



# Mt. Juliet, Tennessee

## Board of Commissioners

### Agenda

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

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**Monday, January 8, 2024**

**6:30 PM**

**Commission Chambers**

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**Public Hearing 6:15 PM**

**A. Public Hearing Notice - 6:15 PM 0459**

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

**Attachments:** 1-8-2024 2nd Reading items

**1. Call to Order & Declare a Quorum Present**

**2. Set Agenda**

**3. Invocation & Pledge of Allegiance**

**4. Approval of Minutes**

**4.A. Approval of December 11, 2023 Minutes 0458**

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

**Attachments:** Minutes 12-11-23

**5. Citizens Comments**

**6. Commissioner Reports & Comments**

**7. City Manager's Report**

**8. Unfinished Business Consent Agenda Items:**

**8.A. AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, ARTICLE 11 SIGNS 0375**

**Sponsors:** Planning and Zoning, Kenny Howell

**Attachments:** [Article VI, Sign Regulations ZOA SR](#)  
[Summary of Sign Regulations Revision](#)  
[2023 Ordinance](#)  
[Sign Reg Rev 12.6.23](#)

**Legislative History**

10/19/23	Planning Commission	**Positive Recommendation to the Board of Commissioners
12/11/23	Board of Commissioners	recommended for approval to the Board of Commissioners

- 8.B.** AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS 330 W. DIVISION STREET, MAP 073L, GROUP C, PARCEL 002.00, FROM OPS TO CTC **0408**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [330 W. Division St. RZ SR](#)  
[330 W Division St RZ ORD](#)  
[330 W. Division Legal Description](#)  
[330 W Division St Exhibit B Rezone 10 17 23](#)

**Legislative History**

11/16/23	Planning Commission	**Positive Recommendation to the Board of Commissioners
12/11/23	Board of Commissioners	recommended for approval to the Board of Commissioners

- 8.C.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS GOLDEN BEAR PLACE LOCATED AT 4403 AND 4515 BECKWITH ROAD MAP 78, PARCELS P/O 12, 17.01, 17.02, FROM INTERSTATE COMMERCIAL TO INTERSTATE COMMERCIAL, MIXED USE, BUSINESS DEVELOPMENT CENTER AND HIGH DENSITY RESIDENTIAL. **0418**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Golden Bear Place KP- LUA Ord](#)  
[Golden Bear Place KP Legal Description](#)  
[Golden Bear PLace KP Map LU](#)  
[Golden Bear Place KP Deferral from BOC to 11-27-2023](#)

**Legislative History**

11/27/23	Board of Commissioners	recommended for approval to the Board of Commissioners
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- 8.D.** AN ORDINANCE TO REZONE APPROXIMATELY 81.61 ACRES OF PROPERTY ON BECKWITH ROAD, MAP 078, P/O PARCEL 12, 17.01 AND 17.02 FROM CI, CI-PUD AND CRC-PUD TO COMMERCIAL MIXED USE, PLANNED UNIT DEVELOPMENT (CMU-PUD) AND TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GOLDEN BEAR PLACE **0419**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Golden Bear Place KP Revised SR](#)  
[Golden Bear Place KP PMDP Ord](#)  
[Golden Bear Place KP PMDP Legal Description](#)  
[Golden Bear Place KP Map Rezone PUD](#)  
[Golden Bear Place KP ORD 2017-04](#)

**Legislative History**

11/27/23 Board of Commissioners recommended for approval to the Board of Commissioners

- 8.E.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108, TEMPORARY EVENTS, USES AND PORTABLE BUILDINGS, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS **0431**

**Sponsors:** City Manager Kenny Martin

**Attachments:** [Mobile Food Vendor Amend Ord](#)

**Legislative History**

11/27/23 Board of Commissioners recommended for approval to the Board of Commissioners

- 8.F.** AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO ACCEPT AND APPROPRIATE GRANT FUNDS FOR THE GOLDEN BEAR AND VOLUNTEER BLVD TRAFFIC SIGNAL PROJECT **0434**

**Sponsors:** City Manager Kenny Martin

**Attachments:** [2023-12-11- Amend Under Armor SIA Capital Proj budget for grant awards](#)  
[2023-12-11- Amend Under Armor SIA Capital Proj budget - Exec Summary](#)

**Legislative History**

12/11/23 Board of Commissioners recommended for approval to the Board of Commissioners

**11. New Business**

- 11.A.** RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE S. GREENHILL RAILROAD CROSSING SIGNAL IMPROVEMENT PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT **0465**

**Sponsors:** City Manager Kenny Martin

**Attachments:** [2024-01-08, S. Greenhill RR Signal Construction Contract Resolution](#)  
[2024-01-08, S. Greenhill RR Signal Contract Resolution - Exec Summary](#)  
[Bid Tabulation](#)  
[5.BidAwardLetter](#)  
[Stansell Contract signature pages](#)

- 11.B.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE PROVIDENCE PLANNED UNIT DEVELOPMENT (PUD), LOCATED AT 80 BELINDA PARKWAY, MAP 096, PARCEL 001.11, IN THE CITY OF MT. JULIET, WILSON COUNTY, TN **0452**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Homewood Suites PUD Amend SR](#)  
[Homewood Suites PUD Amend ORD](#)  
[Legal Description Homewood Suites](#)  
[Homewood Suites PUD Amendment Exhibit B 12 14 23](#)

**Legislative History**

12/21/23	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 11.C.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE MT. JULIET COMMONS PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED AT 12950 LEBANON ROAD, MAP 053, PARCEL 109.00 IN THE CITY OF MT. JULIET, WILSON COUNTY, TN. **0456**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [MJ Commons PUD Amend SR](#)  
[MJ Commons PUD Amend ORD](#)  
[MJ Commons Legal Description Exhibit A](#)  
[MJ Commons PUD Amendment Exhibit B 12 14 23](#)

**Legislative History**

12/21/23	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 11.D.** AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO ACCEPT AND APPROPRIATE GRANT FUNDS FOR THE S. GREENHILL RAILROAD CROSSING SIGNAL IMPROVEMENT PROJECT **0464**

**Sponsors:** City Manager Kenny Martin

**Attachments:** [2024-01-08- Amend S. Greenhill RR Xing Capital Proj budget for grant awards](#)  
[2024-01-08- Amend S. Greenhill RR Xing Capital Proj budget Exec Summary](#)

- 12A.** Ethics Commission Appointment of Gina Clarke for District 4 Commissioner Milele **0463**

**Sponsors:** Jennifer Milele

Appointment - Parks & Greenways Board: Terri Atwood **0467**

**Sponsors:** James Maness

**12. Adjournment**