



# Mt. Juliet, Tennessee

## Board of Commissioners

### Agenda

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

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**Monday, August 12, 2024**

**6:30 PM**

**Commission Chambers**

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1. **Presentations 5:45 PM - 6:00 PM Proclamations to raise awareness for Human Trafficking**

2. **Public Hearing 6:15 PM**

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

3. **Public Notice**

3.A. Public Notice

[0782](#)

**Attachments:** [Public Notice 2nd Reading 8-12-24](#)

- An ordinance amending the Land Use Map and Plan of the City of Mt. Juliet.
- An ordinance to rezone the property known as The Smiley Property located at 815 John Wright Rd, Map 076, Parcel 059.00, from RS-40 to RS-30.

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

5. **Set Agenda**

6. **Invocation & Pledge of Allegiance**

7. **Approval of Minutes**

7.A. Approval of July 22, 2024 Minutes

[0788](#)

**Attachments:** [MeetingMinutes 7-22-24](#)

8. **Citizens Comments**

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

9. **Commissioner Reports & Comments**

10. **City Manager's Report**

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

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

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [8 FLU Map Amendment SR](#)  
[UGB LUA ORD](#)  
[Final Urban Growth Boundary Map 4 1 24](#)

**Legislative History**

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

**11.B. AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS THE SMILEY PROPERTY LOCATED 815 JOHN WRIGHT ROAD, MAP 076, PARCEL 059.00, FROM RS-40 TO RS-30 [0692](#)**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [1 Smiley Property RZ SR](#)  
[Smiley Property RZ ORD](#)  
[Smiley Property Legal Desc](#)  
[815 John Wright Road Rezone Planning Comm 4 24 24](#)

**Legislative History**

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

**12. Unfinished Business - Ordinances 1st Reading - Deferred 7/8/24 and 7/22/24**

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

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

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

7/22/24	Board of Commissioners	deferred to the Board of Commissioners
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**12.B.** AN ORDINANCE TO REZONE APPROXIMATELY 22.64 ACRES OF PROPERTY AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 AND 102.00 FROM CG AND CRC TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ELLIOTT RESERVE [0691](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [3 Elliott Reserve LUA PMDP PUD SR](#)  
[Elliott Reserve PMDP PUD ORD](#)  
[Elliott Reserve Legal Desc](#)  
[Elliott Reserve Lebanon Road PMDP PUD Rezone 6 4 2](#)  
[4](#)  
[Elliot Reserve - Deferral Request](#)

**Legislative History**

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

**13. New Business - Ordinances - 1st Reading**

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

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

7/18/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 13.B.** AN ORDINANCE ANNEXING THE SOUTH GREENHILL ROAD AND RIGHT OF WAY, LOCATED AT SOUTH GREENHILL ROAD FROM THE NORTHERN PROPERTY CORNER OF 6105 FREEMANTLE CT TO THE NORTHERN PROPERTY CORNER OF PARCEL 073 008.04, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **0698**

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

6/20/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
7/22/24	Board of Commissioners	deferred to the Board of Commissioners

- 13.C.** AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF MT. JULIET, TENNESSEE, SECTION 28-22, TO ADD THE FIRE CHIEF AS A VOTING MEMBER OF THE TRAFFIC COMMISSION **0790**

**Sponsors:** James Maness, Mayor

**Attachments:** [FireChief2trafficCommission](#)

- 13.D.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CITY CODE TO NOT ALLOW ANY CONSTRUCTION OR COMMERCIAL VEHICLES TO BLOCK STREETS/ROADWAYS INSIDE THE CITY LIMITS FROM 7 AM - 9 AM AND 3 PM - 5 PM MONDAY - FRIDAY **0794**

**Sponsors:** Ray Justice, Commissioner

**Attachments:** [No Construction - Commercial vehicles blocking roadways](#)

**14. Resolutions**

- 14.A.** RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE MASS GRADING OF 620 CLEMMONS ROAD AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT **0787**

**Sponsors:** Kenneth Martin

**Attachments:** [2024-8-12, Mass Grading Construction Contract Resolution](#)  
[2024-8-12, Mass Grading Contract Exec Summary](#)  
[620 Clemmons Mass Grading - Construction Contract](#)



**14.B.** RESOLUTION OF THE MT. JULIET BOARD OF COMMISSIONERS, WILSON COUNTY, TENNESSEE, REQUESTING ALL PUBLIC SAFETY TELECOMMUNICATORS IN MT. JULIET, BE ELEVATED TO THE STATUS OF FIRST RESPONDERS **0791**

**Sponsors:** James Maness, Mayor

**Attachments:** [Resolution-FirstResponders](#)

**14.C.** RESOLUTION OF THE MT. JULIET BOARD OF COMMISSIONERS, WILSON COUNTY, TENNESSEE, SUPPORTING THE AGREED FLOOR PLAN WITH THE MT. JULIET SENIOR ACTIVITY CENTER **0793**

**Sponsors:** James Maness, Mayor

**Attachments:** [Resolution-SupportingFloorPlan](#)  
[MJCS A1.01 7 30 2024 Floor Plan](#)

**15. Appointment**

**15.A.** Appointment: Stakeholder Committee for Roadway Safety Action Plan **0783**

**Sponsors:** James Maness, Mayor

**16. Adjournment**



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0782

**Agenda Date:** 8/12/2024

**Agenda #:** 3.A.

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**Title:**

Public Notice

## **Public Notice**

The Board of Commissioners of the City of Mt. Juliet will consider the following on 2<sup>nd</sup> and final reading on August 12, 2024, at 6:15 PM:

- An ordinance amending the Land Use Map and Plan of the City of Mt. Juliet.
- An ordinance to rezone the property known as The Smiley Property located at 815 John Wright Rd, Map 076, Parcel 059.00, from RS-40 to RS-30.

The public is invited to attend and comment.

Kenneth D. Martin, City Manager  
City of Mt. Juliet



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0788

**Agenda Date:** 8/12/2024

**Agenda #:** 7.A.

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**Title:**

Approval of July 22, 2024 Minutes



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**1. MarketGraphics Research Group - Edsel Charles 5:15 PM to 6 PM**

**1.A. Presentation from Edsel Charles, MarketGraphics Research Group, Inc.**

[0755](#)

- Five economic and social effects that can affect a county or city if certain policies are adopted
- Housing market in Wilson County over the next five years
- Retirees & Housing
- Economic forecast for the county & housing

**Attachments:** [7-22-24 Edsel Charles- MarketGraphics Research Group](#)

**2. Public Hearing 6:15 PM**

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

**2.A. Public Hearing - 6:15 PM**

[0775](#)

- Amend Part C of the Unified Land Development Code known as the Stormwater Ordinance
- Amend the City Code Chapter 26, Taxation, To create a new Article VII to Establish a Central Business Improvement District (CBID)

**Attachments:** [7-22-24 2nd Reading](#)

Called to order at 5:18 PM

Citizens Comments: No pros or cons voiced

Mr. Edsel Charles, Market Graphics Research Group presented the Market Research data for the next five years.

Adjourned at 6:00 PM

**Present:** Mayor James Maness, Commissioner Jennifer Milele, Commissioner Ray Justice, and Commissioner Scott Hefner

**Absent:** Vice Mayor and Commissioner Bill Trivett

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

at 6:30 pm

**4. Set Agenda**

Police Foundation after City Manager Report

**5. Invocation & Pledge of Allegiance**

Communications Director Justin Beasley

**6. Approval of Minutes**

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, to approved this . The motion carried by the following vote:

**RESULT:** APPROVED

**MOVER:** Jennifer Milele

**SECONDER:** Scott Hefner

**Aye:** Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

**Absent:** Vice Mayor and Commissioner Trivett

**6.A.** Approval of July 9, 2024 Minutes

[0776](#)

**Attachments:** [Minutes to approve for 7-8-24](#)

**7. Citizens Comments**

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

Jake Porter, CSDG 11B & 11C Elliott Reserve requested a one meeting deferral.

Stephanie Beemer, Opposed to Elliott Reserve

Eric Fisher, Whitley Way, Opposed to Elliott Reserve Feels the City Staff should have a vote since they are the experts. How can Final be addressed if the Preliminary is not approved. This is fundamentally flawed.

Tyler, 433 Whitley Way: Opposed to Elliott Reserve as presented.

591 Montrose Drive: Opposed to Elliott Reserve.

## 8. Commissioner Reports & Comments

Commissioner Justice: We have a lot of things going on in Mt. Juliet. Received phone calls and emails about a comment made by a would be developer. This commission has been guilty of silliness but not over partisan. Proud of the Mayor for sponsoring a Resolution on the agenda tonight asking for Prayer and Fasting for the Nation, State and City.

Commissioner Hefner: Thanked those in attendance, watching online, phone calls and emails. School will begin in 2 weeks, please be mindful of the kids and school buses. Heartfelt thank you to the teachers for educating our children. Beazer Homes, thank you for taking the steps to hire a full time monitoring service to help ensure construction traffic stays out of Jackson Hills. The Police Foundation is not related to the MJPD but will benefit the officers.

Commissioner Milele: Thanked everyone for attending tonight. School is starting. Excited to having Texas Roadhouse.

## 9. City Manager's Report

Thanked everyone for attending. There was some localized flooding. On behalf of the Vice Mayor he is traveling out of town due to his employment. Public Works is working with the development in his district on drainage. Please patronize the local businesses when purchasing school supplies.

Mt. Juliet Police Foundation - Sam Shallenburger: Founder, President of MJ Police Foundation with Andy Long who is Founding Board Member. Purpose is to support Law Enforcement in MJ. We want to help the officer, dispatcher, records clerk. Instagram, Listed Board Members. Have assisted a grant to officer with storm damage and another officer who has medical issues. Will have a Facebook account.

## 10. Unfinished Business - Ordinances 2nd Reading

### 10.A. AN ORDINANCE TO AMEND THE MT. JULIET CITY CODE CHAPTER 26, TAXATION, TO CREATE A NEW ARTICLE VII TO ESTABLISH A CENTRAL BUSINESS IMPROVEMENT DISTRICT

[0679](#)

**Sponsors:** City Manager Kenny Martin

**Attachments:** [CBID ordinance-502494786-v4](#)  
[CBID- Golden Bear - Subdivision Plat \(GW Markup\) - 2024.06.05](#)  
[CBID Petition with signature](#)

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

**RESULT:** ADOPTED

**MOVER:** Scott Hefner

**SECONDER:** Ray Justice

**Aye:** Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

**Absent:** Vice Mayor and Commissioner Trivett  
Enactment No: 2024-35

**10.B. AN ORDINANCE AMENDING PART C OF THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE STORMWATER ORDINANCE** [0680](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Red Line Storm Water](#)  
[Stormwater Clean Copy](#)  
[Amend Stormwater Ordinance](#)

Discussion was held.

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Ray Justice

**Aye:** Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

**Absent:** Vice Mayor and Commissioner Trivett  
Enactment No: 2024-36

**11. Unfinished Business - Ordinances 1st Reading Deferred from July 8, 2024**



**11.A. AN ORDINANCE TO REZONE APPROXIMATELY 0.48 ACRES OF PROPERTY AT 2190 N. MT. JULIET ROAD, MAP 072I, GROUP C, PARCEL 011.00 FROM CTC TO CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN 2190 NMJR CONVENIENCE STORE**

[0669](#)

**Sponsors:** Planning Commission Negative Recommendation

**Attachments:** [12 ConvenienceStore 2190NMJR PMDP PUD SR](#)  
[2190 NMJR Convenience Store PMDP PUD ORD](#)  
[2190 NMJR Legal Desc](#)  
[2190 N Mt Juliet Road Exhibit B Rezone 5 10 24](#)  
[Rezone 2190 N MJ Road - Gas station - email to defer](#)

Discussion was held.

Motion made by Commissioner Justice to require a traffic study, seconded by Commissioner Hefner.

Discussion was held.

Commissioner Justice and Commissioner Hefner rescinded the motion to require a traffic study.

Motion made by Commissioner Justice to defer for one meeting, Seconded by Mayor Maness.

A motion was made by Commissioner Justice, seconded by Mayor Maness, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 8/12/2024. The motion carried by the following vote:

**RESULT:** DEFERRED

**MOVER:** Ray Justice

**SECONDER:** James Maness

**Aye:** Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

**Absent:** Vice Mayor and Commissioner Trivett

**11.B. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS ELLIOTT RESERVE LOCATED AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 & 102.00, FROM THOROUGHFARE COMMERCIAL TO MIXED-USE**

[0690](#)

**Sponsors:** Planning Commission Positive Recommendation

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

Mayor Maness read items 11.B. & 11.C., Elliot Reserve, with no objections voiced.

Motion made by Mayor Maness to defer both items for one meeting. Seconded by Commissioner Justice

A motion was made by Mayor Maness, seconded by Commissioner Justice, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 8/12/2024. The motion carried by the following vote:

**RESULT:** DEFERRED

**MOVER:** James Maness

**SECONDER:** Ray Justice

**Aye:** Mayor Maness, Commissioner Milele, and Commissioner Justice

**Absent:** Vice Mayor and Commissioner Trivett, and Commissioner Hefner

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

**0691**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [3 Elliott Reserve LUA PMDP PUD SR](#)  
[Elliott Reserve PMDP PUD ORD](#)  
[Elliott Reserve Legal Desc](#)  
[Elliott Reserve Lebanon Road PMDP PUD Rezone 6 4 24](#)  
[Elliot Reserve - Deferral Request](#)

A motion was made by Mayor Maness, seconded by Commissioner Justice, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 8/12/2024. The motion carried by the following vote:

**RESULT:** DEFERRED

**MOVER:** James Maness

**SECONDER:** Ray Justice

**Aye:** Mayor Maness, Commissioner Milele, and Commissioner Justice

**Absent:** Vice Mayor and Commissioner Trivett, and Commissioner Hefner

**12. New Business - Ordinance 1st Reading**

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

**Sponsors:** Planning Commission Positive Recommendation

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

Discussion was held on new TCA that became effective on 7/1/24.

Motion made by Mayor Maness to defer until Planning Commission has held a Public Hearing as required by state law, seconded by Commissioner Milele. Per City Attorney email 7/24/24, it was decided that this does not have to go back to the Planning Commission.

A motion was made by Mayor Maness, seconded by Commissioner Milele, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 8/12/2024. The motion carried by the following vote:

**RESULT:** DEFERRED

**MOVER:** James Maness

**SECONDER:** Jennifer Milele

**Aye:** Mayor Maness, Commissioner Milele, and Commissioner Justice

**Absent:** Vice Mayor and Commissioner Trivett, and Commissioner Hefner

**13. New Business - Resolutions**

**13.A. A RESOLUTION DECLARING CITY OF MT. JULIET FIRE/EMS DEPARTMENT AMBULANCE AS SURPLUS TO BE TRADED IN FOR A NEW AMBULANCE** [0773](#)

**Sponsors:** Kenneth Martin

**Attachments:** [Declare FD Ambulance as Surplus to be traded July 2024](#)  
[Exec Summary - Res to declare FD Ambulance as surplus July 2024](#)

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

**RESULT:** ADOPTED

**MOVER:** Ray Justice

**SECONDER:** Jennifer Milele

**Aye:** Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

**Absent:** Vice Mayor and Commissioner Trivett  
Enactment No: 46-2024

#### 14. Adjournment

#### 13.B. A RESOLUTION CONFIRMING THE INCORPORATION NAME OF THE CITY OF MT. JULIET, TENNESSEE AS "MT." JULIET, NOT "MOUNT" JULIET

[0774](#)

**Sponsors:** Ray Justice, Commissioner

**Attachments:** [Mt. Juliet as correct spelling](#)

Discussion was held.

Motion made by Commissioner Justice to send a copy to Post Master General, state, and federal offices, or private organizations as staff seems fit to accomplish our goal, seconded by Commissioner Hefner

Vote Yea: Unanimous

Back on original resolution as amended one time.

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Ray Justice

**Aye:** Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

**Absent:** Vice Mayor and Commissioner Trivett  
Enactment No: 47-2024

#### 13.C. A RESOLUTION TO SUPPORT TENNESSEE HOUSE JOINT RESOLUTION 803

[0778](#)

**Sponsors:** James Maness, Mayor

**Attachments:** [HJR803 Support](#)

Discussion was held

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Scott Hefner

**Aye:** Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

**Absent:** Vice Mayor and Commissioner Trivett  
Enactment No: 48-2024

**12. Adjournment**

Adjournment at 7:52 PM

\_\_\_\_\_  
Mayor James Maness

\_\_\_\_\_  
City Recorder Sheila S. Lockett, MMC



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0689  
11.A.

**Agenda Date:** 8/12/2024

**Agenda #:**

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**Title:**

**AN ORDINANCE AMENDING THE LAND USE MAP AND PLAN OF THE CITY OF MT. JULIET**



## MEMORANDUM

**Date:** June 20, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Future Land Use Map Amendment  
Map – Various  
Parcel - Various

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**Request:** Staff requests an amendment to the City’s future land use map.

**Summary:** Recently, jurisdictions in Wilson County revised their urban growth boundaries. These revisions have been approved at the County and State level. Mt. Juliet’s urban growth boundary picked up some area (55.30sq.mi. to 55.37sq.mi.) in this revision process and the City’s future land use map must be updated to include the property added. The parcels added and the future land use designation proposed for each is outlined below:

1. 2724 LEESA ANN LN - 074E I 02800 – Medium Density Residential
2. 3000 DARRINGTON WAY - 074E I 02700 – Medium Density Residential
3. 2725 LEESA ANN LN - 074E I 02600 – Medium Density Residential
4. 3002 DARRINGTON WAY - 074E I 02500 – Medium Density Residential
5. 3004 DARRINGTON WAY - 074E I 02400 – Medium Density Residential
6. 3006 DARRINGTON WAY - 074E I 02300 – Medium Density Residential
7. 3008 DARRINGTON WAY - 074E I 02200 – Medium Density Residential
8. 3010 DARRINGTON WAY - 074E I 02100 – Medium Density Residential
9. 3009 DARRINGTON WAY - 074E I 02000 – Medium Density Residential
10. 3007 DARRINGTON WAY - 074E I 01900 – Medium Density Residential
11. 3005 DARRINGTON WAY - 074E I 01800 – Medium Density Residential
12. GRANDVIEW CIRCLE - 052L D 01500 – Thoroughfare Commercial
13. GRANDVIEW DRIVE - 052L D 02900 – Thoroughfare Commercial
14. GRANDVIEW DRIVE - 053I C 02400 – Thoroughfare Commercial
15. 7420 LEBANON RD - 055 07100 – Low Density Residential
16. 7412 LEBANON RD - 055 07002 – Low Density Residential
17. LEBANON ROAD - 055 07003 – Low Density Residential
18. Northern Portion of Cedar Creek Yacht Club – No Parcel Data – No Future Land Use – USACE Property

**Recommendation:** Staff recommends the Planning Commission forward this land use map amendment to the Board of Commissioners with a recommendation for approval.



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE LAND USE MAP AND PLAN OF THE CITY OF MT. JULIET**

**WHEREAS**, the City’s Urban Growth Boundary was amended and the City’s Future Land Use Plan will be updated to include the parcels added to the UGB and to give them a future land use designation; and

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of June 20, 2024, and forwarded a positive recommendation to the Board of Commissioners (8-0-0); and

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_, 2024 and notice thereof published in the Chronicle of Mt. Juliet on \_\_\_\_\_; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan as described in this ordinance.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** – LAND USE PLAN AMENDMENT. The land use plan and map for the property described in Exhibit A is amended as follows with the addition of the following parcels and the designation of the following land use classifications:

1. 2724 LEESA ANN LN - 074E I 02800 – Medium Density Residential
2. 3000 DARRINGTON WAY - 074E I 02700 – Medium Density Residential
3. 2725 LEESA ANN LN - 074E I 02600 – Medium Density Residential
4. 3002 DARRINGTON WAY - 074E I 02500 – Medium Density Residential
5. 3004 DARRINGTON WAY - 074E I 02400 – Medium Density Residential
6. 3006 DARRINGTON WAY - 074E I 02300 – Medium Density Residential
7. 3008 DARRINGTON WAY - 074E I 02200 – Medium Density Residential
8. 3010 DARRINGTON WAY - 074E I 02100 – Medium Density Residential
9. 3009 DARRINGTON WAY - 074E I 02000 – Medium Density Residential
10. 3007 DARRINGTON WAY - 074E I 01900 – Medium Density Residential
11. 3005 DARRINGTON WAY - 074E I 01800 – Medium Density Residential
12. GRANDVIEW CIRCLE - 052L D 01500 – Thoroughfare Commercial
13. GRANDVIEW DRIVE - 052L D 02900 – Throughfare Commercial
14. GRANDVIEW DRIVE - 053I C 02400 – Thoroughfare Commercial
15. 7420 LEBANON RD - 055 07100 – Low Density Residential
16. 7412 LEBANON RD - 055 07002 – Low Density Residential
17. LEBANON ROAD - 055 07003 – Low Density Residential
18. Northern Portion of Cedar Creek Yacht Club – No Parcel Data – No Future Land Use – USACE Property

**SECTION 2.** – PLANNING COMMISSION RECOMMENDATION – the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of June 20, 2024, and forwarded a

positive recommendation to the Board of Commissioners (8-0-0); and

**SECTION 3.** – PUBLIC HEARING – The land use changes were the subject of a public hearing held on \_\_\_\_\_ at 6:15 p.m.

**BE IT FURTHER ORDAINED**

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. 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.

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

PASSED:

\_\_\_\_\_  
James Maness, Mayor

FIRST READING:  
SECOND READING:

ATTEST:

\_\_\_\_\_  
Sheila S. Lockett, MMC  
City Recorder

\_\_\_\_\_  
Kenny Martin, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
L. Gino Marchetti, Jr.  
City Attorney



# City of Mt. Juliet Urban Growth Boundary Approved Updates

Add northern portion of Cedar Creek Yacht Club  
(No UGB Designation-  
USACE Property)

UGB Designation:  
Low Density Residential

See Inset

Add to UGB  
(1 parcel)  
Add to UGB  
(1 parcel)  
Add to UGB  
(1 parcel)  
Add to UGB  
(Hickory Hills  
Parcels)

DISCLAIMER: This map was created by the City of Mt. Juliet. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and as to the accuracy of its accuracy, dimensions, contents, property boundaries or placement or location of any map features. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR FITNESS OF USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.  
Independent verification of all data contained on this map product should be obtained by any user of this map.


Inset

UGB Designation:  
Thoroughfare Commercial  
UGB Designation:  
Medium Density  
Residential

**Legend**

- State Roadways
- All other streets
- City of Mt. Juliet
- Current Urban Growth Boundary
- Approved Changes to UGB

0 0.25 0.5 1 Miles







# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0692  
11.B.

**Agenda Date:** 8/12/2024

**Agenda #:**

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**Title:**

**AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS THE SMILEY PROPERTY  
LOCATED 815 JOHN WRIGHT ROAD, MAP 076, PARCEL 059.00, FROM RS-40 TO RS-30**

MEMORANDUM



Date: June 20, 2024  
To: Luke Winchester, Chairman and Planning Commission  
From: Jon Baughman, City Planner  
Jill Johnson, Planner I  
Re: Smiley Property  
Rezone (non-PUD)  
Map - 076  
Parcel(s) – 059.00

**Request:** Submitted by Brent Finley, the applicant seeks a Rezone approval from RS-40 to RS-30 for the property located at 815 John Wright Road in district 3.

**Description:** The subject property is approximately 3.20 acres and is located on the West side of John Wright Road and is just South of the Kelsey Glen subdivision. The property currently hosts one single family home with an accessory structure, that is on the Southeastern portion of the property.

Request	Current Land Use Designation	Requested Classification	Current Zoning	Requested Zoning
Smiley Rezone	Medium Density Residential	N/A	RS-40	RS-30

**Zoning:** The property is currently zoned RS-40, and the requested zoning is RS-30. Surrounding zoning on the North, East, West and Southern sides are all bordered by Wilson County R-1 zoned properties and are all single family residential.

**Future Land Use Plan:** The property is currently zoned Low Density Residential RS-40; however, the City’s Future Land Use Map identifies the property along with surrounding land classifications as Medium Density Residential. The RS-30 zoning requested is compatible with a Medium Density Residential land use classification. A change is not required nor requested.

**Findings:** In reviewing the requested zoning action, staff finds that this request agrees with all of the following requirements as set forth 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 the 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 the 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:** The subject parcel is within the City limits and the City's Future Land Use Plan supports this rezone from RS-40 to RS-30. The applicant would like to divide the parcel into three separate buildable lots should this rezone be approved.

**Recommendation:** Staff recommends forwarding the rezone request for 815 John Wright Road to the Board of Commissioners with a positive recommendation.

**Planning and Zoning:**

1. No comments.

**Public Works:**

1. No comments.

**Wilson County Schools:**

1. No comments provided.

**West Wilson Utility District:**

1. No comments.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS THE SMILEY PROPERTY LOCATED 815 JOHN WRIGHT ROAD, MAP 076, PARCEL 059.00, FROM RS-40 TO RS-30.**

**WHEREAS**, the rezoning request is supported by the City’s Land Plan and complies with the findings found in the City’s Zoning Ordinance, and;

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on August 12, 2024 and notice thereof published in the Chronicle of Mt. Juliet on July 17, 2024; and

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on June 20, 2024, and forwarded a positive recommendation (vote count 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 RS-30; and

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2024 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 815 John Wright Rd., Map 076, Parcel 059.00, from RS-40 to RS-30.

**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**

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. 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.

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

PASSED:

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James Maness, Mayor

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ATTEST:

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Sheila S. Lockett, MMC  
City Recorder

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Kenny Martin, City Manager

APPROVED AS TO FORM:

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L. Gino Marchetti, Jr.  
City Attorney



## **Exhibit A**

A certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to-wit:

Said tract is 3.2 acres, more or less, bounded generally on the North by Haloy, on the West by Haley, on the South by Mires, and on the East by John Wright Road. Said tract fronts approximately 312 feet on the westerly margin of John Wright Road and extends back approximately 444 feet on the southerly line to a rear line measuring approximately 310 feet thereon.

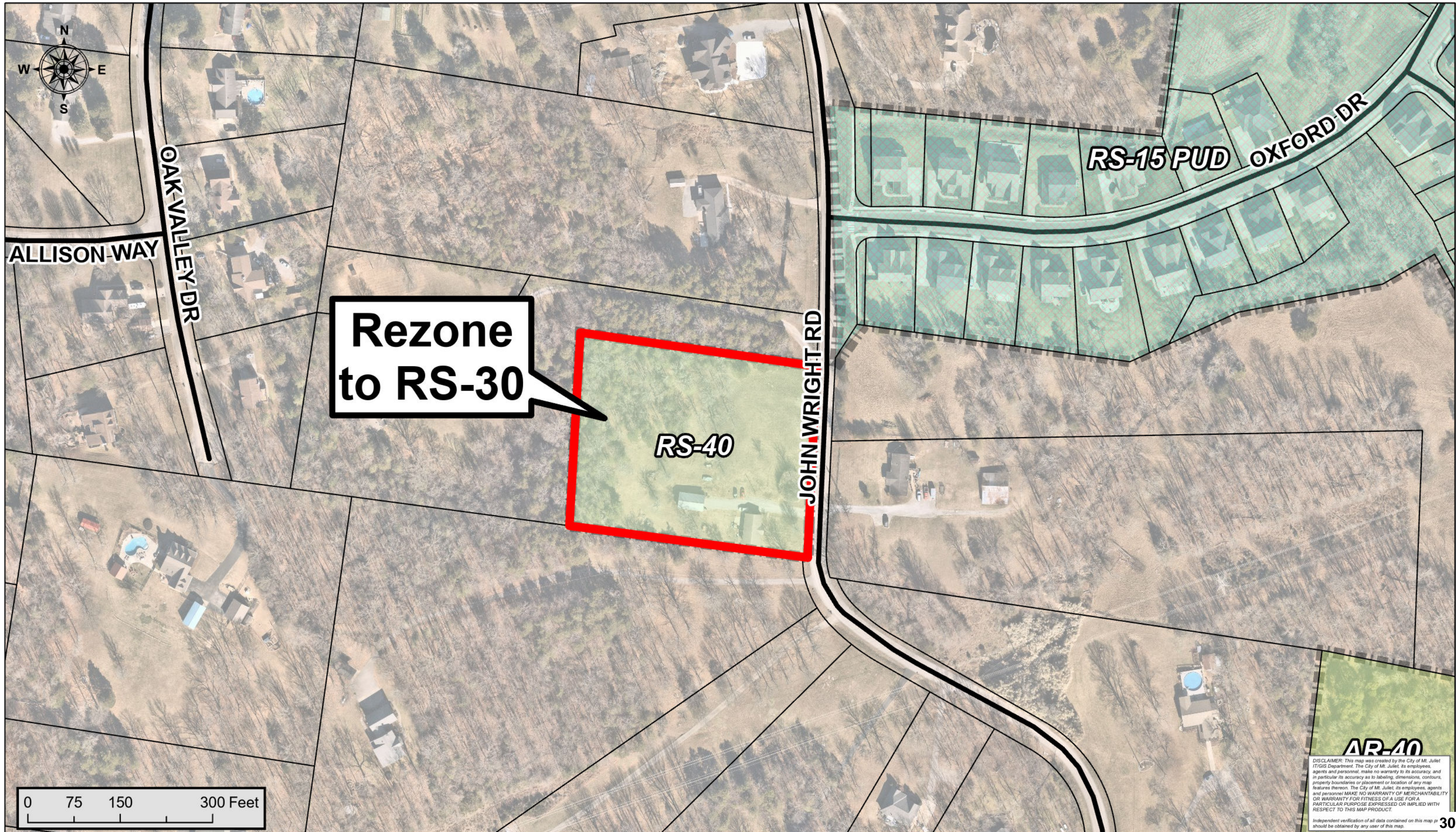
Being the same property conveyed to Vincent C. Lenning and Wife, Elizabeth A. Scott by deed from Mary Evelyn Reeves, sole heir-at-law and sole devisee under the Last Will and Testament of Myrtle C. Burris, a/k/a Myrtle Pharris, a/k/a Myrtle C. Coleman of record in Deed Book 426, page 535, Register's Office for said County.





# Exhibit B- Rezone

**815 John Wright Rd.  
Map 076, Parcel 003.02**







# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0690  
12.A.

**Agenda Date:** 8/12/2024

**Agenda #:**

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**Title:**

**AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS ELLIOTT RESERVE LOCATED AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 & 102.00, FROM THOROUGHFARE COMMERCIAL TO MIXED-USE**



**MEMORANDUM**

**Date:** June 20, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Elliott Reserve  
PMDP PUD, Land Use Amendment  
Map - 053  
Parcel(s) – 101.01, 102.00

**Request:** Submitted by CSDG, on behalf of their client, the applicant requests Land Use Plan Amendment, Rezone and Preliminary Master Development Plan approval for a mixed use development at 12440 and 12582 Lebanon Road in District 1.

**Overview:** The property is 22.33 acres on the south side of Lebanon Road, in front of the Nichols Vale subdivision. The property is in the City limits. The current zoning is CRC and CG. The applicant is seeking a CMU base zoning district with a PUD overlay to develop a mixed use site with 64 townhome units and 51,000sf of restaurant and retail space. The City’s Land Use Plan identifies the area as thoroughfare commercial; a Land Use Amendment is required for the CMU zoning. Residential density proposed is 5.6 units per acre. The subject property is in the City limits. A summary of the request is provided below:

<b>REQUEST SUMMARY</b>	<b>Land Use Map</b>	<b>Requested Classification</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
CSDG/Elliott Reserve	Thoroughfare Commercial	Mixed Use	CRC/CG	CMU-PUD

**Future Land Use Plan:** The City’s Future Land Use Map identifies the property as thoroughfare commercial. Surrounding land uses include thoroughfare commercial and high density residential. The Land Use Plan does not support mixed use at this location.

**Zoning:** The zoning is CRC and CG, surrounding includes RM-8 PUD and RS-10 PUD. The applicant is seeking CMU base zoning with a PUD overlay. The CMU base zoning is subject to a land use plan amendment.

**Findings:** In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT* 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.*

### **Preliminary Master Development Plan:**

**Bulk Standards:** The development area consists of 22.33 acres. The commercial component of this PUD is on 10.92 acres and the townhomes on 11.41 acres. The commercial percentage of the PUD exceeds the minimum 25% required by code, though the percentage is not specified. The proposal intends to address all the bulk standards required in the City's zoning ordinance, excepting a waiver for building separation of 20' in lieu of 30' due to the buildings being sprinkled. Other bulk standards are to be met. Staff requests that the commercial buildings be moved to the front setback line and the parking placed in the rear. Maximum building height will not exceed 35' (35' max. permitted in CMU) for both the commercial structures and residential structures. Residential density is 5.6 units per acre, 64 townhomes are proposed.

**Pedestrian/Vehicle Connections:** Access to development is via two points on Lebanon Road. A pedestrian connection from Lebanon Road to the commercial area is provided. The access drive from Lebanon Pike to the townhomes includes sidewalk on one side, code requires sidewalk on both sides of the drive. The internal sidewalk network is otherwise complete except that staff requests a pedestrian connection from the townhomes to the commercial area somewhere around lots four or five. Bicycle parking is proposed and will be reviewed for code compliance

**Parking:** Residential parking is required at two spaces per unit and this is provided for on the plans. The required residential parking is 128 and 293 spaces are provided. This is accomplished via 2 garage spaces, two driveway spaces and guest parking distributed around the area. Two car garages are provided for the townhomes, with one door, a waiver is requested and detailed below. Notes indicate driveways shall be 22' long and at least 18' wide. Renderings include wheel stops shown, wheel stops will not be permitted. Provide loading zones per code for the commercial uses.

Commercial parking was calculated for 15,050sf of restaurant space (1/150sf) and 35,950sf of retail space (1/250sf). The total spaces provided for the commercial portion of the PUD is 246 spaces exceeding the minimum for those uses by two spaces (244 required). Further details of the parking and uses will be reviewed at site plan submittal.

**5-104.4 Residential Design Regulations & 6-103.7 Commercial Design Guidelines:** General sample renderings are provided and illustrate a brick townhomes and mostly brick façade commercial buildings. Notes indicate the garages will be sized according to minimum regulation requirements. Further details will be required at site plan submittal. The applicant is seeking design guideline waivers, detailed below.

**Landscaping:** The site will require landscape buffers and the location of these is notated on the plans. A full landscape plan will be required at fmdp and site plan submittal where full compliance with code requirements, excepting any waivers granted, shall be required. Notes indicate the buffers will be the responsibility of the HOA and located in open space. Heavy landscaping is required around water detention/retention ponds. A waiver is requested to omit the required buffer between the commercial and residential portions of this PUD. Given the grade staff supports this request.

**Open Space/Amenities:** Amenities provided include a playground area, dog walk area, picnic pavilion, gazebo and pickleball courts. Improved open space totals 1.16 acres, 10% of the development area shall be improved open space, notate this on subsequent plans.

**Other:** Further details will be required at site plan and fmdp submittal, but notes provided indicate that bike racks and trash cans will be provided per code requirements. The mail kiosk will be covered and lit, streetlighting is proposed. Bench details, fencing details, bike rack and trash can details indicate compliance with code requirements. The site includes substantial elevation changes, identify retaining wall locations and provide a detail of the wall, walls shall be faced with masonry or constructed of segmental block.

**Waivers:** The following waivers are requested:

1. 5-104.1: Request to use an ornamental boundary fence in lieu of an opaque fence. STAFF SUPPORTS NOT APPLICABLE TO FOR SALE DEVELOPMENT
2. Request to allow up to 3.6 acres of disturbance of slopes exceeding 20%. STAFF SUPPORTS
3. Request to allow 20' of building separation in lieu of 30' due to the buildings being sprinkled. STAFF SUPPORTS IF THE FIRE MARSHALL SUPPORTS
4. Request to omit the landscape buffer between the residential and commercial areas of the PUD. STAFF SUPPORTS
5. 5-104.4: Request to omit the masonry column between garage downs as shown on the renderings. STAFF SUPPORTS
6. 5-104.4: Request to deviate from the residential material standards as follows:
  - a. 50% masonry 50% secondary material all homes STAFF SUPPORTS
7. 6-103.7: Request to deviate from the material standards for commercial buildings as follows:
  - a. 65% masonry and 35% secondary materials. STAFF SUPPORTS

**Summary:** This proposal will add 64 townhomes and 51,000sf of retail and restaurant uses to Lebanon Road, in front of Nichols Vale. The overall residential density is 5.6 units an acre. The waivers described above are subject to Planning Commission and Board of Commissioners approval.

**Recommendation:** Staff recommends forwarding the land use amendment, preliminary master development plan and rezone request for Elliot Reserve mixed use PUD to the Board of Commissioners with a recommendation for approval, subject to the conditions below:

## Planning and Zoning:

1. Provide a phasing plan.
2. Revisit development timeline and revise for clarity and accuracy, the timeline seems unreasonable and lacks any information regarding phasing and number of units per phase etc.
3. Place the parking behind the commercial structures along Lebanon Road and move the structures to the front setback.
4. Provide a sidewalk on both sides of the access drive to the townhomes.
5. Excepting any waivers granted, all requirements of 5-104.4 shall be adhered to.
6. Excepting any waivers granted, all requirements of 6-103.7 shall be adhered to.
7. Provide a pedestrian connection between commercial lots 4 and 5 from the drive aisle to the townhomes.
8. Identify the percentage of the PUD devoted to commercial uses in the site data table.
9. Wet ponds shall include fountains.
10. Identify the percentage of improved open space.
11. Wheel stops are not permitted.
12. Provide landscaping and a decorative, low maintenance fence with lockable gate around all detention/retention ponds.
13. Notate the percentage of improved open space for the residential area.
14. Identify retaining wall locations and provide a detail of the proposed walls. Walls shall be faced with masonry or segmental block.
15. Preserve as many existing trees as possible. Delineate tree protection areas on subsequent submittals.
16. All requirements of the City's Subdivision Regulations and Zoning Ordinance shall be met, excepting any waivers approved by the Planning Commission.
17. Provide a copy of covenants and restrictions for legal to review. Include 10% rental cap in this document.
18. Add a note that no more than two units may be owned by a single entity. Include this in the restrictions and covenants.
19. Townhome buildings shall provide a minimum of 30' separation of buildings, unless a waiver is granted.
20. Garages shall include 20' width free and clear and 440 sq ft in area.
21. The amenities shall be complete before issuance of the final townhome certificate of occupancy.
22. For the townhomes provide two car wide driveways a minimum of 22' long from the back of the sidewalk. Provide, individual garage doors separated by a brick column where two car garages are provided.
23. Driveways shall be at least 18' wide.
24. Blasting Restrictions: all blasting shall be reduced from 2 inches per second to 1 inch per second, reducing the charge by 50% from the state maximum. Certified letters shall be sent out to all property owners within 500 ft of the development's property line informing those residences they are entitled to pre and post blasting inspections. The blasting monitor shall hold a contract with the general contractor and not the blasting company.
25. Provide sidewalk connection from the ROW to the commercial area at the Western end of Lot 7.

26. Provide a pedestrian connection from the townhome access road to the commercial areas between lots 4 and 5.
27. Explanations on the response letters do not correspond with the correct development note numbers at C1.00.
28. Provide dog park amenity on the typical.
29. Provide loading zones per code for the commercial uses.

Public Works:

1. All sewer mains shall be public (minus laterals) and within a 20' easement (minimum).
2. No onsite grinder systems or step systems will be allowed for this development.
3. Landscaping plans shall be approved before construction plans are approved.
4. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
5. If wet ponds are used, aeration shall be provided.
6. Sidewalks are required on both sides of the access street to the multifamily from Lebanon Road.
7. All curb cuts on Lebanon Road require TDOT approval.
8. The access street shall align with the existing industrial driveway on Lebanon Road.
9. Connect the office building to the retail/restaurant with sidewalk and crosswalks.
10. The TIS shall be finalized by the June 2024 Planning Commission meeting, or the item will be subject to deferral.
11. The development shall install traffic calming devices on Sunset Drive. The traffic calming plan shall be coordinated with Engineering/Public Works prior to FMDP.
12. The development shall dedicate an access easement to the adjoining property to the east. The access easement shall be recorded prior to construction plan approval.
13. Monument signs may not be located within the sight triangles for the driveways.
14. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Water lines shown are not WWUD's design.
3. Some existing water lines that shown are labeled with the wrong size.



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS ELLIOTT RESERVE LOCATED AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 & 102.00, FROM THOROUGHFARE COMMERCIAL TO MIXED-USE.**

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on August 12, 2024 and notice thereof published in the Chronicle of Mt. Juliet on July 31, 2024; and

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of June 20, 2024, and gave it a positive recommendation (8-0-0); and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan for the property from Thoroughfare Commercial to Mixed-Use; and

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2024 as follows:

**SECTION 1.** – LAND USE PLAN AMENDMENT. The land use plan for the property described in Exhibit A is hereby amended from Thoroughfare Commercial to Mixed-Use. The land use will revert back to Thoroughfare Commercial if the Preliminary Master Development Plan Planned Unit Development fails.

**LEGAL DESCRIPTION** – See Exhibit A.

**SECTION 2.** – PLANNING COMMISSION RECOMMENDATION – This matter was considered by the Planning Commission and the item received a positive recommendation (8-0-0) in a regular meeting held on June 20, 2024.

**SECTION 3.** – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on \_\_\_\_\_ at 6:15 p.m.

**BE IT FURTHER ORDAINED**

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. 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.

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

PASSED:

---

James Maness, Mayor

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ATTEST:

---

Sheila S. Lockett, MMC  
City Recorder

---

Kenny Martin, City Manager

APPROVED AS TO FORM:

---

L. Gino Marchetti, Jr.  
City Attorney

**Exhibit A**

**MICHELLE HOWELL PROPERTY**  
**MAP 053 GROUP A PARCEL 101.01**

**BEGINNING** AT THE NORTHEASTERNMOST PROPERTY CORNER OF MICHELLE HOWELL, OWNERSHIP OF RECORD IN DEED BOOK 1520, PAGE 610 IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE, ALSO BEING A SHARED PROPERTY CORNER WITH ROGER FERRELL PROPERTY, OWNERSHIP OF RECORD IN DEED BOOK 1216, PAGE 371 IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE;

THENCE, ALONG THE PROPERTY LINE OF SAID MICHELLE HOWELL THE FOLLOWING ELEVEN (11) CALLS:

SOUTH 09°54'13" EAST A DISTANCE OF 471.60' TO A POINT;  
NORTH 75°33'18" EAST A DISTANCE OF 91.89' TO A POINT;  
SOUTH 08°06'27" WEST A DISTANCE OF 54.30' TO A POINT;  
SOUTH 07°40'46" WEST A DISTANCE OF 1024.24' TO A POINT;  
NORTH 80°43'42" WEST A DISTANCE OF 418.37' TO A POINT;  
NORTH 09°25'43" EAST A DISTANCE OF 372.05' TO A POINT;  
NORTH 15°52'01" WEST A DISTANCE OF 54.76' TO A POINT;  
NORTH 15°40'32" WEST A DISTANCE OF 418.34' TO A POINT;  
NORTH 15°33'21" WEST A DISTANCE OF 310.77' TO A POINT;  
NORTH 58°54'09" EAST A DISTANCE OF 445.67' TO THE START OF A CURVE;  
THENCE, CURVING TO THE RIGHT, WITH A RADIUS OF 13899.37', AND ARC LENGTH OF 180.68', AND A CHORD BEARING NORTH 59°46'16" EAST A DISTANCE OF 180.68' FEET TO THE **POINT OF BEGINNING**.

**CONTAINING APPROXIMATELY 676,841 SQUARE FEET, OR 15.54 AC, MORE OR LESS.**

**ROWLETT PROPERTIES, LLC**  
**MAP 053 GROUP A PARCEL 102.00**

**BEGINNING** AT THE NORTHEASTERN MOST PROPERTY CORNER OF THE ROWLETT PROPERTIES, LLC PROPERTY, OWNERSHIP OF RECORD IN DEED BOOK 1727, PAGE 2221 IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE, ALSO BEING A SHARED PROPERTY CORNER WITH MICHELLE HOWELL, OWNERSHIP OF ECORD IN DEED BOOK 1520, PAGE 610 IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE;

THENCE, ALONG THE PROPERTY LINE OF SAID ROWLETT PROPERTIES, LLC, THE FOLLOWING SIX (6) CALLS:

SOUTH 15°33'21" EAST A DISTANCE OF 310.77' TO A POINT;  
SOUTH 15°40'32" EAST A DISTANCE OF 418.34' TO A POINT;  
NORTH 84°03'50" WEST A DISTANCE OF 636.98' TO A POINT;  
NORTH 09°16'02" EAST A DISTANCE OF 83.20' TO A POINT;  
NORTH 33°33'41" WEST A DISTANCE OF 255.90' TO A POINT;  
NORTH 58°54'09" EAST A DISTANCE OF 660.12' TO THE **POINT OF BEGINNING**.

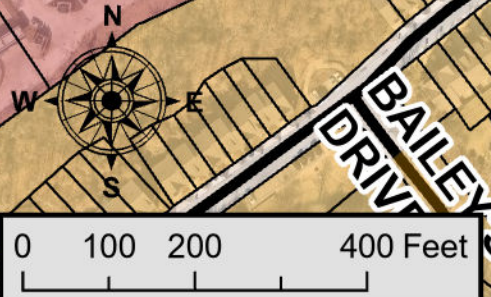
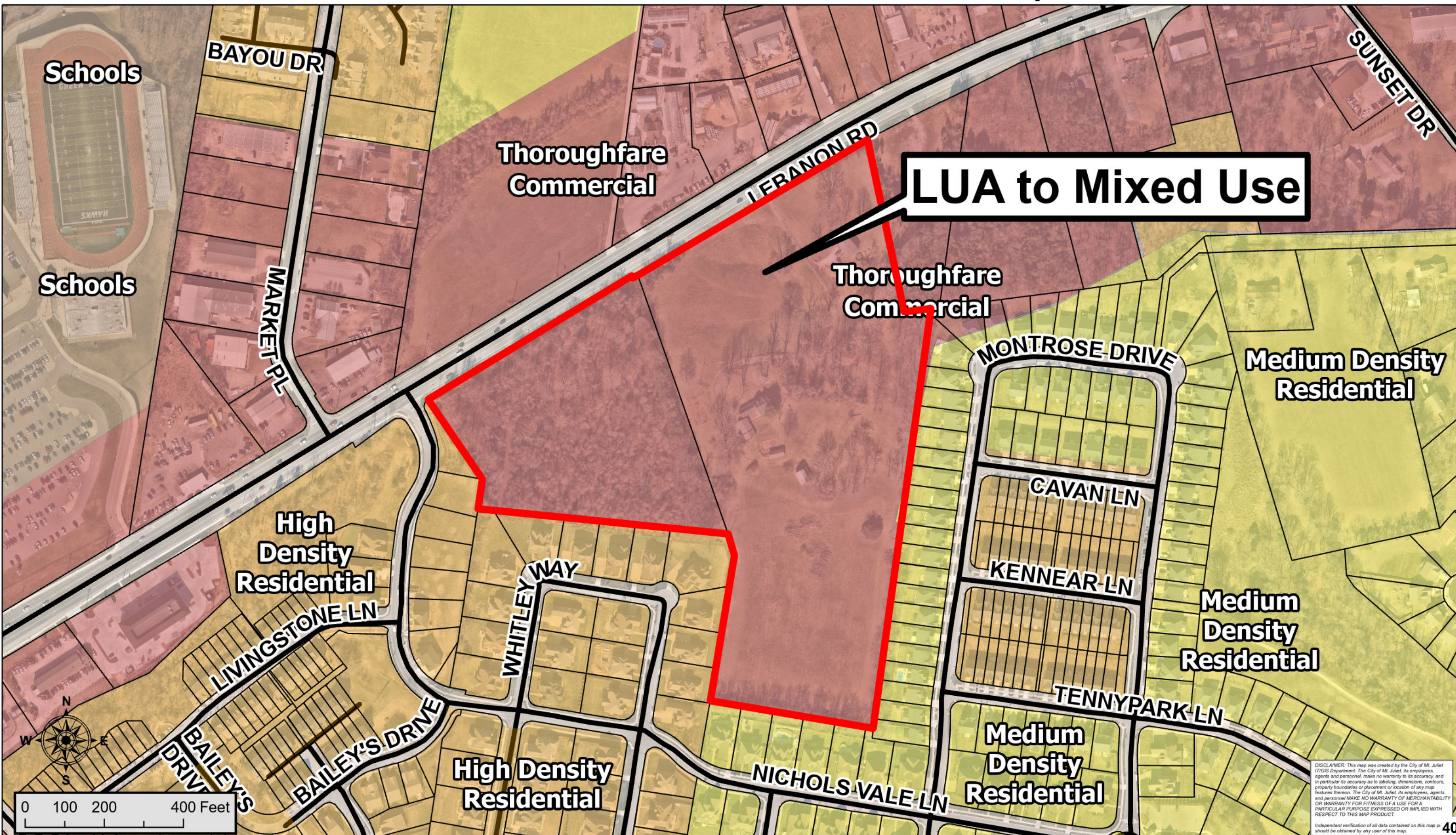
**CONTAINING APPROXIMATELY 313,901 SQUARE FEET, OR 7.21 AC, MORE OR LESS.**





# Exhibit B - Land Use Amendment

*Elliott Reserve*  
12440 & 12582 Lebanon Road  
Map 053, Parcel 101.01 & 102.00



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map should be obtained by any user of this map.





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0691  
12.B.

**Agenda Date:** 8/12/2024

**Agenda #:**

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**Title:**

**AN ORDINANCE TO REZONE APPROXIMATELY 22.64 ACRES OF PROPERTY AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 AND 102.00 FROM CG AND CRC TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ELLIOTT RESERVE**



**MEMORANDUM**

**Date:** June 20, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Elliott Reserve  
PMDP PUD, Land Use Amendment  
Map - 053  
Parcel(s) – 101.01, 102.00

**Request:** Submitted by CSDG, on behalf of their client, the applicant requests Land Use Plan Amendment, Rezone and Preliminary Master Development Plan approval for a mixed use development at 12440 and 12582 Lebanon Road in District 1.

**Overview:** The property is 22.33 acres on the south side of Lebanon Road, in front of the Nichols Vale subdivision. The property is in the City limits. The current zoning is CRC and CG. The applicant is seeking a CMU base zoning district with a PUD overlay to develop a mixed use site with 64 townhome units and 51,000sf of restaurant and retail space. The City’s Land Use Plan identifies the area as thoroughfare commercial; a Land Use Amendment is required for the CMU zoning. Residential density proposed is 5.6 units per acre. The subject property is in the City limits. A summary of the request is provided below:

<b>REQUEST SUMMARY</b>	<b>Land Use Map</b>	<b>Requested Classification</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
CSDG/Elliott Reserve	Thoroughfare Commercial	Mixed Use	CRC/CG	CMU-PUD

**Future Land Use Plan:** The City’s Future Land Use Map identifies the property as thoroughfare commercial. Surrounding land uses include thoroughfare commercial and high density residential. The Land Use Plan does not support mixed use at this location.

**Zoning:** The zoning is CRC and CG, surrounding includes RM-8 PUD and RS-10 PUD. The applicant is seeking CMU base zoning with a PUD overlay. The CMU base zoning is subject to a land use plan amendment.

**Findings:** In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT* 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.*

### **Preliminary Master Development Plan:**

**Bulk Standards:** The development area consists of 22.33 acres. The commercial component of this PUD is on 10.92 acres and the townhomes on 11.41 acres. The commercial percentage of the PUD exceeds the minimum 25% required by code, though the percentage is not specified. The proposal intends to address all the bulk standards required in the City's zoning ordinance, excepting a waiver for building separation of 20' in lieu of 30' due to the buildings being sprinkled. Other bulk standards are to be met. Staff requests that the commercial buildings be moved to the front setback line and the parking placed in the rear. Maximum building height will not exceed 35' (35' max. permitted in CMU) for both the commercial structures and residential structures. Residential density is 5.6 units per acre, 64 townhomes are proposed.

**Pedestrian/Vehicle Connections:** Access to development is via two points on Lebanon Road. A pedestrian connection from Lebanon Road to the commercial area is provided. The access drive from Lebanon Pike to the townhomes includes sidewalk on one side, code requires sidewalk on both sides of the drive. The internal sidewalk network is otherwise complete except that staff requests a pedestrian connection from the townhomes to the commercial area somewhere around lots four or five. Bicycle parking is proposed and will be reviewed for code compliance

**Parking:** Residential parking is required at two spaces per unit and this is provided for on the plans. The required residential parking is 128 and 293 spaces are provided. This is accomplished via 2 garage spaces, two driveway spaces and guest parking distributed around the area. Two car garages are provided for the townhomes, with one door, a waiver is requested and detailed below. Notes indicate driveways shall be 22' long and at least 18' wide. Renderings include wheel stops shown, wheel stops will not be permitted. Provide loading zones per code for the commercial uses.

Commercial parking was calculated for 15,050sf of restaurant space (1/150sf) and 35,950sf of retail space (1/250sf). The total spaces provided for the commercial portion of the PUD is 246 spaces exceeding the minimum for those uses by two spaces (244 required). Further details of the parking and uses will be reviewed at site plan submittal.

**5-104.4 Residential Design Regulations & 6-103.7 Commercial Design Guidelines:** General sample renderings are provided and illustrate a brick townhomes and mostly brick façade commercial buildings. Notes indicate the garages will be sized according to minimum regulation requirements. Further details will be required at site plan submittal. The applicant is seeking design guideline waivers, detailed below.

**Landscaping:** The site will require landscape buffers and the location of these is notated on the plans. A full landscape plan will be required at fmdp and site plan submittal where full compliance with code requirements, excepting any waivers granted, shall be required. Notes indicate the buffers will be the responsibility of the HOA and located in open space. Heavy landscaping is required around water detention/retention ponds. A waiver is requested to omit the required buffer between the commercial and residential portions of this PUD. Given the grade staff supports this request.

**Open Space/Amenities:** Amenities provided include a playground area, dog walk area, picnic pavilion, gazebo and pickleball courts. Improved open space totals 1.16 acres, 10% of the development area shall be improved open space, notate this on subsequent plans.

**Other:** Further details will be required at site plan and fmdp submittal, but notes provided indicate that bike racks and trash cans will be provided per code requirements. The mail kiosk will be covered and lit, streetlighting is proposed. Bench details, fencing details, bike rack and trash can details indicate compliance with code requirements. The site includes substantial elevation changes, identify retaining wall locations and provide a detail of the wall, walls shall be faced with masonry or constructed of segmental block.

**Waivers:** The following waivers are requested:

1. 5-104.1: Request to use an ornamental boundary fence in lieu of an opaque fence. STAFF SUPPORTS NOT APPLICABLE TO FOR SALE DEVELOPMENT
2. Request to allow up to 3.6 acres of disturbance of slopes exceeding 20%. STAFF SUPPORTS
3. Request to allow 20' of building separation in lieu of 30' due to the buildings being sprinkled. STAFF SUPPORTS IF THE FIRE MARSHALL SUPPORTS
4. Request to omit the landscape buffer between the residential and commercial areas of the PUD. STAFF SUPPORTS
5. 5-104.4: Request to omit the masonry column between garage downs as shown on the renderings. STAFF SUPPORTS
6. 5-104.4: Request to deviate from the residential material standards as follows:
  - a. 50% masonry 50% secondary material all homes STAFF SUPPORTS
7. 6-103.7: Request to deviate from the material standards for commercial buildings as follows:
  - a. 65% masonry and 35% secondary materials. STAFF SUPPORTS

**Summary:** This proposal will add 64 townhomes and 51,000sf of retail and restaurant uses to Lebanon Road, in front of Nichols Vale. The overall residential density is 5.6 units an acre. The waivers described above are subject to Planning Commission and Board of Commissioners approval.

**Recommendation:** Staff recommends forwarding the land use amendment, preliminary master development plan and rezone request for Elliot Reserve mixed use PUD to the Board of Commissioners with a recommendation for approval, subject to the conditions below:



## Planning and Zoning:

1. Provide a phasing plan.
2. Revisit development timeline and revise for clarity and accuracy, the timeline seems unreasonable and lacks any information regarding phasing and number of units per phase etc.
3. Place the parking behind the commercial structures along Lebanon Road and move the structures to the front setback.
4. Provide a sidewalk on both sides of the access drive to the townhomes.
5. Excepting any waivers granted, all requirements of 5-104.4 shall be adhered to.
6. Excepting any waivers granted, all requirements of 6-103.7 shall be adhered to.
7. Provide a pedestrian connection between commercial lots 4 and 5 from the drive aisle to the townhomes.
8. Identify the percentage of the PUD devoted to commercial uses in the site data table.
9. Wet ponds shall include fountains.
10. Identify the percentage of improved open space.
11. Wheel stops are not permitted.
12. Provide landscaping and a decorative, low maintenance fence with lockable gate around all detention/retention ponds.
13. Notate the percentage of improved open space for the residential area.
14. Identify retaining wall locations and provide a detail of the proposed walls. Walls shall be faced with masonry or segmental block.
15. Preserve as many existing trees as possible. Delineate tree protection areas on subsequent submittals.
16. All requirements of the City's Subdivision Regulations and Zoning Ordinance shall be met, excepting any waivers approved by the Planning Commission.
17. Provide a copy of covenants and restrictions for legal to review. Include 10% rental cap in this document.
18. Add a note that no more than two units may be owned by a single entity. Include this in the restrictions and covenants.
19. Townhome buildings shall provide a minimum of 30' separation of buildings, unless a waiver is granted.
20. Garages shall include 20' width free and clear and 440 sq ft in area.
21. The amenities shall be complete before issuance of the final townhome certificate of occupancy.
22. For the townhomes provide two car wide driveways a minimum of 22' long from the back of the sidewalk. Provide, individual garage doors separated by a brick column where two car garages are provided.
23. Driveways shall be at least 18' wide.
24. Blasting Restrictions: all blasting shall be reduced from 2 inches per second to 1 inch per second, reducing the charge by 50% from the state maximum. Certified letters shall be sent out to all property owners within 500 ft of the development's property line informing those residences they are entitled to pre and post blasting inspections. The blasting monitor shall hold a contract with the general contractor and not the blasting company.
25. Provide sidewalk connection from the ROW to the commercial area at the Western end of Lot 7.

26. Provide a pedestrian connection from the townhome access road to the commercial areas between lots 4 and 5.
27. Explanations on the response letters do not correspond with the correct development note numbers at C1.00.
28. Provide dog park amenity on the typical.
29. Provide loading zones per code for the commercial uses.

Public Works:

1. All sewer mains shall be public (minus laterals) and within a 20' easement (minimum).
2. No onsite grinder systems or step systems will be allowed for this development.
3. Landscaping plans shall be approved before construction plans are approved.
4. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
5. If wet ponds are used, aeration shall be provided.
6. Sidewalks are required on both sides of the access street to the multifamily from Lebanon Road.
7. All curb cuts on Lebanon Road require TDOT approval.
8. The access street shall align with the existing industrial driveway on Lebanon Road.
9. Connect the office building to the retail/restaurant with sidewalk and crosswalks.
10. The TIS shall be finalized by the June 2024 Planning Commission meeting, or the item will be subject to deferral.
11. The development shall install traffic calming devices on Sunset Drive. The traffic calming plan shall be coordinated with Engineering/Public Works prior to FMDP.
12. The development shall dedicate an access easement to the adjoining property to the east. The access easement shall be recorded prior to construction plan approval.
13. Monument signs may not be located within the sight triangles for the driveways.
14. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Water lines shown are not WWUD's design.
3. Some existing water lines that shown are labeled with the wrong size.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO REZONE APPROXIMATELY 22.64 ACRES OF PROPERTY AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 AND 102.00 FROM CG AND CRC TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ELLIOTT RESERVE**

**WHEREAS**, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

**WHEREAS**, the Regional Planning Commission considered this request during their meeting of June 20, 2024, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of (8-0-0) and;

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_ 2024 and notice thereof published in the Chronicle of Mt. Juliet on \_\_\_\_\_; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property at 12440 & 12582 Lebanon Road, Map 053, Parcels 101.01 and 102.00, approximately 22.64 acres, from CG and CRC to CMU PUD and adopt the Preliminary Master Development Plan for the Elliott Reserve.

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2023 as follows:

**SECTION 1.** – REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning those certain parcels of real property at 12440 & 12582 Lebanon Road, Map 053, Parcels 101.01 and 102.00, approximately 22.64 acres, from CG and CRC to CMU PUD.

**LEGAL DESCRIPTION** – See Exhibit A (attached)

**SECTION 2.** – The Preliminary Master Development Plan for Elliott Reserve (Exhibit B) is hereby adopted, except as modified herein. The Preliminary Master Development Plan shall comply with the Zoning Ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

**Planning and Zoning:**

1. Provide a phasing plan.
2. Revisit development timeline and revise for clarity and accuracy, the timeline seems unreasonable and lacks any information regarding phasing and number of units per phase etc.

3. Place the parking behind the commercial structures along Lebanon Road and move the structures to the front setback.
4. Provide a sidewalk on both sides of the access drive to the townhomes.
5. Excepting any waivers granted, all requirements of 5-104.4 shall be adhered to.
6. Excepting any waivers granted, all requirements of 6-103.7 shall be adhered to.
7. Provide a pedestrian connection between commercial lots 4 and 5 from the drive aisle to the townhomes.
8. Identify the percentage of the PUD devoted to commercial uses in the site data table.
9. Wet ponds shall include fountains.
10. Identify the percentage of improved open space.
11. Wheel stops are not permitted.
12. Provide landscaping and a decorative, low maintenance fence with lockable gate around all detention/retention ponds.
13. Notate the percentage of improved open space for the residential area.
14. Identify retaining wall locations and provide a detail of the proposed walls. Walls shall be faced with masonry or segmental block.
15. Preserve as many existing trees as possible. Delineate tree protection areas on subsequent submittals.
16. All requirements of the City's Subdivision Regulations and Zoning Ordinance shall be met, excepting any waivers approved by the Planning Commission.
17. Provide a copy of covenants and restrictions for legal to review. Include 10% rental cap in this document.
18. Add a note that no more than two units may be owned by a single entity. Include this in the restrictions and covenants.
19. Townhome buildings shall provide a minimum of 30' separation of buildings, unless a waiver is granted.
20. Garages shall include 20' width free and clear and 440 sq ft in area.
21. The amenities shall be complete before issuance of the final townhome certificate of occupancy.
22. For the townhomes provide two car wide driveways a minimum of 22' long from the back of the sidewalk. Provide, individual garage doors separated by a brick column where two car garages are provided.
23. Driveways shall be at least 18' wide.
24. Blasting Restrictions: all blasting shall be reduced from 2 inches per second to 1 inch per second, reducing the charge by 50% from the state maximum. Certified letters shall be sent out to all property owners within 500 ft of the development's property line informing those residences they are entitled to pre and post blasting inspections. The blasting monitor shall hold a contract with the general contractor and not the blasting company.
25. Provide sidewalk connection from the ROW to the commercial area at the Western end of Lot 7.
26. Provide a pedestrian connection from the townhome access road to the commercial areas between lots 4 and 5.
27. Explanations on the response letters do not correspond with the correct development note numbers at C1.00.
28. Provide dog park amenity on the typical.
29. Provide loading zones per code for the commercial uses.
30. The Planning Commission approved the waiver request to use an ornamental boundary fence in lieu of an opaque fence.

31. The Planning Commission approved the request to allow up to 3.6 acres of disturbance of slopes exceeding 20%.
32. The Planning Commission approved the request to allow 20' of building separation in lieu of 30' due to the buildings being sprinkled.
33. The Planning Commission approved the request to omit the landscape buffer between the residential and commercial areas of the PUD.
34. The Planning Commission approved the request to omit the masonry column between garage downs as shown on the renderings.
35. The Planning Commission approved the request to deviate from the residential material standards as follows:  
50% masonry 50% secondary material all homes.
36. The Planning Commission approved the request to deviate from the material standards for commercial buildings as follows: 65% masonry and 35% secondary materials.

Public Works:

1. All sewer mains shall be public (minus laterals) and within a 20' easement (minimum).
2. No onsite grinder systems or step systems will be allowed for this development.
3. Landscaping plans shall be approved before construction plans are approved.
4. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
5. If wet ponds are used, aeration shall be provided.
6. Sidewalks are required on both sides of the access street to the multifamily from Lebanon Road.
7. All curb cuts on Lebanon Road require TDOT approval.
8. The access street shall align with the existing industrial driveway on Lebanon Road.
9. Connect the office building to the retail/restaurant with sidewalk and crosswalks.
10. The TIS shall be finalized by the June 2024 Planning Commission meeting, or the item will be subject to deferral.
11. The development shall install traffic calming devices on Sunset Drive. The traffic calming plan shall be coordinated with Engineering/Public Works prior to FMDP.
12. The development shall dedicate an access easement to the adjoining property to the east. The access easement shall be recorded prior to construction plan approval.
13. Monument signs may not be located within the sight triangles for the driveways.
14. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Water lines shown are not WWUD's design.
3. Some existing water lines that shown are labeled with the wrong size.

**SECTION 3. – PUBLIC HEARING** – The zoning changes were the subject of a public hearing held on \_\_\_\_\_ at 6:15 p.m.

**BE IT FURTHER ORDAINED**

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. 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.

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

PASSED:

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James Maness, Mayor

FIRST READING:

SECOND READING:

ATTEST:

---

Sheila S. Lockett, MMC  
City Recorder

---

Kenny Martin, City Manager

APPROVED AS TO FORM:

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L. Gino Marchetti, Jr.  
City Attorney

**Exhibit A**

**MICHELLE HOWELL PROPERTY**  
**MAP 053 GROUP A PARCEL 101.01**

**BEGINNING** AT THE NORTHEASTERNMOST PROPERTY CORNER OF MICHELLE HOWELL, OWNERSHIP OF RECORD IN DEED BOOK 1520, PAGE 610 IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE, ALSO BEING A SHARED PROPERTY CORNER WITH ROGER FERRELL PROPERTY, OWNERSHIP OF RECORD IN DEED BOOK 1216, PAGE 371 IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE;

THENCE, ALONG THE PROPERTY LINE OF SAID MICHELLE HOWELL THE FOLLOWING ELEVEN (11) CALLS:

SOUTH 09°54'13" EAST A DISTANCE OF 471.60' TO A POINT;  
NORTH 75°33'18" EAST A DISTANCE OF 91.89' TO A POINT;  
SOUTH 08°06'27" WEST A DISTANCE OF 54.30' TO A POINT;  
SOUTH 07°40'46" WEST A DISTANCE OF 1024.24' TO A POINT;  
NORTH 80°43'42" WEST A DISTANCE OF 418.37' TO A POINT;  
NORTH 09°25'43" EAST A DISTANCE OF 372.05' TO A POINT;  
NORTH 15°52'01" WEST A DISTANCE OF 54.76' TO A POINT;  
NORTH 15°40'32" WEST A DISTANCE OF 418.34' TO A POINT;  
NORTH 15°33'21" WEST A DISTANCE OF 310.77' TO A POINT;  
NORTH 58°54'09" EAST A DISTANCE OF 445.67' TO THE START OF A CURVE;  
THENCE, CURVING TO THE RIGHT, WITH A RADIUS OF 13899.37', AND ARC LENGTH OF 180.68', AND A CHORD BEARING NORTH 59°46'16" EAST A DISTANCE OF 180.68' FEET TO THE **POINT OF BEGINNING.**

**CONTAINING APPROXIMATELY 676,841 SQUARE FEET, OR 15.54 AC, MORE OR LESS.**

**ROWLETT PROPERTIES, LLC**  
**MAP 053 GROUP A PARCEL 102.00**

**BEGINNING** AT THE NORTHEASTERN MOST PROPERTY CORNER OF THE ROWLETT PROPERTIES, LLC PROPERTY, OWNERSHIP OF RECORD IN DEED BOOK 1727, PAGE 2221 IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE, ALSO BEING A SHARED PROPERTY CORNER WITH MICHELLE HOWELL, OWNERSHIP OF RECORD IN DEED BOOK 1520, PAGE 610 IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE;

THENCE, ALONG THE PROPERTY LINE OF SAID ROWLETT PROPERTIES, LLC, THE FOLLOWING SIX (6) CALLS:

SOUTH 15°33'21" EAST A DISTANCE OF 310.77' TO A POINT;  
SOUTH 15°40'32" EAST A DISTANCE OF 418.34' TO A POINT;  
NORTH 84°03'50" WEST A DISTANCE OF 636.98' TO A POINT;  
NORTH 09°16'02" EAST A DISTANCE OF 83.20' TO A POINT;  
NORTH 33°33'41" WEST A DISTANCE OF 255.90' TO A POINT;  
NORTH 58°54'09" EAST A DISTANCE OF 660.12' TO THE **POINT OF BEGINNING.**

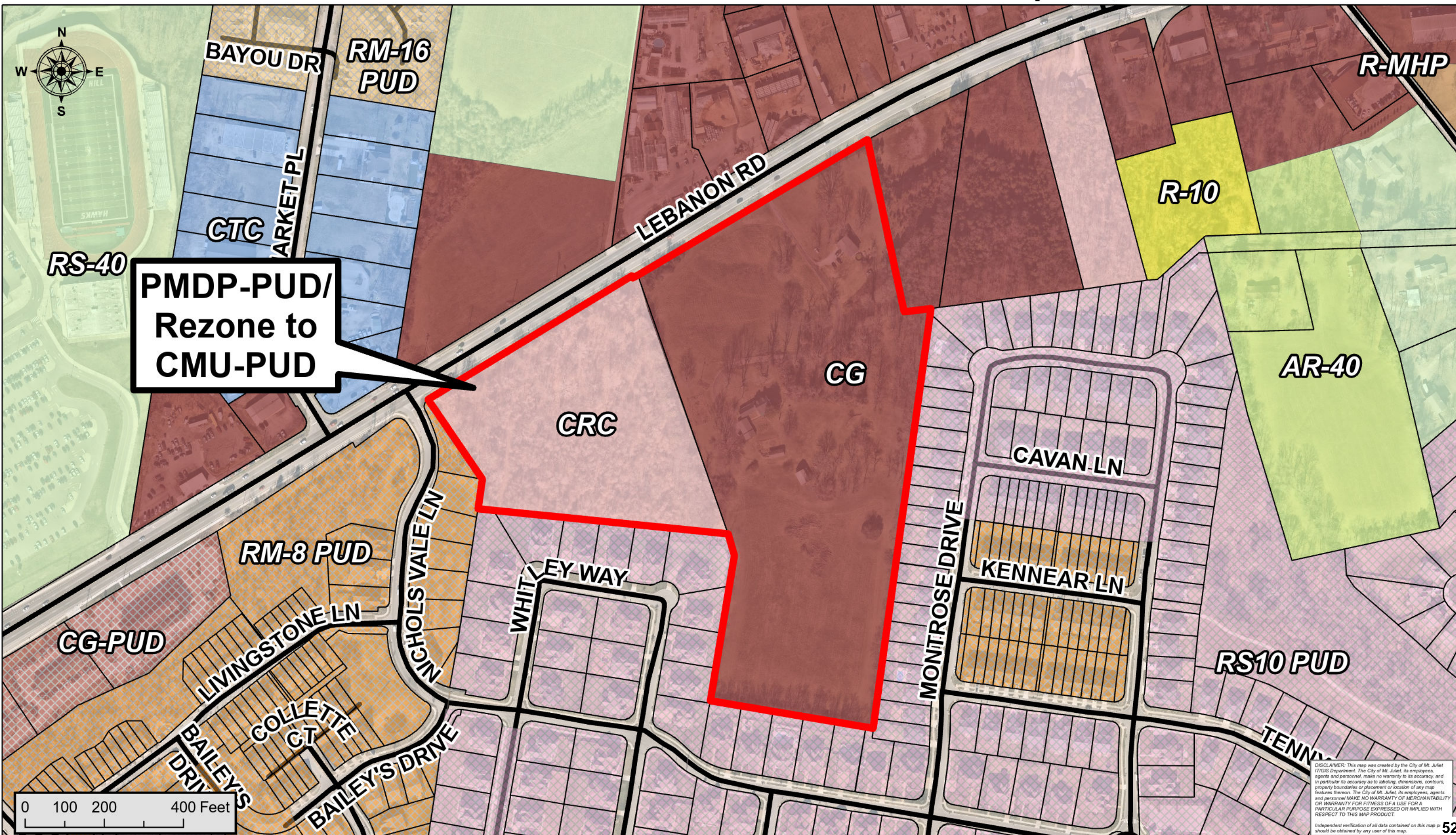
**CONTAINING APPROXIMATELY 313,901 SQUARE FEET, OR 7.21 AC, MORE OR LESS.**





# Exhibit C - PMDP-PUD / Rezone

**Elliott Reserve**  
**12440 & 12582 Lebanon Road**  
**Map 053, Parcel 101.01 & 102.00**



**PMDP-PUD/  
Rezone to  
CMU-PUD**



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.  
Independent verification of all data contained on this map product should be obtained by any user of this map.





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0686  
13.A.

**Agenda Date:** 8/12/2024

**Agenda #:**

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**Title:**

**AN ORDINANCE TO REZONE THE PROPERTY LOCATED 4470 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 026.00, FROM OPS TO RS-40.**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO REZONE THE PROPERTY LOCATED 4470 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 026.00, FROM OPS TO RS-40.**

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_, 2024 and notice thereof published in the Chronicle of Mt. Juliet on \_\_\_\_\_; and

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on July 18, 2024, and forwarded a positive recommendation (vote count 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 OPS to RS-40; and

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2024 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 4470 Old Lebanon Dirt Road., Map 077, Parcel 026.00, from OPS to RS-40.

**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**

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. 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.

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

PASSED:

\_\_\_\_\_  
James Maness, Mayor

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Sheila S. Lockett, MMC  
City Recorder

\_\_\_\_\_  
Kenny Martin, City Manager

APPROVED AS TO FORM:

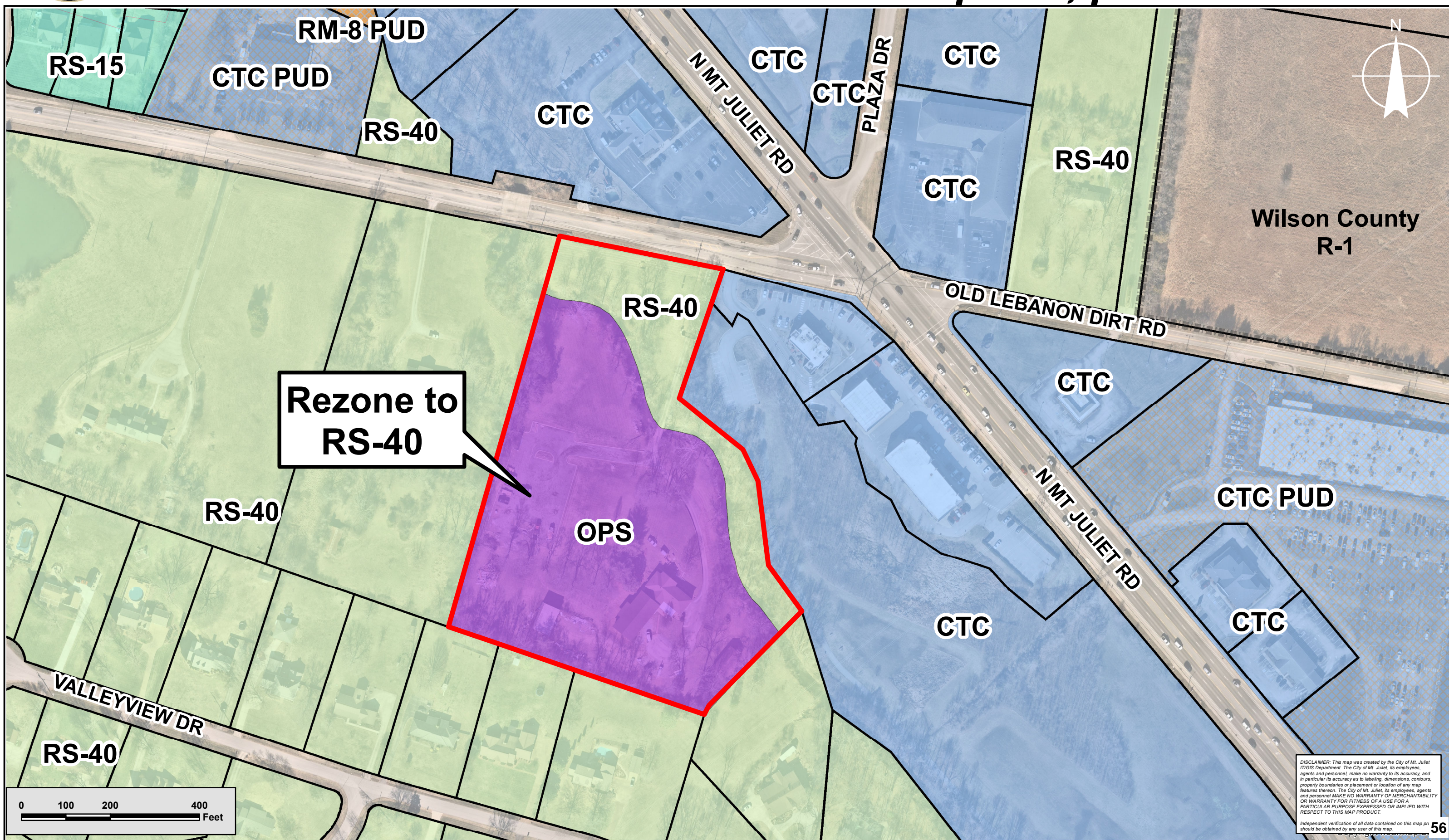
\_\_\_\_\_  
L. Gino Marchetti, Jr.  
City Attorney





# Exhibit B - Rezone

# 4470 Old Lebanon Dirt Road Map 077, p/o Parcel 026.00



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.  
Independent verification of all data contained on this map should be obtained by any user of this map.



## **Exhibit A**

Land in Wilson County, Tennessee, being a tract or parcel of land situated and lying on the southerly side of Old Mt. Juliet Road in the 25<sup>th</sup> Civil District of Wilson County, Tennessee, bounded north by Old Mt. Juliet Road; East, South and West by other property of Stewart, the same being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Old Mt. Juliet Road, the same being at a fence which separates this property from property of Stewart, the same being the northeasterly corner of the tract hereby conveyed, and running thence with the fence South 14 deg. 0' West 295 feet; South 57 deg. 08' East 127 feet; South 28 deg. 10' East 61 feet; South 10 deg. 48' East 164 feet; and South 43 deg. 0 East 97 feet; thence South 40 deg. 0' West 239 feet, North 73 deg. 34' West 500 feet; and North 14 deg. 39' East 747 feet to a point in the southerly margin of said Old Mt. Juliet Road; thence with the southerly margin of said road South 82 deg. 0' East 286 feet to the point of beginning, containing 7.5 acres, more or less, according to survey of L.C. Petty dated April 26, 1971.

This conveyance is subject to any and all existing restrictions, conditions and easements of record.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0698  
13.B.

**Agenda Date:** 8/12/2024

**Agenda #:**

---

**Title:**

**AN ORDINANCE ANNEXING THE SOUTH GREENHILL ROAD AND RIGHT OF WAY, LOCATED AT SOUTH GREENHILL ROAD FROM THE NORTHERN PROPERTY CORNER OF 6105 FREEMANTLE CT TO THE NORTHERN PROPERTY CORNER OF PARCEL 073 008.04, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY**





## MEMORANDUM

**Date:** June 20, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Shane Shamanur, PE  
Director of Engineering

**Re:** Review the Roadway and Right-of-Way  
Annexation: S Greenhill Road

---

**OVERVIEW:** The subject item is the proposed annexation of roadway and associative right-of-way on S Greenhill Road from the northern property corner of 6105 Freemantle Ct to the northern property corner of Parcel 073 008.04 (approximately 850ft going east).

**BACKGROUND & ANALYSIS:** The S Greenhill Road residential development was approved by the City of Mt. Juliet Regional Planning Commission in July 2022. The development is currently in construction. The development has dedication of ROW and sidewalks to be installed that would be far easier if it was a City road than a county road. Additionally, the county is making this development install a left turn lane for an 18-lot subdivision on a road that's just a few hundred trips per day which does not warrant the left turn lane.

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

## RESOLUTION - 2024

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE SOUTH GREENHILL ROAD AND RIGHT OF WAY, LOCATED AT SOUTH GREENHILL ROAD FROM THE NORTHERN PROPERTY CORNER OF 6105 FREEMANTLE CT TO THE NORTHERN PROPERTY CORNER OF PARCEL 073 008.04, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

**WHEREAS**, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

**WHERAS**, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as South Greenhill Road Roadway and Right of Way, In Wilson County, Tennessee, as described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT SOUTH GREENHILL ROAD FROM THE NORTHERN PROPERTY CORNER OF 6105 FREEMANTLE CT TO THE NORTHERN PROPERTY CORNER OF PARCEL 073 008.04, IN WILSON COUNTY, TENNESSEE IS ADOPTED.**

**A. Police:**

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

**B. Fire:**

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection with automatic and mutual aid assistance from the Wilson County Emergency Management Agency.

**C. Water:**

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

**D. Sanitary Sewers:**

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.

## RESOLUTION - 2024

2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

### **E. Refuse Collection:**

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

### **F. Public Streets:**

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

### **G. Schools:**

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

### **H. Inspection Services:**

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

**RESOLUTION - 2024**

**I. Planning:**

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: N/A

**J. Street Lighting**

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

**K. Recreation**

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

**L. Electrical Service**

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

**NOW THEREFORE BE IT RESOLVED:**

In case 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. 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 on the earliest date allowed by the law.**

PASSED:

FIRST READING:

\_\_\_\_\_  
James Maness, Mayor

ATTEST:

\_\_\_\_\_  
Sheila S. Lockett, MMC  
City Recorder

**RESOLUTION - 2024**

APPROVED AS TO FORM:

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Gino Marchetti, City Attorney

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Kenny Martin, City Manager





CITY OF MT. JULIET, TN  
Planning & Zoning Division Project Submittal  
ANNEXATION APPLICATION

Date Submitted: May 22, 2024 Point of Contact Name: Shane Shamanur  
Email Address: sshamanur@mtjuliet-tn.gov Phone: 615.773.7957

**Applicant:** City of Mt. Juliet on behalf of The Wilson County Road Commission

Name: Shane Shamanur Email: sshamanur@mtjuliet-tn.gov

Fax: \_\_\_\_\_ Phone: 615.773.7957

Street Address: 2425 N. Mt. Juliet Road

City: Mt. Juliet State: TN Zip: 37122

**Property Details:**

Project Name (if app.) N/A

YES  NO

Location of Property: S Greenhill Road

Street Address: Near Parcel 073 008.04 (or just north of 6105 Freemantle Ct)

Subdivision/Lot: N/A

Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

**Legal Description (Metes & Bounds) \*Attach property survey\***

The subject item is the proposed annexation of roadway and associative right-of-way on S Greenhill Road from the northern property corner of 6105 Freemantle Ct to the northern property corner of Parcel 073 008.04 (approximately 850ft going east).

Is this property contiguous with the City limits of the City of Mt. Juliet?  YES  NO

Total Acreage: N/A

Present Zoning: N/A Requested Zoning: N/A

Present Land Use: N/A Requested Land Use: N/A

Reason/Proposed Use for this request:

The S Greenhill Road residential development was approved the City of Mt. Juliet Regional Planning Commission in July 2022. The development is currently under construction. The development has dedication of ROW and sidewalks to be installed that would be far easier if it was a City road than a county road. Additionally, the county is making this development install a left turn lane for an 18-lot subdivision on a road that's just a few hundred trips per day which does not warrant the left turn lane.

Proposed Sewer Capacities: N/A

Sewer Available:  YES  NO

**SIGNATURES ARE REQUIRED FOR SUBMITTAL**

SHANE SHAMANUR            5/24/2024  
Applicant Name (printed)      Applicant Signature      Date

By signing below, I (we) hereby certify that I am (we are) the owners of the property shown and described

            5/23/2024  
Owner Name (printed)      Owner Signature      Date

**ORDINANCE NO. \_\_\_\_\_**

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

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of June 20, 2024, and forwarded a positive recommendation (Vote 8-0-0) for approval to the Board of Commissioners; and

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_ and notice thereof published in the Chronicle of Mt. Juliet on \_\_\_\_\_; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to annex the subject property into the corporate boundaries of the City of Mt. Juliet; and

**WHEREAS**, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

**WHEREAS**, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

**WHEREAS**, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within corporate boundaries of the City of Mt. Juliet.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2024 as follows:**

**SECTION 1.** – ANNEXATION. The property described herein below and as shown and further described on Exhibit B attached hereto, is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

**LEGAL DESCRIPTION** – The subject item is the proposed annexation of roadway and associative right-of-way on S Greenhill Road from the northern property corner of 6105 Freemantle Ct to the northern property corner of Parcel 073 008.04 (approximately 850ft going north).

**SECTION 2.** – PLANNING COMMISSION RECOMMENDATION – This matter was considered by the Planning Commission and received a positive recommendation with a vote of (8-0-0) in a regular meeting held on June 20, 2024.

**SECTION 3.** – PUBLIC HEARING – The annexation was the subject of a public hearing held on \_\_\_\_\_ at 6:15 p.m.

**BE IT FURTHER ORDAINED**

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. 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.

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

PASSED:

\_\_\_\_\_  
James Maness, Mayor

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Sheila S. Luckett, MMC  
City Recorder

\_\_\_\_\_  
Kenny Martin, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
L. Gino Marchetti, Jr.  
City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0790  
13.C.

**Agenda Date:** 8/12/2024

**Agenda #:**

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**Title:**

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF MT. JULIET, TENNESSEE, SECTION 28-22, TO ADD THE FIRE CHIEF AS A VOTING MEMBER OF THE TRAFFIC COMMISSION



**ORDINANCE \_\_\_\_\_-2024**

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF MT. JULIET, TENNESSEE, SECTION 28-22, TO ADD THE FIRE CHIEF AS A VOTING MEMBER OF THE TRAFFIC COMMISSION

WHEREAS, the City of Mt. Juliet recognizes the vital role of the Fire Department in ensuring the safety and well-being of its residents; and

WHEREAS, effective traffic management is crucial for the timely response of emergency services; and

WHEREAS, the Fire Chief possesses specialized knowledge regarding the impact of traffic conditions on emergency response times; and

WHEREAS, the inclusion of the Fire Chief as a voting member of the Traffic Commission would provide valuable insights into the needs of emergency services; and

WHEREAS, traffic calming measures can have significant effects on the operations of emergency services; and

WHEREAS, the City of Mt. Juliet has experienced growth, leading to increased traffic and the need for enhanced traffic management strategies; and

WHEREAS, ensuring the rapid response of emergency vehicles is critical for saving lives and protecting property; and

WHEREAS, the Fire Department often encounters challenges related to traffic congestion and road design; and

WHEREAS, the Fire Chief can offer expert advice on the potential impacts of proposed traffic changes on emergency response; and

WHEREAS, the City of Mt. Juliet is committed to improving public safety and emergency preparedness; and

WHEREAS, collaboration between the Fire Department and the Traffic Commission can lead to more effective and balanced traffic solutions; and

WHEREAS, the Fire Chief's participation in the Traffic Commission aligns with best practices for integrated public safety planning; and

WHEREAS, the experience and perspective of the Fire Chief can enhance the decision-making process of the Traffic Commission; and

WHEREAS, other municipalities have successfully included emergency service representatives in their traffic planning bodies; and

WHEREAS, the City of Mt. Juliet values the input of all stakeholders in traffic management discussions; and

WHEREAS, the Fire Chief's involvement can help identify potential hazards related to traffic and propose appropriate mitigations; and

WHEREAS, emergency vehicle access must be considered in all traffic planning and infrastructure projects; and

WHEREAS, the Fire Department responds to a wide variety of emergencies that require prompt arrival at the scene; and

WHEREAS, the Fire Chief can provide data and statistics on emergency response times affected by traffic conditions; and

WHEREAS, traffic incidents can impede the movement of emergency vehicles, necessitating coordinated planning efforts; and

WHEREAS, the inclusion of the Fire Chief can improve communication and coordination between the Fire Department and other city departments; and

WHEREAS, effective traffic management contributes to overall community resilience in the face of emergencies; and

WHEREAS, the City of Mt. Juliet aims to maintain and improve the quality of life for its residents through effective public safety measures; and

WHEREAS, the Fire Chief's knowledge of fire safety regulations can inform traffic planning decisions; and

WHEREAS, the City recognizes the importance of integrating emergency response considerations into traffic engineering; and

WHEREAS, the Fire Chief's input can help ensure that traffic calming measures do not unduly hinder emergency vehicle access; and

WHEREAS, the participation of the Fire Chief can foster a more comprehensive approach to traffic management; and

WHEREAS, the Traffic Commission benefits from diverse perspectives, including those of public safety officials; and

WHEREAS, the City of Mt. Juliet seeks to continuously improve its emergency response capabilities; and

WHEREAS, the Fire Chief's involvement can aid in identifying and addressing traffic-related risks to public safety; and

WHEREAS, efficient traffic flow is essential for the delivery of emergency medical services; and

WHEREAS, the Fire Chief can provide practical recommendations based on real-world emergency response experiences; and

WHEREAS, the City of Mt. Juliet values proactive measures to enhance public safety; and

WHEREAS, the inclusion of the Fire Chief supports the City's commitment to comprehensive public safety planning; and

WHEREAS, the Fire Chief's expertise can contribute to the development of more effective traffic policies and procedures; and

WHEREAS, the Traffic Commission plays a key role in shaping the city's transportation infrastructure; and

WHEREAS, the Fire Chief can help ensure that traffic planning aligns with the needs of emergency services; and

WHEREAS, the City of Mt. Juliet is dedicated to creating a safe and efficient transportation network; and

WHEREAS, the Fire Chief's participation can help balance the needs of emergency services with those of other road users; and

WHEREAS, the Fire Department's mission includes protecting life and property, which is influenced by traffic conditions; and

WHEREAS, the Fire Chief can provide insights into the potential impacts of new developments on emergency response; and

WHEREAS, the City of Mt. Juliet aims to enhance collaboration among its various departments and commissions; and

WHEREAS, the Fire Chief's involvement can lead to more informed and effective traffic management decisions; and

WHEREAS, the inclusion of the Fire Chief supports the City's goal of integrating public safety considerations into all aspects of urban planning; and

WHEREAS, the Fire Chief can help identify traffic management solutions that support both safety and mobility; and

WHEREAS, the City of Mt. Juliet is committed to reducing traffic-related delays for emergency vehicles; and

WHEREAS, the Fire Chief's expertise can help address issues related to traffic signal timing and emergency vehicle preemption; and

WHEREAS, the Fire Department's experience with emergency evacuations can inform traffic management strategies; and

WHEREAS, the inclusion of the Fire Chief promotes a holistic approach to traffic safety; and

WHEREAS, the City of Mt. Juliet recognizes the interdependence of traffic management and emergency response; and

WHEREAS, the Fire Chief's participation can enhance the effectiveness of the Traffic Commission's recommendations; and

WHEREAS, the inclusion of the Fire Chief aligns with the City's strategic goals for public safety and transportation; and

WHEREAS, the Fire Chief's knowledge of fire apparatus requirements can inform street design standards; and

WHEREAS, the City of Mt. Juliet seeks to ensure that all traffic-related decisions consider the needs of emergency services; and

WHEREAS, the Fire Chief can provide valuable input on the design and placement of traffic calming devices; and

WHEREAS, the City of Mt. Juliet aims to create a safer environment for all residents through improved traffic management; and

WHEREAS, the Fire Chief's involvement can help prevent traffic-related obstructions to emergency vehicle access; and

WHEREAS, the Fire Chief can assist in evaluating the potential impacts of traffic plans on emergency response routes; and

WHEREAS, the City of Mt. Juliet is committed to enhancing its emergency response capabilities through improved infrastructure planning; and

WHEREAS, the inclusion of the Fire Chief supports the City's efforts to foster interdepartmental collaboration; and

WHEREAS, the Fire Chief's expertise can help ensure that traffic policies do not compromise public safety; and

WHEREAS, the City of Mt. Juliet values the insights of its public safety officials in all aspects of city planning; and

WHEREAS, the Fire Chief can help address traffic issues that affect the delivery of critical emergency services; and

WHEREAS, the inclusion of the Fire Chief on the Traffic Commission can lead to more balanced and effective traffic management solutions; and

WHEREAS, the City of Mt. Juliet recognizes the importance of integrating emergency service considerations into all transportation planning; and

WHEREAS, the Fire Chief's participation can enhance the safety and efficiency of the city's transportation network; and

WHEREAS, the inclusion of the Fire Chief supports the City's commitment to public safety and emergency preparedness; and

WHEREAS, the Fire Chief's knowledge of fire department operations can inform traffic management strategies; and

WHEREAS, the City of Mt. Juliet seeks to improve coordination between the Traffic Commission and the Fire Department; and

WHEREAS, the inclusion of the Fire Chief can help identify and address traffic issues that impact emergency services; and

WHEREAS, the Fire Chief's participation supports the City's goal of creating a safe and efficient transportation system; and

WHEREAS, the City of Mt. Juliet is committed to enhancing the effectiveness of its Traffic Commission through the inclusion of key stakeholders; and

WHEREAS, the Fire Chief's expertise can contribute to the development of traffic policies that support emergency response; and

WHEREAS, the City of Mt. Juliet aims to ensure that its traffic management strategies align with public safety objectives; and

WHEREAS, the inclusion of the Fire Chief on the Traffic Commission reflects the City's dedication to comprehensive and integrated planning; and

WHEREAS, the Fire Chief's participation can help prevent traffic-related delays for emergency vehicles; and

WHEREAS, the City of Mt. Juliet values the input of its public safety officials in traffic management decisions; and

WHEREAS, the Fire Chief can provide insights into the potential impacts of traffic calming measures on emergency response; and

WHEREAS, the inclusion of the Fire Chief supports the City's efforts to enhance public safety and emergency response; and

WHEREAS, the Fire Chief's expertise can help ensure that traffic plans do not hinder emergency vehicle access; and



WHEREAS, the City of Mt. Juliet seeks to improve the safety and efficiency of its transportation network through enhanced collaboration; and

WHEREAS, the Fire Chief's participation can help identify and address traffic-related risks to public safety; and

WHEREAS, the inclusion of the Fire Chief on the Traffic Commission aligns with best practices for integrated public safety planning; and

WHEREAS, the City of Mt. Juliet is dedicated to creating a safe and efficient transportation system for all residents; and

WHEREAS, the Fire Chief's expertise can contribute to the development of effective traffic management strategies; and

WHEREAS, the inclusion of the Fire Chief supports the City's commitment to public safety and emergency preparedness; and

WHEREAS, the Fire Chief's participation can enhance the effectiveness of the Traffic Commission's recommendations; and

WHEREAS, the inclusion of the Fire Chief on the Traffic Commission reflects the City's dedication to comprehensive and integrated planning; and

WHEREAS, the Fire Chief's expertise can help ensure that traffic policies do not compromise public safety; and

Now, therefore, be it ORDAINED by the City of Mt Juliet Board of Commissioners the City of Mt. Juliet:

SECTION 1. That Section 28-22 of the Code of Ordinances of the City of Mt. Juliet, Tennessee, is hereby amended to include the Fire Chief as a voting member of the Traffic Commission.

SECTION 2. That this ordinance shall take effect at the earliest date allowed by law, the public welfare requiring it.

BE IT FURTHER ORDAINED

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. 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.

PASSED: \_\_\_\_\_

James Maness, Mayor

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Sheila S. Lockett, CMC

City Recorder

\_\_\_\_\_

Kenneth Martin, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_

L. Gino Marchetti, Jr.

City Attorney



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0794  
13.D.

**Agenda Date:** 8/12/2024

**Agenda #:**

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**Title:**

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CITY CODE TO NOT ALLOW ANY CONSTRUCTION OR COMMERCIAL VEHICLES TO BLOCK STREETS/ROADWAYS INSIDE THE CITY LIMITS FROM 7 AM - 9 AM AND 3 PM - 5 PM MONDAY - FRIDAY

# ORDINANCE

## AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CITY CODE TO NOT ALLOW ANY CONSTRUCTION OR COMMERCIAL VEHICLES TO BLOCK STREETS/ROADWAYS INSIDE THE CITY LIMITS FROM 7 AM – 9 AM AND 3 PM – 5 PM MONDAY – FRIDAY

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desire to help with traffic congestion during rush hours; and

**WHEREAS**, The City of Mt. Juliet has a heavy volume of traffic on the streets/roadways inside the City Limits each day during rush hours; and

**WHEREAS**, Construction or Commercial vehicles shall not block any section of a street/roadway between the hours of 7 AM – 9 AM and 3 PM – 5 PM, Monday – Friday

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

**Section 1:** No Construction or Commercial vehicle shall be allowed to block any section of a street or roadway between the hours of 7 AM – 9 AM and 3 PM – 5 PM, Monday – Friday.

### BE IT FURTHER ORDAINED

**Section 2:** In case of conflict between this ordinance or any part hereof, and the whole or part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the extent of the Conflict but no further.

**Section 3:** If any section, clause, 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, provision or portion of this ordinance.

**Section 4:** That this ordinance shall take effect at the earliest date allowed by law, the public welfare requiring it.

### PASSED:

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

\_\_\_\_\_  
James Maness, Mayor

ATTEST:

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Sheila S. Lockett, MMC  
City Recorder

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Kenneth D. Martin, City Manager

APPROVED AS TO FORM:

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L. Gino Marchetti, Jr., City Attorney





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0787  
14.A.

**Agenda Date:** 8/12/2024

**Agenda #:**

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**Title:**

**RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE MASS GRADING OF 620 CLEMMONS ROAD AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT**

**RESOLUTION \_\_-2024**

**RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE MASS GRADING OF 620 CLEMMONS ROAD AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT**

**WHEREAS**, the City of Mt. Juliet seeks to mass grade the 24 acre property to prepare the site for future public work’s facilities and operations; and

**WHEREAS**, the City of Mt. Juliet received 8 bids for the project; and

**WHEREAS**, the City of Mt. Juliet has reviewed the bids and finds Jones Bros Contracting, LLC (“Contractor”) to be the lowest responsive, responsible bidder for the project;

**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 the Contractor in the total amount of \$1,453,000.00 for the construction of the Project.

Section 2. Mayor James Maness is hereby authorized to execute the said contract with the Contractor.

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.

**RESOLUTION \_\_-2024**

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

PASSED:

FIRST READING:

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James Maness, Mayor

ATTEST:

---

Sheila S. Lockett, MMC  
City Recorder

APPROVED AS TO FORM:

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Kenneth Martin, City Manager

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L. Gino Marchetti, Jr.  
Attorney

## RESOLUTION \_\_-2024

### RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE MASS GRADING OF 620 CLEMMONS ROAD AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT

#### Executive Summary

- The project: This project consists of mass grading the 24-acre site at 620 Clemmons Road to prepare the 10-acre portion of the site for future public work's facilities and operations.
- Contract: The City of Mt. Juliet received eight bids on this project. The City reviewed the bids and finds Jones Bros Contracting, LLC ("Contractor") to be the lowest responsive, responsible bidder for the project in the amount of \$1,453,000.00.
- Funding: The project will be funded 100% by city funds. The current budget amount for this project is \$3,500,000. Therefore, this bid is well under budget.
- Official act: This resolution is to provide formal support of the contract and to authorize the Mayor to sign the contract.



**REQUEST FOR BIDS  
FOR THE CITY OF MT. JULIET, TN**

**Request for Bid  
Mass Grading of 620 Clemmons RD**

**Issued By:**

**City of Mt. Juliet, TN  
2425 N. Mt. Juliet Rd.  
(615) 754-2554**

**Date of Issue: July 3, 2024**

**Bid Due Date: July 23, 2024 10:00 AM CST**

**Bids must be in sealed envelope  
Clearly Marked  
Mass Grading of 620 Clemmons Rd  
Dated July 23, 2024**

**Delivered to:**

**Attn: Finance Director  
City of Mt. Juliet  
2425 N. Mt. Juliet  
Mt. Juliet, TN 37122  
NLT 10:00 AM CST July 23, 2024**

City of Mt. Juliet Finance Department  
2425 N. Mt. Juliet Rd. | Mt. Juliet, TN 37122  
Phone: 615-754-2554 | Fax: 615-754-7225





### **Background of the City of Mt. Juliet, TN**

The City of Mt. Juliet, TN is located in the Nashville, TN metropolitan area. The city had a population of 39,000+ according to the 2022 National Census and is one of the fastest growing cities in the State of Tennessee. The city has 4 elected commissioners and an elected mayor, which comprise the governing body. The governing body hires a professional City Manager as the chief administrative official. The City Manager is responsible for all city personnel. The city currently provides public safety, building inspection and codes enforcement, public works, parks and recreation, and administrative functions.

### **General Bid Information**

Sealed bids for **Mass Grading of 620 Clemmons RD** will be received at the office of the City of Mt. Juliet Finance Department at 2425 N. Mt. Juliet Rd, Mt. Juliet, Tennessee 37122, Attention: Dana Hire, on or before **July 23, 2024 10:00AM, CST**, and immediately thereafter all bids will be publicly opened and read aloud. Please contact Toby Toombs at [ttoombs@mtjuliet-tn.gov](mailto:ttoombs@mtjuliet-tn.gov) or 615-754-9922 should you have any questions.

### **BID FORMS**

Two paper copies of the bid are required. All paper bids must have the name of the project, and the bid due date on the outside of the envelope. Paper bid must be signed by authorized representative of company/business placing bid at time bid is received by the City of Mt. Juliet. Bidder will show evidence of license, expiration date and classification if required and when applicable. Bidder is familiar with all laws and regulations that may affect cost, progress, and performance of the work, including BABAA requirements.

**Electronic Bids** will be accepted for this Request for Bids. If you would prefer to submit your bid electronically, please email to [bids@mtjuliet-tn.gov](mailto:bids@mtjuliet-tn.gov).

### **Special Notice on Iran**

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to §12-12-106.

### **Special Notice on Israel**

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief for submissions in excess of \$250k, unless the contractor has fewer than 10 employees, each bidder is not currently engaged in, and will not for the duration of the contract engage in, a boycott of Israel.

### **Build America, Buy America Act**

If this agreement is for services related to a project that is subject to the Build America, Buy America Act (BABAA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budget's

City of Mt. Juliet Finance Department  
2425 N. Mt. Juliet Rd. | Mt. Juliet, TN 37122  
Phone: 615-754-2554 | Fax: 615-754-7225



Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure, April 18, 2022.

Any request for substitute or “or equal” shall include the Manufacturer’s Certification of compliance with the Build America, Buy America Act (BABAA) requirements mandated by Title IX of the Infrastructure Investment and Jobs Act (“IIJA”), Pub. L. 177-58. If the Instructions include a Federal requirements section, include the following: BABAA requirements apply to this project.

### **SUBMISSION**

It shall be the responsibility of the bidder to submit a bid response which complies with: the conditions and specifications of the Request for Bids; policies and procedures of the City of Mt. Juliet and applicable laws of the State of Tennessee; and any other applicable laws, regulations and requirements.

### **BID REJECTION**

The City reserves the right to reject any or all bids, combinations of items, or lot(s), and to waive defects or minor informalities. The City is a member of certain coalitions and has access to the pricing provided by state contracts. The published prices by the state or any of the coalitions for RFB items shall be considered a sealed bid which the City may accept. Any other bid that is not sealed will “NOT” be accepted. Any bid received after time and date indicated will be discarded.

Bidders may not restrict the rights of the City or otherwise qualify their bids. If a Bidder does so, the City may determine the bid to be a nonresponsive counteroffer, and the bid may be rejected.

The City reserves the right, at its sole discretion, to waive variances in bids provided such action is in the best interest of the City. Where the City waives minor variances in bids, such waiver does not modify the RFB requirements or excuse the Bidder from full compliance with the RFB. Notwithstanding any minor variance, the City may hold any Bidder to strict compliance with the RFB. In the event of multiple line items or interchangeable items, the city reserves the right to select items from multiple bidders.

Bidders must comply with all of the terms of this RFB and all applicable state laws and regulations. The City may reject any bid that does not comply with all of the terms, conditions, and performance requirements of this RFB.

### **PAYMENT FOR CITY PURCHASES**

Purchase orders will be issued after the RFB is reviewed and payment will be made by the City of Mt. Juliet 30 days after commodities and/or services have been received, accepted, and properly invoiced as indicated in the contract and/or purchase order. Invoices must bear the purchase order number where applicable.

### **IDEMNIFICATION**

The Contractor/Vendor shall indemnify, hold harmless, and defend the contracting agency from and against any claim of, or liability for error, omission or negligent act of the Contractor/Vendor under this agreement. The Contractor/Vendor shall not be required to indemnify the contracting agency for a claim of, or liability for, the independent negligence of the contracting agency. If there is a claim of, or liability for, the joint negligent error or omission of the Contractor and the independent negligence of the Contracting agency, the indemnification and hold harmless obligation shall be apportioned on a comparative fault basis. “Contractor” and “Contracting

City of Mt. Juliet Finance Department  
2425 N. Mt. Juliet Rd. | Mt. Juliet, TN 37122  
Phone: 615-754-2554 | Fax: 615-754-7225



agency”, as used within this and the following article, include the employees, agents and other contractors who are directly responsible, respectively, to each. The term “independent negligence” is negligence other than in the Contracting agency’s selection, administration, monitoring, or controlling of the Contractor and in approving or accepting the Contractor’s work. On-site vendors are required to provide proof of insurance (general liability, workers comp, auto and excess). On-site vendor will add the City of Mt. Juliet as an additional insurer if requested.

### **COMPLIANCE**

In the performance of a contract that results from this RFB, the contractor must comply with all applicable federal, state, and city regulations, codes, and laws; and be liable for all required insurance, licenses, permits and bonds; and pay all applicable federal, state, and city taxes.

### **SUITABLE MATERIALS, ETC.**

Unless otherwise specified, all materials, supplies or equipment offered by a bidder shall be new, unused, and of the latest edition, version, model or crop and of recent manufacture. Unless otherwise specified in the RFB, product brand names or model numbers are examples of the type and of product quality required, and are not statements of preference. If the specifications describing an item conflict with a brand name or model number with a description of the item, the specifications govern. Reference to brand name or number does not preclude an offer of a comparable or better product, if full specifications and descriptive literature are provided for the product. For example, if the specifications call for 98 decibel alarm and the product offered has only 95, the city reserves the right to consider the 95 decibel alarm offering as adequate. Failure to provide such specifications and descriptive literature may be cause for rejection of the offer.

### **FIRM OFFER**

For the purpose of award, offers made in accordance with this RFB must be good and firm for a period of ninety (90) days from the date of quote opening or the date of complete delivery of the order placed whichever is later. The city anticipates selection within 10 business days.

### **BID PREPARATION COSTS**

The City is not liable for any costs incurred by the bidder in quote preparation.

### **CONFLICT OF INTEREST**

An elected or appointed official, or employee of the City of Mt Juliet may not seek to acquire, be a party to, or possess a financial interest in, this contract if (1) the elected or appointed official, or employee is an employee of the administrative unit that supervises the award of this contract; or (2) the elected or appointed official, or employee has the power to take or withhold official action so as to affect the award or execution of the contract. Non-controlling ownership in stock of publicly held companies or ownership of mutual funds shall not be considered as a financial interest.



**DEFAULT**

In case of default by the contractor/vendor, for any reason whatsoever, the City of Mt Juliet may procure the goods or services from another source and hold the contractor/vendor responsible for any resulting excess cost and may seek other remedies under law or equity.

**CONTINUING OBLIGATION OF CONTRACTOR**

Notwithstanding the expiration date of a contract resulting from this RFB the contractor/vendor is obligated to fulfill its responsibilities until warranty, guarantee, maintenance and parts availability requirements have completely expired.

**BILLING INSTRUCTIONS**

Invoices must be billed to the Finance department at the address shown on the individual Purchase Order, Contract Award or Delivery Order. Questions concerning payment should be addressed to the Finance Department of the City of Mt. Juliet.

**DISCRIMINATION CLAUSE**

The City of Mt. Juliet is an equal opportunity entity and does not discriminate on the basis of age, race, sex, national origin, religion or disability in admission to, access to, or operations of its programs, services, activities, or in its awarding of such bids.

**BID SPECIFICATIONS**

**PLEASE SEE ATTACHED DOCUMENTS**

No Bids will be received or accepted after the above-specified time for the opening of Bids. Bids submitted after the designated hour will be deemed invalid and returned unopened to the Bidder. Bid security shall be furnished in accordance with the Instructions to Bidders.

Company Name: Jones Bros Contractors, LLC  
Authorized Signature: [Signature]  
Print Name: Cody Jackson  
Title: Senior Estimator  
Date: 7/23/24  
Address: 1010 Pleasant Grove Place Suite 300  
City/State/Zip: Mt. Juliet, TN 37122

City of Mt. Juliet Finance Department  
2425 N. Mt. Juliet Rd. | Mt. Juliet, TN 37122  
Phone: 615-754-2554 | Fax: 615-754-7225

# 620 Clemmons RD

## Mass Grading

This bid is for the mass grading of 24 +/- acres located at 620 Clemmons RD.

1. Tree stump removal, grind, and haul off to be included.
2. Construction entrance to be included.
3. Wire back silt fence to be included.
4. Temporary seed and straw of all non-structural disturbed areas to be included.
5. Check dams to be included
6. Place site at subgrade within +/- 0.1' using on site material.
7. Storm water outlet control structure, pipe, and headwall to be included.

Lump sum \$ One Million, Four Hundred Fifty-three thousand Dollars and no cents  
1,453,000.00

Contractor Jones Bros Contractors LLC

Contact name and phone number

Cody Jackson 931-231-4148



**PERFORMANCE-PAYMENT BOND FORM**

**KNOW ALL MEN BY THESE PRESENTS:**

that \_\_\_\_\_  
(Name of Contractor)

a \_\_\_\_\_ hereinafter called **Principal**,  
(corporation, partnership or individual)

and \_\_\_\_\_ hereinafter  
(Name of Surety)

called **Surety**, are held and firmly bound unto the City of Mt. Juliet, Tennessee, 71 East Hill Street, Mt. Juliet, TN 37122, hereinafter called **Owner**, in the total aggregate penal sum of:

---

**PLEASE TYPE THE DOLLAR AMOUNT HERE**

in lawful money of the United States, for payment of which sum will and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

**THE CONDITION OF THIS OBLIGATION** is such that whereas, the Principal entered into a certain contract with the Owner, dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, copy of which is hereto attached and made a part hereof for the construction of:

**Mass Grading of 620 Clemmons Road**

**NOW THEREFORE**, if the Principal shall will, truly and faithfully perform its duties, all of the undertakings, covenants, terms, conditions, and agreements of said Contract during the original term thereof, and any extensions thereof which may be granted by the Owner, with or without notice to the Surety, and if he shall satisfy all claims and demands incurred under such Contract, and shall fully indemnify and save harmless the Owner from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the Owner all outlay and expense which the Owner may incur in making good any default, and shall promptly make payment to all persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the prosecution of the work provided for in such Contract, and any authorized extension or modification hereof, including all amounts due for materials, lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such work, and all insurance premiums on said work, and for all labor, performed in such work whether by subcontractor or otherwise, then these obligations shall be void; otherwise to remain in full force and effect.

**PROVIDED, FURTHER,** that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder or the Specifications accompanying the same shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alterations or addition to the terms of the Contract or to the work to the Specifications.

**PROVIDED, FURTHER,** that no final settlement between the Owner and the Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

**IN WITNESS WHEREOF,** this instrument is executed in five (5) counterparts, each one of which shall be deemed an original, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**ATTEST:**

_____		_____
Principal Secretary		Principal
	BY:	_____
		(Signature)
(SEAL)		_____
		(Type or Print)
_____		_____
Witness as to Principal		(Address)
_____		
(Type or Print)		
_____		
(Address)		

**ATTEST:**

_____	_____
	Surety

\_\_\_\_\_  
Witness to Surety  
  
\_\_\_\_\_  
(Type or Print)  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
(Address)

BY: \_\_\_\_\_  
Attorney-in-Fact  
  
\_\_\_\_\_  
(Type or Print)  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
(Address)

**NOTE:** Date of Bond must not be prior to date of Contract.  
If Contractor is a partnership, all partners should execute Bond.

**AGREEMENT FORM**

**Mass Grading of 620 Clemmons Road**

**THIS AGREEMENT**, made this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_,

BETWEEN the Owner: **THE CITY OF MT. JULIET, TENNESSEE**

and the Contractor: **Jones Bros Contractors, LLC**

**WITNESSETH:** That and for in consideration of the payments and agreements hereinafter mentioned to be made and performed by the Owner, the Contractor hereby agrees with the Owner to perform all the Work required by the Contact Documents and described as follows:

The Project generally consists of the furnishing of all materials, equipment and labor for the mass grading of 620 Clemmons Road.

The Owner shall pay the Contractor for the performance of Work, subject to additions and deductions by Change Order as provided in the Conditions of the Contract, in current funds, the Contract Price of: **\$ 1,453,000.00**

**One million four hundred fifty-three thousand and NO/100**

**TYPE THE DOLLAR AMOUNT HERE**

Payment shall be made in accordance with Article 25 of the General Conditions, "Payments to Contractor", and any modifications thereof in the Supplementary Conditions. Said Contract Price shall constitute full and complete payment for all superintendence, labor, insurance bonds and other accessories and services necessary to complete the Work in accordance with the Contract Documents.

Said Contract Documents have been prepared by the Engineering Department of the City of Mt. Juliet and consist of this Agreement, General and Supplementary Conditions, Instructions to Bidders, Contractor's Modifications, as well as Drawings, Specifications and Addenda as enumerated in Article 1 of the Supplementary Conditions, all of which form the Contract and are as fully a part of the Contract as if attached to this document or repeated herein.

The Bidder hereby agrees to commence work on **the mass grading of 620 Clemmons Road** on or after a date to be specified in a written "Notice to Proceed" issued by the Owner

**OWNER**

**City of Mt. Juliet, TN**  
2425 N. Mt. Juliet Road  
Mt. Juliet, TN 37122

\_\_\_\_\_  
Mr. James Maness  
Mayor

\_\_\_\_\_  
Witness

**CONTRACTOR**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
CONTRACTOR (Authorized Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**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 Contract on behalf of the corporation; if Contractor is a co-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.



## **APPENDIX**

NOTICE OF AWARD

NOTICE TO PROCEED

APPLICATION FOR PAYMENT

REQUEST FOR CONSTRUCTION CHANGE

REQUEST FOR INFORMATION (RFI)

NOTICE OF WARRANTY PERIOD

**NOTICE OF AWARD**

City of Mt. Juliet  
115 Clemmons Road  
Mt. Juliet, TN 37122

Date \_\_\_\_\_  
Project **Mass Grading of 620 Clemmons Road**  
Mt. Juliet, Tennessee

PROJECT: **Mass Grading of 620 Clemmons Road** located in **Mt. Juliet, Tennessee**  
for the **City of Mt. Juliet, Tennessee**

The OWNER has considered the BID submitted by you for the above-described PROJECT in response to its ADVERTISEMENT TO BIDDERS dated \_\_\_\_\_ and NOTICE TO BIDDERS.

You are hereby notified that your BID has been accepted in the amount of **\$1,453,000.00**

You are required by the INSTRUCTIONS TO BIDDERS to execute the CONSTRUCTION CONTRACT and furnish the required BONDS within ten calendar days from the date of this NOTICE OF AWARD to you.

If you fail to execute said Construction Contract and furnish the PAYMENT BOND and the PERFORMANCE BOND within ten days from the date of this NOTICE OF AWARD, the OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as 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\_\_.

Sincerely,

\_\_\_\_\_  
CITY OF MT. JULIET, TENNESSEE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**NOTICE TO PROCEED**

City of Mt. Juliet  
115 Clemmons Road  
Mt. Juliet, TN 37122

Date \_\_\_\_\_

Project **Mass Grading of 620 Clemmons Road**  
Mt. Juliet, Tennessee

You are hereby notified to commence work in accordance with the above referenced Contract on \_\_\_\_\_ and you are to complete the work within \_\_\_\_\_ consecutive calendar days thereafter. The date of completion of all work is, therefore, \_\_\_\_\_

CITY OF MT. JULIET, TN

By: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS

Date: \_\_\_\_\_

ACCEPTED

Receipt of the above Notice to Proceed is hereby acknowledged by \_\_\_\_\_, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
CONTRACTOR (Authorized Signature)

Date: \_\_\_\_\_

**APPLICATION FOR PAYMENT NO. \_\_\_\_\_**

To: \_\_\_\_\_ (OWNER)  
From: \_\_\_\_\_ (CONTRACTOR)  
Project: \_\_\_\_\_  
OWNER's Contract No. \_\_\_\_\_ ENGINEER's Project No. \_\_\_\_\_  
For Work accomplished through the date of \_\_\_\_\_

---

1.	Original Contract Price:	\$ _____
2.	Net change by Change Orders and Written Amendments (+ or -)	\$ _____
3.	Current Contract Price (1 plus 2)	\$ _____
4.	Total completed and stored to date:	\$ _____
5.	Retainage (per Agreement):	
	_____ % of completed Work:	\$ _____
	_____ % of stored material:	\$ _____
	Total Retainage:	\$ _____
6.	Total completed and stored to date less retainage (4 minus 5):	\$ _____
7.	Less previous Application for Payments	\$ _____
8.	DUE THIS APPLICATION (6 MINUS 7)	\$ _____

---

Accompanying Documentation:

**CONTRACTOR'S Certification:**

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER or account of Work done under the Contract referred to above have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered 1 through \_\_\_\_\_ inclusive; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

Dated \_\_\_\_\_  
\_\_\_\_\_ CONTRACTOR

By: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_  
Day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated \_\_\_\_\_  
\_\_\_\_\_ ENGINEER  
By: \_\_\_\_\_

## **APPLICATION FOR PAYMENT**

### **INSTRUCTIONS**

---

#### **A. GENERAL INFORMATION**

The sample form of Schedule of Values is intended as a guide only. Many projects require a more extensive form with space for numerous items, descriptions of Change Orders, identification of variable quantity adjustments, summary of materials and equipment stored at the site and other information. It is expected that a separate form will be developed by Engineer and Contractor at the time contractor's Schedule of Values is finalized. Note also that the format for retainage must be changed if the Contract permits (or the law provides), and Contractor elects to deposit securities in lieu of retainage. Refer to Article 14 of the General Conditions for provisions concerning payments to Contractor.

#### **B. COMPLETING THE FORM**

The Schedule of Values, submitted and approved as provided in paragraphs 2.05.B.3 and 2.07 of the General Conditions, should be reproduced as appropriate in the space indicated on the Application for Payment form. Note that the cost of materials and equipment is often listed separately from the cost of installation. Also, note that each Unit Price is deemed to include Contractor's overhead and profit.

All Change Orders affecting the Contract Price should be identified and included in the Schedule of Values as required for progress payments.

The form is suitable for use in the Final Application for Payment as well as for Progress Payments; however, the required accompanying documentation is usually more extensive for final payment. All accompanying documentation should be identified in the space provided on the form.

#### **C. LEGAL REVIEW**

All accompanying documentation of a legal nature, such as Lien waivers, should be reviewed by an attorney, and Engineer should so advise Owner.



**Request for Construction Change**  
**Change Order No. \_\_\_\_\_**

City of Mt. Juliet  
 115 Clemmons Road  
 Mt. Juliet, TN 37122

Project

**Mass Grading of 620 Clemmons Road**

Mt. Juliet, Tennessee

Whereas, we \_\_\_\_\_ entered into an contract with the CITY OF MT. JULIET, on \_\_\_\_\_, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

**Reason for Change Order:**

**Attachments (List documents supporting change):**

Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount

TOTAL	
-------	--

<b>CHANGE IN CONTRACT PRICE:</b>
Original Contract Price _____
Net Increase (Decrease) from previous Change Orders No. 0 to ____: _____
Contract Price prior to this Change Order: _____
Net increase (decrease) of this Change Order: _____
Contract Price with all approved Change Orders: _____

<b>CHANGE IN CONTRACT TIMES:</b>
Original Contract Times: Substantial Completion: _____ Ready for final payment: _____
Net change from previous Change Orders No. 0 to ____ : _____
Substantial Completion: _____ Ready for final payment: _____
Contract Times prior to this Change Order: Substantial Completion: _____ Ready for final payment: _____
Net increase (decrease) this Change Order: Substantial Completion: _____ Ready for final payment: _____
Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for final payment: _____

Now, Therefore, We, \_\_\_\_\_ Contractors, hereby agree to this Supplemental Agreement consisting of the above mentioned items and prices, and agree that this Supplemental Agreement is hereby made a part of the original contract and will be performed by this Contractor in accordance with specifications thereof, and that the original contract remain in full force and effect, except in so far as specifically modified by this supplemental Agreement.

RECOMMENDED FOR APPROVAL BY:

By: \_\_\_\_\_ By: \_\_\_\_\_ By: \_\_\_\_\_  
ENGINEER CITY PROJECT MANAGER DEPUTY DIRECTOR OF PUBLIC WORKS

Date: \_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

ACCEPTED

By: \_\_\_\_\_  
CONTRACTOR (Authorized Signature)

Date: \_\_\_\_\_

APPROVED:

By: \_\_\_\_\_  
OWNER (Authorized Signature)

Date: \_\_\_\_\_

**REQUEST FOR INFORMATION (RFI)**  
**Mass Grading of 620 Clemmons Road**

TO:	DATE: _____
	RFI No: _____
	NO. OF ATTACHMENTS: _____
FROM:	SPEC. SECTION _____
	SUBMITTAL NO.: _____
	DRAWINGS: _____

**RFI Description: (Fully describe the question or type of information requested)**

By: \_\_\_\_\_  
Contractor

REQUEST FORWARDED TO: _____	RESPONSE FORWARDED TO: _____
BY: _____	CONTRACTOR
DATE _____	DATE: _____

**Response:**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ REPRESENTING: \_\_\_\_\_

NOTE: By responding to the RFI, we do not agree to any additional cost and/or time. Any additional cost and/or time shall be submitted in accordance with the requirements of the contract documents.



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0791  
14.B.

**Agenda Date:** 8/12/2024

**Agenda #:**

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**Title:**

RESOLUTION OF THE MT. JULIET BOARD OF COMMISSIONERS, WILSON COUNTY, TENNESSEE, REQUESTING ALL PUBLIC SAFETY TELECOMMUNICATORS IN MT. JULIET, BE ELEVATED TO THE STATUS OF FIRST RESPONDERS



**RESOLUTION \_\_\_\_\_ - 2024**

**RESOLUTION OF THE MT. JULIET BOARD OF COMMISSIONERS, WILSON COUNTY, TENNESSEE, REQUESTING ALL PUBLIC SAFETY TELECOMMUNICATORS IN MT. JULIET, BE ELEVATED TO THE STATUS OF FIRST RESPONDERS**

WHEREAS, Public Safety Telecommunications are part of the critical infrastructure of the Public Safety system and play a critical role in public safety, homeland security and emergency response alongside police officers, firefighters, and emergency medical services; and

WHEREAS, the Public Safety Telecommunicator requires specialized training and skills to gather vital information and make split-second decisions to form the foundation of an effective emergency response, prevent the worsening of a situation, provide situational awareness to responders, and/or provide life-saving direction; and

WHEREAS, the Public Safety Telecommunicator works in a uniquely stressful environment, communicating with people in great distress, harm, fear, or injury, and that environment can have an adverse emotional and physical impact; acknowledging that PTSD and vicarious trauma are real issues in the 911 profession; and

WHEREAS, the Public Safety Telecommunicator holds strong “the thin gold line,” providing selfless, compassionate care to all who seek their assistance during good times and bad; and

WHEREAS, Mt. Juliet holds all these things to be true; and

WHEREAS, the Public Safety Telecommunicator is not recognized by the Federal Government as a protected classification. Despite all the requirements they must meet to work in this position, the Federal Office of Management and Budget classifies this group of individuals as clerical staff, but we dissent. The city of Mt. Juliet could not wait for the 911 Saves Act that is stalled in Congress to give our dispatchers the classification of First Responders that they have earned and deserve; and

WHEREAS, the city of Mt. Juliet recognizes Public Safety Telecommunicators are far from just clerical and supports the national movement to re-classify telecommunicators as First Responders and truly recognize the work they do. Additionally, Mt. Juliet supports the 911 Saves Act to properly classify the profession of Public Safety Telecommunicators;

NOW, THEREFORE, BE IT RESOLVED by the City of Mt. Juliet, Wilson County, Tennessee, that from this day forward, all Public Safety Telecommunicators in Mt. Juliet are hereby elevated to the status of First Responders.

Let it be so resolved on this the 12th day of August 2024 that this resolution shall take effect at the earliest date allowed by law, the public welfare requiring it.

PASSED:

\_\_\_\_\_

\_\_\_\_\_  
James Maness, Mayor

ATTEST:

\_\_\_\_\_  
Sheila S. Lockett, CMC  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Gino Marchetti  
City Attorney

\_\_\_\_\_  
Kenny Martin, City Manager



# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0793  
14.C.

**Agenda Date:** 8/12/2024

**Agenda #:**

---

**Title:**

**RESOLUTION OF THE MT. JULIET BOARD OF COMMISSIONERS, WILSON COUNTY, TENNESSEE, SUPPORTING THE AGREED FLOOR PLAN WITH THE MT. JULIET SENIOR ACTIVITY CENTER**

**RESOLUTION \_\_\_\_\_ - 2024**

**RESOLUTION OF THE MT. JULIET BOARD OF COMMISSIONERS, WILSON COUNTY, TENNESSEE, SUPPORTING THE AGREED FLOOR PLAN WITH THE MT. JULIET SENIOR ACTIVITY CENTER**

WHEREAS, the City of Mt. Juliet recognizes the importance of providing facilities that enhance the quality of life for its senior residents; and

WHEREAS, the Mt. Juliet Senior Activity Center serves as a vital community resource, offering programs, activities, and services that promote the well-being and social engagement of senior citizens; and

WHEREAS, representatives from the Mt. Juliet Senior Activity Center have collaborated with city officials to develop a floor plan that meets the needs and expectations of the Center's users and the Mt. Juliet Parks and Recreation Department; and

WHEREAS, this collaboration has resulted in a mutually agreed-upon floor plan that ensures the efficient use of space, accessibility, and the provision of necessary amenities for the senior community and the Mt. Juliet Parks and Recreation Department;

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

1. Support and Endorsement: The Board of Commissioners hereby supports and endorses the floor plan agreed upon by the City of Mt. Juliet and representatives from the Mt. Juliet Senior Activity Center.
2. Acknowledgement of Collaboration: The Board of Commissioners acknowledges and appreciates the collaborative efforts of city officials and representatives from the Mt. Juliet Senior Activity Center in developing a plan to benefit both the city's need for parks and recreation space and the senior residents of Mt. Juliet.

This resolution shall take effect at the earliest date allowed by law, as the public welfare requires it.

PASSED:

\_\_\_\_\_  
James Maness, Mayor

ATTEST:

\_\_\_\_\_  
Sheila S. Lockett, MMC  
City Recorder



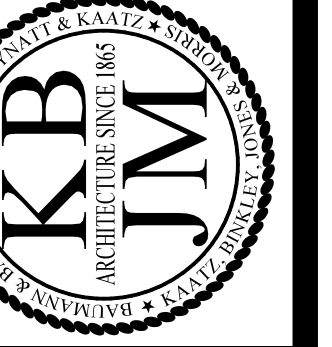
APPROVED AS TO FORM:

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L. Gino Marchetti, Jr.  
City Attorney

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Kenny Martin, City Manager



REVISIONS

NO.	DATE

DWN.  
CHK'D.  
APP'D.

CONCEPTUAL  
DESIGN  
DOCUMENT

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

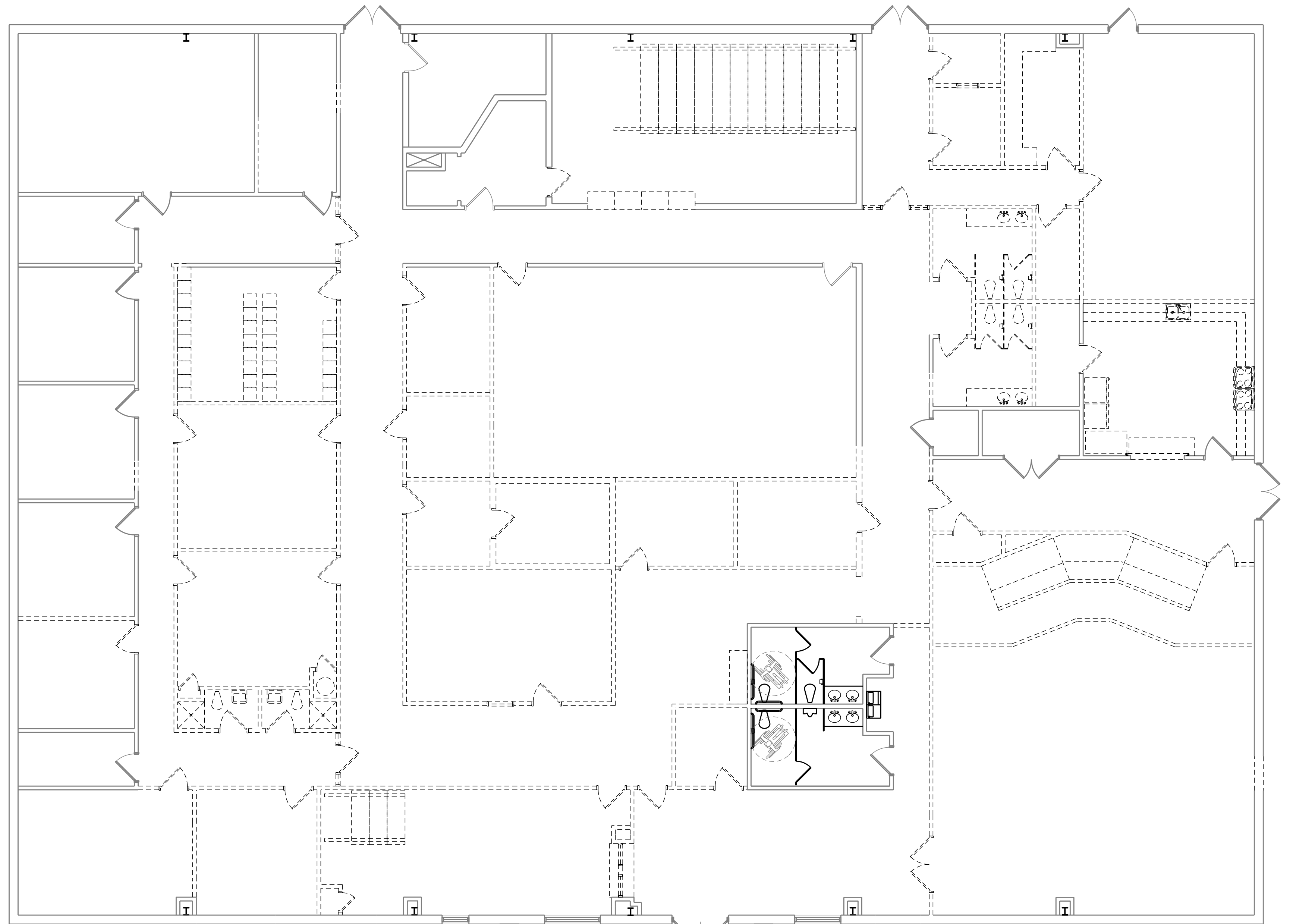
PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

PROJ. NO. 2878-21

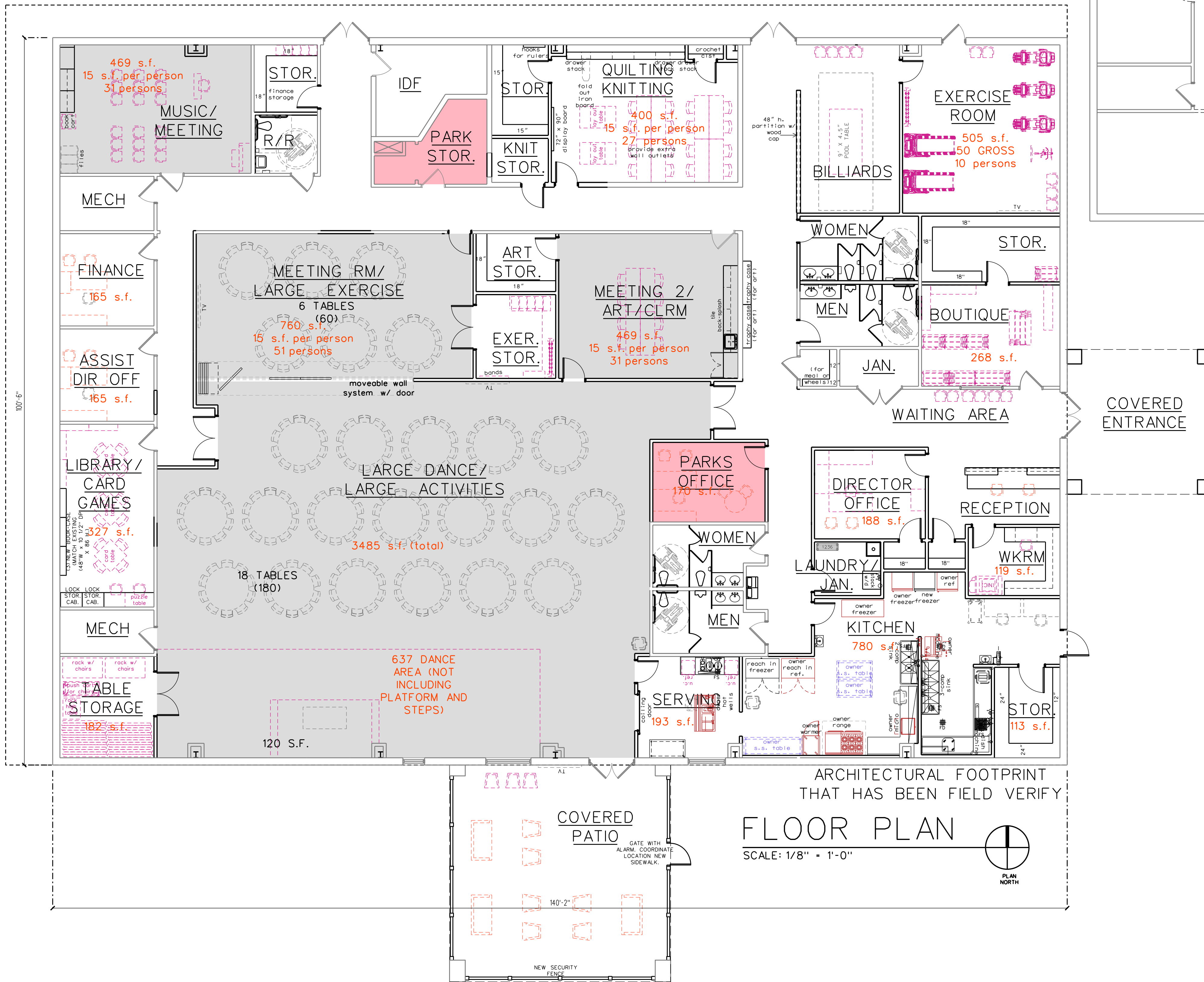
DATE 7/30/2024

DWG. NO.

PD-08

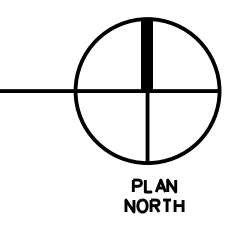


LINE REPRESENTS FOOTPRINT OF PARKS BUILDING



DEMOLITION FLOOR PLAN

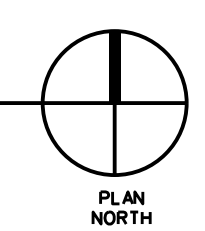
SCALE: 1/8" = 1'-0"



ARCHITECTURAL FOOTPRINT  
THAT HAS BEEN FIELD VERIFY

FLOOR PLAN

SCALE: 1/8" = 1'-0"





# Mt. Juliet, Tennessee

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

## Staff Report

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**File #:** 0783  
15.A.

**Agenda Date:** 8/12/2024

**Agenda #:**

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**Title:**

Appointment: Stakeholder Committee for Roadway Safety Action Plan