

Mt. Juliet, Tennessee

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



Agenda

Monday, March 10, 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**[1092](#)**

Attachments: [Public Hearing Notice - 2nd Reading - 3-10-25](#)

2. Call to Order & Declare a Quorum Present**3. Set Agenda****4. Invocation & Pledge of Allegiance****5. Approval of Minutes****5.A. BoC Minutes February 24, 2025****[1084](#)**

Attachments: [BoC Minutes for 2-24-25](#)

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 - Annexation of 1191 Nonaville Rd****9.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 1191 NONAVILLE ROAD PROPERTY, LOCATED AT 1191 NONAVILLE ROAD, MAP 050 PARCELS 50.00, 98.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY****[1044](#)**

Sponsors: Planning Commission Positive Recommendation

Attachments: [1191 Nonaville - POS](#)

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

Sponsors: Planning Commission Positive Recommendation

Attachments: [1191 Nonaville Rd AX ORD](#)

[1191 Nonaville Rd AX SR](#)

[1191 Nonaville Road Legal Desc](#)

[1191 Nonaville Road Annexation 10 17 24 Exhibit B](#)

Legislative History

11/21/24 Planning Commission

**Positive Recommendation to the Board of Commissioners

1/13/25 Board of Commissioners

recommended for approval to the Board of Commissioners

- 9.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ **1045**
RELATIVE TO THE ANNEXATION OF 1191 NONAVILLE ROAD,
MAP 050 PARCELS 50.00, 98.00

Sponsors: Planning Commission Positive Recommendation

Attachments: [Res in Memorandum Relative to Annexation - 1191 Nonaville Rd](#)

10. Unfinished Business - Annexation of 2460 Old Lebanon Dirt Rd

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE **1042**
PROPERTY KNOWN AS THE 2460 OLD LEBANON DIRT ROAD
PROPERTY, LOCATED AT 2460 OLD LEBANON DIRT ROAD,
MAP 073 PARCELS 71.00, IN WILSON COUNTY, TENNESSEE,
LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Sponsors: Planning Commission Positive Recommendation

Attachments: [2460 Old Lebanon Dirt Rd - POS](#)

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

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

11/21/24 Planning Commission

**Positive Recommendation to the Board of Commissioners

1/13/25 Board of Commissioners

recommended for approval to the Board of Commissioners

- 10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ **1043**
RELATIVE TO THE ANNEXATION OF 2460 OLD LEBANON DIRT
ROAD, MAP 073, PARCEL 071.00

Sponsors: Planning Commission Positive Recommendation

Attachments: [Res in Memorandum Relative to Annexation - 2460 Old Lebanon Dirt Rd](#)

11. Unfinished Business - Annexation, Rezone, and Land Use Amendment of Chrisman Properties

- 11.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE **1046**
PROPERTY KNOWN AS THE CHRISMAN PROPERTIES
PROPERTY, LOCATED AT 9127 LEBANON ROAD MAP 054
PARCELS 63.00, 64.00, 65.00, IN WILSON COUNTY,
TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH
BOUNDARY

Sponsors: Planning Commission Positive Recommendation

Attachments: [Chrisman Properties - POS](#)

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

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/19/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/13/25	Board of Commissioners	recommended for approval to the Board of Commissioners

- 11.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ **1047**
RELATIVE TO THE ANNEXATION OF THE CHRISMAN
PROPERTIES, LOCATED AT 9127 LEBANON ROAD, MAP 054,
PARCELS 063.00, 064.00, 065.00

Sponsors: Planning Commission Positive Recommendation

Attachments: [Res in Memorandum Relative to Annexation - Chrisman Properties](#)

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

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/19/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/13/25	Board of Commissioners	recommended for approval to the Board of Commissioners

- 11.E.** AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS THE CHRISMAN PROPERTIES, LOCATED 9127 LEBANON ROAD, APPROXIMATELY 3.53 ACRES, MAP 054, PARCELS 063.00, 064.00, 065.00 FROM RS-40 TO CNS. **0973**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/19/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/13/25	Board of Commissioners	recommended for approval to the Board of Commissioners

12. Unfinished Business

- 12.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS SILVER SPRINGS PH. 8-13 LOCATED AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL. **0763**

Sponsors: Planning Commission Negative Recommendation

Attachments: [SilverSpringsPh8 LUA ORD](#)
[Silver Springs Ph8-13 LUA, AX, PUD Amend SR](#)
[Silver Springs Ph. 8-13 Exhibit A- LUA 7-12-24](#)
[Silver Springs LUA - Proof of Publication](#)

Legislative History

7/18/24	Planning Commission	negative recommendation
9/23/24	Board of Commissioners	recommended for approval
1/13/25	Board of Commissioners	referred to the Board of Commissioners
2/24/25	Board of Commissioners	recommended for approval to the Board of Commissioners

13. New Business

- 13.A.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.5 ACRES OF PROPERTY LOCATED AT 9385 LEBANON ROAD, MAP 054D, GROUP B, PARCEL 001.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1001**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Hayes Property AX ORD](#)
[Hayes Property 9385 Lebanon Rd AX SR PD](#)
[9385 Lebanon Rd - Exhibit A- Annexation 12-16-24](#)
[Hayes Property POS](#)

Legislative History

2/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 13.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.6 ACRES, PROPERTY LOCATED AT 340 JOHN WRIGHT ROAD, MAP 076, PARCEL 054.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1062**

Sponsors: Planning Commission Positive Recommendation

Attachments: [340 John Wright Rd AX ORD](#)
[340 John Wright Rd AX SR](#)
[340 John Wright Rd Exhibit A Annexation 1-15-25](#)
[340 John Wright Rd PoS](#)

Legislative History

2/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 13.C.** 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 SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL, TO INCLUDE A REQUIREMENT FOR PLAYGROUND FACILITIES IN SINGLE FAMILY RESIDENTIAL SUBDIVISIONS. **1070**

Sponsors: Planning Commission Positive Recommendation, Art Giles, Commissioner

Attachments: [ZOA Playground Single Family ORD](#)
[ZOA Playground Single Family SR](#)

Legislative History

2/20/25 Planning Commission

**Positive Recommendation to the Board of Commissioners

- 13.D.** AN ORDINANCE REINSTATING ORDINANCE 2020-11 AND EXTENDING THE INITIAL VESTING PERIOD FOR THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE DISTRICT BEING LOCATED AT 108 STONEY CREEK ROAD, IN THE CITY OF MT. JULIET, TN **1104**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance Reinstating and Extending The District PMDP Ordinance 2020-11](#)

- 13.E.** AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO APPROPRIATE FUNDS FOR A PROFESSIONAL SERVICES AGREEMENT WITH THE ARCHITECT WORKSHOP **1108**

Sponsors: Kenneth Martin, City Manager,

Attachments: [2025- Amd buget for CH needs assess Architect Workshop Mt.Juliet City Hall Space Needs Assessment Agreement](#)

- 13.F.** A RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE PROFESSIONAL SERVICES AGREEMENT WITH THE ARCHITECT WORKSHOP FOR A SPACE NEEDS STUDY FOR A PROPOSED CITY HALL **1107**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Res needs analysis for a new City Hall Mt.Juliet City Hall Space Needs Assessment Agreement](#)

- 13.G.** A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND BOWEN ENGINEERING CORPORATION FOR THE CONSTRUCTION OF AN EQUALIZATION BASIN AND PUMP STATION LOCATED ON OLD LEBANON DIRT ROAD AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **1090**

Sponsors: Kenneth Martin, City Manager,

Attachments: [2025-03-10, EQ Basin Resolution](#)
[2025-03-10, EQ Basin Resolution - Exec Summary Agreement](#)
[Bowen proposal WMS#23135](#)
[Bid tab #23135](#)
[Award Recommendation Letter](#)

14. Appointments

- 14.A.** Alcoholic Beverage Board Appointment **1105**

Sponsors: James Maness, Mayor

Attachments: [Sec. 4 28. Membership terms.](#)

15. Adjournment