

Mt. Juliet, Tennessee

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



Agenda

Monday, August 24, 2026

6:30 PM

Commission Chambers

Board of Commissioners

Public Hearing 6:15 PM

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

Public Hearing Notice

[1858](#)

Attachments: [Public Hearing Notice - 8-24-2026](#)

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

2. **Set Agenda**

3. **Invocation & Pledge of Allegiance**

4. **Approval of Minutes**

4.A. Meeting Minutes - 8-10-2026

[1859](#)

Attachments: [Meeting Minutes to be Approved - 8-10-2026](#)

5. **Citizens Comments**

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

6. **Commissioner Reports & Comments**

7. **City Manager's Report**

8. **Consent Agenda**

9. **Unfinished Business**

9.A. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 10555
LEBANON PIKE, APPROXIMATELY 1.5 ACRES, MAP 054,
PARCEL 024.00 FROM RS-40, LOW DENSITY RESIDENTIAL,
TO CRC, COMMERCIAL RETAIL CENTER

[1769](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

6/18/26 Planning Commission

7/13/26 Board of Commissioners

**Positive Recommendation to
the Board of Commissioners
Approved for Second Reading to
the Board of Commissioners

- 9.B.** AN ORDINANCE TO AMEND ORDINANCE 2023-14 FOR MCFARLAND FARMS, LOCATED AT 5238, 5266, 5404 AND 0 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 23, 22, 22.01 AND 22.03, BY REMOVING PUBLIC WORKS CONDITION 10.C. [1822](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance](#)
[Exhibit A](#)

Legislative History

8/10/26 Board of Commissioners Approved for Second Reading to the Board of Commissioners

- 9.C.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28, TRAFFIC AND VEHICLES, REGARDING U-TURNS AND TO AUTHORIZE THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR TO DESIGNATE AND SIGN LOCATIONS WHERE U-TURNS ARE PROHIBITED [1831](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Ordinance](#)
[Exhibit A](#)

Legislative History

8/10/26 Board of Commissioners Approved for Second Reading to the Board of Commissioners

- 9.D.** AN ORDINANCE AMENDING THE FISCAL YEAR 2026/2027 BUDGET ORDINANCE 2026-48 TO APPROPRIATE FUNDS FOR THE STORMWATER FUND FOR THE EMERGENCY REPAIR OF A ROADWAY [1846](#)

Sponsors: City Manager Kenny Martin,

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

Legislative History

8/10/26 Board of Commissioners Approved for Second Reading to the Board of Commissioners

Emerson Park

- 9.E.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS EMERSON PARK PROPERTY, LOCATED AT CHANDLER ROAD MAP 076, PARCEL 008.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1739**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 9.F.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 14.5 ACRES OF PROPERTY KNOWN AS EMERSON PARK ON CHANDLER ROAD, MAP 076, PARCEL 008.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1738**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
7/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 9.G.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF APPROXIMATELY 14.5 ACRES OF PROPERTY KNOWN AS EMERSON PARK ON CHANDLER ROAD, MAP 076, PARCEL 008.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1856**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 9.H.** AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 14.5 ACRES OF PROPERTY KNOWN AS EMERSON PARK ON CHANDLER ROAD, MAP 076, PARCEL 008.00 FROM WILSON COUNTY R-1 TO RS-20 PUD **1740**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26	Planning Commission	deferred to the Planning Commission
6/18/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
7/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

Aveline

- 9.I.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS AVELINE, LOCATED AT 10495 CENTRAL PIKE MAP 099 PARCEL 014.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1774**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Legislative History

6/18/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 9.J.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 175.52 ACRES OF PROPERTY KNOWN AS AVELINE ON CENTRAL PIKE, MAP 099, PARCEL 014.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1773**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

6/18/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
7/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 9.K.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ [1857](#)
RELATIVE TO THE ANNEXATION OF APPROXIMATELY 175.52
ACRES OF PROPERTY KNOWN AS AVELINE ON CENTRAL
PIKE, MAP 099, PARCEL 014.00, THE PROPERTY BEING
LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 9.L.** AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY [1775](#)
MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 175.52
ACRES OF PROPERTY KNOWN AS AVELINE ON CENTRAL
PIKE, MAP 099, PARCEL 014.00 FROM WILSON COUNTY R-1
TO RS-20 PUD

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
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Legislative History

6/18/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
7/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

10. New Business

- 10.A.** A RESOLUTION APPROVING ATTACHMENTS TO THE MASTER [1847](#)
AGREEMENT BETWEEN THE CITY OF MT. JULIET,
TENNESSEE AND WATER MANAGEMENT SERVICES, LLC
FOR THE STONERS CREEK INTERCEPTOR, PLEASANT
GROVE INTERCEPTOR, AND THE NORTH MT. JULIET ROAD
POCKET PLAN AND AUTHORIZING THE MAYOR TO SIGN THE
AGREEMENTS

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[Amendment - PSA NMJR Pocket Plan](#)
[Amendment - PSA PG Interceptor](#)
[Amendment - PSA SC Interceptor](#)

11. Adjournment