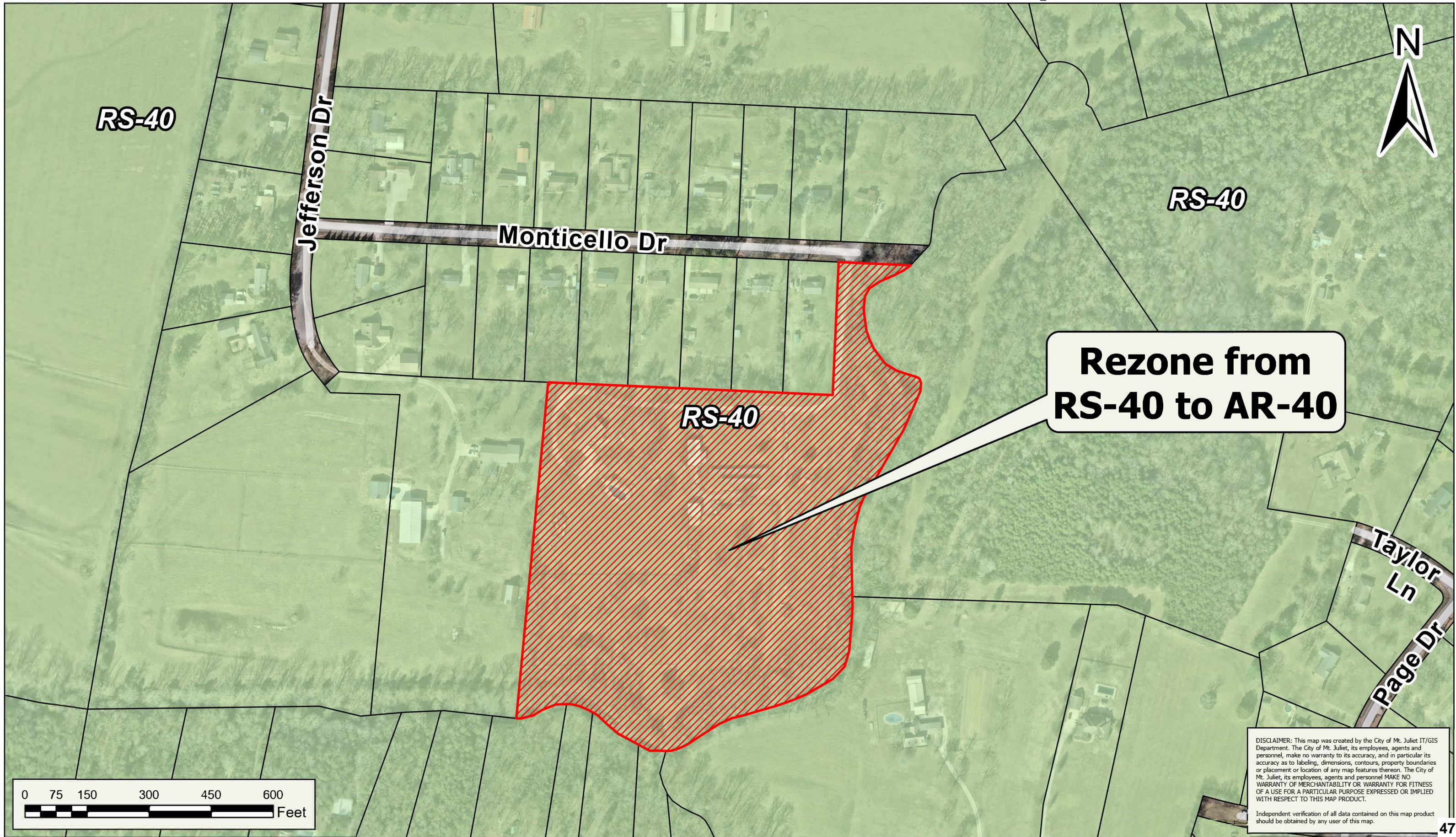
Exhibit A

Land in Wilson County, Tennessee, as described on the Boundary Survey of the John M. Binkley Property, dated November 3, 2000, by Crockett Surveying, TN Reg. No. 1394, and filed of record in Plat Book 23, Page 443, Register's Office for Wilson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Brett Farner, an unmarried man by deed from Harold D. Feener, a married man, dated May 7, 2004, of record in Book 1050, page 511, Register's Office for Wilson County, Tennessee. (FOR INFORMATIONAL PURPOSES ONLY: prior deed (or survey of record) identified the legal as containing 15.54 acres, more or less). This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. This property is improved property known as 718 Monticello Drive, Mt. Juliet, TN 37122



Exhibit B- Rezone

**718 Monticello Dr.
Map 073, Parcel 041.01**





MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 718 Monticello Drive
Rezone (non-PUD)
Map - 054
Parcel(s) – 009.00

Request: The property owner requests a rezone approval for property located at 718 Monticello Drive in District 2.

Analysis: The subject property is located at the end of the street and on the south side of Monticello Drive and consists of 15.54 acres. The property includes a single-family house and accessory buildings. The request is a zone change from RS-40 to AR-40 due to the presence of animals being kept here. A summary of the request is below.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
718 Monticello Drive	Low Density Residential, Parks & Greenways	N/A	RS-40	AR-40

Future Land Use Plan: This property is in the City limits. The City's future land use plan identifies this area as low density residential. The request is consistent with the land use plan, no change is required or sought.

Zoning: Current zoning is RS-40, requested is AR-40, the land use plan is supportive of this request.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is in agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: This rezone request is for RS-40 to AR-40 and the City's land use plan supports the request.

Recommendation: Staff recommends forwarding the rezone request for 718 Monticello, from RS-40 to AR-40, to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to AR-40 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1186
10.A.

Agenda Date: 7/14/2025

Agenda #:

Title:

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

ORDINANCE 2025-

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

WHEREAS, the Board of Commissioners of the City of Mt. Juliet desires to amend the City of Mt. Juliet Land Development Code, Part A, Subdivision Regulations, Article IV. Requirements for Improvements, Reservations, and Designs; and

WHEREAS, the amendments to Article IV will amend and update the City of Mt. Juliet Subdivision Regulations to ensure it remains consistent with current state standards, eliminates internal inconsistencies, and reflects accurate, up-to-date language for clarity and enforceability; and

WHEREAS, the proposed amendments to the City of Mt. Juliet Subdivision Regulations are intended to support consistent application of the code and improve its effectiveness; and

WHEREAS, the following Sections of Article IV of the Subdivision Regulations are desired to be amended as follows:

ARTICLE	SECTION	SECTION TITLE
Article IV	Section 4-102	Lot requirements
Article IV	Section 4-103	Streets and pedestrian ways
Article IV	Section 4-104	Functional design criteria

;and

WHEREAS, the specific amendments desired to be made to Article IV of the Subdivision Regulations are exhibited in redline form in the attached document; and

WHEREAS, the desired amendments to the Subdivision Regulations were considered and positively recommended by the City of Mt. Juliet Planning Commission on April 17, 2025.

NOW, THEREFORE, BE IT ORDAINED by the City of Mt. Juliet Board of Commissioners, the Subdivision Regulations of the City of Mt. Juliet Land Development Code is amended as follows:

Section 1. Subdivision Regulations, Article IV, Section 4-102 Lot requirements, Subsection 4-102.503, is amended to read in its entirety as follows:

Minimum clearance. The corner clearance is defined as the distance between the property frontage along the major road and the tangent face of a driveway accessing the minor roadway. The edge clearance is defined as the distance between the

frontage boundary and the tangent edge of the driveway. The minimum corner or edge clearance, regardless of roadway classification, shall adhere to the guidance within the Tennessee Department of Transportation's Highway System Access Manual, including all subsequent amendments and/or revisions.

Section 2. Subdivision Regulations, Article IV, Section 4-103 Streets and pedestrian ways, Subsection 4-103.101, is amended to read in its entirety as follows:

Sidewalks along new streets. Sidewalks shall be required along all streets constructed in all subdivisions except those proposed for industrial use

Section 3. Subdivision Regulations, Article IV, Section 4-103 Streets and pedestrian ways, Subsection 4-103.102, is amended to read in its entirety as follows:

Sidewalks along existing streets. Sidewalk shall be provided on any existing street along the frontage of the subdivision. Additional sidewalk may be required, at the discretion of the Director of Engineering, to eliminate gaps in the pedestrian network.

Section 4. Subdivision Regulations, Article IV, Section 4-103 Streets and pedestrian ways, Subsection 4-103.103, is amended to read in its entirety as follows:

Location of sidewalks. Sidewalks shall be required along both sides of all streets. Transition of sidewalks from both sides of a street to one side may be permitted when topography makes continuation of the sidewalk impractical. Transitions shall only be made at street intersections. Sidewalks shall be included within the dedicated nontrafficway portion of the right-of-way of all public ways. Concrete curbs are required for all public ways where sidewalks is present. A median strip of grassed or landscaped area shall separate the sidewalks from the adjacent curb, unless otherwise noted by the Director of Engineering. The width of all sidewalks and grass strips shall meet the requirements included in Table 2 of Section 4-104. Sidewalk construction details are shown in Appendix B of these regulations.

Section 5. Subdivision Regulations, Article IV, Section 4-103 Streets and pedestrian ways, Subsection 4-103.104 Sidewalk width, is removed in its entirety.

Section 6. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsections 4-103.105 Alternative pedestrian ways, is renumbered to subsection 4-103.104.

Section 7. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsections 4-103.106 Pedestrian accesses, is renumbered to subsection 4-103.105.

Section 8. Subdivision Regulations, Article IV, Section 4-103 Streets and pedestrian ways, Subsection 4-103.206, is amended to read in its entirety as follows:

Traffic impact study. All subdivisions shall be required to prepare, at the expense of the developer or individual proposing the subdivision, a traffic impact study. At the discretion of the Director of Engineering, a traffic impact study may be waived for subdivisions generating fewer than 50 peak hour trips and not deriving access from an arterial or collector. A Tennessee licensed engineer specializing in transportation shall prepare such a study in accordance with the traffic impact study guidelines published by the Department of Engineering.

Section 9. Subdivision Regulations, Article IV, Section 4-103 Streets and pedestrian ways, Subsection 4-103.3, is amended to read in its entirety as follows:

Private streets. No property shall be subdivided which does not obtain access from a public way, street or road. ~~Private streets may be permitted within a subdivision with the approval of the Planning Commission and the Board of Commissioners.~~ Private streets shall be built to the standards contained in this article.

All proposed alleys shall be private. The cross section of all alleys shall be provided prior to approval of the Planning Commission.

Section 10. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsection 4-104.201, is amended to read in its entirety as follows:

New streets. Each proposed street shall be classified and designed for its entire length to meet or exceed the minimum standards for one of the following street types:

- a. Residential access lane.
- b. Residential access street.
- c. Residential collector street.
- d. Minor Collector Street
- e. Community collector street.
- f. Arterial street.

Section 11. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsection 4-104.203, is amended to read in its entirety as follows:

Traffic volume calculations. New streets shall be classified based on the number of vehicular trips expected to utilize the roadway using the following methodology:

- a. *Trip generation rates.* Table 1 shall be used to determine the anticipated average daily traffic on the proposed street:

Table 1. Approximate Trip Generation Rates

Average Weekday Trip Generation Rates Housing Type	ADT Per Dwelling Unit
Single-family detached dwellings	9.5 trips
Cluster or townhouses	7 trips
Apartments	5 trips
Senior Housing	3.5 trips
Commercial	Consult ITE Trip Generation Manual

- b. *Volume calculations.* Calculation of traffic volumes shall be accomplished by using the following formula:

(Factor for dwelling type) x (Number of units receiving access from street) = Design ADT

Section 12. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsection 4-104.301, is amended to read in its entirety as follows:

Residential access lane.

- a. *Street function.* A residential access lane is a frontage street that provides access to abutting properties; it shall be designed to carry no more traffic than that generated by those properties that gain direct access from the street.
- b. *Design capacity and service restriction.* Each residential access lane shall be designed so that no section of the street conveys an (ADT) greater than 250 or serves more than 25 single-family dwellings. Each half [of] a loop street may be regarded as a single residential access lane and the total traffic volume generated on a loop street shall not exceed 500 ADT.
- c. *Street access.* Residential access lanes may intersect or take access from any street type. Residential access lanes shall be laid out to discourage through traffic. As such, residential access lanes shall not intersection with multiple collectors nor shall residential access lanes be stubbed with the intention of extending to adjacent parcels.

Section 13. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsection 4-104.302, is amended to read in its entirety as follows:

Residential access street.

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- a. *Street function.* Residential access streets are designed to provide access to individual properties as well as access to the higher classification street network. The residential access street provides for neighborhood circulation and may carry neighborhood traffic and through movements.
- b. *Design capacity and service restriction.* The residential access street is designed to convey an average daily traffic (ADT) volume in the range of 500 to 1,000.
- c. *Street access.* If the total design traffic exceeds 500 ADT, a residential access street shall be provided with no fewer than two access intersections to streets of higher classification in the street hierarchy. For residential access streets with less than 500 ADT, one access intersection to a street of higher order is allowed.

Section 14. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsection 4-104.303, is amended to read in its entirety as follows:

Residential collector street.

- a. *Street function.* The residential collector street provides access to individual properties and collects and distributes neighborhood traffic from residential streets to community collector and arterial streets.
- b. *Design capacity and service restriction.* The residential collector street is intended to serve anticipated traffic volumes ranging from 1,000 to 2,500 trips per day. Whenever possible, residential collector streets shall be designed to have no residential lots fronting directly on them. When this is not possible, the amount of residential frontage shall not exceed the limits set forth in the accompanying chart. In addition, only lots having frontages of 100 feet or more may front on collector streets and space shall be provided on these lots for turnaround so that vehicles will not have to back onto collector streets.

Percent of the Total Length of Residential Collector Streets, Which May Have Residential Lots Fronting on and Taking Access from the Collector Street				
ADT Level	1,000—1,199	1,200—1,599	1,600—1,999	2,000+
Percent of allowable access frontage	20%	10%	5%	0%

Section 15. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsection 4-104.304, is amended to read in its entirety as follows:

Community collector street.

- a. *Street function.* Community collector streets collect and distribute traffic from other collectors to the arterial transportation systems.
- b. *Design capacity and service restriction.* The community collector street is designed for anticipated traffic volumes between 6,000 and 15,000 trips per day. Access to individual residential lots shall be prohibited.

Section 16. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsection 4-104.305, is added and is to read in its entirety as follows:

Minor Collector

- a. *Street function.* Minor collector streets collect and distribute traffic from residential neighborhoods and commercial uses. The street may connect to community collector or arterial streets.
- b. *Design capacity and service restrictions.* The minor collector street is intended to serve mixed residential and commercial traffic volumes ranging from 2,500 to 6,000 trips per day. Whenever possible, commercial properties shall limit the number of access points. Access to adjacent parcels shall be planned to limit the number of driveways along the corridor. Access to individual residential lots shall be prohibited.

Section 17. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsection 4-104.306, is added and is to read in its entirety as follows:

Arterial.

- a. *Street function.* Arterials are intended to serve local and regional traffic. Arterials extend through the city limits or connect to other arterials or interstates.
- b. *Design capacity and service restrictions.* Arterials are intended to serve traffic volumes exceeding 15,000 trips per day. Access to individual residential lots is prohibited. Access to residential communities or commercial areas shall be provided by lower classification streets whenever possible.

Section 18. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsection 4-104.401, is amended to read in its entirety as follows:

Rights-of-way and pavement width. Minimum rights-of-way and pavement width shall be provided as required to meet the design standards for the various classifications of streets set out in Table 1.

- a. *Reduction in right-of-way width.* The City may reduce the required right-of-way width for residential streets under the following conditions:
 - (i) The site is located within a planned unit development or a variable lot size residential development under applicable provisions of the zoning ordinance.
 - (ii) The potential for future development will alter neither the street classification nor the design standards proposed. As a condition for varying the right-of-way requirements, the City may require binding agreements to insure no additional access to or use of the street.
 - (iii) In no instance shall a right-of-way be less than 30 feet. In granting the reduced right-of-way width, it shall be determined that sufficient width will be available to provide for all the following (unless separate right-of-way for them is being provided elsewhere to the satisfaction of the City, or they are clearly not required by the proposed development):

Pavement.

Curbs.

Shoulders.

Utility easements.

Drainage swales.

Pedestrian and/or bicycle paths.

Street trees or other planting strips.

Turning lanes.

Cut or fill slopes (the right-of-way shall extend five feet beyond the crest or toe of these slopes).

Table 1. General Design Standards for Streets

<u>Standard</u>	<u>Access Lane</u>	<u>Access Street</u>	<u>Residential Collector</u>	<u>Minor Collector</u>	<u>Community Collector</u>	<u>Arterial</u>
<u>Design Speed</u>	<u>25 mph</u>	<u>30 mph</u>	<u>35 mph</u>	<u>35 mph</u>	<u>40 mph</u>	<u>45 mph</u>
<u>ROW Width</u>	<u>50'</u>	<u>55'</u>	<u>65'</u>	<u>75'</u>	<u>110'</u>	<u>125'</u>
<u>Pavement Width</u>	<u>22'</u>	<u>24'</u>	<u>24'</u>	<u>36'</u>	<u>52'</u>	<u>52'</u>

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<u>Landscaped Median</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>16'</u>	<u>27'</u>
<u>Bicycle Lane Width</u>	<u>0'</u>	<u>0'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
<u>Grass Strip</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>
<u>Sidewalk Width</u>	<u>5'</u>	<u>5'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>
<u>Outer Buffer</u>	<u>0.5'</u>	<u>2'</u>	<u>2'</u>	<u>1'</u>	<u>2'</u>	<u>2'</u>
<u>Maximum Grade</u>	<u>10%</u>	<u>10%</u>	<u>7%</u>	<u>7%</u>	<u>7%</u>	<u>5%</u>
<u>Minimum Grade</u>	<u>1%</u>	<u>1%</u>	<u>1%</u>	<u>1%</u>	<u>1%</u>	<u>1%</u>
<u>Max. Grade at Intersections</u>	<u>5% (within 50')</u>	<u>5% (within 50')</u>	<u>3% (within 75')</u>	<u>3% (within 75')</u>	<u>3% (within 100')</u>	<u>3% (within 100')</u>
<u>Maximum Superelevation</u>	<u>0.08</u>					
<u>Horizontal Curvature</u>	<u>Curvature shall be designed per AASHTO standards based on speed and slopes.</u>					

b. *Increase in right-of-way width.* The City may increase the required right-of-way width for residential streets under the following conditions:

- (i) If proposed lots are large enough for further subdivision that may change the street classification in the future to a higher order street, the City may require that the right-of-way width for the higher order street be provided.
- (ii) In unusual circumstances, the provision of the elements listed in subpart [subsection] a(iii) of this section may require right-of-way width in excess of that established in table 1 (above).

Section 19. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsection 4-104.402, is retitled and amended to read in its entirety as follows:

Stopping sight distance. All streets shall maintain adequate stopping sight distance at all points along the road. No combination of vertical or horizontal curves may reduce stopping sight distance below the values provided in AASHTO's *A Policy of Streets and Highways*. Should the grade on the major road exceed 3%, adjustments to the required sight distance may be required at the discretion of the Director of Engineering.

Section 20. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsections 4-104.402 Intersections, is renumbered to subsection 4-104.403 and amended to read in its entirety as follows:

Intersections.

- a. Pavement shall intersect as nearly as possible to a 90-degree angle for a minimum of 50 feet from the intersection. A proposed intersection of two new public ways at an angle of less than 75 degrees shall not be permitted. Not more than two public ways shall intersect at any one point, unless specifically approved by the Planning Commission.
- b. Centerline off-sets of less than 150 feet between T-type intersections within public ways shall not be permitted, except where the intersected public ways have separated dual drives without median breaks at either intersection. Where public ways intersect arterial or collector routes, the alignment of such streets shall be continuous. Intersections of arterial or community collector streets shall be at least 800 feet apart.
- c. Minimum curb or edge of pavement radius shall be determined according to the specifications for the street of higher classification in the street system hierarchy, as specified below: This minimum should not be confused as the right-of-way return radius but is the curb edge of pavement.

Minimum Radius of Returns At Street Intersections	
Street Classification	Minimum Return Radius*
Residential access lane	10 feet
Residential access street	10 feet
Residential collector	15 feet
Community collector	30 feet
Higher order street	As determined by the City Engineer
*This is the minimum. The actual spacing shall be determined by the City Engineer based upon the traffic characteristics of the higher order street.	

- d. Whenever a proposed street intersects an existing or proposed street of higher order in the street hierarchy, the street of lower order shall be made a stop street. The street of lower order shall also be designed to provide a minimum corner sight distance as specified in table 1.
- e. Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a two-percent grade for a distance of 60

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feet, measured from the nearest right-of-way line of the intersecting public way.

- f. The cross-slope on all public ways, including intersections, shall be three percent or less.
- g. All new streets and driveways shall provide adequate intersection sight distance, as defined by AASHTO's *A Policy on Streets and Highways*. Should the grade on the major road exceed 3%, adjustments to the required sight distance may be required at the discretion of the Director of Engineering. The required sight distance values are provided in Table 2.

Table 2. Minimum Intersection Sight Distance

Design Speed (mph)	Required Sight Distance (feet)					
	2-Lane		3-Lane		5-Lane/Divided	
	Left-Turn	Right-Turn	Left-Turn	Right-Turn	Left-Turn	Right-Turn
25	280	240	315	240	335	280
30	335	290	375	290	400	335
35	390	335	440	335	465	390
40	445	385	500	385	530	445
45	500	430	565	430	600	500
50	555	480	625	480	665	555
<i>Left-Turn sight distance is measured looking right. Right-turn sight distance is measured looking left.</i>						

Sight triangles are to be kept clear of landscaping, signs, parking, or other obstructions that may otherwise restrict the available sight distance.

- h. Intersections, at the discretion of the Director of Engineering, shall be configured to dissuade speeding. Horizontal deflection speed reduction measures, such as roundabouts or median islands, shall be proposed instead of vertical deflection devices.

Section 21. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsections 4-104.403 Acceleration and deceleration lanes, is renumbered to subsection 4-104.404 and amended to read in its entirety as follows:

Acceleration and deceleration lanes.

- a. Deceleration or turning lanes may be required by the city along existing and proposed streets as determined by the traffic study using the warrants

provided in TDOT's Highway Systems Access Manual, or where the City can justify the need.

- b. Deceleration lanes shall be designed to the following standards:
 - (i) The lane width shall be the same as the required width of the through lanes, based on roadway classification.
 - (ii) The minimum total deceleration lengths shall match the table below.

Minimum Deceleration Lengths

Design Speed (mph)	Minimum Deceleration Length (ft)
30	160
40	275
50	425
60	605
Note: If grades exceed 3%, use the adjustment factors included in Table 3-2 in a <i>Policy on Geometric Design of Highways and Streets</i> .	

- (iii) Acceleration lanes are only required when indicated as needed by a traffic impact study. The design shall be as per the recommendation of the Director of Engineering.

Section 22. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsections 4-104.404 Marginal access and one-way streets, is renumbered to subsection 4-104.405.

Section 23. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsections 4-104.405 Arrangement of dead-end streets, is renumbered to subsection 4-104.406 and amended to read in its entirety as follows:

Arrangement of dead-end streets.

- a. *Temporary stub streets.*
 - (i) *Residential access lane and residential access street stub streets.* Residential access lanes and access street stub streets may be permitted only within subsections of phased development for which the proposed street extension in its entirety has been approved as part of a preliminary plat.

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(ii) *Collector stub streets.* Stub streets may be permitted or required by the City on collector streets provided that the future extension of the street is deemed desirable by the City and conforms to the adopted major throughfare plan.

(iii) *Temporary turnarounds.* All stub streets shall be provided with a turnaround paved to an outside radius of 35 feet. No turnaround is required if the stub street provides access to four or less lots or housing units. In the latter case, a sign indicating a dead-end street shall be posted.

b. *Permanent dead-end public ways.*

(i) *General design standards.* Where a public way does not extend beyond the boundary of the subdivision and its continuation is not required by the planning commission for access to adjoining properties, its terminus shall be no closer than 150 feet from the boundary. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities.

(ii) *Cul-de-sac requirements.* For more effective police and fire protection, permanent dead-end public ways shall be limited to 700 feet measured from the nearest intersection to the center of the cul-de-sac. No dead-end street shall provide access to more than 25 units.

(iii) *Design of turnarounds.* Permanent dead-end streets shall terminate in a cul-de-sac matching the design standards included in these regulations. Alternative turnarounds may be considered with approval of the Planning Commission and Fire Marshal.

Section 24. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsections 4-104.406 Railroads and limited access highways, is renumbered to subsection 4-104.407.

Section 25. Subdivision Regulations, Article IV, Section 4-104 Functional design criteria, Subsections 4-104.407 Bridges, is renumbered to subsection 4-104.408.

BE IT FURTHER ORDAINED

Section 26. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

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Section 27. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 28. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, MMC City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ARTICLE IV. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGNS

Sec. 4-102. Lot requirements.

4-102.1. Lot arrangement.

4-102.101. *General.* Each lot shall contain a sufficient "building site" (See definition) such that there will be no foreseeable difficulties, for reasons of topography, slope/foundation stability, flood hazards, or other conditions in locating the structures upon such lot. Building sites shall have dimensions and area sufficient to ensure that the building setbacks and yards are in compliance with any zoning ordinance. No "building site" may include any land defined as "unsuitable for development" by the provisions of subsection 4-101.401 (above).

4-102.102. *Evaluation criteria.* In evaluating the layout of lots and open space the following criteria will be considered by the Planning Commission as indicating design appropriate to the site's natural, historic, and cultural features, and meeting the purposes of these regulations. Diversity and originality in lot layout shall be encouraged to achieve the best possible relationship between development and conservation areas. Accordingly, the Planning Commission shall evaluate proposals to determine whether the proposed plan:

1. Protects and preserves all floodplains, wetlands, and steep slopes from clearing, grading, filling, or construction (except as may be approved by the City for essential infrastructure or active or passive recreation amenities).
2. Preserves and maintains mature woodlands, existing fields, pastures, meadows, and orchards, and creates sufficient buffer areas to minimize conflicts between residential and agricultural uses. For example, locating house lots and driveways within wooded areas is generally recommended, with two exceptions. The first involves significant wildlife habitat or mature woodlands that raise an equal or greater preservation concern, as described in Items No. [subsections] 5 and No. 8, below. The second involves predominantly agricultural areas, where remnant tree groups provide the only natural areas for wildlife habitat.
3. If development must be located on open fields or pastures because of greater constraints in all other parts of the site, dwellings should be sited on the least prime agricultural soils, or in locations at the far edge of a field, as seen from existing public roads. Other considerations include whether the development will be visually buffered from existing public roads, such as by a planting screen consisting of a variety of indigenous native trees, shrubs, and wildflowers (specifications for which should be based upon a close examination of the distribution and frequency of those species found in a typical nearby roadside verge or hedgerow).
4. Maintains and/or creates watershed and drainageway buffers of natural native species vegetation adjacent to wetlands and surface waters, including creeks, streams, springs, lakes and ponds as follows:
 - (a) 100-foot-wide watershed buffers shall be created and/or maintained around bodies of water supply impoundments, measured perpendicular to the shoreline of the water supply impoundment. Watershed buffers shall extend 100 feet from the flood pool elevation of the water supply impoundment, inside the watershed draining to the impoundment.
 - (b) 50-foot-wide watershed buffers shall be created and/or maintained around water impoundments, other than water supply impoundments, with a drainage area of 25 or

more acres. Watershed buffers shall be measured perpendicular to the shoreline and shall extend 50 feet from the normal pool elevation of the water impoundment, inside the watershed draining into that impoundment.

- (c) 30-foot-wide watershed buffers shall be created and/or maintained around water impoundments draining at least five acres, but less than 25 acres. Buffers shall be measured perpendicular to the shoreline and shall extend 30 feet from the normal pool elevation of the water impoundment, inside the watershed draining into that impoundment.
 - (d) Drainageway buffers shall be created and/or maintained on each side of a stream that is shown as a perennial stream on the most recent version of the USGS 1:24,000 (7.5 minute) scale topographic maps or has a drainage area of 40 or more acres. The width of the drainageway buffer shall be a minimum of 50 feet wide for flat lying areas. The drainageway buffer shall be increased two feet in width for every one percent of slope increase (measured along a line perpendicular to the stream bank).
 - (e) Drainageway buffers shall be created and/or maintained along each side of a watercourse, channel, ditch or similar physiographic feature. The width of said buffer shall be determined as follows:
 - (i) 30 feet in width if the area of the watercourse, channel, ditch or similar physiographic feature is at least 25 acres, but less than 40 acres.
 - (ii) The drainageway buffer shall be a minimum of 25 feet wide if the drainage area of the watercourse, channel, ditch or similar physiographic feature is at least five acres, but less than 25 acres.
5. Designs around existing hedgerows and treelines between fields or meadows, and minimizes impacts on large woodlands, (greater than five acres), especially those containing many mature trees or a significant wildlife habitat, or those not degraded by invasive plants. Also, woodlands of any size on highly erodible soils with slopes greater than ten percent should be avoided. However, woodlands in poor condition with limited management potential can provide suitable locations for residential development. When any woodland is developed, great care shall be taken to design all disturbed areas (for building, roads, yards, septic disposal fields, etc.) in locations where there are no large trees or obvious wildlife areas, to the fullest extent that is practicable.
6. Leaves scenic views and vistas unblocked or uninterrupted, particularly as seen from public thoroughfares. For example, in open agrarian landscapes, a deep "no-build, no-plant" buffer is recommended along the public thoroughfare where those views or vistas are prominent or locally significant. The concept of "foreground meadows," with homes facing the public thoroughfare across a broad grassy expanse (as illustrated in Figure 5-5, of Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks) is strongly preferred to mere buffer strips, with or without berms or vegetative screening. In wooded areas where the sense of enclosure is a feature that should be maintained, a deep "no-build, no-cut" buffer should be respected, to preserve existing vegetation.
7. Protects wildlife habitat areas of species listed as endangered, threatened, or of special concern by the U.S. Environmental Protection Agency or the Tennessee Department of Environment and Conservation.

8. Designs around and preserves sites of historic, archaeological, or cultural value, and their environs, insofar as needed to safeguard the character of the feature, including stone walls, spring houses, barn foundations, cellar holes, earthworks, and burial grounds.
 9. Protects rural roadside character and improves public safety and vehicular carrying capacity by avoiding development fronting directly onto existing public roads. Establishes buffer zones along the scenic corridor of rural roads with historic buildings, stone walls, hedgerows, etc.
 10. Landscapes common areas (such as community greens), cul-de-sac islands, and both sides of new streets with native specie shade trees and flowering shrubs with high wildlife conservation value. These trees shall generally be located between the sidewalk or footpath and the edge of the street, within a planting strip not less than five feet in width.
 11. Provides active recreational areas in suitable locations that offer convenient access by residents and adequate screening from nearby house lots.
 12. Includes a pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site, between properties and activities or special features within the neighborhood open space system. All roadside footpaths should connect with off-road trails, which in turn should link with potential open space on adjoining undeveloped parcels (or with existing open space on adjoining developed parcels, where applicable).
 13. Provides open space that is reasonably contiguous, and whose configuration is in accordance with the guidelines contained in the Design and Management Handbook for Preservation Areas, produced by the Natural Lands Trust. To the greatest extent practicable this land shall be designed as a single block with logical, straightforward boundaries. Long thin strips of conservation land shall be avoided, unless the conservation feature is linear or unless such configuration is necessary to connect with other streams or trails. The open space shall generally abut existing or potential open space land on adjacent parcels (such as in other subdivisions, public parks, or properties owned by or leased to private land conservation organizations). Such subdivision open space shall be designed as part of large contiguous and integrated greenway systems, as per the policies in the open space, recreation, and environmental resources element of the City's comprehensive plan.
- 4-102.103. *Lots subject to flood.* No portion of a "building site" (see definition) associated with any residential structure may be located in any floodprone area. However, portions of lots occupied by residential structures that are located beyond a "building site" may contain land subject to flooding. In any instance where the lot is served by subsurface sewage disposal the area of the disposal fields shall not lie within any floodprone area. Adding fill material within the 100-year flood boundary area will not be permitted unless approved by the Planning Commission. In the event that filling within the flood boundary is approved, the fill shall be protected against erosion by riprap, vegetative cover, or other methods deemed acceptable by the Planning Commission. On nonresidential building sites outside a 100-year flood boundary the use of structural floodproofing methods specified in subsection 4-101.403, (Protection against flood damage) of these regulations, as an alternative to fill material, may be approved by the Planning Commission, as provided in subsection 2-101.4 of these regulations.
- 4-102.104. *Lots with building sites located on steep slopes.* Due to the potential threat to health and safety posed by development located on lands with slopes in excess of 15 percent, the following regulations shall apply:
- a. *Site development plan required.* No building permit may be issued for a building or any lot where the proposed building site lies on natural slopes of 20 percent or greater. For any lot where the proposed building site has slopes of less than 20 percent but 15 percent or greater a site plan

meeting the following requirements must be approved by the Planning Commission prior to issuance of a building permit. Said site plan shall show:

- (i) The exact size, shape, and location of the lot;
- (ii) The proposed location of all buildings, driveways, drainageways, and utilities;
- (iii) Proposed contours at vertical intervals of no more than five feet;
- (iv) The extent of natural tree cover and vegetation;
- (v) The location of any on-site soil absorption sewage disposal systems;
- (vi) The type and location of erosion control facilities;
- (vii) The stamp of the Tennessee registered engineer who prepared the plan;
- (viii) Certification by a Tennessee registered civil or geotechnical engineer as to the stability of the structures and compliance with sound construction methods for areas with steep slopes and landslide problems.

b. *Site development standards.* The following standards shall be used as a guide in determining the suitability of the construction proposed for the particular site in question. The engineer's certification required in subsection 4-102.103a(viii), above, shall address these standards.

- (i) Natural vegetation shall be preserved to the maximum extent possible;
- (ii) Natural drainageways and systems shall be maintained, except that surface water may be diverted around a house or slope area to a natural drain using acceptable construction techniques;
- (iii) Operations that increase loads, reduce slope support, and cause instability of the slope shall be prohibited to the maximum extent possible. These methods include filling, irrigation systems, accessory buildings, and on-site soil absorption sewage disposal systems;
- (iv) Where sanitary sewers are not available all on-site sewage disposal systems shall be shown on the site plan and located to avoid slide-prone areas. Said system shall be approved by the county health department taking into account these requirements;
- (v) Erosion control measures shall be employed to prevent soil from leaving the site. Additionally, soil from excavation on the site shall not be deposited as fill on a potential slide area;
- (vi) No construction that would cut the toe of the slope shall be permitted. This shall apply as well to subdivision roads constructed in compliance with these regulations.

4-102.105. *Design requirements for flag lots.* Flag lots may be approved in single-family zoned areas following consideration by the approving authority for the City of Mt. Juliet. Flag lots shall comply with the following design requirements:

- (1) The "pole" may at no point along its length be less than the minimum lot width required for the applicable zoning district.
- (2) The "front" setback for the flag lot shall be measured from the property line existing in front of the proposed dwelling on the flag lot (the rear line of the lot with frontage on the public street) and shall be the lesser of twice the normal front setback for the zoning district or 75 feet, but in no case less than 75 feet.

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- (3) Flag lots are discouraged for any parcel less than four acres in area. Lot divisions creating a flag lot shall not result in the creation of any lot of less than two acres. The area of the "pole" may be included in the gross area of the site, but shall not be included in calculations for building coverage or setbacks.
- (4) Depending on the size of the original parcel, a lot split should result in a division that produces two equitably sized lots, avoids 90-degree angles and preferably connects the street with the rear lot line.
- (5) Buildable area (area excluding required setbacks) on the flag lot and/or front lot, may be required to exceed the minimum setback requirements of the zoning ordinance to provide visibility of dwellings from the street and to avoid "stacking."
- (6) Flag lots may not be used as a means of avoiding the requirement for extending new public roads or utilities to home sites/lots.
- (7) An "all-weather" surface, a minimum of 12 feet in width, shall be provided on a flag lot granting access to within 150 feet of the dwelling. The maximum width of a driveway shall be 20 feet.
- (8) A mailbox, or other structure, shall be required along the right-of-way of a flag lot which clearly displays the address to the public road. No other improvements or structures, other than landscaping shall be permitted within the "flag" area.
- (9) Compliance with the above requirements shall not guarantee the approval of a requested division of land. Requests meeting the criteria in this policy shall only be allowed at the full discretion of the Planning Commission, or staff when allowed by administrative review.

4-102.2. *Lot dimensions.* Except as provided in subsection 4-102.3 (Special building separation) minimum dimensions of lots shall comply with the standards of the zoning ordinance. All building setbacks shall be indicated for each lot shown on the plat. Where lots are more than double the minimum area required by the zoning ordinance, the Planning Commission may require that such lots be restricted to prevent further resubdivision or be arranged so as to allow further subdivision and the opening of future public ways where they would be necessary to serve such potential lots, all in compliance with the zoning ordinance and these regulations. Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum front yard setback requirements from both public way rights-of-way. The minimum lot frontage on a public way shall be 50 feet, except for the radius of a cul-de-sac that shall be 35 feet. Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated as established in the zoning ordinance.

4-102.3. *Special building separation.* In all instances where fire flows are inadequate to meet the requirements of these regulations or no fire hydrant is located within sufficient distance to meet the fire protection standards established herein, the minimum separation of principal buildings shall at all points be 50 feet.

4-102.4. *Building setbacks from high voltage electric lines.* In the case of electric transmission lines where easement widths are not definitely established, a minimum building setback line from the center of the transmission line shall be established as follows:

Voltage of Line	Building Setback
7.2 KV	15 feet
13 KV	25 feet
46 KV	37½ feet
69 KV	50 feet

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(Supp. No. 14)

161 KV

75 feet

4-102.5. *Double frontage lots and access to lots.*

4-102.501. *Double frontage lots.* Double frontage and reversed frontage lots shall be avoided, except where necessary to provide separation of residential development from traffic arteries, or to overcome specific disadvantages of topography and orientation.

4-102.502. *Access from arterial or collector public ways.* The Planning Commission may require that lots shall not derive access exclusively from arterial or collector public ways. Where driveway access from such public ways may be necessary for several adjoining lots, the commission may require that the lots be served by a combined access drive in order to limit possible traffic hazards. Driveways shall be designed and arranged so as to avoid requiring vehicles to back onto arterial or collector streets.

4-102.503. *Minimum clearance.* The corner clearance is defined as the distance between the property frontage along the major road and the tangent face of a driveway accessing the minor roadway. The edge clearance is defined as the distance between the frontage boundary and the tangent edge of the driveway. The minimum corner or edge clearance, regardless of roadway classification, shall adhere to the guidance within the Tennessee Department of Transportation's Highway System Access Manual, including all subsequent amendments and/or revisions.

~~The minimum corner clearance between proposed new driveways and arterial or collector routes designated in the major thoroughfare plan shall be 50 feet. In order to ensure adequate storage space for vehicles stopped at a signalized intersection, the Planning Commission may require that the nearside corner clearance shall be at least 100 feet. Corner clearances and design of driveway connections to arterial and collector roads shall be as defined in the Rules and Regulations for Constructing Driveways on State Highway Rights-of-Way, adopted by the Tennessee Department of Highways April 3, 1967, including all subsequent amendments and/or revisions thereto. The distance between a frontage property line and the tangent projection of the nearest edge of each nonresidential driveway, measured along the edge of the public way, shall be at least 15 feet.~~

4-102.504. *Design standards for nonresidential driveways.* For access to thoroughfares where the posted speed limit is 35 mph or less, all nonresidential driveways shall be constructed with a minimum return radius of 15 feet and a minimum horizontal width of 25 feet. All drives serving nonresidential property shall be paved with concrete or an asphaltic surface.

For access to thoroughfares where the posted speed limit is 40 mph, nonresidential driveways shall be constructed with:

- a. A minimum return radius of 15 feet and a minimum driveway width of 35 feet; or
- b. A minimum return radius of 20 feet and a minimum driveway width of 30 feet; or
- c. A minimum return radius of 25 feet and a minimum driveway width of 25 feet.

For access to thoroughfares where the posted speed limit is 45 mph, nonresidential driveways shall be constructed with a right-turn deceleration lane and:

- a. A minimum return radius of 25 feet and a minimum driveway width of 40 feet; or
- b. A minimum return radius of 30 feet and a minimum driveway width of 30 feet.

The Planning Commission will review proposed driveway designs for access to other thoroughfares on a case-by-case basis. The centerline of every nonresidential two way driveway shall intersect the

centerline of the public way at an angle between 75 and 90 degrees. For other nonresidential driveways, the intersection angle shall be subject to the approval of the Planning Commission.

4-102.505. *Design standards for residential driveways.* Where permitted, residential driveways fronting collector and arterial routes designated in the major thoroughfare plan shall be designed so as to avoid requiring vehicles to back onto these highways.

4-102.506. *Relationship to state standards.* Where the driveway design and location standards listed above are not in conformance with the standards of the Tennessee Department of Transportation, the Planning Commission may require conformance with whichever standard is more restrictive.

4-102.6. *Soil preservation, grading, erosion control, and seeding.*

4-102.601. *Soil preservation and final grading.* No certificate of occupancy shall be issued until final grading has been completed in accordance with the approved construction plan. Topsoil shall not be removed from residential lots or used as spoil, but shall be redistributed so as to provide cover on the lots. Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas that may not be at final grade.

4-102.602. *Lot drainage.* Lots shall be laid out so as to provide positive drainage away from all buildings. Drainage of individual lots shall be coordinated with the existing or proposed general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of stormwater from each lot to adjacent lots, except within drainage easements or street rights-of-way. Surface water drainage patterns for each and every lot shall be shown on the road and drainage plans. Drainage flow and conveyance arrows shall be indicated on the topographic grading and drainage plan. It shall be the responsibility of the builder of any building or other structure to design and construct a suitable drainage scheme that will convey surface water, without ponding on the lot or under the building, to the drainage system constructed within the subdivision. The Planning Commission reserves the right to require that the developer set minimum elevations on all floors, patios, and building equipment. This prerogative to establish elevation exists in addition to any ordinances or provision of these regulations that refer to floodplain elevation requirements. This provision is intended to give the Planning Commission summary review powers over any calculated or historical evidence of stormwater presence in overland or channel conditions. All finished floor elevations, driveways, sidewalks and roadways shall be at an elevation at least two feet above the 100-year regulatory flood elevation when located within a floodplain area. The subdivision developer will insure that all artesian groundwaters of a permanent or temporary nature encountered within the right-of-way will be intercepted and carried away to primary drainage conduits along swale ditches or in underground pipes located on property line easements. Regardless of the location of property lines, intercept will be allowed at the point of artesian surfacing. Any sinkhole or natural channel which serves or has served as a means of moving or storing groundwater, including all designated floodways, shall be designated conservation easements and no structures, fill or development activity shall be permitted thereon.

4-102.603. *Erosion and sediment control.* There shall be a minimization of changes in the rate of natural erosion and sedimentation that result from the development process. An erosion and sediment control plan shall be presented with the construction plans submitted in conformance with section 5-103 of these regulations. Such plans shall incorporate the following principles:

- a. Clearing and grading shall be integrated with layout design;
- b. Clearing shall be minimized and existing vegetation shall be preserved to the maximum feasible degree;

- c. Grading shall be strictly limited to those areas located within the "building site" (see definition) along with the driveway of the lot;
- d. Disturbed areas shall be protected and stabilized as provided in subsection 4-102.601;
- e. Structural and vegetative measures to control the velocity and volume of runoff shall be required;
- f. Sediment basins and traps shall be required as necessary;
- g. Adequate maintenance of all planting and structural measures shall be assured.

All properties adjacent to the site of land disturbance shall be protected from sediment disposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, dikes or sediment basins; or by a combination of such measures.

4-102.7. *Debris and waste.* No cut trees, timber, construction debris, junk, rubbish, or other waste materials of any kind shall be buried in any land left on any lot or deposited in any natural drainageway (such as sinkholes, underground streams or channels, or wet weather streambeds or floodways) or public way at the time of the issuance of a certificate of occupancy for the lot, and removal of such waste shall be required prior to issuance of any certificate of occupancy. Neither shall any such waste be left nor deposited in any area of the subdivision at any time. Debris dumpsters shall be required for construction debris disposal. Such dumpsters shall be of adequate size and shall be removed in a timely manner. No debris burning of any type shall be allowed within the subdivision.

4-102.8. *Fencing.* Each subdivider or developer shall be required to furnish and install all fences wherever the Planning Commission determines that a hazardous condition exists. Such fences shall be constructed according to standards established by the Planning Commission, as appropriate, and shall be noted on the final plat as to height and required materials.

4-102.9. *Water bodies and watercourses.* If a tract being subdivided contains a water body, or portion thereof, such area shall be within jointly held open space. The Planning Commission may approve an alternative plan whereby the ownership of and responsibility for safe maintenance of the water body is so placed that it will not become a governmental responsibility.

No portion of the minimum area of a lot required under any zoning ordinance may be satisfied by land which is under water. Where a watercourse separates a buildable area of a lot from the public way to which such lot has access, provisions shall be made for installation of a culvert of adequate overflow size or other structure approved by the Planning Commission. No certificate of occupancy shall be issued for a structure on such a lot until the installation is completed and approved by the Planning Commission and/or the appropriate governmental representative.

4-102.10. *Blocks.*

- a. Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth. Exceptions to this prescribed block width may be permitted in blocks adjacent to major public ways, railroads, or waterways.
- b. The lengths, widths, and shapes of blocks shall be determined with due regard to:
 - (i) Provision of adequate building sites suitable to the special needs of the type of use contemplated;
 - (ii) Any zoning requirements as to lot sizes and dimensions;

- (iii) Needs for convenient access, circulation, control, and safety of vehicular and pedestrian traffic; and
- (iv) Limitations and opportunities of topography.
- c. Block lengths in residential areas shall not exceed 1,200 feet, except as the Planning Commission deems necessary to secure efficient use of land or desired features of the public way pattern. Wherever practicable, blocks along arterial or collector routes shall not be less than 800 feet in length.
- d. Blocks designed for industrial or commercial uses shall be of such length and width as may be deemed suitable by the Planning Commission.
- e. In any long block, the Planning Commission may require the reservation of an easement through the block to accommodate utilities, drainage, facilities, and/or pedestrian traffic.

4-102.11. Lot area requirements for subdivisions within Mt. Juliet's urban growth boundary.

Applicability: Any project submitted to the Mt. Juliet Regional Planning Commission (RPC) for preliminary plat or final plat of a major subdivision (outside of a PUD) including any subdivision application for a parcel located outside the City of Mt. Juliet's corporate limits but within Mt. Juliet's urban growth boundary shall be subject to the following requirements:

- a) No subdivision of a parcel may result in any new lot/parcel having a total area of less than 40,000 square feet.
- b) No subdivision of a parcel is permitted if the applicant will not receive sewer service from the City of Mt. Juliet.
- c) Subsection a) does not apply if:
 - a. The applicant for subdivision requested annexation by the City of Mt. Juliet and the annexation was denied; and
 - b. The applicant is requesting a subdivision of land that is substantially similar to that for which annexation was denied.
- d) Subsection b) does not apply if:
 - a. The applicant for subdivision requested sewer service from the City of Mt. Juliet, and the City of Mt. Juliet, in writing, determined that providing sewer service to the area in question is not in the City of Mt. Juliet's best interest.

(Ord. of 2-20-1997, § 4-102; Res. No. 2-2023, § 1, 9-21-2023)

Sec. 4-103. Streets and pedestrian ways.

4-103.1. Pedestrian ways.

4-103.101. Sidewalks along new streets. Sidewalks shall be required along all "urban" streets ~~(see table 1) [in subsection 4-104.4]~~ constructed in all subdivisions except those proposed for industrial use. ~~Sidewalks may not be required along streets designated as "rural" when all lots fronting such streets are 40,000 square feet or larger in size and have average road frontage of 150 feet or more.~~

4-103.102. Sidewalks along existing streets. Sidewalk shall be provided on any existing street along the frontage of the subdivision. Additional sidewalk may be required, at the discretion of the Director of Engineering, to eliminate gaps in the pedestrian network. ~~Sidewalks may be required along an existing~~

public street when sidewalks presently exist upon property that directly adjoins the proposed subdivision, are included within a plan for pedestrian ways or the reconstruction of the existing street is required by an approved traffic impact study.

4-103.103. *Location of sidewalks.* Sidewalks shall be required along both sides of all streets ~~designated as "residential access lanes or urban residential access streets."~~ Along streets designated as "urban residential collector or community collector streets" sidewalks shall be required along both sides. Transition of sidewalks from ~~one both sides~~ of a street to ~~another one side~~ may be permitted when topography makes continuation ~~along the same side of the street of the sidewalk~~ impractical. Transitions shall only be made at street intersections. Sidewalks shall be included within the dedicated nontrafficway portion of the right-of-way of all public ways. Concrete curbs are required for all public ways where sidewalks ~~are to be constructed~~ is present. A median strip of grassed or landscaped area shall separate the sidewalks from the adjacent curb, unless otherwise noted by the Director of Engineering. The width of all sidewalks and grass strips shall meet the requirements included in Table 2 of Section 4-104. Sidewalk construction details are shown in Appendix B of these regulations.

~~at least two feet wide shall separate all sidewalks from adjacent curbs, except within ten feet of intersections no grass strip will be required. No sidewalk shall be constructed closer than one foot from any lot line. Sidewalk construction details shall be shown in appendix B of these regulations.~~

(Ord. No. 16-2286, 10-15-2015)

4-103.104. *Sidewalk width.* The width of sidewalks shall be as follows. Width shall be exclusive of encroachments such as utility poles, fire hydrants, parking meters, sign standards, street furniture, etc.

Sidewalk Width			
Street Classification	Land Use Classification		
	Residential	Commercial	Industrial
Access lane	5 feet	N/A	N/A
Access street	5 feet	5 feet	N/A
Residential collector	5 feet	N/A	N/A
Community collector	5 feet	6 feet	6 feet
Arterial public way	5 feet	6 feet	6 feet

4-103.~~105~~104. *Alternative pedestrian ways.* Within PUD districts and developments approved under section 5-104.3, Variable lot residential developments, cluster subdivisions, of the zoning ordinance, the Planning Commission may approve pedestrian walkways at locations other than along the rights-of-way of streets. Within these developments a system of pedestrian walkways may be located within commonly held open space.

4-103.~~106~~105. *Pedestrian accesses.* Where necessary, pedestrian accessways may be required from a public way to schools, parks, playgrounds, or other nearby public ways. To accomplish this purpose, the Planning Commission may require perpetual unobstructed easements at least 20 feet in width.

4-103.2. *Street standards.* The following standards shall apply to all streets, both public and private:

4-103.201. *Frontage on improved public ways.* No subdivision shall be approved, unless the area to be subdivided shall meet the access requirements set forth in subsection 1-~~112~~113.107, (Access to lots by public way or private easement) of these regulations. If any new street construction is proposed, all construction shall be in accordance with the provisions of these regulations and accompanying appendices.

4-103.202. *Grading and improvement plan.* No clearing, grading or construction of streets shall begin until construction plans have been prepared in accordance with the specifications required herein and approved. Following approval of such plans, public ways shall be graded and improved to conform to the approved construction plans.

4-103.203. *Improvements in floodable areas.* The finished elevation of proposed public ways subject to flood shall be no less than two feet above the regulatory flood protection elevation. To determine compliance with this requirement the Planning Commission shall require profiles and elevations of public ways subject to flood. All drainage structures shall be sufficient to discharge flood flows without increasing flood height. Where fill is approved by the Planning Commission to bring the finished elevation of any public way to the required elevation, such fill shall not encroach upon a floodway, and the fill shall be protected against erosion by riprap, vegetative cover, or other methods deemed acceptable by the Planning Commission.

4-103.204. *Topography and arrangement.*

- a. All public ways shall be arranged so as to obtain as many of the building sites as possible at or above the grades of the public ways. Grades of public ways shall conform as closely as possible to the original topography. A combination of steep grades and curves shall not be permitted.
- b. All public ways shall be properly integrated with the existing and proposed system of public ways and dedicated rights-of-way as established on the major road plan or the land development plan.
- c. All public ways shall be properly related to special traffic generators, such as industries, business districts, schools, churches, and shopping areas or centers; of population density; and to the pattern of existing and proposed land use.
- d. In commercial and industrial developments, public ways and other access routes shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, pedestrian walks and parking areas, so as to minimize conflict of movement among the various types of traffic, including pedestrian traffic.

4-103.205. *Access to arterial and collector routes.* Where a subdivision borders on or contains an existing or proposed arterial or collector route, the Planning Commission may require that access to such public way be limited by:

- a. The configuration of subdivision lots so that such lots derive vehicular access from streets other than the arterial or collector route;
- b. A series of cul-de-sac, "U" shaped public ways, or short loops entered from and designed generally at right angles to such a parallel public way; or
- c. A marginal access or service public way, separated from the arterial or collector route by a planting or grass strip and having access thereto at suitable points;
- d. Dual points of access in subdivisions. Two points of access to an arterial or collector street shall be required for all residential developments consisting of 100 or more lots and units. The second point of access may connect to adjacent developments as long as the adjacent development has direct access to an arterial or collector street. The Planning Commission may waive this requirement if site conditions tied to the land prohibit a second point of access, provided that a traffic impact study is supplied by the applicant that demonstrates that an adequate and safe level of service can be met. All traffic studies are subject to review by staff and/or an independent professional to determine if recommendations are consistent with the City of Mt. Juliet's transportation programs and needs.

4-103.206. *Traffic impact study.* All subdivisions shall be required to prepare, at the expense of the developer or individual proposing the subdivision, a traffic impact study. At the discretion of the Director of

Engineering, a traffic impact study may be waived for subdivisions generating fewer than 50 peak hour trips and not deriving access from an arterial or collector. A Tennessee licensed engineer specializing in transportation shall prepare such a study in accordance with the traffic impact study guidelines published by the Department of Engineering.

~~Any subdivision containing lots for 100 or more dwelling units shall be required to prepare at the expense of the developer or individual proposing the subdivision a traffic impact study. At the discretion of the Director of Public Works, any subdivision may be required to prepare a traffic impact study. A Tennessee licensed traffic engineer shall prepare such study in accordance with standard practices and procedures. The traffic study is intended to provide information as to current and proposed or projected traffic levels along all streets touching, immediately abutting or directly impacted by the subdivision. Prior to development of the study, the applicant and/or the individual selected by the developer to prepare the study shall meet with the Director of Public Works for purposes of establishing scope and design parameters to be used in preparing such study. Any improvements proposed to offset the traffic impact of the subdivision shall be indicated.~~

4-103.207. *Reserve strips.* Creation of reserve strips adjacent to a proposed public way in such a manner as to deny access from adjacent property to such public way shall generally not be permitted. However, where in the opinion of the Planning Commission the use of a reserve strip would protect the public safety by providing a safer roadway configuration or other element of design that is clearly in the public interest, this prohibition may be waived. In any instance where a waiver to this provision is granted the grounds, for and extent of such waiver shall be noted in the minutes of the Planning Commission meeting where such waiver is approved.

4-103.208. *Street name, regulatory and warning signs.*

- a. *Public streets.* Within all subdivisions the developer shall purchase and install street name and traffic control signs. All signage shall conform to the current edition of the Manual of Uniform Traffic Control Devices published by the United States Department of Transportation. Temporary signs may be installed and maintained in lieu of permanent signs until curbs are installed and backfilled. Such signs shall meet the same standards for height, size and legibility as permanent signs but may be mounted on temporary structures. The Director of Public Works shall verify the installation of temporary street name signs prior to issuance of any building permit.
- b. *Note to appear on plat.* All subdivision plats which require street name signs shall have a note located thereon stating: "No building permit shall be issued for any lot until street name, regulatory and warning signs are installed and verified by the department of public works on all streets on which such lot depends for access."

4-103.3. *Private streets.* No property shall be subdivided which does not obtain access from a public way, street or road. Private streets ~~are not allowed, may be permitted within a subdivision with the approval of the Planning Commission and the Board of Commissioners.~~ Private streets shall be built to the standards contained in this article.

All proposed alleys shall be private. The cross section of all alleys shall be provided prior to approval of the Planning Commission.

4-103.4. *Requirements for dedications, reservations, or improvements.* Where a proposed subdivision adjoins or encompasses either a substandard street, or a route depicted upon the major thoroughfare plan, that is to be opened, widened or realigned, the following shall apply:

4-103.401. *Undeveloped property.*

- a. *Substandard streets.* Substandard streets encompassed by or adjacent to the proposed subdivision shall be improved by the developer in accordance with the minimum standards set

forth in subsection 4-104.4, tables 1 and 2, for the portion of such street that is located within the boundaries of the subdivision or the abutting street half.

- b. *Planned routing.* When applicable, the layout of a street(s) within a subdivision shall conform to the routing depicted upon the major thoroughfare plan. The amount of right-of-way for the type of street required shall be dedicated up to a maximum of that required for construction of "community collector" routes. Where any street so depicted requires a right-of-way greater than that required for construction of a community collector, the developer shall show on the face of the plat an additional area "reserved for future right-of-way" and any required yard area shall be measured from such reservation line.

Regardless of the proposed width or functional character of the planned street adjacent to or encompassed by a proposed subdivision, the developer will not be required, (except as may be necessitated as a result of an approved traffic impact study), to improve or construct any street greater than that of a "community collector street" as [that term is] defined and depicted in these regulations.

4-103.402. *Developed property.* When property containing existing structures is being divided simply to place each structure on a separate lot and the future right-of-way will fall within the footprint of an existing structure, then the subdivider shall be required to note on the face of the plat as, "reserved for future right-of-way" any additional area necessary for compliance with the major thoroughfare plan. The plat shall also contain a note stating, when any existing structure is demolished, the setback requirements for any new structure shall be measured from the reservation line.

4-103.403. *Required improvements or dedications.* All on-site traffic improvements identified as being required in a traffic study prepared in accordance with the requirements of subsection 4-103.206, shall be made by the developer upon land which the developer controls. Any off-site improvements identified in such study shall be made on a pro rata basis to the extent the subdivision contributes to the requirement for such improvement(s). The Director of Public Works shall be responsible for calculating the extent of participation required in off-site improvements.

(Ord. of 2-20-1997, § 4-103)

Sec. 4-104. Functional design criteria.

4-104.1. *Purpose.* The public way design standards set forth in this section are hereby required in order to provide public ways of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, sanitation, and road-maintenance equipment, and to coordinate public ways so as to compose a convenient and safe system and avoid undue hardships to adjoining properties. These provisions are intended to establish appropriate standards for the design of streets in residential subdivisions that will:

1. Promote the safety and convenience of vehicular traffic,
2. Protect the safety of neighborhood residents,
3. Minimize crime in residential areas,
4. Protect the residential qualities of neighborhoods by limiting traffic volume, traffic speed, noise and fumes,
5. Encourage the efficient use of land,
6. Minimize the cost of street construction and thereby restrain the rising cost of housing, and
7. Minimize the construction of impervious surface thereby protecting the quantity and quality of the community's water resources.

4-104.2. *Design hierarchy.* There is, hereby, established a design hierarchy according to street function. The purpose of the hierarchy is to establish clear functional guidelines and limitations to be utilized in the design of streets.

4-104.201. *New streets.* Each proposed street shall be classified and designed for its entire length to meet or exceed the minimum standards for one of the following street types:

- a. Residential access lane.
- b. Residential access street.
 - ~~(1) Rural residential access street.~~
 - ~~(2) Urban residential access street.~~
- c. Residential collector street.
 - ~~(1) Rural residential collector street.~~
 - ~~(2) Urban residential collector street.~~
- d. Minor Collector Street
- e. Community collector street.
- ef. Arterial street.

4-104.202. *Existing streets.* During the plan review process each street abutting or affecting the design of a subdivision or land development that is not already classified on the major thoroughfare plan shall be classified according to its function, design and use by the Planning Commission at the request of the applicant. The classification of existing streets shall include the hierarchy of subsection 4-104.201, above, and may also include classifications of higher order as determined by the adopted major thoroughfare plan.

4-104.203. *Traffic volume calculations.* New streets shall be classified based on the number of vehicular trips expected to utilize the roadway using the following methodology:

- a. ~~a. Trip generation rates. The following chart shall be used to determine the anticipated average daily traffic level of proposed residential development. Table 1 shall be used to determine the anticipated average daily traffic on the proposed street.~~

Table 1. Approximate Trip Generation Rates

Average Weekday Trip Generation Rates Housing Type	ADT Per Dwelling Unit
Single-family detached dwellings	<u>8-9.5 trips</u>
Cluster or townhouses	7 trips
Garden apartments (1—4 stories) Apartments	<u>6-5 trips</u>
Retirement complex Senior Housing	3.5 trips
<u>Commercial</u>	<u>Consult ITE Trip Generation Manual</u>

- b. *Volume calculations.* Calculation of traffic volumes shall be accomplished by using the following formula:

(Factor for dwelling type) x (Number of units receiving access from street) = Design ADT

4-104.3. *Residential street design criteria and service restrictions.* The material contained within this segment is intended to provide information as to the intended function, design capacity and service limitations of the

various street types presented in subsection 4-104.2, above. The order of presentation proceeds from smallest capacity street to the greatest. For each street identified within the hierarchy, the following design elements are presented:

- (1) Street function.
- (2) Design capacity and service restrictions.
- (3) Street access criteria.

4-104.301. *Residential access lane.*

- a. *Street function.* A residential access lane is a frontage street that provides access to abutting properties; it shall be designed to carry no more traffic than that generated by those properties that gain direct access from the street.
- b. *Design capacity and service restriction.* Each residential access lane shall be designed so that no section of the street conveys an ~~average daily traffic (ADT) volume~~ greater than ~~200-250~~ or serves more than 25 single-family dwellings. Each half ~~of~~ a loop street may be regarded as a single ~~local residential~~ access ~~street lane~~ and the total traffic volume generated on a loop street shall not exceed ~~400-500~~ ADT.
- c. *Street access.* Residential access lanes may intersect or take access from any street type. ~~Residential access lanes shall be laid out to discourage through traffic. As such, residential access lanes shall not intersection with multiple collectors nor shall residential access lanes be stubbed with the intention of extending to adjacent parcels. Both ends of a loop street, however, must intersect the same collecting street and be laid out to discourage through traffic.~~

4-104.302. *Residential access street.*

- a. *Street function.* Residential access streets are designed to provide access to individual properties as well as access to the higher classification street network. The residential access street provides for neighborhood circulation and may carry neighborhood traffic and through movements. ~~Residential access streets differ in design depending upon the location of such streets. The rural residential street is intended to maintain the rural character of the area or neighborhood. It is designed as a curbless paved street section, with gravel shoulders for emergency parking and open roadside ditches for drainage. The urban residential street performs the same function as the rural residential street except within an urban environment. The urban residential street is designed as a curb street.~~
- b. *Design capacity and service restriction.* The residential access street is designed to convey an average daily traffic (ADT) volume in the range of 500 to 1,000.
- c. *Street access.* If the total design traffic exceeds 500 ADT, a residential access street shall be provided with no fewer than two access intersections to streets of higher classification in the street hierarchy. For residential access streets with less than 500 ADT, one access intersection to a street of higher order is allowed.

4-104.303. *Residential collector street.*

- a. *Street function.* The residential collector street provides access to individual properties and collects and distributes neighborhood traffic from residential streets to community collector and arterial streets.
- b. *Design capacity and service restriction.* The residential collector street is intended to serve anticipated traffic volumes ranging from 1,000 to 2,500 trips per day. Whenever possible, residential collector streets shall be designed to have no residential lots fronting directly on them. When this is not possible, the amount of residential frontage shall not exceed the limits set

forth in the accompanying chart. In addition, only lots having frontages of 100 feet or more may front on collector streets and space shall be provided on these lots for turnaround so that vehicles will not have to back onto collector streets.

Percent of the Total Length of Residential Collector Streets, Which May Have Residential Lots Fronting on and Taking Access from the Collector Street				
ADT Level	1,000—1,999	1,200—1,599	1,600—1,999	2,000+
Percent of allowable access frontage	20%	10%	5%	0%

4-104.304. *Community collector street.*

- a. *Street function.* Community collector streets collect and distribute traffic from ~~residential~~ other collector and other residential streets to the arterial transportation systems.
- b. *Design capacity and service restriction.* The community collector street is designed for anticipated traffic volumes ~~ranging from between 2,500 to 6,000 and 15,000~~ trips per day. ~~Community collector streets shall be designed to have no residential lots fronting directly on them. Access to individual residential lots shall be prohibited.~~

4-104.305 Minor collector.

- a. *Street function.* Minor collector streets collect and distribute traffic from residential neighborhoods and commercial uses. The street may connect to community collector or arterial streets.
- b. *Design capacity and service restrictions.* The minor collector street is intended to serve mixed residential and commercial traffic volumes ranging from 2,500 to 6,000 trips per day. Whenever possible, commercial properties shall limit the number of access points. Access to adjacent parcels shall be planned to limit the number of driveways along the corridor. Access to individual residential lots shall be prohibited.

4-104.306 Arterial.

- a. *Street function.* Arterials are intended to serve local and regional traffic. Arterials extend through the city limits or connect to other arterials or interstates.
- ~~a-b.~~ *Design capacity and service restrictions.* Arterials are intended to serve traffic volumes exceeding 15,000 trips per day. Access to individual residential lots is prohibited. Access to residential communities or commercial areas shall be provided by lower classification streets whenever possible.

4-104.4. *General design.* The general design of all public ways shall conform to the standards in tables 1 and 2, that follow, hereafter.

4-104.401. *Rights-of-way and pavement width.* Minimum rights-of-way and pavement width shall be provided as required to meet the design standards for the various classifications of streets set out in ~~tables 1 and 2~~ Table 1.

- a. *Reduction in right-of-way width.* The City may reduce the required right-of-way width for residential streets under the following conditions:
 - (i) The site is located within a planned unit development or a variable lot size residential development under applicable provisions of the zoning ordinance.

- (ii) The potential for future development will alter neither the street classification nor the design standards proposed. As a condition for varying the right-of-way requirements, the City may require binding agreements to insure no additional access to or use of the street.
- (iii) In no instance shall a right-of-way be less than 30 feet. In granting the reduced right-of-way width, it shall be determined that sufficient width will be available to provide for all the following (unless separate right-of-way for them is being provided elsewhere to the satisfaction of the City, or they are clearly not required by the proposed development):

Pavement.

Curbs.

Shoulders.

Utility easements.

Drainage swales.

Pedestrian and/or bicycle paths.

Street trees or other planting strips.

Turning lanes.

Cut or fill slopes (the right-of-way shall extend five feet beyond the crest or toe of these slopes).

Table 1. General Design Standards for Streets

<u>Standard</u>	<u>Access Lane</u>	<u>Access Street</u>	<u>Residential Collector</u>	<u>Minor Collector</u>	<u>Community Collector</u>	<u>Arterial</u>
<u>Design Speed</u>	<u>25 mph</u>	<u>30 mph</u>	<u>35 mph</u>	<u>35 mph</u>	<u>40 mph</u>	<u>45 mph</u>
<u>ROW Width</u>	<u>50'</u>	<u>55'</u>	<u>65'</u>	<u>75'</u>	<u>110'</u>	<u>125'</u>
<u>Pavement Width</u>	<u>22'</u>	<u>24'</u>	<u>24'</u>	<u>36'</u>	<u>52'</u>	<u>52'</u>
<u>Landscaped Median</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>16'</u>	<u>27'</u>
<u>Bicycle Lane Width</u>	<u>0'</u>	<u>0'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
<u>Grass Strip</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>
<u>Sidewalk Width</u>	<u>5'</u>	<u>5'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>
<u>Outer Buffer</u>	<u>0.5'</u>	<u>2'</u>	<u>2'</u>	<u>1'</u>	<u>2'</u>	<u>2'</u>
<u>Maximum Grade</u>	<u>10%</u>	<u>10%</u>	<u>7%</u>	<u>7%</u>	<u>7%</u>	<u>5%</u>
<u>Minimum Grade</u>	<u>1%</u>	<u>1%</u>	<u>1%</u>	<u>1%</u>	<u>1%</u>	<u>1%</u>
<u>Max. Grade at Intersections</u>	<u>5%</u> <u>(within 50')</u>	<u>5%</u> <u>(within 50')</u>	<u>3%</u> <u>(within 75')</u>	<u>3%</u> <u>(within 75')</u>	<u>3%</u> <u>(within 100')</u>	<u>3%</u> <u>(within 100')</u>
<u>Maximum Superelevation</u>	<u>0.08</u>					
<u>Horizontal Curvature</u>	<u>Curvature shall be designed per AASHTO standards based on speed and slopes.</u>					

Table 1. Minimum Right-of-Way or Easement And Pavement Width by Street Type and Intensity of Development (in feet)

<u>Street Type</u>	<u>Residential Service</u>			<u>Nonresidential</u>	
	<u>Low-density</u>	<u>Medium-density</u>	<u>High-density</u>		
	<u>Up to 2 DUPA*</u>	<u>3 to 8 DUPA*</u>	<u>9 or more DUPA*</u>		

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(Supp. No. 14)

	ROW	Pavement	ROW	Pavement	ROW	Pavement	ROW	Pavement	ROW	Pavement
Access lane										
Urban	40°	20	40°	20	40°	26	N/A	N/A	N/A	N/A
Rural	40°	18	40°	18	40°	26	N/A	N/A	N/A	N/A
Access street										
Urban	40	22	40	22	50	36	50	36	50	36
Rural	40	20	40	20	N/A	N/A	N/A	N/A	N/A	N/A
Residential Collector										
Urban										
2,000 or less ADT	50	22	50	22	60	38	N/A	N/A	N/A	N/A
More than 2,000 ADT	50	24	50	24	60	40	N/A	N/A	N/A	N/A
Rural										
2,000 or less ADT	50	20	50	20	N/A	N/A	N/A	N/A	N/A	N/A
More than 2,000 ADT	50	22	50	22	N/A	N/A	N/A	N/A	N/A	N/A
Community Collector										
Urban	60	38	60	38	70	48	70	48	70	48
Rural	50	24	50	24	N/A	N/A	N/A	N/A	N/A	N/A
Notes:										
°DUPA. Dwelling units per acre.										
Urban streets. All streets classified as urban are curbed streets. These street sections are to be utilized on all properties located within the City regardless of size of lots and on all lots smaller than one acre in size located within the unincorporated portion of the planning jurisdiction.										
Rural streets. Streets classified as rural may be utilized only to serve lots 40,000 square feet or larger in size										
°The Planning Commission may permit a right-of-way of 30 feet minimum width when the subdivision is within a planned unit development district or is developed as a variable lot residential development.										

Table 2. General Design Standards For Streets

	Residential Street	Nonresidential Street
Design speed (mph)		
Access lane	25	N/A
Access street	30	30
Residential collector	35	N/A
Community collector	40	40
Maximum percentage grade		
Access lane	12 percent	N/A
Access street	10 percent	7 percent
Residential collector	7 percent	N/A
Community collector	7 percent	7 percent
Minimum percentage grade		
All streets	1 percent	1 percent
Horizontal curvature>		
Vehicle curves are to be designed as per AASHTO standards for various design speeds and slopes		

Maximum superelevation (foot)	0.08	0.08
Minimum tangent between reverse curves		
Vehicle curves are to be designed as per AASHTO standards for various design speeds and slopes		
Minimum stopping sight distances (in feet)		
Access lane	150	N/A
Access street	200	250
Residential collector	250	N/A
Community collector	300	300
Minimum radius of return at intersections		
Applies where a deflection angle of 15 degrees or more in the alignment of pavement occurs.		
At right-of-way	25 ft.	30 ft.
At pavement	30 ft.	50 ft.
Minimum sight distance (in feet)		
The sight distance is measured from a point 4½ feet above the centerline of the roadway surface to a point 4 inches above the centerline of the roadway surface.		
Access lane	100	N/A
Access street	150	200
Residential collector	200	N/A
Community collector	250	250
Intersection	Across corners 75 ft. back	Across corners 75 ft. back
Maximum grade at intersections		
Access lane (w/in 50 ft.)	5 percent	N/A
Access street (w/in 50 ft.)	5 percent	3 percent
Residential collector	3 percent	N/A
Community collector (w/in 100 ft.)	3 percent	3 percent
Pavement crown		
The paved surface shall slope downward from the centerline of the street outward to the edge of the paved surface on each side two-fifths of an inch per foot.		
Note. Turnaround standard (no outlet streets) A 40-foot pavement radius for a cul-de-sac or a "Y" or "T" turnaround with 60-foot length, 20-foot width shall be provided at the terminus of all permanent dead-end access streets serving residential property. The turnaround, including sidewalk where required, shall be within the right-of-way. The maximum length of permanent cul-de-sac streets shall be 700 feet and shall serve no more than 14 dwelling units. Temporary cul-de-sac streets may be a maximum of 1,000 feet in length.		

- b. *Increase in right-of-way width.* The City may increase the required right-of-way width for residential streets under the following conditions:
- (i) If proposed lots are large enough for further subdivision that may change the street classification in the future to a higher order street, the City may require that the right-of-way width for the higher order street be provided.
 - (ii) In unusual circumstances, the provision of the elements listed in subpart [subsection] a(iii) of this section may require right-of-way width in excess of that established in table 1 (above).

4-104.402. *Stopping sight distance.* All streets shall maintain adequate stopping sight distance at all points along the road. No combination of vertical or horizontal curves may reduce stopping sight distance below the values provided in AASHTO's *A Policy of Streets and Highways*. Should the grade on the

major road exceed 3%, adjustments to the required sight distance may be required at the discretion of the Director of Engineering.

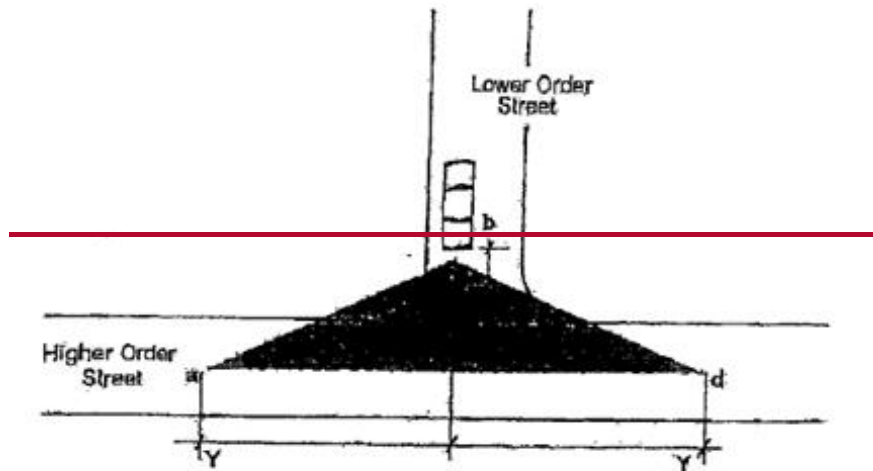
4-104.40~~23~~ *Intersections.*

- a. Pavement shall intersect as nearly as possible to a 90-degree angle for a minimum of 50 feet from the intersection. A proposed intersection of two new public ways at an angle of less than 75 degrees shall not be permitted. Not more than two public ways shall intersect at any one point, unless specifically approved by the Planning Commission.
- b. Centerline off-sets of less than 150 408feet between T-type intersections within public ways shall not be permitted, except where the intersected public ways have separated dual drives without median breaks at either intersection. Where public ways intersect arterial or collector routes, the alignment of such streets shall be continuous. Intersections of arterial or community collector streets shall be at least 800 feet apart.
- c. Minimum curb or edge of pavement radius shall be determined according to the specifications for the street of higher classification in the street system hierarchy, as specified below: This minimum should not be confused as the right-of-way return radius but is the curb edge of pavement.

Minimum Radius of Returns At Street Intersections	
Street Classification	Minimum Return Radius*
Residential access lane	10 feet
Residential access street	10 feet
Residential collector	15 feet
Community collector	30 feet
Higher order street	As determined by the City Engineer
*This is the minimum. The actual spacing shall be determined by the City Engineer based upon the traffic characteristics of the higher order street.	

Legend for Vision Clearance Area Illustration		
∕	=	Corner sight distance, measured from point "c" and "c" to "d."
b	=	Eye level from a car stopped at the intersection on the minor road; for this regulation "b" is situated 3.75 feet above the higher order street.
a and d	=	A point 4.5 feet above the centerline of the higher order street.
e	=	Approximate center of intersection.
The entire area of the clear sight triangle described by points "a," "b," "c," shall be designed to provide an unobstructed view across it from point "b" to all points 4.5 feet above the roadway along the centerline from point "a" to point "d."		

~~Vision Clearance Area~~



Street of Lower Order Minimum Corner Sight Distance		
Minimum Corner Sight Distance "Y"		
Major Road Type	Design Speed	Y (in feet)
Higher order street	50 mph	500
Higher order street	40 mph	400
Community collector	40 mph	400
Residential collector	35 mph	350
Residential access street	30 mph	300
Residential access lane	25 mph	250

- d. Whenever a proposed street intersects an existing or proposed street of higher order in the street hierarchy, the street of lower order shall be made a stop street. The street of lower order shall also be designed to provide a minimum corner sight distance as specified in table 1.
- e. Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a two-percent grade for a distance of 60 feet, measured from the nearest right-of-way line of the intersecting public way.
- f. The cross-slope on all public ways, including intersections, shall be three percent or less.
- g. All new streets and driveways shall provide adequate intersection sight distance, as defined by AASHTO's A Policy on Streets and Highways. Should the grade on the major road exceed 3%, adjustments to the required sight distance may be required at the discretion of the Director of Engineering. The required sight distance values are provided in Table 2.

Table 2. Minimum Intersection Sight Distance

Design Speed (mph)	Required Sight Distance (feet)					
	2-Lane		3-Lane		5-Lane/Divided	
	Left-Turn	Right-Turn	Left-Turn	Right-Turn	Left-Turn	Right-Turn
25	280	240	315	240	335	280

<u>30</u>	<u>335</u>	<u>290</u>	<u>375</u>	<u>290</u>	<u>400</u>	<u>335</u>
<u>35</u>	<u>390</u>	<u>335</u>	<u>440</u>	<u>335</u>	<u>465</u>	<u>390</u>
<u>40</u>	<u>445</u>	<u>385</u>	<u>500</u>	<u>385</u>	<u>530</u>	<u>445</u>
<u>45</u>	<u>500</u>	<u>430</u>	<u>565</u>	<u>430</u>	<u>600</u>	<u>500</u>
<u>50</u>	<u>555</u>	<u>480</u>	<u>625</u>	<u>480</u>	<u>665</u>	<u>555</u>
<u>Left-Turn sight distance is measured looking right. Right-turn sight distance is measured looking left.</u>						

Sight triangles are to be kept clear of landscaping, signs, parking, or other obstructions that may otherwise restrict the available sight distance.

- h. Intersections, at the discretion of the Director of Engineering, shall be configured to dissuade speeding. Horizontal deflection speed reduction measures, such as roundabouts or median islands, shall be proposed instead of vertical deflection devices.

4-104.~~403~~404. *Acceleration and deceleration lanes.*

- a. Deceleration or turning lanes may be required by the city along existing and proposed streets as determined by the traffic study using the warrants provided in TDOT's Highway Systems Access Manual, or where the City can justify the need.
- b. Deceleration lanes shall be designed to the following standards:
- i. The lane width shall be the same as the required width of the through lanes, based on roadway classification.
 - ii. The minimum total deceleration lengths shall match the table below.

Minimum Deceleration Lengths

<u>Design Speed (mph)</u>	<u>Minimum Deceleration Length (ft)</u>
<u>30</u>	<u>160</u>
<u>40</u>	<u>275</u>
<u>50</u>	<u>425</u>
<u>60</u>	<u>605</u>
<u>Note: If grades exceed 3%, use the adjustment factors included in Table 3-2 in a Policy on Geometric Design of Highways and Streets.</u>	

- iii. Acceleration lanes are only required when indicated as needed by a traffic impact study. The design shall be as per the recommendation of the Director of Engineering.

4-104.~~404~~405. *Marginal access and one-way streets.*

- a. Classification and design of marginal access streets. Marginal access streets may be utilized as an alternative to stripping off lots along existing or proposed collector or higher order streets. Marginal access streets shall be classified and designed to conform to the design standards and service restrictions of either residential access lanes or residential access streets as anticipated daily traffic may dictate.
- i. Intersection spacing. The minimum distance between intersections of the marginal access street with residential collectors shall be 300 feet. Minimum distances with higher order streets shall be determined by the Director of Public Works based upon the traffic characteristics of the higher order street.

-
- ii. *Distance between travelways.* A minimum distance of 30 feet shall be provided between the paved portion of the marginal access street and the paved portion of the higher order street. This area shall be used to provide a visual screen between the roadways by landscaping and/or use of a berm.
 - b. *Utilization and design of one-way streets.* One-way streets may be permitted as loop streets or marginal access streets where there is need to separate the directions lanes to preserve natural features to avoid excessive grading for street construction on steep slopes. Pavement and curb transitions shall be designed and constructed in accordance with standards provided by the Director of Public Works.

4-104. ~~405406~~. *Arrangement of dead-end streets.*

a. *Temporary stub streets.*

- i. *Residential access lane and residential access street stub streets.* Residential access lanes and access street stub streets may be permitted only within subsections of phased development for which the proposed street extension in its entirety has been approved as part of a preliminary plat.
- ii. *Collector stub streets.* Stub streets may be permitted or required by the City on collector streets provided that the future extension of the street is deemed desirable by the City and conforms to the adopted major throughfare plan.
- iii. *Temporary turnarounds.* All stub streets shall be provided with a turnaround paved to an outside radius of 35 feet. No turnaround is required if the stub street provides access to four or less lots or housing units. In the later case, a sign indicating a dead-end street shall be posted.

b. *Permanent dead-end public ways.*

- i. ~~*General design standards.* Where a public way does not extend beyond the boundary of the subdivision and its continuation is not required by the planning commission for access to adjoining properties, its terminus shall be no closer than 150 feet from the boundary. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities.~~
- ii. ~~*Cul-de-sac requirements.* For more effective police and fire protection, permanent dead-end public ways shall be limited to 700 feet measured from the nearest intersection to the center of the cul-de-sac. No dead-end street shall provide access to more than 25 units.~~
- iii. ~~*Design of turnarounds.* Permanent dead-end streets shall terminate in a cul-de-sac matching the design standards included in these regulations. Alternative turnarounds may be considered with approval of the Planning Commission and Fire Marshal.~~
 - i. ~~*General design standards.* Where a public way does not extend beyond the boundary of the subdivision and its continuation is not required by the Planning Commission for access to adjoining property, its terminus shall normally not be nearer to such boundary than 150 feet. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turnabout shall be provided at the end of a dead-end public way in accordance with the design standards of these regulations. For greater convenience to traffic and more effective police and fire protection, permanent dead-end public ways shall, in general, be limited in length in accordance with the design standards of these regulations.~~
 - ii. ~~*Design of turnarounds.* The type of turnaround required shall be determined by the Planning Commission based upon the recommendation of the Director of Public Works. In general the design standards presented in Table 2 [in subsection 4-104.4],~~

~~shall apply. The Planning Commission will consider alternative terminations when the street is located upon steep slopes and excessive cut or fill will be required to meet the design standards of the typical sections.~~

4-104. ~~406~~407. *Railroads and limited access highways.* Railroad right-of-way and limited access highways, where so located as to affect the subdivision of adjoining lands, shall be treated as follows:

- a. In residential areas, a buffer strip at least 25 feet in depth in addition to the normally required depth of the lot may be required adjacent to the railroad right-of-way or limited access highway. This strip shall be part of the platted lots and shall be designated on the plat: "This strip is reserved for screening; the placement of structures hereon is prohibited."
- b. In commercial or industrial areas, the nearest public way extending parallel or approximately parallel to the railroad shall, wherever practicable, be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial usage.
- c. Public ways parallel to a railroad, when intersecting a public way which crosses the railroad at grade, shall to the extent practicable, be at a distance of at least 150 feet from the railroad right-of-way. Such distance shall be determined with due consideration of the minimum distance required for future separation of grades by means of appropriate approach gradients.

4-104. ~~407~~408. *Bridges.* Bridges of primary benefit to the subdivider, as determined by the Planning Commission, shall be constructed at the full expense of the subdivider without reimbursement from the governing body. The sharing of expenses for the construction of bridges not of primary benefit to the subdivider, as determined by the Planning Commission, shall be fixed by special agreement between the governing body and the subdivider.

(Ord. of 2-20-1997, § 4-104)



.M E M O R A N D U M

Date: June 20, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Shane Shamanur, PE
Director of Engineering

Re: Update to the Development Code Subdivision
Regulations Article IV

OVERVIEW: The subject item is the proposed update to the Mt. Juliet Land Use Development Code to bring the specifications up to federal standards, remove inconsistencies, and correct language on out-of-date texts. The updates are recommended in the Subdivision Regulations between sections 4-102.503 and 4-104.403.

BACKGROUND & ANALYSIS: The Mt. Juliet Land Use Development Code provides guidance on the design of streets and driveways within the City of Mt. Juliet. However, some specifications no longer meet the standards set forth by AASHTO and TDOT. The changes recommended below are meant to align the City of Mt. Juliet's standards with current best practices:

Sec 4-102. – Lot requirements

Section 4-102.503 *Minimum clearance* provides guidance on the minimum corner clearance for driveways on arterials and collectors. It is recommended that the language be removed and replaced with the following:

The corner clearance is defined as the distance between the property frontage along the major road and the tangent face of a driveway accessing the minor roadway. The edge clearance is defined as the distance between the frontage boundary and the tangent edge of the driveway. The minimum corner or edge clearance, regardless of roadway classification, shall adhere to the guidance within the Tennessee Department of Transportation's Highway System Access Manual, including all subsequent amendments and/or revisions.

Sec 4-103. – Streets and pedestrian ways

Section 4-103.101 *Sidewalks along new streets* shall be revised to eliminate language on rural streets. The language shall be removed and replaced with the following:

Sidewalks shall be required along all streets constructed in all subdivisions except those proposed for industrial use.

Section 4-103.102 Sidewalks along existing streets shall be revised to mandate sidewalk along any property frontage along a public way. The language shall be replaced with the following:

Sidewalk shall be provided on any existing street along the frontage of the subdivision. Additional sidewalk may be required, at the discretion of the Director of Engineering, to eliminate gaps in the pedestrian network.

Section 103.103 *Location of sidewalks* provides guidance on placing sidewalks within the right-of-way. It is recommended that the language differentiating by classification be removed as it is redundant. The language shall be updated to the following:

Sidewalks shall be required along both sides of all streets. Transition of sidewalks from both sides of a street to one side may be permitted when topography makes continuation of the sidewalk impractical. Transitions may only be made at street intersections. Sidewalks shall be included within the dedicated nontrafficway portion of the right-of-way of all public ways. Concrete curbs are required for all public ways where sidewalk is present. A median strip of grassed or landscaped area shall separate sidewalks from the adjacent curb, unless otherwise noted by the Director of Engineering. The width of all sidewalks and grass strips shall meet the requirements included in Table 2 of Section 4-104. Sidewalk construction details are shown in Appendix B of these regulations.

Section 4-103.104 *Sidewalk width* shall be removed, and the guidelines added to Table 2 in Section 4-104.

Section 4-103.201 *Frontage on improved public ways* shall be revised to correct the referenced subsection from 1-112.107 to 1-113.107 (Access to lots by public way or private easement).

Section 4-103.206 *Traffic Impact Study* shall be revised to reference the traffic study policy published by Public Works. The language shall be replaced with the following:

All subdivisions shall be required to be prepare, at the expense of the developer or individual proposing the subdivision, a traffic impact study. At the discretion of the Director of Engineering, a traffic impact study may be waived for subdivisions generating fewer than 50 peak hour trips and not deriving access from an arterial or collector. A Tennessee licensed engineer specializing in transportation shall prepare such a study in accordance with the traffic impact study guidelines published by the Department of Engineering.

Section 4-103.3 *Private streets* shall be revised to allow private streets with the approval of the planning commission. The language shall be replaced with the following:

No property shall be subdivided which does not obtain access from a public way, street, or road. Private streets may be permitted within a subdivision with approval of the Planning Commission and the Board of Commissioners. Private streets shall be built to the standards contained in this article.

All proposed alleys shall be private. The cross section of all alleys shall be provided prior to approval of the Planning Commission.

Sec 4-104. – Functional design criteria

Section 4-104.201 *New streets* shall be revised to remove urban and rural designations and add minor collector to the list of classifications. The text should be replaced with the following:

Each proposed street shall be classified and designed to meet or exceed the minimum standards for the following street types:

- a. *Residential Access Lane*
- b. *Residential Access Street*
- c. *Residential Collector Street*
- d. *Minor Collector Street*
- e. *Community Collector Street*
- f. *Arterial Street*

Section 4-104.203 *Traffic volume calculations* shall be updated to reflect the approximate rates provided in ITE's Trip Generation Manual, 12th Edition. The text shall be replaced with the following:

New streets shall be classified based on the number of vehicular trips expected to utilize the roadway using the following methodology:

- a. *Trip generation rates. Table 1 shall be used to determine the anticipated average daily traffic on the proposed street.*

Table 1. Approximate Trip Generation Rates

<i>Land Use</i>	<i>ADT per Unit</i>
<i>Single Family Detached</i>	<i>9.5 Trips</i>
<i>Townhomes</i>	<i>7 Trips</i>
<i>Apartments</i>	<i>5 Trips</i>
<i>Senior Housing</i>	<i>3.5 Trips</i>
<i>Commercial</i>	<i>Consult ITE Trip Generation Manual</i>

- b. *Volume calculations. Calculation of traffic volumes on residential streets shall be accomplished using the following formula:*

$$\text{Design ADT} = (\text{ADT per unit}) \times (\text{Number of units receiving access from street})$$

Section 4-104.301 *Residential access lane* shall be revised to update the ADT requirements. Subsection b and c shall be replaced with the following:

b. Design capacity and service restrictions. Each residential access lane shall be designed so no section of the street conveys an ADT greater than 250 or serves more

than 25 single-family dwellings. Each half of a loop street may be regarded as a single local access street and the total ADT shall not exceed 500.

c. Street access. Residential access lanes may intersect or take access from any street type. Residential access lanes shall be laid out to discourage through traffic. As such, residential access lanes shall not intersect with multiple collectors nor shall residential access lanes be stubbed with the intention of extending to adjacent parcels.

Section 4-103.302 *Residential access street* shall be revised to remove language differentiating urban and rural streets. Subsection a shall now read:

- a. Street function. Residential access streets are designed to provide access to individual properties as well as access to higher classification street networks. The residential access streets provide neighborhood circulation and may carry neighborhood traffic and through movements.*

Section 4-104.303 *Residential collector street* shall be revised so that the first range of ADT in the table reads 1,000-1,199.

Section 4-104.304 shall be inserted to include Minor collectors. The existing language shall be redesignated 4-104.305. The section on Minor Collectors shall read:

- a. Street function. Minor collector streets collect and distribute traffic from residential neighborhoods and commercial uses. The street may connect to community collector or arterial streets.*
- b. Design capacity and service restrictions. The minor collector street is intended to serve mixed residential and commercial traffic volumes ranging from 2,500 to 6,000 trips per day. Whenever possible, commercial driveways shall limit the number of access points. Access to adjacent parcels shall be planned to limit the number of driveways along the corridor. Access to individual residential lots shall be prohibited.*

Section 4-104.305 shall be added to include community collectors. The existing language shall be revised and shall read:

- a. Street function. Community collector streets collect and distribute traffic from other collectors to arterial transportation systems.*
- b. Design capacity and service restriction. The community collector street is designed for anticipated traffic volumes between 6,000 and 15,000 trips per day. Access to individual residential lots shall be prohibited.*

Section 4-104.306 shall be added to include arterials. The section shall read:

- a. Street function. Arterials are intended to serve local and regional traffic. Arterials extend through the city limits or connect to other arterials or interstates.*
- b. Design capacity and service restrictions. Arterials are intended to serve traffic volumes exceeding 15,000 trips per day. Access to individual residential lots is prohibited. Access to residential communities or commercial areas shall provided by lower classification streets whenever possible.*

Section 4-104.401. Remove Table 1 and differ to Table 2 and Appendix B. Table 2 shall be revised to show standards by roadway classification and renumbered Table 1. The section shall now read:

Minimum rights-of-way and pavement widths shall be provided as required to meet the design standards for various roadway classifications of streets set in Table 1.

- a. *Reduction in right-of-way width. The City may reduce the required right-of-way width for residential streets under the following conditions:*
 - i. *The site is located within a planned unit development or variable lot size residential development under applicable provisions of the zoning ordinance.*
 - ii. *The potential for future development will alter neither the street classification nor the design standards proposed. As a condition for varying the right-of-way requirements, the City may require a binding agreements to insure no additional access to or use of the street.*
 - iii. *In no instance shall a right-of-way be less than 30 feet. In granting the reduced right-of-way width, it shall be determined that sufficient width will be available to provide all the following (unless separate right-of-way for them is being provided elsewhere to the satisfaction of the City, or they are clearly not required by the proposed development):*
 1. *Pavement*
 2. *Curbs*
 3. *Shoulders*
 4. *Utility easements*
 5. *Drainage swales*
 6. *Pedestrian and/or bicycle paths*
 7. *Street trees or other planting strips*
 8. *Turning lanes*
 9. *Cut or fill slopes (the right-of-way shall extend five feet beyond the crest or toe of these slopes.)*

Table 1. General Design Standards for Streets

<i>Standard</i>	<i>Access Lane</i>	<i>Access Street</i>	<i>Residential Collector</i>	<i>Minor Collector</i>	<i>Community Collector</i>	<i>Arterial</i>
<i>Design Speed</i>	<i>25 mph</i>	<i>30 mph</i>	<i>35 mph</i>	<i>35 mph</i>	<i>40 mph</i>	<i>45 mph</i>
<i>ROW Width</i>	<i>50'</i>	<i>55'</i>	<i>65'</i>	<i>75'</i>	<i>110'</i>	<i>125'</i>
<i>Pavement Width</i>	<i>22'</i>	<i>24'</i>	<i>24'</i>	<i>36'</i>	<i>52'</i>	<i>52'</i>
<i>Landscaped Median</i>	<i>0'</i>	<i>0'</i>	<i>0'</i>	<i>0'</i>	<i>16'</i>	<i>27'</i>
<i>Bicycle Lane Width</i>	<i>0'</i>	<i>0'</i>	<i>4'</i>	<i>4'</i>	<i>4'</i>	<i>4'</i>
<i>Grass Strip</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>
<i>Sidewalk Width</i>	<i>5'</i>	<i>5'</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>	<i>6'</i>
<i>Outer Buffer</i>	<i>0.5'</i>	<i>2'</i>	<i>2'</i>	<i>1'</i>	<i>2'</i>	<i>2'</i>
<i>Maximum Grade</i>	<i>10%</i>	<i>10%</i>	<i>7%</i>	<i>7%</i>	<i>7%</i>	<i>5%</i>

<i>Minimum Grade</i>	<i>1%</i>	<i>1%</i>	<i>1%</i>	<i>1%</i>	<i>1%</i>	<i>1%</i>
<i>Max. Grade at Intersections</i>	<i>5% (within 50')</i>	<i>5% (within 50')</i>	<i>3% (within 75')</i>	<i>3% (within 75')</i>	<i>3% (within 100')</i>	<i>3% (within 100')</i>
<i>Maximum Superelevation</i>	<i>0.08</i>					
<i>Horizontal Curvature</i>	<i>Curvature shall be designed per AASHTO standards based on speed and slopes.</i>					

Insert the following as Section 4-104.402 Stopping sight distance: All streets shall maintain adequate stopping sight distance at all points along the road. No combination of vertical or horizontal curves may reduce stopping sight distance below the values provided in AASHTO's *A Policy of Streets and Highways*. Should the grade on the major road exceed 3%, adjustments to the required sight distance may be required at the discretion of the Director of Engineering. Renumber the existing 4-104.402 to 4-104.403 *Intersections*

Section 4-104.403 Intersections remove the figure and table on intersection sight distance. The following shall be inserted as 4-104.403 (g) and (h):

- g. All new streets and driveways shall provide adequate intersection sight distance, as defined by AASHTO's *A Policy on Streets and Highways*. Should the grade on the major road exceed 3%, adjustments to the required sight distance may be required at the discretion of the Director of Engineering. The required sight distance values are provided in Table 2.

Table 2. Minimum Intersection Sight Distance

Design Speed (mph)	Required Sight Distance (feet)					
	2-Lane		3-Lane		5-Lane/Divided	
	Left-Turn	Right-Turn	Left-Turn	Right-Turn	Left-Turn	Right-Turn
25	280	240	315	240	335	280
30	335	290	375	290	400	335
35	390	335	440	335	465	390
40	445	385	500	385	530	445
45	500	430	565	430	600	500
50	555	480	625	480	665	555
<i>Left-Turn sight distance is measured looking right. Right-turn sight distance is measured looking left.</i>						

Sight triangles are to be kept clear of landscaping, signs, parking, or other obstructions that may otherwise restrict the available sight distance

- h. Intersections, at the discretion of the Director of Engineering, shall be configured to dissuade speeding. Horizontal deflection speed reduction measures, such as roundabouts or median islands, shall be proposed instead of vertical deflection devices.

Section 4-104.403 shall be revised to include warrants for deceleration lanes. The section shall be replaced with the following:

- a. Deceleration or turning lanes may be required by the city along existing and proposed streets as determined by the traffic study using the warrants provided in TDOT's Highway Systems Access Manual, or where the City can justify the need.
- b. Deceleration lanes shall be designed to the following standards:
 - i. The lane width shall be the same as the required width of the through lanes, based on roadway classification.
 - ii. The minimum total deceleration lengths shall match the table below.

Minimum Deceleration Lengths

Design Speed (mph)	Minimum Deceleration Length (ft)
30	160
40	275
50	425
60	605
Note: If grades exceed 3%, use the adjustment factors included in Table 3-2 in a <i>Policy on Geometric Design of Highways and Streets</i> .	

- iii. Acceleration lanes are only required when indicated as needed by a traffic impact study. The design shall be as per the recommendation of the Director of Engineering.

Section 4-104.405 (b.) shall be revised to include restrictions on allowable length, number of units, and design of permanent dead end public ways. The section shall be replaced with the following:

- i. *General design standards.* Where a public way does not extend beyond the boundary of the subdivision and its continuation is not required by the planning commission for access to adjoining properties, its terminus shall be no closer than 150 feet from the boundary. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities.
- ii. *Cul-de-sac requirements.* For more effective police and fire protection, permanent dead-end public ways shall be limited to 700 feet measured from the nearest intersection to the center of the cul-de-sac. No dead-end street shall provide access to more than 25 units.
- iii. *Design of turnarounds.* Permanent dead-end streets shall terminate in a cul-de-sac matching the design standards included in these regulations. Alternative turnarounds may be considered with approval of the Planning Commission and Fire Marshal.

RECOMMENDATION: Staff recommends forwarding this item to the Board of Commissioners with a positive recommendation.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1221
11.A.

Agenda Date: 7/14/2025

Agenda #:

Title:

AN ORDINANCE AUTHORIZING THE ABANDONMENT OF A PORTION OF THE EXISTING R-O-W OF 2ND AVENUE SOUTH AND ACCEPTANCE OF A PORTION OF MT. JULIET CHURCH OF CHRIST PROPERTY, BOTH LOCATED AT 1940 NORTH MT. JULIET ROAD, MAP 055, PARCEL 95.00.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ABANDONMENT OF A PORTION OF THE EXISTING R-O-W OF 2ND AVENUE SOUTH AND ACCEPTANCE OF A PORTION OF MT. JULIET CHURCH OF CHRIST PROPERTY, BOTH LOCATED AT 1940 NORTH MT. JULIET ROAD, MAP 055, PARCEL 95.00.

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to abandon 22,287 square feet of existing 2nd Avenue South R-O-W located at 1940 North Mt. Juliet Road, as depicted in the attached Exhibit 1; and

WHEREAS, the R-O-W is under the Church's existing parking lot and is not improved or serving the City at this time; and

WHEREAS, the City of Mt. Juliet Board of Commissioners also desires to accept 128 square feet of property located at 1940 North Mt. Juliet Road as a dedication from the Mt. Juliet Church of Christ, as depicted in the attached Exhibit 2; and

WHEREAS, the property contains a portion of a bridge structure which the City hopes to incorporate into a future greenway project; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this Abandonment and Acceptance of property on May 15, 2025, and gave a positive recommendation.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet; Tennessee as follows:

Section 1. The City abandons 22,287 square feet of existing 2nd Avenue South R-O-W located at 1940 North Mt. Juliet Road by the recording of the Final Plat (Exhibit 1).

Section 2. The City accepts, as a dedication from the Mt. Juliet Church of Christ, 128 square feet of property located at 1940 North Mt. Juliet Road by the recording of the deed (Exhibit 2).

BE IT FURTHER ORDAINED

Section 3. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

ORDINANCE NO. _____

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

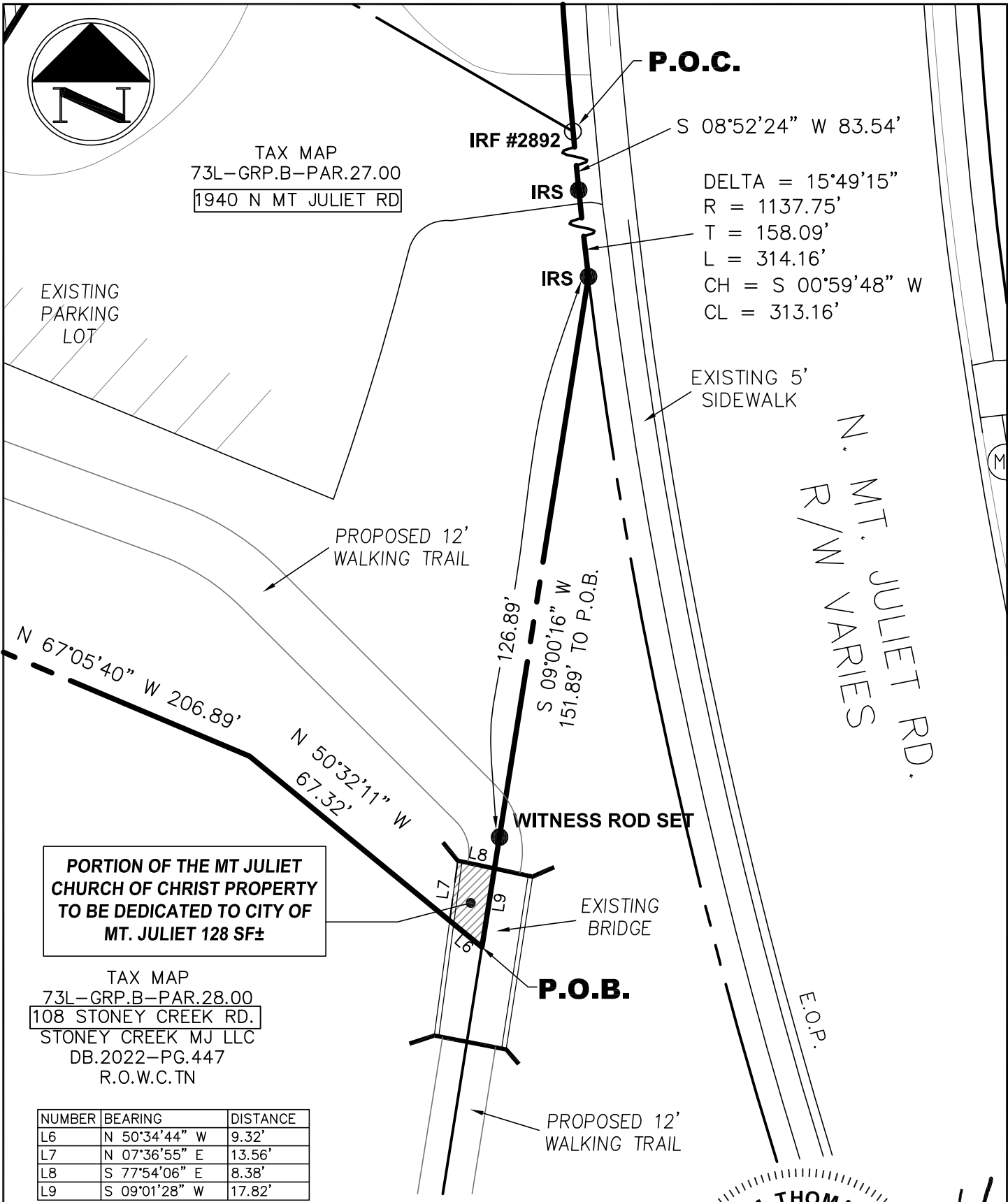
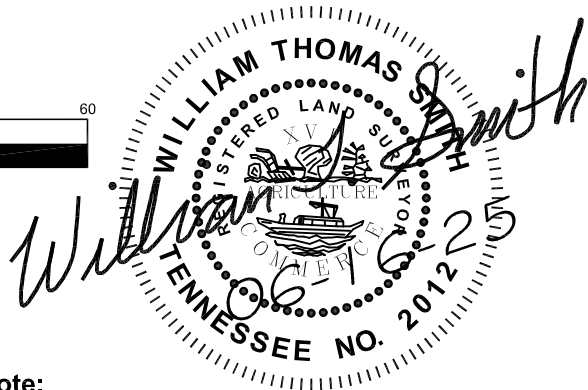


Exhibit "A"

ROW DEDICATION FROM THE MT. JULIET CHURCH OF CHRIST PROPERTY TO THE CITY OF MT. JULIET

1940 N. MT. JULIET RD.
MT. JULIET, TN. 37122
Zoning: CTC
Map:55 Parcel:95
Date:06-16-2025

Note:
The information shown on this exhibit was derived from field measurements made and the latest deed(s) and/or plat(s) of record and is subject to any findings of an accurate title search may disclose. No title work was furnished to the surveyor prior to this exhibit. This exhibit is not intended to represent a general property/boundary line survey.



Prepared By:

W.T. Smith - Land Surveying

810 Hillview Dr. - Mount Juliet, TN. 37122
Phone: 615-712-6693 Email: tommy@wtsmithsurvey.com



MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Mt. Juliet Church of Christ Property
Final Plat
Map – 073L, Group B
Parcel(s) – 19.01, 19.02, 20.00, 27.00

Request: WT Smith Land Surveying requests final plat approval for Mt. Juliet Church of Christ regarding property on N. Mt. Juliet Road in district 2. The plat will consolidate two lots into one, dedicate a 20' wide access easement for the City's greenway and abandon a portion of the 2nd Avenue South right-of-way.

History/Analysis: This property is located west of NMJR and around 2nd Avenue South and includes approximately 12.90 acres total. The zoning is CTC. It is developed and includes church facilities and associated parking.

The request is to combine two parcels (27.00 & 19.01) into a single parcel (lot 1). Also, part of this plat is lot 2, already existent but included for the purpose of establishing a 20' public access easement for the City's greenway, which may be constructed by the adjacent "District" development, should the preliminary master development plan be re-approved. A third parcel, incorrectly labeled as "lot 2", includes the parsonage.

The plat will also abandon a portion of 2nd Ave. S. right-of-way. The right-of-way extends from the existing terminus of 2nd Ave. S., east to meet with N. Mt. Juliet Road. This r-o-w is under the churches existing parking lot and is not improved or serving the City at this time.

The existing parsonage on parcel 20.00 (130 2nd Ave. S.) violates building setbacks and will be allowed via the non-conforming regulations. Lot 1 will consist of 8.01 acres, lot 2 will include 3.97 acres of area and lot 3 includes 0.92 acres.

Summary: This consolidation plat combines two parcels into one, abandons a portion of the 2nd Ave. S. right-of-way and establishes a 20' wide public access easement for the City's greenway trail across lots 1 and 2.

Recommendation: Staff recommends approval of the final plat for Mt Juliet Church of Christ, subject to the conditions of approval below:

Planning and Zoning:

1. Revise the title of the plat to accurately reflect what is accomplished with this plat.
2. There are two “lot 2’s”, revise to include “lot 3”.
3. Revise the purpose statement to include the access easement and consolidation of two lots.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. ROW abandonment is subject to review and approval by the Board of Commissioners.
3. Add note that states that all PUDE’s outside the public ROW are not the maintenance responsibility of the City of Mt. Juliet.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Add the following note: All West Wilson utility District public water lines have a 20’ wide easement, said easement being 10’ each side of the centerline of the water line.
2. The water line shown on 2nd Avenue does not exist as shown.
3. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1265
11.B.

Agenda Date: 7/14/2025

Agenda #:

Title:

AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH THE MT. JULIET-WEST WILSON COUNTY SENIOR CITIZENS SERVICE CENTER FOR THE MT. JULIET SENIOR ACTIVITY CENTER

ORDINANCE 2025-

AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH THE MT. JULIET-WEST WILSON COUNTY SENIOR CITIZENS SERVICE CENTER FOR THE MT. JULIET SENIOR ACTIVITY CENTER

WHEREAS, the City of Mt. Juliet desires to approve the building Lease Agreement with the Mt. Juliet-West Wilson County Senior Citizens Service Center for the lease of the City of Mt. Juliet facility located at 1019 Charlie Daniels Parkway, Mt. Juliet, TN 37122 (current location of MJPD); and

WHEREAS, the Mt. Juliet-West Wilson County Senior Citizens Service Center d/b/a Mt. Juliet Senior Activity Center is a Section 501(c)(3) organization with a record of providing services and programming to seniors; and

WHEREAS, it is in the City's and the public's interest for the Mt. Juliet Senior Activity Center to be allowed to use the City's facility to continue providing services for seniors; and

WHEREAS, pursuant to Tenn. Code Ann. § 13-4-104, the City of Mt. Juliet Planning Commission considered and _____ the building Lease Agreement on _____, 2025; and

WHEREAS, the City desires for this Resolution to be the finalized agreement between the parties as it relates to City's facility, with all other past provisions/agreements that are in conflict with this Resolution being repealed, including conflicting portions of Resolutions 11-2023 and 51-2024; and

WHEREAS, the City desires to formally terminate the Land Lease Agreement, approved by Resolution 23-2018, pursuant to Paragraph 1 of the Agreement (titled "Center Use") based on the leased property ceasing to be used as a senior center.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The building Lease Agreement, attached to this Ordinance, for the City facility located at 1019 Charlie Daniels Parkway is approved.

Section 2. Any portions of Resolutions 11-2023 and 51-2024 conflicting with this Resolution are repealed.

Section 3. The Land Lease Agreement, approved by Resolution 23-2018, is terminated.

BE IT FURTHER ORDAINED

Section 4. In case of conflict between this ordinance, or any part hereof, and the whole part of any existing ordinance or resolution of the City, the conflicting ordinance or resolution is repealed to the extent of the conflict but no further.

ORDINANCE 2025-

Section 5. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 6. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into this ____ day of _____, 2025 by and between the City of Mt. Juliet, a political subdivision of the State of Tennessee ("the City") and the Mt. Juliet-West Wilson County Senior Citizens Service Center d/b/a Mt. Juliet Senior Activity Center, a Section 501(c)(3) organization ("Lessee").

WHEREAS, the City owns a facility located at 1019 Charlie Daniels Parkway, Mt. Juliet, TN 37122 ("Premises"); and

WHEREAS, the City of Mt. Juliet Police Department is currently located at the premises, but will relocate upon completion of the new Police Headquarters; and

WHEREAS, Lessee is a Section 501(c)(3) organization with a record of providing services and programming to seniors at their facility; and

WHEREAS, it is in the City's and public's interest for Lessee to be allowed to use the facility located at the Premises to continue to provide services for seniors in the facility.

NOW THEREFORE, in consideration of the promises and commitments made herein, the sufficiency of which is hereby acknowledged, it is agreed as follows:

1. **PREMISES.** The City hereby leases to Lessee, upon the following terms and conditions, a portion of the building/facility located at 1019 Charlie Daniels Parkway, Mt. Juliet, TN 37122, hereinafter the "Premises."
2. **TERM.** The term of this Lease shall be twenty-five (25) years, and shall begin on the ____ day of _____, 2025, and end on the ____ day of _____ 2050. The Parties may agree to extend the Agreement term in accordance with Section 6 of this Agreement.
3. **RENT.** The Lessee shall pay to the City a total annual rent of One Dollar (\$1.00).
4. **DELAYED POSSESSION AND USE.** Notwithstanding any other provision of this Lease, Lessee acknowledges and agrees that possession and use of the Premises shall not be granted or commence until the City has provided written authorization permitting such possession and use. Lessee further acknowledges that such authorization will not be issued until the Mt. Juliet Police Department has fully vacated the Premises, which shall occur only upon completion and occupancy of the new police headquarters. The City shall have no obligation to deliver possession, and Lessee shall have no right to occupy, use, or access the Premises, until said written authorization has been issued by the City. Any delay in the commencement of the Term due to the City's failure to grant such authorization shall not constitute a default by the City, nor shall it give rise to any claim for damages by Lessee.
5. **USE.** For the specific use and benefit of the City and its citizens, and in particular, senior citizens, the City agrees to allow the Lessee to use a portion of the facility as set forth below. Lessee shall use the Premises only for senior citizen purposes. No other uses, activities, or operations shall be conducted by the Lessee from the leased Premises without first obtaining the prior written consent of the City. In the event the leased space ceases to be used as a senior center, this Agreement shall terminate. The Lessee can host events with prior approval of the City, said approval not to be unreasonably withheld. Lessee shall keep the Premises open

and use the entire Premises regularly and in a businesslike and responsible manner during the entire term of this Lease, with the exception of temporary closures for such period as may be reasonably necessary for repairs or redecoration or for reasons beyond the Lessee's control.

The Premises shall be a shared use facility between Lessee and the City. Except as otherwise expressly set forth herein, any room or area within the Premises not specifically designated below shall be deemed shared space and shall be available for the mutual use and benefit of both parties. Areas designated for Lessee's use shall be under Lessee's exclusive possession and control; provided, however, that nothing herein shall preclude the City from having reasonable access to such areas as may be necessary for the performance of its rights and obligations or for public safety purposes. Areas designated for the City's use shall be under the exclusive possession and control of the City, and the Lessee shall not be entitled to access such areas. The respective assignments of rooms and areas are as follows (see Exhibit A – Floor Plan):

ROOM / AREA	DESIGNATION
EXISTING COVERED ENTRANCE 100	City / Lessee
RECEP 101	City / Lessee
CORR 102	Lessee
WRKRM 103	Lessee
EXERCISE 104	Lessee
ASSIST OFFICE 105	Lessee
DIRECTOR OFFICE 106	Lessee
EX. MECH 108	Lessee
GAME ROOM 109	Lessee
ACCT OFFICE 110	Lessee
EX. EQUIPMENT 111	Lessee
EX. MECH 112	Lessee
MUSIC ROOM 113	Lessee
CORR 114	Lessee
R/R 115	Lessee
FILE STORAGE 116	Lessee
COOR 117	Lessee
EX. IDF 118	Lessee
STOR. 119	Lessee
QUILTING / KNIT 120	Lessee
STORAGE 121	Lessee
KNIT STOR. 122	Lessee
CLST 123	Lessee
CORR 124	Lessee
CLST 125	Lessee
OFFICE 126	Lessee
LARGE ACTIVITY 127	Lessee
TABLE STORAGE 128	Lessee
BILLARDS 129	Lessee
ART 130	Lessee
CLST 131	Lessee

CLST 132	Lessee
TLT 133	Lessee
TLT 134	Lessee
MULTI PURPOSE 135	Lessee
STORAGE 136	Lessee
KITCHEN 137	Lessee
STOR 138	Lessee
DISHWASH 139	Lessee
DEL. 140	Lessee
LAUNDRY 141	Lessee
MEN 142	Lessee
WOMEN 143	Lessee
CLST 144	Lessee
JANITOR 145	
SIDE ENTRANCE 146	City / Lessee
CLST 147	
UPPER MEETING 148	City
MEETING ROOM 149	City
WOMEN 150	City / Lessee
MEN 141	City / Lessee
SIDE ENTRANCE 152	City / Lessee
CLST 153	Lessee
CLST 154	Lessee
SPRINKLER RM 155	

6. **TERMINATION.**

- A. **DEFAULT.** In the event of a default by the Lessee, the City may terminate this Agreement at any time for cause if Lessee commits a default in the performance under the lease, which includes, but is not limited to: failure to procure necessary insurance; making major modifications without the City's prior written approval; subletting the property without the City's prior written approval; failure to maintain and care for the Premises and everything within; failure to perform any term, covenant, or condition of this Agreement; failure to pay any charge, imposition, or any obligation of Lessee requiring the payment of money under the terms of this Agreement; abandonment for thirty (30) days of the Premises. In order to terminate the Agreement, City must first provide written notice of the default to the Lessee. Upon notification of said default, Lessee must cure the breach to the satisfaction of the City within ninety (90) days from receipt of written notice from the City, or the Agreement can be terminated by the City. In addition to termination, the City shall maintain all other rights and remedies provided by law or equity, to which the City may resort cumulatively or in the alternative.

In the event the City shall neglect or fail to perform or observe any of the provisions or conditions contained in this Agreement on its part to be performed or observed within thirty (30) days after written notice of default (or if more than thirty (30) days shall be required because of the nature of the default, if the City shall fail to proceed diligently to cure such default after written notice thereof),

then in that event the City shall be liable to Lessee for any and all damages sustained by Lessee as a result of the City's breach.

B. VOLUNTARY.

- i. BY LESSEE. If Lessee voluntarily terminates this Agreement, any and all improvements/renovations made to the Premises by Lessee shall become the sole property of the City. The City shall not bear any liability for the cost of such improvements/renovations.
- ii. BY CITY. Should the City's needs be such that it is in the best interest of the City to terminate this Agreement, City shall have the right to do so. If the City terminates this Agreement prior to the end of the initial Term, then the following provisions shall apply:

- a. Notice. The City shall provide written notice to the Tenant of its intent to voluntarily terminate the lease, under this section, at least one hundred and eighty (180) days prior to the intended termination date.

- b. Cost Payback. The City agrees to reimburse the Lessee for renovation costs incurred by the Lessee, subject to the depreciation formula as set forth below. Depreciation shall be calculated by dividing the Lessee's total renovation costs by the initial term of this Agreement (25 years), and then multiplying that resulting annual depreciation amount by the number of full years remaining in the term as of the effective date of termination. For purposes of this calculation, only whole years shall be considered; partial years, including months and days, shall be excluded.

Example:

If Lessee's renovation costs totaled \$1,000,000 and the Agreement was terminated in the year 2032, the calculation would be as follows:

$$1,000,000 / 25 = 40,000$$

$$40,000 \times 18 = 720,000$$

$$\text{Total Payback Amount} = \$720,000$$

- c. Calculation of Payback Amount. The payback amount shall be calculated based on the original renovation costs, as documented and agreed upon by both parties. The amount shall not include any renovation/construction costs paid for by the City.
- d. Documentation. The Lessee shall provide the City with all relevant documentation, including receipts, invoices, and proof of payment for renovation costs within thirty (30) days of the City's notice of intent to terminate.

7. LEASE EXTENSION. This Agreement may be renewed for one additional term of 25 years upon the mutual consent of both parties. Written notice of intent to renew must be given by the Lessee to the City at least ninety (90) days prior to the expiration date of this Agreement. The City, however, may refrain from approving the additional 25-year term if, at the time, a more advantageous use is realized by the City and it would be in the best interest of the public for safety, economic gain, and overall use of the property to change uses. If an agreement on renewal or on the terms of renewal cannot be reached prior to the termination date of this

lease, then this lease will terminate according to its terms. Any renewal of this lease may be in an addendum form at the option of the City.

8. **INSURANCE**. The City agrees to carry fire and extended coverage insurance on the facility in its own discretion. In the case of loss, the decision to repair, replace, or demolish rests solely with the City.

Lessee agrees to provide at its own expense continuing liability and property damage insurance in a form satisfactory to the City, with limits of at least One Million Dollars (\$1,000,000) each occurrence and Three Million Dollars (\$3,000,000) in the aggregate for both bodily injury and property damage. All such policies shall name the City as Additional Insured and shall contain a provision that the same may not be canceled or changed without giving the City at least thirty (30) days written notice prior to any such change or expiration or cancellation of any such policy. Lessee must provide a Certificate of Insurance to the City within 10 days of occupancy noting the City as Additional Insured. Lessee further agrees to obtain waivers from all participants, including any person using the Premises during hosted events, for any damages or liability incurred due to injury or occurrence at the Premises.

9. **INDEMNIFICATION**. Lessee agrees for itself, its successors and assigns, to defend, indemnify, and hold the City harmless, including its officers, managers, appointed and elected officials, employees, agents, and affiliates from and against all losses, costs, claims, damages, fines, penalties, expenses, including without limitation attorneys' fees, for any and all liabilities incurred as a result of, or arising out of, any act or omission with regard to the use of the Premises regardless of whether said claim or liability is the result of the acts of Lessee or third parties. This indemnity and hold harmless obligation of Lessee shall survive termination of this Agreement.

10. **SIGNS**. No sign, advertisement, notice, or other lettering will be exhibited, inscribed, painted, or affixed by Lessee on any part of the outside of the Premises without the prior written consent of City.

11. **REPAIRS AND MAINTENANCE**. Lessee shall keep and maintain the Premises in compliance with all legal requirements and all appurtenances in good order and repair, and shall allow no nuisance to exist or be maintained on the Premises. The following shall be kept in good working order and repair, normal wear and tear expected, by either the City or Lessee as follows:

ITEM/FACILITY/SYSTEM	RESPONSIBILITY OF
Heating System	City
Air Conditioning System	City
Electrical System/Fixtures	City
Plumbing System	City
Parking Area	City
Driveway	City
Exterior Walkways	City
Building Exteriors	City
Exterior Windows	City
Terrace/Patio	City
Smoke Detectors	City
Restrooms	City
Interior Hallways	City

Lobby	City
Trash Facilities	City
Landscaping	City
Roof	City
Security Alarm	City
Kitchen Appliances	Lessee

Lessee is responsible for and will pay for all costs of all repairs, maintenance, and upgrades to any item not mentioned above but existing on the Property. The City reserves the right to make any repairs, maintenance, and/or upgrades at the City's discretion. If the repairs, maintenance, and/or upgrades made by the City are necessitated by the Lessee's use of the Premises, Lessee shall reimburse the City for the costs incurred in repairing, maintaining, and/or upgrading the Premises.

Upon receipt of written notice from Lessee, the City shall, within a reasonable time period thereafter, repair all defects in those facilities and systems that are the responsibility of the City to maintain in good working order and repair. If Lessee does not promptly perform its maintenance and repair obligations as set forth above, the City may make such repairs and/or replacements and supply Lessee with an invoice for said repairs and/or replacements. Lessee shall promptly pay the costs of the same within thirty (30) days of receipt of invoice. Lessee waives any further notice of amount due for any repairs or replacement under this Agreement. The City shall not be liable to Lessee for any damage caused by any of the above referenced systems or facilities or by water coming through or around the roof or any door, flashing, skylight, vent, window, or the like in or about the Premises.

12. **SERVICES**. The services set forth below serving the Premises shall be provided at the expense of either the City or Lessee as follows:

SERVICE	RESPONSIBILITY OF
General cleaning/janitorial	City/Lessee
Trash Collection	City
Snow/Ice removal	City
Pest Control	City/Lessee
Restroom supplies	City/Lessee
Light bulbs	City

Lessee shall be responsible for the costs and provision of any service that the City has not expressly agreed to pay for in this Agreement. Lessee agrees to provide services not provided by the city that are necessary to keep the Premises in good order, condition, and repair, normal wear and tear expected. If Lessee does not provide such services, the City may then provide such services and supply Lessee with an invoice for said services. Lessee shall promptly pay the City the costs for such services within thirty (30) days of receipt of invoice. Lessee waives any further notice of amount due for any services under this Agreement.

13. **UTILITIES**. The utilities set forth below serving the Premises shall be paid for by either the City or Lessee as follows:

UTILITY	RESPONSIBILITY OF
Water	City

Electricity	City
Sewer	City
Gas	City

Lessee shall be responsible for the costs of any utility that the City has not expressly agreed to pay for in this Agreement. Lessee must provide proof of payment of final bills for all utilities or services termination slips. The City may, at the City's option, pay utilities and be reimbursed by Lessee on the first of the following month. The City shall not be liable for any interruptions or delays in the provisions of utility services.

14. **NEW CONSTRUCTION / IMPROVEMENTS / RENOVATIONS / MODIFICATIONS**

- A. **CONSTRUCTION OF IMPROVEMENTS / RENOVATIONS.** Lessee agrees to perform and complete the improvements/renovations on the Premises as approved by the City, subject to events and delays due to causes beyond its reasonable control, and Lessee shall have the exclusive right to use the Land on the commencement date to construct and complete the improvements/renovations; provided, however, that the City shall have no responsibility or liability whatsoever for any loss or damage to any of the improvements, fixtures, equipment or any other materials installed or left on the Land during such construction.

Lessee covenants and agrees to construct and complete the improvements/renovations with all due diligence in a good and workmanlike manner, and in accordance with the working drawings and specifications approved by the City. The improvements/renovations shall be constructed in accordance with a project budget provided separately by Lessee to the City and by a general contractor approved by the City. In addition to the other insurance requirements set forth in this Agreement, from the commencement of construction until completion of the improvements/renovations, Lessee shall maintain or cause its contractors to maintain, general liability and other types of insurance satisfactory in form and content to the City and insuring the City and Lessee against all hazards normally insured against in the construction of projects similar to the improvements.

If the Lessee fails to commence construction for any reason other than delay caused by the City or its agents, within 36 months following the execution of this Agreement by all parties, then the City shall have the right to terminate this Agreement after proper written notice to Lessee. Notwithstanding, the timeframe shall be extended by any delay due to unforeseeable causes beyond Lessee's control and without Lessee's fault or negligence, including, but not limited to, acts of God, fires, floods, strikes, unusually severe weather conditions not reasonably anticipatable, and delays caused by the acts or omissions of Lessee's contractors, subcontractors, material or equipment suppliers, architects or engineers.

- B. **OTHER MAJOR MODIFICATIONS.** Lessee must seek prior approval from the City before making any further major modifications or improvements to the Premises. "Major Modifications" include, but are not limited to, construction of improvements on the Premises; modifications to any existing structure; construction of a fence or any similar barrier; and, any other possible modification that serves to change the use of the land in a permanent way. Lessee will be responsible for and pay for all major modifications, unless otherwise agreed to by the City.
- C. **TITLE TO IMPROVEMENTS / RENOVATIONS.** Unless otherwise stipulated, all improvements,

renovations, or alterations erected or made on the Premises shall, upon expiration of this Agreement, belong to the City without compensation to the Lessee.

- D. **NO LIENS ON FEES.** The City's interest in the Premises shall not be subjected to liens of any nature by reason of Lessee's construction, alteration, repair, restoration, replacement or reconstruction of any improvements on the Premises, or by reason of any other act or omission of Lessee (or of any person claiming by, through or under Lessee) including, but not limited to, mechanics' and materialmen's liens. All persons dealing with Lessee are hereby placed on notice that such persons shall not look to the City or to the City's credit or assets for payment or satisfaction of any obligations incurred in connection with the construction, alteration, repair, restoration, replacement or reconstruction thereof by or on behalf of Lessee. Lessee has no power, right, or authority to subject the City's interest in the Premises to any mechanic's or materialmen's lien or claim of lien.
12. **ASSIGNMENT OR SUBLEASE.** Lessee shall not assign or transfer this Lease or any interest therein, nor sublet the whole or any part of the Premises, nor grant an option for assignment, transfer or sublease for the whole or any part of the Premises, nor shall this Lease or any interest thereunder be assignable or transferable by operation of law, or by any process or proceeding of any court or otherwise.
13. **LAWS AND REGULATIONS.** In using the Premises, Lessee will comply with all applicable laws, ordinances, and regulations from any and all authorities having jurisdiction.
14. **SURRENDER OF THE PREMISES.** Upon expiration of this Agreement, Lessee shall quit and surrender the Premises to the City without delay, and in good order, condition and repair, ordinary wear and tear expected. Such surrender of the Premises shall be accomplished without the necessity for any payment by the City. Upon such event, title to any improvements shall automatically vest in the City without the execution of any further instrument; provided, however, Lessee agrees, upon either such event, to execute such appropriate documentation as may be reasonably requested by the City to transfer title to the improvements to the City.
15. **NO PARTNERSHIP OR JOINT VENTURE.** The relationship of the parties is not intended to be nor is it a partnership or joint venture. Neither party is liable to any third party for the acts or omissions of the other party, and nothing in this Agreement is intended to create a representative capacity by either party for the other.
16. **AMENDMENTS.** Except as otherwise provided herein, no modification or a mendment of this Agreement shall be valid or effective unless evidenced by an agreement in writing signed by both parties.
17. **WAIVER.** None of the provisions of this Agreement shall be deemed to have been waived by any act or acquiescence on the part of any party or their agents or employees, and may be waived only by an instrument in writing signed by an authorized representative of the waiving party. No waiver of any provision of this Agreement shall constitute a waiver of any of the provisions or of the same provision on any other occasion.
18. **GOVERNING LAW / VENUE.** This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee. The parties agree that venue for any legal or other dispute arising under the terms of this Agreement shall lie exclusively in the courts of Wilson County, Tennessee or the United States District Court, for the Middle District of Tennessee.
19. **DISPUTE RESOLUTION.** Prior to either party initiating any legal action against the other party for any breach

or alleged breach of this Agreement, the parties agree that said dispute shall be submitted to non-binding mediation. The costs of such mediation shall be split equally between the City and Lessee.

20. **SEVERABILITY.** The provisions of this Agreement are severable and the invalidity of one or more provisions shall not be deemed to limit or otherwise affect the construction of any other provision.
21. **HEADINGS.** The descriptive headings of this Agreement have been inserted for convenience and shall not be deemed to limit or otherwise affect the construction of any provision of this Agreement.
22. **CONDITION PRECEDENT / BOARD APPROVAL.** This Agreement is contingent upon (1) Lessee obtaining Lessee's Board of Directors for the Mt. Juliet-West Wilson County Senior Citizens Service Center and (2) the City obtaining the City of Mt. Juliet Board of Commissioners approval of: (A) the terms and conditions of this Agreement; (B) the improvements/renovations as set forth in Exhibit A; and (C) the costs and expenses necessary to construct and complete the improvements/renovations. If any approval is not obtained, this Agreement shall automatically terminate and no costs, damages, or liabilities shall be assessed against or carried by either party in connection with such termination.
23. **PRIOR LEASE TERMINATED.** The Parties agree that the Land Lease Agreement, executed on February 14, 2019 and authorized by Resolution 23-2018 of the City of Mt. Juliet, concerning the portion of City owned property located on Clemmons Road is hereby terminated in its entirety. All rights, interests, and privileges granted to the Lessee under said Agreement are likewise terminated. No costs, damages, or liabilities shall be assessed against or carried by the City in connection with such termination.
24. **NOTICES.** Any notice, approval, demand or other communication required or desired to be given pursuant to this Lease shall be in writing and shall be personally served or in lieu of personal service, deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, as set forth below:

To City: *City of Mt. Juliet*
 Attention: City Manager
 2425 N. Mt. Juliet Road
 Mt. Juliet, TN 37122

To Lessee: *Mt. Juliet Senior Activity Center*
 Attention: Executive Director
 2034 N. Mt. Juliet Road
 Mt. Juliet, TN 37122

To Lessee after Renovation Completion Date:

Mt. Juliet Senior Activity Center
 Attention: Executive Director
 1019 Charlie Daniels Parkway
 Mt. Juliet, TN 37122

25. **ENTIRE AGREEMENT.** This Agreement together with all exhibits expressly incorporated herein by reference and attached hereto shall constitute the whole agreement between the parties. There are no terms, obligations, covenants or conditions other than those contained herein.

IN WITNESS WHEREOF, the parties have entered into the Agreement as of the date first set forth above.

LESSEE: Mt. Juliet West Wilson County Senior
d/b/a Mt. Juliet Senior Activity Center

BY: _____

PRINTED: _____

TITLE: _____

DATE: _____

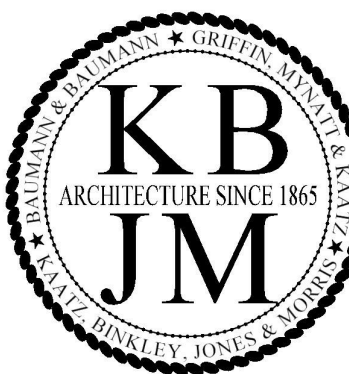
LESSOR: City of Mt. Juliet, Tennessee

BY: _____

PRINTED: _____

TITLE: _____

DATE: _____



KAATZ, BINKLEY, JONES &
MORRIS ARCHITECTS, INC.
1008 CHARLIE DANIELS PARKWAY, MT. JULIET, TN 37122
PO BOX 713, MT. JULIET, TN 37121
PHONE: 615-754-5393 FAX: 615-754-5340

REVISIONS

Author
Checker
Approver

COPYRIGHT 2024
KAATZ, BINKLEY, JONES, & MORRIS
ARCHITECTS, INC.

NOTED FLOOR PLAN

Project Number

07/13/23

A-1.01

MT JULIET SENIOR
ACTIVITY CENTER



1 NOTED PLAN
1/8" = 1'-0"

2 {3D}



Mt. Juliet, Tennessee

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

Staff Report

File #: 1290
11.C.

Agenda Date: 7/14/2025

Agenda #:

Title:

RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND JAMES N BUSH CONSTRUCTION, INC FOR THE EXTENSION/RELOCATION OF SEWER FACILITIES ON OLD LEBANON DIRT ROAD AND GOLDEN BEAR GATEWAY AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT

RESOLUTION __-2025

RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND JAMES N BUSH CONSTRUCTION, INC FOR THE EXTENSION/RELOCATION OF SEWER FACILITIES ON OLD LEBANON DIRT ROAD AND GOLDEN BEAR GATEWAY AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT

WHEREAS, the City of Mt. Juliet seeks to construct/relocate sewer facilities in anticipation of the Old Lebanon Dirt Road roadway widening project and Golden Bear Gateway widening project; and

WHEREAS, the City of Mt. Juliet has reviewed bids received and finds James N Bush Construction (“Contractor”) to be the lowest responsive, responsible bidder for the project; and

WHEREAS, the project will be funded during the current fiscal year (FY 2025/2026); and

WHEREAS, the City of Mt. Juliet desires to approve the construction contract.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee as follows:

Section 1. The Board of Commissioners approves the Agreement with James N Bush Construction.

Section 2. Mayor James Maness is hereby authorized to execute the Agreement with James N Bush Construction.

BE IT FURTHER RESOLVED

Section 3. In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

Section 5. This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

RESOLUTION __-2025

RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND JAMES N BUSH CONSTRUCTION, INC FOR THE EXTENSION/RELOCATION OF SEWER FACILITIES ON OLD LEBANON DIRT ROAD AND GOLDEN BEAR GATEWAY AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT

Executive Summary

The project: There are two projects for construction for consideration:

- In anticipation of the Old Lebanon Dirt Road widening project, the extension of sewer main between Kelsey Glen Drive and Page Drive and sewer relocation in the Jackson Trail/Julie Dr.
- In anticipation of the Golden Bear Gateway widening project, this project will relocate sewer main between Vanner Drive and Curd Road.

Contract: The City of Mt. Juliet has received and reviewed bids and finds James N Bush Construction, Inc. ("Contractor") to be the lowest responsive, responsible bidder for the project in the amount of \$1,546,215.00 to complete both projects.

Funding: The City has sufficient funds budgeted in the current sewer line construction budget, so no budget amendment will be necessary to commence work.

Official act: This resolution is to provide formal support of the agreement and to authorize the Mayor to sign the agreement.



SUITE 401
2 INTERNATIONAL PLAZA
NASHVILLE, TENNESSEE 37217

TELEPHONE: 615/366-6088
FAX: 615/366-6203

Water Management Services, LLC

ENGINEERING • PLANNING • OPERATIONS • RATE STUDIES

June 11, 2025

Mr. Shane Shamanur, Engineering Director
Department of Public Works
City of Mt. Juliet
115 Clemmons Road
Mt. Juliet, Tennessee 37122

RE: City of Mt. Juliet; Dept. of Public Works
Old Lebanon Dirt Road Sewer Extension &
Golden Bear Gateway Improvements (WMS No. 23135)

Dear Mr. Shamanur:

We have completed our review of the bids received at 2:00 p.m. on June 5, 2025 for the above referenced project. Our review of the bids found that two bids contained arithmetical errors, which were corrected. These errors did not change the ranking of the bids as read aloud. A copy of the bid tabulation is attached for your review and a ranking of these bids is as follows:

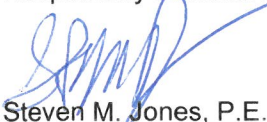
	<u>CONTRACTOR RANKING</u>	<u>BASE BID</u>	<u>ADD ALTERNATE</u>	<u>TOTAL BID</u>
1	James N Bush Construction, Inc.	\$1,392,355.00	\$153,860.00	\$1,546,215.00
2	Cleary Construction Inc.	\$1,467,592.00	\$204,910.00	\$1,672,502.00
3	Fischer Excavating, Inc.	\$1,661,557.00	\$191,501.00	\$1,853,058.00
4	Isingaurd Construction Group, Inc.	\$1,981,206.00	\$331,680.00	\$2,312,886.00
5	Cliff Carey General Contractors, Inc.	\$1,994,182.78	\$203,206.18	\$2,197,388.96

As indicated by the ranking, James N Bush Construction, Inc. was found to be the lowest bidder for the project with a total bid of \$1,546,215.00. The project was bid as two components with the base bid including all work along Old Lebanon Dirt Road, and an additive alternate item for the relocation of sewers along Golden Bear gateway. The City of Mt. Juliet may elect to award either the base bid project or the total project, but the selection of the scope of work does not result in a change in the lowest bidder.

Based on the Contractor's Statement of Experience on similar projects and our investigations, we find that, James N Bush Construction, Inc. has a satisfactory "track record" of completed work. Therefore, we recommend award of the base bid and alternative bid portions of the project to James N Bush Construction, Inc. for an amount of \$1,546,215.00. If the City accepts this recommendation and awards this project to James N Bush Construction, Inc., then a Contract can be entered into between the City of Mt. Juliet and James N Bush Construction, Inc. provided this firm can obtain the required bonds and insurance.

Please contact us if you have any questions regarding the above.

Respectfully submitted,


Steven M. Jones, P.E.

Enclosures

Ccs: Mr. Kenny Martin, City Manager, w/enclosure, via email
Ms. Dana Hire, City Finance Director, w/enclosure
Mr. Tim Forkum, Utilities Director, w/enclosure via email

AGREEMENT WITH THE
CITY OF MT. JULIET, TENNESSEE
DEPARTMENT OF PUBLIC WORKS

OLD LEBANON DIRT ROAD SEWER EXTENSION & GOLDEN BEAR GATEWAY
IMPROVEMENTS UTILITY RELOCATION

THIS AGREEMENT made this _____ day of _____, 20____, by and between the City of Mt. Juliet, Tennessee, hereinafter called the "Owner," and JAMES N. BUSH CONSTRUCTION CO., INC. hereinafter called the "Contractor."

WITNESSETH:

WHEREAS, Owner has heretofore solicited bids for all the work and improvements and for the doing of all things included within the hereinafter specified improvements; and

WHEREAS, Owner did on the 5th day of June, 2025 find that Contractor was the lowest responsible bidder for the hereinafter specified construction work and did award Contractor a Contract for said construction work;

NOW, THEREFORE, for and in consideration of their mutual promises, covenants, undertakings and agreements, the parties hereto do hereby agree as follows:

ARTICLE I - WORK TO BE DONE BY CONTRACTOR

Contractor agrees, at his own cost and expense, to do all the work and furnish all the labor, materials, equipment and other property necessary to do, construct, install, and complete all the work and improvements required for the Old Lebanon Dirt Road Sewer Extension & Golden Bear Gateway Improvements Utility Relocation project all in full accordance with and in compliance with and as required by the hereinafter specified Contract Documents, including any and all Addenda for said work, and to do, at his own cost and expense, all other things required of the Contractor by said Contract Documents of said work.

ARTICLE II - CONTRACT DOCUMENTS

The Contract Documents herein named include all of the following component parts, all of which are as fully a part of this Contract as if herein set out verbatim or, if not attached, as if hereto attached:

1. Invitation to Bid
2. Instructions to Bidders
3. Proposal
4. Supplementary Conditions of Contract
5. General Conditions of Contract
6. Agreement
7. Contract Specifications
8. Contract Drawings
9. All Bonds, Insurance Certificates and Insurance Policies mentioned or referred to in the foregoing documents
10. Any and all other documents or papers included or referred to in the foregoing documents
11. Any and all Addenda to the foregoing

ARTICLE III - CONTRACT AMOUNT

The Contractor agrees to receive and accept the unit prices stated in the Contractor's Proposal included in the Contract Documents and made a part of this Agreement as full compensation for furnishing all materials and equipment and for doing all the work contemplated and embraced in this Contract; also for all loss or damage arising out of the nature of the work aforesaid or from the action of the elements or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the Owner, and for all risks of every description connected with the work; also for well and faithfully completing the work, and the whole thereof, in the manner and according to and in compliance with the Contract Documents and the requirements of the Engineer under them; also for any and all other things required by the Contract Documents.

The quantities and totals on unit price items and the Total Contract Amount are approximate only, being inserted for the purpose of establishing the face amount of bonds to be provided by the Contractor. Payment of work covered by the unit price items will be made only on the basis of actual quantities of work complete in place as authorized and as measured as provided in the Contract Documents.

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Est.</u> <u>Qty.</u>	<u>Unit</u>	<u>Price</u> <u>Per Unit</u>	<u>Total</u>
A.	<u>Unit Price Construction Items for Sewer Mains</u>				
1	Prop 18" PS 115 PVC sanitary sewer main, all depths, outside and/or under roadway, including handling wastewater flows and all other work required and/or described in the Contract Documents, complete in place and ready for use.	100	LF	\$450.00	\$45,000.00
2	Prop 15" SDR 26 PVC sanitary sewer main, all depths, outside roadway and all other work required and/or described in the Contract Documents, complete in place and ready for use.	1125	LF	\$290.00	\$326,250.00
3	Prop 15" SDR 26 PVC sanitary sewer main, all depths, under roadway and all other work required and/or described in the Contract Documents, complete in place and ready for use.	485	LF	\$363.00	\$176,055.00
4	Prop 15" SDR 26 PVC sanitary sewer main, inside 24" dia., DR 21 HDPE casing pipe, outside roadway and all other work required and/or described in the Contract Documents, complete in place and ready for use.	20	LF	\$441.00	\$8,820.00
5	4' diameter precast concrete manhole w/ Xypex admixture, all depths and all other work required and/or described in the Contract Documents, complete in place and ready for use.	9	EA	\$15,000.00	\$135,000.00
6	Standard Manhole frame and cover, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	8	EA	\$2,600.00	\$20,800.00
7	Watertight manhole frame and cover, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	2	EA	\$3,400.00	\$6,800.00

<u>Item No.</u>	<u>Description</u>	<u>Est. Qty.</u>	<u>Unit</u>	<u>Price Per Unit</u>	<u>Total</u>
8	Connect new 18" gravity sewer main to exist. 18" sewer main, including handling wastewater flows, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	1	EA	\$18,000.00	\$18,000.00
9	Remove exist. manhole, including handling wastewater flows, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	2	EA	\$2,500.00	\$5,000.00
10	Cut, cap, and bulkhead exist. 15" -18" sanitary sewer mains, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	4	EA	\$4,000.00	\$16,000.00
11	Manhole / sewer marker, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	7	EA	\$75.00	\$525.00
12	Connect proposed 2" force main to new manhole, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	1	EA	\$1,000.00	\$1,000.00
13	4" dia., CL 200 PVC force main / pressure sewer, all depths, outside and/or under roadway, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	170	LF	\$110.00	\$18,700.00
14	4" dia., CL 200 PVC force main / pressure sewer, inside 8" dia., 0.25" wall steel casing pipe (solid weld), under roadway, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	45	LF	\$320.00	\$14,400.00
15	3" dia., CL 200 PVC force main / pressure sewer, all depths, outside and/or under roadway, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	296	LF	\$110.00	\$32,560.00
16	3" dia., CL 200 PVC force main / pressure sewer, inside 6" dia., DR 21 HDPE casing pipe, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	20	LF	\$175.00	\$3,500.00
17	2" dia., CL 200 PVC force main / pressure sewer, all depths, outside and/or under roadway, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	3475	LF	\$69.00	\$239,775.00
18	2" dia., CL 200 PVC force main / pressure sewer, inside 6" dia., DR 21 HDPE casing pipe, and all required as described in the Contract Documents, complete in place, ready for use.	20	LF	\$120.00	\$2,400.00

<u>Item No.</u>	<u>Description</u>	<u>Est. Qty.</u>	<u>Unit</u>	<u>Price Per Unit</u>	<u>Total</u>
19	4" ball valve assembly incl. bi-directional cleanout w/ valve box, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	7	EA	\$2,300.00	\$16,100.00
20	3" ball valve assembly incl. bi-directional cleanout w/ valve box, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	4	EA	\$1,900.00	\$7,600.00
21	2" ball valve assembly incl. bi-directional cleanout w/ valve box, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	8	EA	\$1,600.00	\$12,800.00
22	DI fittings, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	350	LBS	\$13.00	\$4,550.00
23	1" combo air/vac release valve assy. w/ manhole, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	3	EA	\$9,000.00	\$27,000.00
24	2" terminal cleanout assembly with valve & box, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	3	EA	\$950.00	\$2,850.00
25	1-1/4" to 1-1/2" dia., CL 200 PVC pressure sewer service line, all depths, outside roadway, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	530	LF	\$48.00	\$25,440.00
26	1-1/4" to 1-1/2" dia., CL 200 PVC pressure sewer service line, all depths, under roadway, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	305	LF	\$120.00	\$36,600.00
27	Remove and reset service line valve assembly and box, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	11	EA	\$1,600.00	\$17,600.00
28	Reconnect 1-1/4" to 1-1/2" dia. pressure sewer services, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	12	EA	\$750.00	\$9,000.00
29	Connect new 2" - 4" dia. pressure sewer to exist. pressure sewer line, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	3	EA	\$2,500.00	\$7,500.00
30	Cut and cap exist. force main / pressure sewers, all sizes, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	2	EA	\$1,000.00	\$2,000.00

<u>Item No.</u>	<u>Description</u>	<u>Est. Qty.</u>	<u>Unit</u>	<u>Price Per Unit</u>	<u>Total</u>
31	Topsoil and seeding of trenches, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	5100	LF	\$9.00	\$45,900.00
32	Asphalt driveway/parking lot pavement replacement, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	50	LF	\$100.00	\$5,000.00
33	Concrete / aggregate matrix driveway replacement, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	120	LF	\$355.00	\$42,600.00
34	Gravel driveway replacement, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	85	LF	\$28.00	\$2,380.00
B. <u>Lump Sum Unit Price Construction Items Ordered by the Engineer</u>					
35	Install "doghouse" style precast manhole w/ Xypex admixture over exist. San. Sewer at Sta 0+00 LN AA, including connection to existing sewer main and handling wastewater flows, and all appurtenances, etc., and all other work required and/or described in the Contract Documents, complete in place and ready for use.	1	LSE	\$18,500.00	\$18,500.00
C. <u>Unit Price Construction Items Ordered by the Engineer</u>					
36	Class C concrete (2,000 psi) for cradle, thrust blocking, encasement, etc., and all other work required and/or described in the Contract Documents, complete in place and ready for use.	26	CY	\$300.00	\$7,800.00
37	Bituminous (temporary) cold mix asphalt, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	15	TON	\$170.00	\$2,550.00
38	Unclassified excavation for undercuts, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	50	CY	\$75.00	\$3,750.00
39	Crushed stone backfill for undercuts, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	50	CY	\$60.00	\$3,000.00
40	6" asphalt binder pavement in trenches, including maintenance and "make up" binder, where required, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	250	LF	\$85.00	\$21,250.00

Item No.	Description	Est. Qty.	Unit	Price Per Unit	Total
<u>D. Additive Alternates Unit Price Construction Items for Sewer Force Mains</u>					
41	4" CL 200 PVC force main with 3" detection tape and trace wire, outside roadway, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	1,185	LF	\$75.00	\$88,875.00
42	4" CI 200 PVC force main with 3" detection tape and trace wire, under roadway, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	150	LF	\$126.00	\$18,900.00
43	Miscellaneous compact DIP fittings, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	250	LBS	\$13.00	\$3,250.00
44	Connection to exist. 4" force main, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	2	EA	\$2,500.00	\$5,000.00
45	Cut and cap existing force mains, all sizes, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	2	EA	\$1,000.00	\$2,000.00
46	Topsoil and seeding of trenches, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	1,185	LF	\$9.00	\$10,665.00
47	Concrete driveway / parking lot replacement, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	25	LF	\$355.00	\$8,875.00
48	Gravel driveway / parking lot replacement, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	35	LF	\$29.00	\$1,015.00
49	Asphalt driveway / parking lot replacement, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	40	LF	\$100.00	\$4,000.00
<u>E. Additive Alternates Unit Price Construction Items for Sewer Force Mains Ordered by the Engineer</u>					
50	Class C (2,000 psi) concrete for cradle, blocking, encasement, etc., and all other work required and/or described in the Contract Documents, complete in place and ready for use.	5	CY	\$300.00	\$1,500.00
51	Bituminous (temporary) cold mix asphalt, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	4	TON	\$170.00	\$680.00

<u>Item No.</u>	<u>Description</u>	<u>Est. Qty.</u>	<u>Unit</u>	<u>Price Per Unit</u>	<u>Total</u>
52	Sewer/ force main markers, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	4	EA	\$75.00	\$300.00
53	Unclassified excavation for undercuts, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	40	CY	\$75.00	\$3,000.00
54	Crushed stone backfill for undercuts, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	40	CY	\$60.00	\$2,400.00
55	6" asphalt binder pavement in trenches, including maintenance and "make up binder, where required, and all other work required and/or described in the Contract Documents, complete in place and ready for use.	40	LF	\$85.00	\$3,400.00

TOTAL BASE BID \$1,546,215.00

ARTICLE IV - CONFLICT BETWEEN COMPONENT PARTS OF CONTRACT

In the event that any provision in any of the following component parts of this Contract conflicts with any provision in any other of the following component parts, the provision in the component part first enumerated below will govern over any other component part which follows it numerically, except as may be otherwise specifically stated. Said component parts are the following:

1. Addendum Nos. 1.
2. Supplementary Conditions of Contract
3. General Conditions
4. Contract Specifications
5. Contract Drawings
6. Instructions to Bidders
7. Invitation to Bid
8. Contractor's Proposals
9. This Instrument

This Contract is intended to conform in all respects to applicable statutes of the state in which the work is to be constructed and, if any part or provision of this Contract conflicts therewith, the said statute shall govern.

ARTICLE V - STARTING AND COMPLETION

The Contractor shall, and agrees to, commence work at the site within 15 calendar days after the issuance by the Owner of a written Notice to Proceed, and to fully complete all work to the point of final acceptance by the Owner, and to complete doing all other things required of him by the Contract Documents within **270** consecutive calendar days from and including the date to start work established in a written order from the Owner. Contractor shall, and agrees to, furnish and deliver to Owner within fifteen (15) days after date of award of this Contract, the Performance Bond, Payment Bond, and the insurance certificates and policies of insurance required of him by the provisions of the Conditions of the Contract, and to do, prior to starting work, all other things which are required of him by the Contract Documents as a prerequisite of starting work.

NOTE: The Contractor's attention is directed to the provisions for liquidated damages as provided in Paragraph 13 of the Supplementary Conditions, in addition to the Excess Cost of Engineering.

The Contractor hereby agrees to commence work on this Project on or before a date to be specified in a written "Notice to Proceed" issued by the Owner and to fully complete the project within **270** consecutive calendar days from and including the date to start work established in a written order for the Owner as stipulated in the Supplementary Conditions. The Contractor further agrees to pay as liquidated damages the sum of \$200.00 per day for each consecutive calendar day thereafter as provided in Paragraph 13 of the Supplementary Conditions.

ARTICLE VI - PAYMENTS TO CONTRACTOR

The Owner agrees with said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and do all the work and do all other things hereinabove mentioned according to the terms and conditions hereinabove contained or referred to for the prices aforesaid, and hereby contracts to pay the same at the time, in the manner and upon the conditions set forth or referred to in the Contract Documents; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

In WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in four original counterparts the day and year first above written.

(SEAL)

JAMES N. BUSH CONSTRUCTION CO., INC.
Contractor

ATTEST:

By _____

By _____

Title _____

Title _____

CITY OF MT. JULIET, TENNESSEE

By: _____
Mayor

BY: _____
City Manager

By: _____
Utilities Director

Approved as to Form and Legality

By _____
Attorney for the Owner

IMPORTANT

NOTE: If the Contractor is a corporation, the legal name of the corporation shall be set forth above together with a signature of the officer or officers authorized to sign Contracts on behalf of the corporation; if Contractor is a partnership, the true name of the firm shall be set forth above together with the signatures of all the partners; and if Contractor is an individual, his signature shall be placed above. If signature is by an agent other than an officer of a corporation or a member of a partnership, a power-of-attorney must be attached hereto. Signature of Contractor shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgment.

INSERT EJCDC BOND

INSERT EJCDC BOND

AFFIDAVIT

(To be attached to all Contracts)

STATE OF _____)
COUNTY OF _____) ss

being first duly sworn on oath deposes and says that he is

(attorney) (in fact or agent)
of _____
(bonding company)

surety on the attached Contract for the OLD LEBANON DIRT ROAD SEWER EXTENSION &
GOLDEN BEAR GATEWAY IMPROVEMENTS UTILITY RELOCATION project executed by

JAMES N BUSH CONSTRUCTION CO., INC.
(Contractor)

Affiant further deposes and says that no officer, official or employee of the Owner has
any interest directly or indirectly, or is receiving any premium, commission fee or other thing of
value on account of the same or furnishing of the bond, undertaking or contract of indemnity,
guaranty, or suretyship in connection with the above-mentioned Contract.

Signed _____

Subscribed and sworn to before me

this _____ day of _____, A.D., 20__.

Notary Public _____ County _____)

My Commission expires:

Water Management Services, LLC
2 International Plaza, Suite 401
Nashville, Tennessee 37217

Sheet ____ of ____

Owner: _____

Project Name: _____

Location: _____

Contractor: _____

Contract Supplement No. _____

Date: _____

I. DESCRIPTION OF CHANGES INVOLVED

A.

B.

II. ADJUSTMENTS IN AMOUNT OF CONTRACT

- | | | |
|----|---|---------|
| 1. | Amount of Original Contract | \$_____ |
| 2. | Net (Addition) (Reduction) due to all previous Contract Supplements | \$_____ |
| 3. | Amount of Contract including all previous Contract Supplements | \$_____ |
| 4. | (Addition) (Reduction) to Contract due to this Contract Supplement | \$_____ |
| 5. | Amount of Contract including this Contract Supplement | \$_____ |

III. CONTRACT SUPPLEMENT CONDITIONS

1. The Contract completion date established in the Original Contract or as modified by previous Change Orders is hereby (extended) (reduced) _____ calendar days, making the final date of completion _____.
2. Any additional work to be performed under this Contract Supplement shall be carried out in compliance with the specifications included in the preceding Description of Changes Involved, with the supplemental contract drawings, and under the provisions of the Original Contract, including compliance with applicable Equipment Specifications and Project Specifications for the same type of work.

3. This Contract Supplement, unless otherwise provided herein, does not relieve the Contractor from strict compliance with the guarantee provisions of the Original Contract, particularly those pertaining to performance and operation of equipment.
4. The Contractor expressly agrees that he will place under coverage of his Performance and Payment Bonds and Contractor's Insurance all work covered by this Contract Supplement. The Contractor will furnish to the Owner evidence of increased coverage of his Performance and Payment Bonds for the accrued value of all Contract Supplements which exceeds the Original Contract Price by twenty percent (20%).

RECOMMENDED FOR ACCEPTANCE:

WATER MANAGEMENT SERVICES, LLC

ACCEPTED: CONTRACTOR

BY: _____

OWNER:

CITY OF MT. JULIET, TENNESSEE

BY: _____
MAYOR

BY: _____
CITY MANAGER

BY: _____
DIRECTOR OF PUBLIC WORKS

Approved as to Form and Legality

By: _____
Attorney for the Owner

NOTICE OF AWARD

TO: _____

Project Description: _____

The Owner has considered the Bid submitted by you for the above described work in response to its Advertisement for Bids dated _____, 20__, and Instructions to Bidders.

You are hereby notified that your Bid has been accepted for items in the amount of \$ _____.

You are required by the Instructions to Bidders to execute the Agreement and furnish the required Contractor's Performance Bond, Payment Bond and Certificate of Insurance within fifteen (15) days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said bonds within fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your Bid as abandoned and as a forfeiture of your Bid Bond. The Owner will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the Owner.

Dated this _____ day of _____, 20__.

Owner

By: _____

Title: _____

ACCEPTANCE OF NOTICE

Receipt of the above Notice of Award is hereby acknowledged by _____

_____ this the _____ day of _____, 20__.

By: _____

Title: _____

NOTICE TO PROCEED

TO: _____

Date: _____

Project: _____

You are hereby notified to commence work in accordance with the Agreement dated _____, 20____, on or before _____, 20____, and you are to complete the work within _____ calendar days thereafter. The date of completion of all work is, therefore, _____, 20____.

Owner

By: _____

Title: _____

ACCEPTANCE OF NOTICE

Receipt of the above Notice to Proceed is hereby acknowledged by _____,

_____ this the _____ day of _____, 20____.

By: _____

Title: _____


CITY OF MT. JULIET, TENNESSEE OLD LEBANON DIRT ROAD SEWER EXTENSION & GOLDEN BEAR GATEWAY IMPROVEMENTS UT THURSSDAY, JUNE 5TH, 2025 @ 2:00p.m. WMS PROJECT NO. 21144/23118			James N Bush Construction, Inc. PO Box 69 Silver Point, TN 38582 TN License No 10957		Cleary Construction Inc 2006 Edmonton Rd Tompkinsville, KY 42167 TN License No. 41957		Fischer Excavating, Inc. 1567 Heine Rd. Freeport, IL 61032 TN License No. 81737		Isinguard Construction Group, Inc 656 Lebanon Hwy Carthage, TN 37030 TN License No. 74583		Cliff Carey General Contractors, Inc. 4804 Coles Ferry Pk. Lebanon, TN 37087 TN License No. 36015	
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A	Unit Price Construction Items for Sewer Mains											
1	18" PS 115 PVC sanitary sewer main, all depths, outside and/or under roadway, including handling wastewater flows, complete in place and ready for use.	100 LF	\$450.00	\$45,000.00	\$375.00	\$37,500.00	\$311.00	\$31,100.00	\$322.00	\$32,200.00	\$451.71	\$45,171.00 *
2	15" SDR 26 PVC sanitary sewer main, all depths, outside roadway, complete in place and ready for use.	1,125 LF	\$290.00	\$326,250.00	\$280.00	\$315,000.00	\$267.00	\$300,375.00	\$335.00	\$376,875.00	\$324.01	\$364,511.25 *
3	15" SDR 26 PVC sanitary sewer main, all depths, under roadway, complete in place and ready for use.	485 LF	\$363.00	\$176,055.00	\$490.00	\$237,650.00	\$258.00	\$125,130.00	\$360.00	\$174,600.00	\$299.17	\$145,097.45 *
4	15" SDR 26 PVC sanitary sewer main, inside 24" dia., DR 21 HDPE casing pipe, outside roadway, complete in place and ready for use.	20 LF	\$441.00	\$8,820.00	\$590.00	\$11,800.00	\$331.00	\$6,620.00	\$1,805.00	\$36,100.00	\$1,438.64	\$28,772.80
5	Standard 4' diameter precast concrete manhole w/ Xypex admixture, all depths, complete in place and ready for use.	9 EA	\$15,000.00	\$135,000.00	\$7,300.00	\$65,700.00	\$6,773.00	\$60,957.00	\$8,500.00	\$76,500.00	\$5,141.91	\$46,277.19 *
6	Standard Manhole frame and cover, complete in place and ready for use.	8 EA	\$2,600.00	\$20,800.00	\$900.00	\$7,200.00	\$532.00	\$4,256.00	\$900.00	\$7,200.00	\$2,223.38	\$17,787.04 *
7	Watertight manhole frame and cover, complete in place and ready for use.	2 EA	\$3,400.00	\$6,800.00	\$2,150.00	\$4,300.00	\$1,353.00	\$2,706.00	\$1,480.00	\$2,960.00	\$2,492.88	\$4,985.76 *
8	Connect new 18" gravity sewer main to exist. 18" sewer main, including handling wastewater flows, complete in place and ready for use.	1 EA	\$18,000.00	\$18,000.00	\$6,900.00	\$6,900.00	\$3,738.00	\$3,738.00	\$13,666.00	\$13,666.00	\$2,932.16	\$2,932.16
9	Remove exist. manhole, including handling wastewater flows.	2 EA	\$2,500.00	\$5,000.00	\$3,200.00	\$6,400.00	\$888.00	\$1,776.00	\$9,055.00	\$18,110.00	\$1,102.50	\$2,205.00
10	Cut, cap, and bulkhead exist. 15" -18" sanitary sewer mains, complete in place.	4 EA	\$4,000.00	\$16,000.00	\$3,100.00	\$12,400.00	\$737.00	\$2,948.00	\$6,833.00	\$27,332.00	\$2,424.28	\$9,697.12 *
11	Manhole / sewer marker, complete in place.	7 EA	\$75.00	\$525.00	\$100.00	\$700.00	\$435.00	\$3,045.00	\$205.00	\$1,435.00	\$171.50	\$1,200.50
12	Connect proposed 2" force main to new manhole, complete in place and ready for use.	1 EA	\$1,000.00	\$1,000.00	\$3,200.00	\$3,200.00	\$1,348.00	\$1,348.00	\$6,210.00	\$6,210.00	\$171.50	\$171.50
13	4" dia., CL 200 PVC force main / pressure sewer, all depths, outside and/or under roadway, complete in place and ready for use.	170 LF	\$110.00	\$18,700.00	\$95.00	\$16,150.00	\$105.00	\$17,850.00	\$128.00	\$21,760.00	\$78.17	\$13,288.90 *
14	4" dia., CL 200 PVC force main / pressure sewer, inside 8" dia., 0.25" wall steel casing pipe (solid weld), under roadway, by open cut method, complete in place and ready for use.	45 LF	\$320.00	\$14,400.00	\$335.00	\$15,075.00	\$158.00	\$7,110.00	\$550.00	\$24,750.00	\$160.72	\$7,232.40
15	3" dia., CL 200 PVC force main / pressure sewer, all depths, outside and/or under roadway, complete in place and ready for use.	296 LF	\$110.00	\$32,560.00	\$95.00	\$28,120.00	\$100.00	\$29,600.00	\$102.00	\$30,192.00	\$178.30	\$52,776.80 *
16	3" dia., CL 200 PVC force main / pressure sewer, inside 6" dia., DR 21 HDPE casing pipe, outside or under roadway, by open cut method, complete in place and ready for use.	20 LF	\$175.00	\$3,500.00	\$285.00	\$5,700.00	\$108.00	\$2,160.00	\$510.00	\$10,200.00	\$152.59	\$3,051.80 *
17	2" dia., CL 200 PVC force main / pressure sewer, all depths, outside and/or under roadway, complete in place and ready for use.	3,475 LF	\$69.00	\$239,775.00	\$76.00	\$264,100.00	\$179.00	\$622,025.00	\$101.00	\$350,975.00 *	\$178.56	\$620,496.00 *
18	2" dia., CL 200 PVC force main / pressure sewer, inside 6" dia., DR 21 HDPE casing pipe, outside and/or under roadway, by open cut method, complete in place and ready for use.	20 LF	\$120.00	\$2,400.00	\$280.00	\$5,600.00	\$115.00	\$2,300.00	\$485.00	\$9,700.00	\$159.75	\$3,195.00 *
19	4" ball valve assemblies including bi-directional cleanout w/ valve box, complete in place and ready for use.	7 EA	\$2,300.00	\$16,100.00	\$7,700.00	\$53,900.00	\$5,784.00	\$40,488.00	\$3,478.00	\$24,346.00	2397.75	\$16,784.25 *
20	3" ball valve assemblies including bi-directional cleanout w/ valve box, complete in place and ready for use.	4 EA	\$1,900.00	\$7,600.00	\$2,700.00	\$10,800.00	\$2,428.00	\$9,712.00	\$3,163.00	\$12,652.00	\$1,760.86	\$7,043.44 *
21	2" ball valve assemblies including bi-directional cleanout w/ valve box, complete in place and ready for use.	8 EA	\$1,600.00	\$12,800.00	\$2,400.00	\$19,200.00	\$2,247.00	\$17,976.00	\$3,037.00	\$24,296.00	\$1,075.18	\$8,601.44 *
22	DI fittings, complete in place and ready for use.	350 LBS	\$13.00	\$4,550.00	\$1.00	\$350.00	\$18.00	\$6,300.00	\$100.00	\$35,000.00	\$79.82	\$27,937.00 *
23	1" combo air/vac release valve assy. w/ manhole, complete in place and ready for use.	3 EA	\$9,000.00	\$27,000.00	\$7,900.00	\$23,700.00	\$6,706.00	\$20,118.00	\$10,451.00	\$31,353.00	\$2,498.67	\$7,496.01

CITY OF MT. JULIET, TENNESSEE OLD LEBANON DIRT ROAD SEWER EXTENSION & GOLDEN BEAR GATEWAY IMPROVEMENTS UT THURSSDAY, JUNE 5TH, 2025 @ 2:00p.m. WMS PROJECT NO. 21144/23118			James N Bush Construction, Inc. PO Box 69 Silver Point, TN 38582 TN License No 10957		Cleary Construction Inc 2006 Edmonton Rd Tompkinsville, KY 42167 TN License No. 41957		Fischer Excavating, Inc. 1567 Heine Rd. Freeport, IL 61032 TN License No. 81737		Isinguard Construction Group, Inc 656 Lebanon Hwy Carthage, TN 37030 TN License No. 74583		Cliff Carey General Contractors, Inc. 4804 Coles Ferry Pk. Lebanon, TN 37087 TN License No. 36015	
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
24	2" terminal cleanout assemblies with valve & box, complete in place and ready for use.	3 EA	\$950.00	\$2,850.00	\$1,650.00	\$4,950.00	\$1,173.00	\$3,519.00	\$2,400.00	\$7,200.00	\$453.65	\$1,360.95 *
25	1-1/4" to 1-1/2" dia., CL 200 PVC pressure sewer service line, all depths, outside roadway, complete in place and ready for use.	530 LF	\$48.00	\$25,440.00	\$45.00	\$23,850.00	\$155.00	\$82,150.00	\$110.00	\$58,300.00	\$79.01	\$41,875.30 *
26	1-1/4" to 1-1/2" dia., CL 200 PVC pressure sewer service line, all depths, under roadway, complete in place and ready for use.	305 LF	\$120.00	\$36,600.00	\$130.00	\$39,650.00	\$168.00	\$51,240.00	\$135.00	\$41,175.00	\$359.68	\$109,702.40 *
27	Remove and reset service line valve assembly and box, complete in place and ready for use.	11 EA	\$1,600.00	\$17,600.00	\$900.00	\$9,900.00	\$960.00	\$10,560.00	\$752.00	\$8,272.00	\$257.25	\$2,829.75
28	Reconnect 1-1/4" to 1-1/2" dia. pressure sewer services, complete in place and ready for use.	12 EA	\$750.00	\$9,000.00	\$660.00	\$7,920.00	\$894.00	\$10,728.00	\$6,024.00	\$72,288.00	\$12,700.80	\$152,409.60
29	Connect new 2" - 4" dia. pressure sewer to exist. pressure sewer line, complete in place and ready for use.	3 EA	\$2,500.00	\$7,500.00	\$1,850.00	\$5,550.00	\$7,417.00	\$22,251.00	\$3,850.00	\$11,550.00	\$2,165.80	\$6,497.40
30	Cut and cap exist. force main / pressure sewers, all sizes, complete in place.	2 EA	\$1,000.00	\$2,000.00	\$600.00	\$1,200.00	\$737.00	\$1,474.00	\$1,400.00	\$2,800.00	\$1,116.96	\$2,233.92 *
31	topsoil and seeding of trenches, complete in place.	5,100 LF	\$9.00	\$45,900.00	\$16.00	\$81,600.00	\$11.00	\$56,100.00	\$51.00	\$260,100.00	\$3.93	\$20,043.00 *
32	Asphalt driveway/parking lot pavement replacement, complete in place.	50 LF	\$100.00	\$5,000.00	\$150.00	\$7,500.00	\$162.00	\$8,100.00	\$165.00	\$8,250.00	\$248.06	\$12,403.00 *
33	Concrete / aggregate matrix driveway replacement, complete in place.	120 LF	\$355.00	\$42,600.00	\$250.00	\$30,000.00	\$212.00	\$25,440.00	\$350.00	\$42,000.00	\$367.50	\$44,100.00 *
34	Gravel driveway replacement, complete in place.	85 LF	\$28.00	\$2,380.00	\$12.00	\$1,020.00	\$36.00	\$3,060.00	\$50.00	\$4,250.00	\$72.99	\$6,204.15 *
B.	<u>Lump Sum Unit Price Construction Items Ordered by the Engineer</u>											
35	Install "doghouse" style precast manhole w/ Xypex admixture over exist. San. Sewer at Sta 0+00 LN AA, including connections to existing sewer mains and handling wastewater flows, and all appurtenances etc., complete in place and ready for use.	1 LSE	\$18,500.00	\$18,500.00	\$34,500.00	\$34,500.00	\$6,822.00	\$6,822.00	\$5,834.00	\$5,834.00	\$4,565.33	\$4,565.33
C.	<u>Unit Price Construction Items Ordered by the Engineer</u>											
36	Class C concrete (2,000 psi) for encasement, concrete caps, (including reinforcing steel) and bulk-heading existing pipes (as required), etc., complete in place.	26 CY	\$300.00	\$7,800.00	\$332.00	\$8,632.00	\$295.00	\$7,670.00	\$325.00	\$8,450.00	\$188.22	\$4,893.72 *
37	Bituminous (temporary) cold mix asphalt, complete in place.	15 TONS	\$170.00	\$2,550.00	\$255.00	\$3,825.00	\$327.00	\$4,905.00	\$115.00	\$1,725.00	\$329.53	\$4,942.95 *
38	Unclassified excavation for undercuts complete in place.	50 CY	\$75.00	\$3,750.00	\$33.00	\$1,650.00	\$53.00	\$2,650.00	\$85.00	\$4,250.00	\$23.48	\$1,174.00 *
39	Crushed stone backfill for undercuts, complete in place.	50 CY	\$60.00	\$3,000.00	\$113.00	\$5,650.00	\$65.00	\$3,250.00	\$52.00	\$2,600.00	\$94.56	\$4,728.00 *
40	6" asphalt binder pavement in trenches, including maintenance and "make up" binder, where required	250 LF	\$85.00	\$21,250.00	\$195.00	\$48,750.00	\$168.00	\$42,000.00	\$375.00	\$93,750.00	\$550.03	\$137,507.50 *
	<u>Subtotal for Unit Price and Lump Sum Construction Items 1-40</u>			\$1,392,355.00		\$1,467,592.00		\$1,661,557.00		\$1,981,206.00 *		\$1,994,182.78 *
D.	<u>Additive Alternates Unit Price Construction Items for the Golden Bear Gateway Improvements Utility Relocation of Sewer Force Mains</u>											
41	4" CL 200 PVC force main with 3" detection tape and trace wire, outside roadway, complete in place and ready for use.	1,185 LF	\$75.00	\$88,875.00	\$97.00	\$114,945.00	\$100.00	\$118,500.00	\$128.00	\$151,680.00	\$77.85	\$92,252.25 *
42	4" CL 200 PVC force main with 3" detection tape and trace wire, under roadway, complete in place and ready for use.	150 LF	\$126.00	\$18,900.00	\$160.00	\$24,000.00	\$139.00	\$20,850.00	\$165.00	\$24,750.00	\$181.21	\$27,181.50 *
43	Miscellaneous compact DIP fittings, complete in place.	250 LBS	\$13.00	\$3,250.00	\$1.00	\$250.00	\$23.00	\$5,750.00	\$100.00	\$25,000.00	\$69.13	\$17,282.50 *
44	Connection to existing 4" force main, complete in place.	2 EA	\$2,500.00	\$5,000.00	\$2,750.00	\$5,500.00	\$737.00	\$1,474.00	\$3,850.00	\$7,700.00	\$2,025.17	\$4,050.34
45	Cut and cap existing force mains, all sizes, complete in place.	2 EA	\$1,000.00	\$2,000.00	\$600.00	\$1,200.00	\$737.00	\$1,474.00	\$1,400.00	\$2,800.00	\$1,116.96	\$2,233.92 *
46	topsoil and seeding of trenches, complete in place.	1,185 LF	\$9.00	\$10,665.00	\$25.00	\$29,625.00	\$11.00	\$13,035.00	\$51.00	\$60,435.00	\$2.94	\$3,483.90
47	concrete driveway / parking lot replacement, complete in place.	25 LF	\$355.00	\$8,875.00	\$250.00	\$6,250.00	\$295.00	\$7,375.00	\$350.00	\$8,750.00	\$367.50	\$9,187.50
48	gravel driveway / parking lot replacement, complete in place.	35 LF	\$29.00	\$1,015.00	\$12.00	\$420.00	\$60.00	\$2,100.00	\$50.00	\$1,750.00	\$72.99	\$2,554.65 *
49	asphalt driveway / parking lot replacement, complete in place.	40 LF	\$100.00	\$4,000.00	\$150.00	\$6,000.00	\$138.00	\$5,520.00	\$375.00	\$15,000.00 *	\$309.93	\$12,397.20 *

CITY OF MT. JULIET, TENNESSEE OLD LEBANON DIRT ROAD SEWER EXTENSION & GOLDEN BEAR GATEWAY IMPROVEMENTS UT THURSSDAY, JUNE 5TH, 2025 @ 2:00p.m. WMS PROJECT NO. 21144/23118			James N Bush Construction, Inc. PO Box 69 Silver Point, TN 38582 TN License No 10957		Cleary Construction Inc 2006 Edmonton Rd Tompkinsville, KY 42167 TN License No. 41957		Fischer Excavating, Inc. 1567 Heine Rd. Freeport, IL 61032 TN License No. 81737		Isinguard Construction Group, Inc 656 Lebanon Hwy Carthage, TN 37030 TN License No. 74583		Cliff Carey General Contractors, Inc. 4804 Coles Ferry Pk. Lebanon, TN 37087 TN License No. 36015	
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
E	<u>Additive Alternates Unite Price Construction Items for the Golden Bear Gateway Improvements Utility Relocation of Sewer Force Mains Ordered by the Engineer</u>											
50	Class C (2,000 psi) concrete for cradle, thrust blocking, encasement, etc., complete in place.	5 CY	\$300.00	\$1,500.00	\$332.00	\$1,660.00	\$291.00	\$1,455.00	\$115.00	\$575.00 *	\$271.34	\$1,356.70 *
51	Bituminous (temporary) cold mix asphalt, complete in place.	4 TONS	\$170.00	\$680.00	\$255.00	\$1,020.00	\$327.00	\$1,308.00	\$205.00	\$820.00	\$329.53	\$1,318.12 *
52	Sewer / force main markers, complete in place.	4 EA	\$75.00	\$300.00	\$100.00	\$400.00	\$435.00	\$1,740.00	\$85.00	\$340.00 *	\$171.50	\$686.00
53	unclassified excavation for undercuts, complete in place.	40 CY	\$75.00	\$3,000.00	\$33.00	\$1,320.00	\$41.00	\$1,640.00	\$52.00	\$2,080.00	\$23.48	\$939.20 *
54	crushed stone backfill for undercuts, complete in place.	40 CY	\$60.00	\$2,400.00	\$113.00	\$4,520.00	\$65.00	\$2,600.00	\$375.00	\$15,000.00	\$94.56	\$3,782.40 *
55	6" asphalt binder pavement in trenches, including maintenance and "make up binder, where required.	40 LF	\$85.00	\$3,400.00	\$195.00	\$7,800.00	\$167.00	\$6,680.00	\$375.00	\$15,000.00	\$612.50	\$24,500.00
	<u>SUBTOTAL FOR ADDITIVE ALTERNATE UNIT PRICE AND LUMP SUM CONSTRUCTION ITEMS 41-55</u>			\$153,860.00		\$204,910.00		\$191,501.00		\$331,680.00		\$203,206.18 *
	Total Base Bid for All Unit Price, Lump Sum and Additive Alternates Items 1 - 55			\$1,546,215.00		\$1,672,502.00		\$1,853,058.00		\$2,312,886.00 *		\$2,197,388.96

* error corrected

I hereby certify that this is a true and correct bid tab with all arithmetic errors corrected.



Water Management Services, LLC

6-10-25

Date



Mt. Juliet, Tennessee

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

Staff Report

File #: 1291
11.D.

Agenda Date: 7/14/2025

Agenda #:

Title:

A RESOLUTION APPROVING A CONTRACT WITH WEST WILSON UTILITY DISTRICT (WWUD) FOR THE RELOCATION OF THE WATER LINE LOCATED ON EAST DIVISION STREET AND N. MT. JULIET ROAD

RESOLUTION -2025

A RESOLUTION APPROVING A CONTRACT WITH WEST WILSON UTILITY DISTRICT (WWUD) FOR THE RELOCATION OF THE WATER LINE LOCATED ON EAST DIVISION STREET AND N. MT. JULIET ROAD

WHEREAS, the City of Mt. Juliet seeks to relocate approximately 520 linear feet of 12-inch water line belonging to West Wilson Utility District that currently runs along East Division Street and N. Mt. Juliet Road to accommodate the City's infrastructure plans to widen East Division Street; and

WHEREAS, the City desires to approve an agreement with WWUD for construction of the water line relocation; and

WHEREAS, the total project cost is estimated to be \$383,000.00, to which the City of Mt. Juliet is responsible for 100% of the cost; and

WHEREAS, funding for this project has already been included in the City's budget through Amazon's contribution for off-site improvements on East Division Street; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, as follows:

Section 1. The Board of Commissioners approves the agreement with WWUD.

Section 2. The Board of Commissioners authorizes the Mayor to execute the agreement with WWUD.

BE IT FURTHER RESOLVED

Section 3. In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

Section 5. This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

RESOLUTION -2025

ATTEST:

Sheila S. Lockett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

INTERLOCAL AGREEMENT

This Interlocal Agreement (the "Agreement") entered this _____ day of 2025, by and between the City of Mt. Juliet (the "City"), a municipal corporation chartered under the laws of the State of Tennessee and West Wilson Utility District (the "District"), a water utility district formed pursuant to the provisions of T.C.A. 7-82-101 et seq.

WITNESSETH:

Whereas, the City is in the process of developing an area at the intersection of N. Mt. Juliet Road and East Division Street. This Development is being referred to as the CITI STATION DEVELOPMENT.

Whereas the development of CITI STATION will require the District to re-locate and install a new twelve (12) inch water line approximately Five Hundred Twenty (520) ft in length along with the required appurtenances.

Whereas, the City has agreed to reimburse the District for the cost incurred by the District in the relocation, and installation of the potable water line along with required appurtenances as depicted in the design document (See Attachment A)

Now, therefore, the City and the District agree as follows:

1. **Work to be Performed.** The District agrees to provide materials, equipment, labor and professional services necessary to re-locate and install a potable water line consisting of approximately Five Hundred Twenty (520) ft of Twelve (12) inch diameter ductile iron

pipe, with the necessary valves and related appurtenances, (all of the contemplated activities being the “Work”).

2. **Scope of Work.** The City has provided for all of the necessary Easements and appropriate right-of-way so as to allow this work to take place in its entirety, that is the re-location and installation of the referenced potable waterline and appurtenances. The City has provided the plans for this project at its costs setting forth the design of this project (See Exhibit A). The District is responsible for obtaining necessary approvals from the State of Tennessee, obtain all permits necessary for the installation of the waterlines, install the waterlines and all connections and appurtenances thereto, perform the necessary work to restore the surface areas and comply with all storm water regulations until completion of the Project (all the activities contemplated above being the “Work” contemplated herein).
3. **Methods and Means.** The methods and means to be utilized in the Work shall be the responsibility of the District. The methods and means to be utilized are the sole discretion of the District.
4. **Timeline for Work.** The District anticipates that the project will take approximately four (4) weeks once it has commenced. The Parties also acknowledge that there could be unforeseen circumstances that affect this projected timeline. Both parties also acknowledge that the weather is also a factor that can affect any such time line. This time frame is premised upon the belief that no major issues with ROCK will be encountered. In the unlikely event that this were to happen both parties acknowledge that such an occurrence could cause the time estimate to increase.

- 5. Invoice for Work.** The City and the District anticipate the Project will be substantially completed within four (4) weeks of commencement of the Work, as outlined in paragraph number 4 above. Therefore, the parties anticipate there will be one (1) invoice submitted for the entire project. On completion of the Work, the District shall present to the City an itemized invoice for all costs incurred by the District in performing the Work necessary to complete the project. It is estimated the cost of the Work will be approximately Three Hundred Eighty-Three Thousand Dollars (\$383,000.00) (See June 26th 2025 Letter to Mr. Matthew White Exhibit B) However **the City will reimburse the District for all costs incurred without regard to the estimate.**
- 6. Time of Payment by City.** The City shall pay to the District within thirty (30) business days of receipt of any invoices submitted by the District such sums as reflected thereon, less any disputed amounts.
- 7. City Dispute of Invoice Items.** City shall examine the invoice and shall promptly notify the District, in writing, of any discrepancies or charges not approved by the City and the reasons for such non-approval. City shall pay in a timely manner all undisputed charges.

Upon receipt of any notice of disputed amounts, the District shall examine such notice. If the District does not acquiescence to the disputed amount, the District's General Manager, engineering representative and field superintendent shall promptly meet with the City Manager, representatives from the City Department of Public Works and field superintendent to seek resolution to the dispute.

- 8. Jurisdiction and Venue.** This Agreement shall be governed by the laws of the State of Tennessee. In the event of a dispute, the parties stipulate that the Tennessee State Courts

located in Wilson County, Tennessee, are good, proper, and convenient venue and the sole tribunal in which disputes shall be resolved.

9. **Binding Agreement.** This is the binding Agreement of the parties hereto; the consideration being the mutual promises made by the parties for their mutual benefit.
10. **Separate Counsel.** Each of the parties represents that it sought and received counsel from an attorney at law in connection with this Agreement to the extent each party deemed such advice appropriate.
11. **Waiver.** The waiver by any party hereto of any breach of any of the provisions of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.
12. **Severability; Headings.** If any provision of this Agreement is declared invalid, illegal or incapable of being enforced by any of the aforementioned Courts for any reason whatsoever, all of the remaining provisions of this Agreement shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless otherwise provided herein. The arguably invalid or unenforceable provision shall be interpreted, if possible, so as to render it enforceable on a limited and reasonable basis. The headings at the beginning of sections are included herein solely for ease of reference and shall not be used in any way in the interpretation or construction of the terms of provisions of this Agreement.
13. **Construction.** The parties stipulate that this Agreement is the result of a negotiation between the parties and shall be construed as having been drafted by all parties.

Therefore, the Agreement will not be construed in favor of, or against any party or parties on the grounds of having been drafted by said party or parties.

14. Authority. The person executing this Agreement for and on behalf of each of the parties' covenants that he/she has the power to execute this Agreement for and on behalf of each party; that upon his/her execution of same, the respective party will recognize it as the act and business deed of the party and be fully bound thereby.

15. Attorney's fees and Costs. The parties agree to bear their respective attorney's fees, costs and expenses with respect to this matter. In the event of any dispute or litigation arising out of the failure to pay sums due in a timely manner, the reasonable attorney's fees of the prevailing party shall be paid by the non-prevailing party.

16. Amendment and Waiver in Writing. No provision of this Agreement can be amended or waived except by a statement in writing signed by the Party against which enforcement of the amendment or waiver is sought

17. Counterparts. This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, but all of which put together shall constitute one and the same instrument. The telecopied signature of a Party hereto shall be considered as if it was the original thereof.

City of Mt. Juliet

West Wilson Utility District

BY: _____
MAYOR

BY: _____
GENERAL MANAGER

Approved as to form:

CITY ATTORNEY

ATTORNEY FOR DISTRICT



AFTER ACCEPTANCE OF NEW WATER LINES BY W.W.U.D., REMOVE EXISTING VALVE AND INSTALL:

- 1 - 12" PLUG
- 1 - CONCRETE BRACE

INSTALL:

- 3 - 12" 45° BENDS
- 3 - CONCRETE BRACES
- 20 LINEAR FT. OF 20" STEEL CASING

NOTES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER SYSTEM ADDITIONS FOR THE WEST WILSON UTILITY DISTRICT DW 2020-0871.

PRIOR TO ACCEPTANCE OF THE PROPOSED WATER LINES BY WEST WILSON UTILITY DISTRICT, A WATER LINE EASEMENT SHALL BE DEDICATED TO THE WEST WILSON UTILITY DISTRICT. SAID EASEMENT SHALL BE 20' WIDE, BEING 10' EACH SIDE OF THE CENTERLINE OF THE WATER LINE.

IN ADDITION TO THE EASEMENT, A HOLD HARMLESS AGREEMENT WILL BE REQUIRED FOR ANY PAVEMENT REPAIR DUE TO WATERLINE MAINTENANCE OR REPAIR.

ALL WORK SHALL BE SCHEDULED AND COORDINATED WITH W.W.U.D.

EXISTING SERVICES TO BE RE - INSTALLED BY W.W.U.D. WITH THE DEVELOPER BEARING ALL COSTS ASSOCIATED WITH THE WORK.

CONNECT TO EXISTING 12" WATER LINE AND INSTALL:

- 1 - 12" X 12" TEE
- 3 - 12" R.W.G. VALVES AND BOXES
- 1 - 12" X 2" TAP CAP
- 1 - 2" BLOWOFF ASSEMBLY
- 5 - CONCRETE BRACES

INSTALL:

- 1 - 12" X 6" TEE
- 1 - 6" R.W.G. VALVE AND BOX
- 1 - FIRE HYDRANT ASSEMBLY (EXISTING HYDRANT TO BE RETURNED TO W.W.U.D.)
- 3 - CONCRETE BRACES

CONNECT TO EXISTING 12" WATER LINE AND INSTALL:

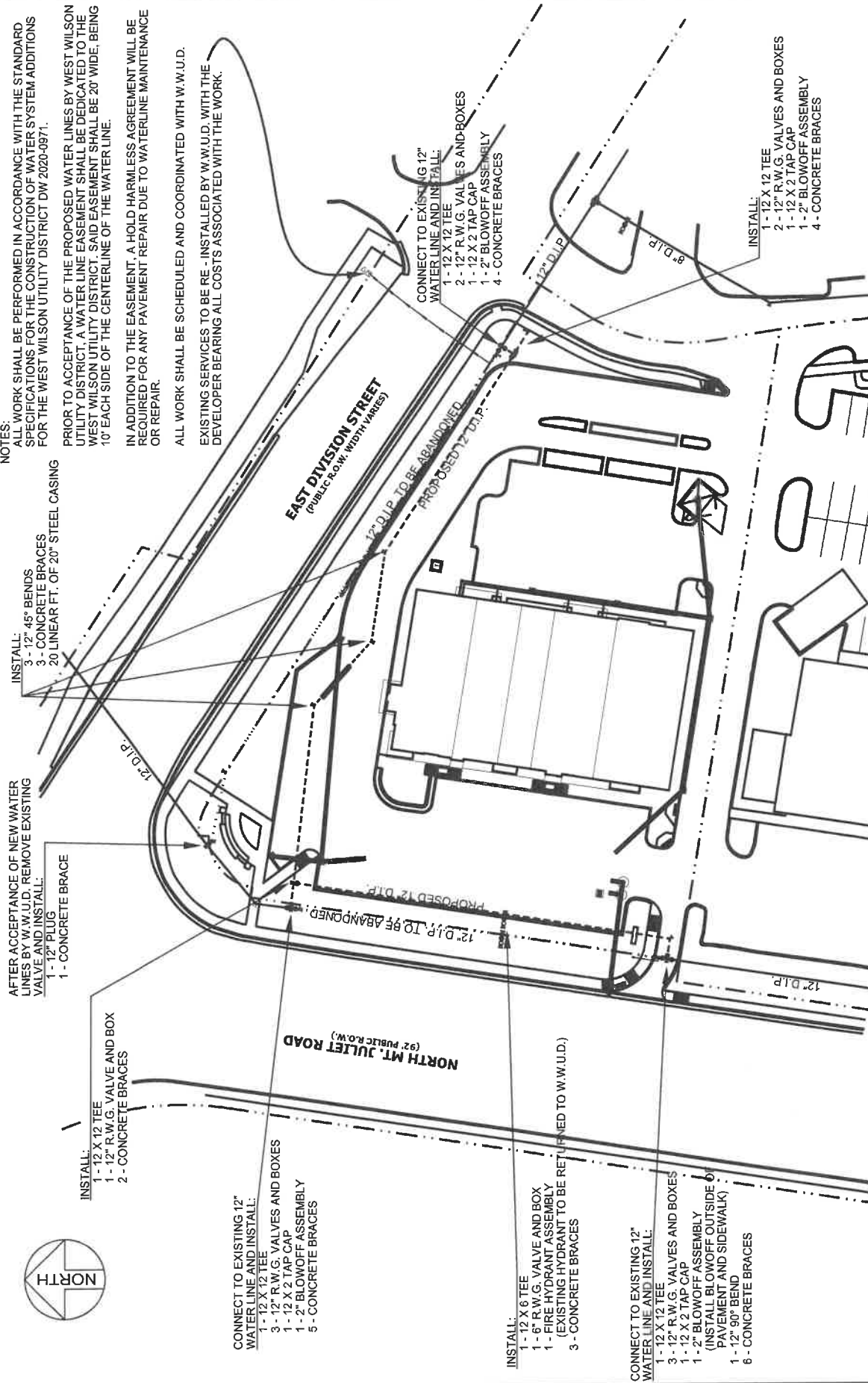
- 1 - 12" X 12" TEE
- 3 - 12" R.W.G. VALVES AND BOXES
- 1 - 12" X 2" TAP CAP
- 1 - 2" BLOWOFF ASSEMBLY (INSTALL BLOWOFF OUTSIDE OF PAVEMENT AND SIDEWALK)
- 1 - 12" 90° BEND
- 6 - CONCRETE BRACES

CONNECT TO EXISTING 12" WATER LINE AND INSTALL:

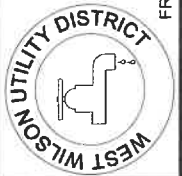
- 1 - 12" X 12" TEE
- 2 - 12" R.W.G. VALVES AND BOXES
- 1 - 12" X 2" TAP CAP
- 1 - 2" BLOWOFF ASSEMBLY
- 4 - CONCRETE BRACES

INSTALL:

- 1 - 12" X 12" TEE
- 2 - 12" R.W.G. VALVES AND BOXES
- 1 - 12" X 2" TAP CAP
- 1 - 2" BLOWOFF ASSEMBLY
- 4 - CONCRETE BRACES



WEST WILSON
UTILITY DISTRICT
WILSON COUNTY, TENNESSEE



MT. JULIET, TENNESSEE 37122
PHONE: (615) 758-5682
FREDDIE WESTON, GENERAL MANAGER

CITY STATION EXHIBIT A

DESIGN	DRAWN	CHECKED	DATE	SCALE
SBF	CAN	RSE	06/2025	N.T.S.

THE WEST WILSON UTILITY DISTRICT

P.O. BOX 97 • MT. JULIET, TENNESSEE 37121

PHONE (615) 758-5682

June 26, 2025

Matthew White, P. E.
Director of Public Works
City of Mt. Juliet
115 Clemmons Road
Mt. Juliet, TN 37122

Re: Citi Station – Water Line Relocation

Mr. White,

West Wilson Utility District has reviewed the plans for the Citi Station – Water Line Relocation and have developed an opinion of probable cost. The opinion of probable cost to provide the materials and install the water line with related necessary appurtenances is \$383,000.00. It should be noted that this opinion of probable cost does not include the removal of rock. It should also be noted that the opinion of probable cost assumes that there will be a clear and unobstructed work area along the relocation route.

Should you have any questions or comments, please contact us.

Sincerely,


WEST WILSON UTILITY DISTRICT

Freddie Weston,
General Manager

FW/ja



Mt. Juliet, Tennessee

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

Staff Report

File #: 1292
11.E.

Agenda Date: 7/14/2025

Agenda #:

Title:

A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF MT. JULIET AND MIOVISION TECHNOLOGIES US, LLC FOR TRAFFIC SIGNAL PREEMPTION FOR THE FIRE DEPARTMENT

RESOLUTION -2025

A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF MT. JULIET AND MIOVISION TECHNOLOGIES US, LLC FOR TRAFFIC SIGNAL PREEMPTION FOR THE FIRE DEPARTMENT

WHEREAS, the City of Mt. Juliet Fire Department desires to improve safety and response times for the city's Fire and EMS personnel, and;

WHEREAS, the Fire Department launched a successful pilot program at the intersection of N. Mt. Juliet Rd and Division Street utilizing traffic signal preemption, and;

WHEREAS, the Fire Department desires to expand the traffic signal preemption to include 24 intersections throughout Mt. Juliet, and;

WHEREAS, the Fire Department has presented a contract with Miovision Technologies US, LLC for the equipment, installation and licensing at a cost of \$147,787.40 for the traffic signal preemption; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to approve the contract with Miovision Technologies US, LLC.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee as follows:

Section 1. The Board of Commissioners approves the contract with Miovision Technologies US, LLC pending approval of the City Attorney.

Section 2. The Board authorizes the Mayor to execute the contract with Miovision Technologies US, LLC.

Section 3. In the event of conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, provision, or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of the resolution.

This Resolution shall take effect at the earliest date allowed by law, the public welfare requiring it.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Mark Foulks
Fire Chief

FIRE DEPARTMENT

Eric Newman
Assistant Chief of EMS

Joseph Edwards
Deputy Fire Chief

Brent Blamires
Assistant Chief/Fire Marshal

Sharon Bachelier
Administrative Assistant

Scott Lively
Assistant Chief of Training



City of Mt. Juliet

Approval of a Contract for Traffic Signal Preemption

- 1) Who: Mt. Juliet Fire Department
 - 2) What: Approval is needed to authorize a contract with Opticom for Traffic Signal Preemption
 - 3) When: Immediately
 - 4) Where: Multiple traffic signals located within the corporate limits of Mt. Juliet
 - 5) Why: For several months MJFD has been utilizing traffic signal preemption as a pilot project at the intersection of N. Mt. Juliet Rd and Division Street. The pilot found that the system performed very well and vastly improved safety and greatly decreased the time to traverse the intersection. This contract will place preemption at 24 intersections throughout Mt. Juliet. This project will improve safety of the driving public and MJFD personnel as fire and EMS vehicles respond to emergency calls and will improve response times to emergency calls.
 - 6) Costs:

Initial equipment and installation:	\$138,533.00
Annual licensing:	\$ 9,254.40
Total:	\$147,787.40
 - 7) Line Item: 110-42200-945
- Staff Recommendation: Chief Mark Foulks, Brandon Lee, Todd Serbent
- Prepared by: Chief Mark Foulks



Miovision Technologies US, LLC.
801 Transfer Road, Unit G02
St. Paul, MN, 55114, US

Version: Q-33865-20250630-1725

Bill To	Ship To	Estimate Number	Date	Expires
Mount Juliet (TN) 2425 North Mount Juliet Road Mount Juliet, Tennessee 37122 United States	Mount Juliet (TN) 2425 North Mount Juliet Road Mt. Juliet, Tennessee 37122 United States	Q-33865	5/27/2025	9/28/2025
Customer	Procurement Method	Term: For Ongoing Services (Years)		
Mount Juliet (TN)	PCaaS	10		

Opticom Cloud for Mt. Juliet, TN

ANNUAL LICENSES
20 Vehicles with city owned, existing Cradlepoint R1900 with compatible EVP wiring.
24 Intersections with Cores as modems including Comms on Priority Band + NTCIP/SDLC or Discreet Options, Installation and configuration Included
Using Virginia Sheriff's Association Contract Pricing <https://vasheriff.org/procurement/>
20% discount stacked for new modem allowance on Vehicle Licenses

Product Name	Term (Months)	Annual Price	Price	Qty	Total
==>Opticom Intersection Access Fee	120	\$225.60	\$2,256.00	24	\$54,144.00
==>Core			\$3,346.40	24	\$80,313.60
==>Miovision Core Priority IO Cable			\$32.85	24	\$788.40
==>Core Extended Warranty (Yrs 4 - 10)			\$840.00	24	\$20,160.00
=>Installation and Configuration, Opticom Traffic Cabinet Equipment			\$1,410.00	24	\$33,840.00
==>Opticom Vehicle Access Fee	120	\$192.00	\$1,920.00	20	\$38,400.00
=>Configuration, Opticom Software-only Vehicle			\$141.00	20	\$2,820.00
Cradlepoint R1900 GPIO Cable - Opticom EVP/TSP			\$47.00	13	\$611.00
- - -					
			One Time Total:	USD 138,533.00	
			Annual Total:	USD 9,254.40	
			Year 1 Total:	USD 147,787.40	

Proposal Notes:
VSA Contract pricing, 10 year contract, billed annually.

2025-6 Intersection Pricing (for Developers)
\$2,679.00 Opticom Perpetual License
\$3,346.40 Core
\$32.85 Core IO Cable
\$1,200.00 Core 10Y Ext Warranty
\$1,410.00 Installation/Configuration

The Customer agrees to order the products outlined above at the prices indicated, and acknowledges that this order is governed by the current master sales agreement ("MSA") that it has with Miovision, or if no MSA exists then the terms outlined at: <https://miovision.com/legal/msa> shall govern. If Customer issues a purchase order, any additional, inconsistent or conflicting terms appearing in the purchase order shall be of no force or effect and shall not amend this order.

When included, intersection installation pricing assumes a standard configuration without complications. Not included in this proposal are the following items, which will require additional fees: 1) crushed conduit or any other issues preventing cable from being installed, 2) lane or road closures, 3) police or other resources needed at the installation area, and/or 4) other third-party costs not known at the time of the proposal. Proposal assumes the intersection cabinets are in good working order and contain wiring diagrams.

Vehicle installation assumes standard installation and does not include: 1) special mounting brackets, 2) excess wiring, and/or 3) swapping out previously installed (replacement) vehicle hardware.

Project management expenses can increase in instances where development, if required, is not fully scoped.

Proposal excludes any activities associated with: 1) traffic control plan, 2) water pollution control plan, 3) changeable message signs/flaggers, 4) permits/bonds/ fees, and/or 5) removal/repair/replacement of concrete, asphalt, conduits or wiring.

Quote does not include any applicable travel expense. A budgetary "not exceed" price can be provided upon request if required.

Date: _____

Name: _____

Signature: _____