

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, January 12, 2026

6:30 PM

Commission Chambers

Board of Commissioners

Public Hearing 6:15 PM

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

Public Hearing Notice - 1-12-2026

[1532](#)

Attachments: [Public Notice - Public Hearing - 1-12-26](#)

Mayor Maness opened the Public Hearing.

Danny Williams, 98 Tanglewood Drive- spoke in reference to the ROW annexation for S. Greenhill Road. He had questions about the design of improvements. Mayor Maness asked Public Works to get with Mr. Williams to answer his questions.

Al Williams, 801 Moreland Hills Drive- Spoke regarding the ROW annexation for S Greenhill. He wants to be sure there are no impacts to the church on the corner of S. Greenhill Road and Lebanon Road and wanted to be sure there were no tax increases on current residents for the road improvements associated with this annexation.

Mayor Maness closed the Public Hearing.

1. Call to Order & Declare a Quorum Present

Mayor Maness called the meeting order.

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

2. Set Agenda

Mayor Maness set the agenda, moving the following items to consent: 9A, 9C, 9E, 9F, 9G, 10A, 10B, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, and 10Q. The items were moved to consent without objection.

3. Invocation & Pledge of Allegiance

City Manager Kenny Martin led the invocation and Pledge of Allegiance.

4. Approval of Minutes

4.A. Meeting Minutes to be Approved - 12-8-2025

[1541](#)

Attachments: [Meeting Minutes to be Approved - 12-8-2025](#)

This Minutes were approved.

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Abstain: Commissioner Hefner

5. Citizens Comments

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

Mayor Maness opened the floor for citizen comments.

Jay Easter, with Pape Dawson (formerly Ragan Smith), 315 Woodland Street, stated that he was representing the Courtyard at McFarland project and wished to make the Commission aware that he was available to answer any questions, should they arise.

Stephen Hoekendorf, 393 Page Drive, expressed that residents deserve to hear directly from the Commission regarding its views on growth, waste, and taxes. He requested an explanation of how growth, taxation, and waste are being addressed.

Chad Keelan, 3971 Beckwith Road, stated that he was present in connection with his request for annexation should questions arise.

6. Commissioner Reports & Comments

Commissioner Giles thanked everyone who attended the Christmas Light Walk and expressed appreciation to the Mt. Juliet Band of Gold and Dunkin' Donuts for sponsoring the event. He also thanked Willoughby Station for allowing the City to use their parking lot. Additionally, he spoke about the Friends of BPAC organization and shared that it recently received a \$15,000 grant for connectivity. He expressed excitement about the award and thanked staff for their support of the organization.

Vice Mayor Trivett shared that both the Christmas Parade and the Christmas Light Walk were significant successes. He also took a moment to thank the City's first responders for all they do. In response to comments made by Mr. Hoekendorf, he stated that he believes the City may have grown too quickly, does not want to raise taxes, and is continually looking for ways to reduce waste.

Commissioner Hefner wished Mayor Maness a happy birthday and thanked everyone who were in attendance of the meeting. He noted that he was unable to attend the previous meeting due to the death of a close friend. He also shared information regarding resources available to individuals (veterans) who may be struggling or considering self-harm. Commissioner Hefner went on to state that he hopes to receive a second on the moratorium ordinance he is sponsoring.

Commissioner Milele addressed comments made by Mr. Hoekendorf, stating that growth is down, sales tax revenue has declined, and property taxes were reduced three times, which she felt contributed to a funding deficiency. She noted that the City reduced the general fund by \$6 million. Commissioner Milele stated that a work session will be held regarding the budget and proposed property tax increases. She also stated that she is not in favor of a moratorium and noted that a work session on sustainable growth was held in December, with the presentation and materials available on the City's website. She wished Mayor Maness and Commissioner Hefner a happy birthday.

Mayor Maness expressed hope that everyone had a wonderful Christmas and stated that he believed this year's parade was the best to date. He echoed Commissioner Giles' comments regarding the success of the Christmas Light Walk and wished Commissioner Hefner and Commissioner Milele a happy birthday. Regarding growth, Mayor Maness stated that his goal is to manage sustained growth, noting that growth will eventually slow and that it is important to carefully consider projects approved by the City, as the City is ultimately responsible for their long-term maintenance. He reminded the public that Mt. Juliet's property tax rate is among the lowest in the state and that the City provides a wide range of services, including EMS. His goal, he stated, is to keep taxes low. He also noted that identifying waste is not always straightforward, as opinions on that topic can vary.

7. City Manager's Report

City Manager Kenny Martin reported that two ribbon cuttings were held this past week, including The Back Nine and Surcheros, and encouraged residents to shop local whenever possible. He stated that if residents live within the city limits and can purchase goods or services locally, they should do so.

He announced that Texas Roadhouse, Havertys, and Rooms To Go will be opening soon and noted that there is significant interest in the previously occupied Whataburger location.

City Manager Martin gave a special recognition to the Public Works team for their continued dedication and service to the City. He specifically highlighted Matt White for his instrumental role in securing grants for road improvements, including \$24 million for the Central Pike Interchange project.

He also thanked the Board of Commissioners for their efforts and support in relocating the Senior Citizens Center to the former Police Department building.

8. Unfinished Business Consent Agenda Items:

8.A. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3336 N. [1347](#)
MT. JULIET ROAD, APPROXIMATELY 1.37 ACRES, MAP 054,
PARCEL 179.01 FROM RS-40 TO CTC

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness,
Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-01

8.B. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 6600 CENTRAL PIKE, APPROXIMATELY 8.21 ACRES, MAP 097, PARCEL 018.00 FROM RS-40 TO CMU. [1391](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-2

8.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 ARTICLES V, VI & VII, SECTIONS 5-103A, 5-103.4, 6-103A, 6-103.3 & 7-103A, BUILDING HEIGHT [1406](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Staff Report](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-3

8.D. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE HALE PROPERTY, LOCATED AT 2964 OLD LEBANON DIRT ROAD MAP 073 PARCEL 064.05, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1533](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 1-2026

8.E. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1393](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-4

8.F. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE [1534](#)
TO THE ANNEXATION OF APPROXIMATELY 6.58 ACRES OF
PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL
64.05

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness,
Commissioner Milele, and Commissioner Hefner
Enactment No: 2-2026

8.G. AN ORDINANCE AMENDING PART B OF THE UNIFIED [1468](#)
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 XIV, PUBLIC NOTICE, SECTION 14-109.4

Sponsors: Scott Hefner, Commissioner

Attachments: [Ordinance](#)
[Staff Report](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness,
Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-5

9. Unfinished Business

9.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, BY AMENDING ARTICLE 8-207.3. MINIMUM LOT AREA IN PUD OVERLAY DISTRICTS [1430](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Staff Report](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-6

9.B. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28, ARTICLE IX - TRUCK ROUTES [1505](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Ordinance](#)
[Exhibit A - Redline City Code](#)
[Exhibit B - Map of Truck Routes](#)

Discussion ensued.

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-7

9.C. AN ORDINANCE AMENDING ORDINANCE 2025-05 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2025 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2025 UNTIL DECEMBER 31, 2026

[1506](#)

Sponsors: James Maness, Mayor

Attachments: [Ordinance](#)
[Ordinance 2024-05](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-8

9.D. AN ORDINANCE AMENDING PART B OF THE LAND 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 IX, SECTION 9-106, ACCESS MANAGEMENT

[1451](#)

Sponsors: Jennifer Milele, Commissioner, Art Giles, Commissioner

Attachments: [Ordinance](#)
[Redline Zoning Regs – Access](#)
[Redline Zoning Regs – Access \(w/ PC’s recommendations\)](#)

Commissioner Milele made a motion to approve the ordinance, Commissioner Giles seconded. The printed copy provided at the table was accepted for consideration, without objection. The City Attorney explained an incorrect version was uploaded to the packet and the version passed out at the table was the exact version at 1st reading. Commissioner Milele made a motion to remove the last sentence in Section 2, Commissioner Giles seconded, the sentence was stricken w/o objection. Commissioner Milele made a motion to remove the following sentence "When both stubs can be connected it is the financial responsibility of each owner to pay for their property portion of the connection" in Section 3, Commissioner Giles seconded. Discussion ensued. Mayor Maness made a motion to hold a work shop for further discussion and to defer until after the work session. Commissioner Hefner seconded. The item was unanimously deferred.

This Ordinance was deferred to the Board of Commissioners due back on 2/23/2026

RESULT: DEFERRED
MOVER: James Maness
SECONDER: Scott Hefner

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

South Greenhill Road - Annexation

9.E. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE SOUTH GREENHILL ROAD AND RIGHT OF WAY, LOCATED AT SOUTH GREENHILL ROAD FROM THE FROM THE EXISTING CITY LIMITS NEAR THE LEBANON ROAD INTERSECTION TO THE SOUTHEASTERN PROPERTY CORNER OF PARCEL 053 152.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1535](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

This Resolution was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 3-2026

9.F. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET THE PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT SOUTH GREENHILL ROAD FROM THE FROM THE EXISTING CITY LIMITS NEAR THE LEBANON ROAD INTERSECTION TO THE SOUTHEASTERN PROPERTY CORNER OF PARCEL 053 152.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY: [1210](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

This Ordinance was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-9

9.G. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF THE PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT SOUTH GREENHILL ROAD FROM THE FROM THE EXISTING CITY LIMITS NEAR THE LEBANON ROAD INTERSECTION TO THE SOUTHEASTERN PROPERTY CORNER OF PARCEL 053 152.00

[1536](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

This Resolution was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 4-2026

3971 Beckwith Road - Annexation and Rezone

9.H. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE KEELEAN PROPERTY, LOCATED AT 3971 BECKWITH ROAD MAP 078 PARCEL 021.06, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

[1528](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Mayor Maness made a motion to hear Items 9H, 9I, and 9J together, which was approved without objection. Vice Mayor Trivett made the motion, and Commissioner Hefner seconded.

Mayor Maness questioned staff regarding an email he received concerning a zoning violation on the subject property. Discussion ensued.

The applicant, Chad Keelan, 3971 Beckwith Road, addressed the Board and stated that he resides within a city neighborhood and uses the subject property to store recreational vehicles and equipment, including RVs and dirt bikes, as well as for riding dirt bikes. He further stated that a lawsuit with the County is currently on hold pending annexation into the City.

Mayor Maness made a motion to defer the items for 30 days to allow the City Attorney the opportunity to obtain additional information from the County Attorney. Commissioner Milele seconded the motion.

This Resolution was deferred to the Board of Commissioners due back on 2/23/2026

RESULT: DEFERRED

MOVER: James Maness

SECONDER: Jennifer Milele

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

9.I. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 5.21 ACRES OF PROPERTY AT 3971 BECKWITH ROAD MAP 078, PARCEL 021.06, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1446](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Mayor Maness made a motion to hear Items 9H, 9I, and 9J together, which was approved without objection. Vice Mayor Trivett made the motion, and Commissioner Hefner seconded.

Mayor Maness questioned staff regarding an email he received concerning a zoning violation on the subject property. Discussion ensued.

The applicant, Chad Keelan, 3971 Beckwith Road, addressed the Board and stated that he resides within a city neighborhood and uses the subject property to store recreational vehicles and equipment, including RVs and dirt bikes, as well as for riding dirt bikes. He further stated that a lawsuit with the County is currently on hold pending annexation into the City.

Mayor Maness made a motion to defer the items for 30 days to allow the City Attorney the opportunity to obtain additional information from the County Attorney. Commissioner Milele seconded the motion.

This Resolution was deferred to the 2/23/2026 Board of Commissioners meeting.

RESULT: DEFERRED

MOVER: James Maness

SECONDER: Jennifer Milele

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

9.J. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 3971 BECKWITH ROAD MAP 078 PARCEL 021.06

[1529](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Mayor Maness made a motion to hear Items 9H, 9I, and 9J together, which was approved without objection. Vice Mayor Trivett made the motion, and Commissioner Hefner seconded.

Mayor Maness questioned staff regarding an email he received concerning a zoning violation on the subject property. Discussion ensued.

The applicant, Chad Keelan, 3971 Beckwith Road, addressed the Board and stated that he resides within a city neighborhood and uses the subject property to store recreational vehicles and equipment, including RVs and dirt bikes, as well as for riding dirt bikes. He further stated that a lawsuit with the County is currently on hold pending annexation into the City.

Mayor Maness made a motion to defer the items for 30 days to allow the City Attorney the opportunity to obtain additional information from the County Attorney. Commissioner Milele seconded the motion.

This Resolution was deferred to the 2/23/2026 Board of Commissioners meeting.

RESULT: DEFERRED

MOVER: James Maness

SECONDER: Jennifer Milele

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

9.K. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 3971 BECKWITH ROAD, APPROXIMATELY 5.21 ACRES, MAP 078, PARCEL 021.06 FROM WILSON COUNTY R-1 TO CI, INTERCHANGE COMMERCIAL

[1447](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Mayor Maness made a motion to hear Items 9H, 9I, and 9J together, which was approved without objection. Vice Mayor Trivett made the motion, and Commissioner Hefner seconded.

Mayor Maness questioned staff regarding an email he received concerning a zoning violation on the subject property. Discussion ensued.

The applicant, Chad Keelan, 3971 Beckwith Road, addressed the Board and stated that he resides within a city neighborhood and uses the subject property to store recreational vehicles and equipment, including RVs and dirt bikes, as well as for riding dirt bikes. He further stated that a lawsuit with the County is currently on hold pending annexation into the City.

Mayor Maness made a motion to defer the items for 30 days to allow the City Attorney the opportunity to obtain additional information from the County Attorney. Commissioner Milele seconded the motion.

This Ordinance was deferred to the 2/23/2026 Board of Commissioners meeting.

RESULT: DEFERRED
MOVER: James Maness
SECONDER: Jennifer Milele

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

Courtyards at McFarland - Annexation and Rezone

9.L. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE COURTYARDS AT MCFARLAND PROPERTY, LOCATED AT 5025 OLD LEBANON DIRT ROAD MAP 077 PARCELS 001.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1530](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Mayor Maness made a motion to hear Items 9L, 9M, 9N, and 9O together. The motion passed without objection.

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Nay: Mayor Maness, and Commissioner Hefner
Enactment No: 5-2026

9.M. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 39.34 ACRES, PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1174](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Nay: Mayor Maness, and Commissioner Hefner
Enactment No: 2026-10

9.N. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 5025 OLD LEBANON DIRT ROAD MAP 077 PARCELS 001.00

[1531](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Nay: Mayor Maness, and Commissioner Hefner
Enactment No: 6-2026

9.O. AN ORDINANCE TO REZONE APPROXIMATELY 39.34 ACRES OF PROPERTY AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03 FROM WILSON COUNTY R-1 TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE COURTYARDS AT MCFARLAND

[1175](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Mayor Maness made a motion to hear Items 9L, 9M, 9N, and 9O together. The motion passed without objection. Vice Mayor Bill Trivett made the motion, and Commissioner Art Giles seconded.

Jay Easter of Pape-Dawson represented the project. Discussion ensued. Mayor Maness made a motion to designate the easterly “public access” as a private street. Commissioner Milele seconded the motion. The motion carried unanimously.

Mayor Maness made a motion to amend Planning Condition 32 to read as follows:

“32. The following items must be completed prior to the issuance of the 75th Residential Certificate of Occupancy:

Phase 1 Commercial Building of 5,500 square feet or greater shall be constructed along the commercial property frontage on Old Lebanon Dirt Road.

Remaining phases shall be graded to pad-ready condition with stubbed utilities.”

Commissioner Milele seconded the motion. The motion carried unanimously.

Commissioner Giles made a motion requiring that a permanent fence be erected around the perimeter of the cemetery and that a paved walkway, no less than five (5) feet in width, to the cemetery be completed in Phase 1. Commissioner Milele seconded the motion. The motion carried unanimously.

The meeting recessed for 5 minutes. The meeting reconvened.

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED AS AMENDED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Nay: Mayor Maness, and Commissioner Hefner

Enactment No: 2026-11

10. New Business

10.A. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 025.00 & 075.07 IN THE CITY OF MT. JULIET. [1483](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

This Ordinance was approved for Second Reading, due back to the Board of Commissioners on 2/9/2026.

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

10.B. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE AT PLEASANT GROVE PLANNED UNIT DEVELOPMENT, LOCATED ON PLEASANT GROVE ROAD, MAP 076, PARCELS 037.00, 037.01 & 040.00 IN THE CITY OF MT. JULIET. [1489](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

This Ordinance was approved for Second Reading due back to the Board of Commissioners on 2/9/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

- 10.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 ARTICLE V, SECTION 5-104.3, VARIABLE LOT RESIDENTIAL DEVELOPMENT [1493](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline Zoning Regs - Variable Lots](#)
[Staff Report](#)

This Ordinance was approved for Second Reading due back to the Board of Commissioners on 2/23/2026.

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

- 10.D.** 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 VIII, OVERLAY DISTRICTS, SECTION 8-207.5, OPEN SPACE REQUIREMENTS [1494](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline Zoning Regs - Open Space](#)
[Staff Report](#)

After discussion, Commissioner Milele made a motion to amend to the open space requirements from 20% to 15%, Vice Mayor Trivett seconded. The motion carries by vote of 3-2-0, Mayor Maness and Commissioner Hefner voted nay.

This Ordinance was approved for second reading, due back to the Board of Commissioners on 2/23/2026.

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Nay: Commissioner Hefner

10.E. AN ORDINANCE TO REZONE PROPERTY LOCATED 13135
LEBANON ROAD, APPROXIMATELY 0.35 ACRES, MAP 53K, PARCEL
027.00 FROM RS-40, LOW DENSITY RESIDENTIAL TO CRC,
COMMERCIAL RETAIL CENTER

[1511](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

This Ordinance was approved for second reading, due back to the Board of Commissioners on 2/23/2026.

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Art Giles

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

Nay: Commissioner Hefner

- 10.F.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET. [1516](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Staff Report](#)

Following discussion by the Commission, Kris Koewan, 2555 Meridian Boulevard, Franklin, who represented the project, responded to questions from the Commission. He stated that the delays in the required improvements are due to Piedmont Gas and the relocation of their utility lines.

Vice Mayor Trivett made a motion to amend Condition 1 in Section 1 to read as follows:

1. The Benders Ferry Road improvements shall be completed by whichever occurs first: July 31, 2026, or the issuance of the 50th Certificate of Occupancy.

Commissioner Hefner seconded the motion. The motion failed by a vote of 2-3-0, with Mayor Maness, Commissioner Giles, and Commissioner Milele voting nay

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/9/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Nay: Mayor Maness, and Commissioner Milele

- 10.G.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 2 REGARDING RESIDENCY REQUIREMENTS [1552](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Ordinance](#)
[Exhibit A - Redline City Code - Residency](#)
[Ordinance 2023-33](#)

This Ordinance was approved for second reading, due back to the Board of Commissioners on 1/26/2026.

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Commissioner Milele, and Commissioner Hefner

Nay: Vice Mayor/Commissioner Trivett, and Mayor Maness

10.H. AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE

[1553](#)

Sponsors: Scott Hefner, Commissioner

Attachments: [Ordinance](#)

The Commission discussed the proposal and directed questions to staff. Mayor Maness recognized Tim Forkum, Utilities Director, to address sewer capacity in north Mt. Juliet.

Mayor Maness made a motion to remove the zoning classifications CMU and CTC from the proposed ordinance. Commissioner Hefner seconded. The motion carried unanimously.

Mayor Maness made a motion to replace the word “multifamily” in Sections 1 and 2 with RM-8 and RM-16. Vice Mayor Trivett seconded. The motion carried unanimously.

Commissioner Hefner moved the previous question. Vice Mayor Trivett seconded. The motion to close debate was approved by a vote of 3-1-0, with Commissioner Giles absent for the vote.

The motion to approve this Ordinance for second reading and forward this Ordinance to the Planning Commission for the meeting scheduled on February 19, 2026. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

Nay: Commissioner Milele

Away : Commissioner Giles

10.I. A RESOLUTION APPROVING A POLICE CANINE TRANSFER AGREEMENT AND RELEASE WAIVER FOR CANINE AKSEL BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND BRIAN DALHOVER [1537](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Police Canine Transfer Agreement & Release Waiver \(Aksel\)](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 7-2026

10.J. RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE HWY 70 PUMP STATION VALVE REPLACEMENT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1539](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)
[Agreement](#)
[Award Recommendation Letter](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 8-2026

10.K. RESOLUTION APPROVING AGREEMENTS BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND VARIOUS ENGINEERING FIRMS FOR DESIGN AND CONSTRUCTION INSPECTION SERVICES ON CITY CAPITAL TRANSPORTATION PROJECTS AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENTS

[1544](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)
[OLDR WSP Contract Supplement #7](#)
[OLDR - SSR CEI Agreement](#)
[PleasantGroveRd Barge Contract Amendment 1](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 9-2026

10.L. A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT PROPERTY AS SURPLUS TO BE DONATED TO OVERTON COUNTY EMA

[1545](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 10-2026

10.M. A RESOLUTION ACCEPTING A DONATION OF A DIESEL ENGINE PORTABLE LIGHT TOWER FOR THE CITY OF MT. JULIET POLICE DEPARTMENT

[1551](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 11-2026

6325 Central Pike - Annexation and Rezone

10.N. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY ONE (1) ACRE OF PROPERTY AT 6325 CENTRAL PIKE, MAP 097, PARCEL 14.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

[1517](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)
[Plan of Services](#)

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

10.O. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6325 CENTRAL PIKE, APPROXIMATELY ONE (1) ACRE, MAP 097, PARCEL 14.01 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1518](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

6365 Central Pike - Annexation and Rezone

10.P. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6365 CENTRAL PIKE, MAP 097, PARCEL 14.00, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY. [1519](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)
[Plan of Services](#)

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

- 10.Q.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6365 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 14.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE. [1520](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

6391 Central Pike - Annexation and Rezone

- 10.R.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6391 CENTRAL PIKE, MAP 097, PARCEL 15.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1521](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)
[Plan of Services](#)

Commissioner Milele noted that the acreage is listed in the ordinance as .92 acres and needs to be correctly shown as 2 acres, and made a motion to replace .92 with 2 acres, Mayor Maness seconded. The motions carries unanimously.

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

10.S. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6391 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 15.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1523](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Commissioner Milele noted that the acreage is listed in the ordinance as .92 acres and needs to be correctly shown as 2 acres, and made a motion to replace .92 with 2 acres, Mayor Maness seconded. The motions carries unanimously.

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

11. Appointments

11.A. Joint Economic & Community Development Board Appointment - Position #9 [1426](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [JECDB Position #9 - Letter](#)

Mayor Maness appointed Commissioner Scott Hefner to the Joint Economic and Community Development Board. The appointment was approved by unanimous consent.

A motion was made that this appointment be approved. The motion carried by the following vote:

RESULT: APPROVED

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

12. Adjournment

The meeting adjourned at 9:57pm.

Mayor James Maness

Jennifer Hamblen, CMC, City Recorder