



STAFF REPORT

Date: September 21, 2023

To: Luke Winchester, Chairman and Planning Commission

From: Shane Shamanur, P.E.
Director of Engineering

Re: Mt. Juliet Code, Section 13-1-12 (1)
Ordinance 98-02 - Sewer Service Outside City Limits
Ordinance 19-36 – Outside City Customers

Background: The subject property location is 9911 Central Pike, outside the city limits of Mt. Juliet, Tennessee, identified as Wilson County, Tennessee, Map 99, parcels 009.06 & 010.00. The total area of the property is ± 7 acres. The City of Mt. Juliet does not maintain sanitary sewer facilities in the immediate area. The closest sewer infrastructure located to these parcels are approximately a mile away at the Wynfield (going west) and Walton's Grove (going east) developments.

Request: The developer/property owner wishes to subdivide these tracts into seven (7) single family lots and does not want sewer service provided by the City.

Analysis: The property is not contiguous to the City limits, however, changes in state law now allow non-contiguous annexation so long as the property is within the Urban Growth Boundary and is for industrial/commercial purpose or future residential development. In the case of this property, it does meet the criteria for non-contiguous annexation.

The developer/property owner will pay all regular charges and a surcharge of 100% additional for all city fees meeting Ordinance 2019-36 since said property is not within the city limits. Further, the owner understands and agrees to pay the tap and capacity fees required for connection to the City system. Installation of all sewerage facilities servicing the property will also be the responsibility of the developer/property owner.

Recommendation: Staff recommends denial of sewer availability as no viable alternative currently exists to provide sanitary sewer service to this property. If the board decides against this, staff recommends the sewer availability be subject to the following:

1. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
2. Provide seven (7) sewer taps.
3. The installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.