

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

- 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](#)
[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

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1858

Agenda Date: 8/24/2026

Agenda #:

Title:

Public Hearing Notice

Public Notice

The Board of Commissioners of the City of Mt. Juliet will conduct a public hearing and consider the following on August 24, 2026, at 6:15PM, at City Hall located at 2425 N. Mt. Juliet Road.

- An ordinance to annex into the corporate boundaries of the City of Mt. Juliet approximately 14.5 acres of property on Chandler Road, map 076, parcel 008.00, the property being located within the city's urban growth boundary and approve the plan of services
- An ordinance to rezone and adopt the preliminary master development plan for approximately 14.5 acres of property on Chandler Road, map 076, parcel 008.00 from Wilson County R-1 to RS-20 PUD
- 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
- An ordinance to annex into the corporate boundaries of the City of Mt. Juliet approximately 175.52 acres of property on Central Pike, map 099, parcel 014.00, the property being located within the city's urban growth boundary and approve the plan of services
- An ordinance to rezone and adopt the preliminary master development plan for approximately 175.52 acres of property on Central Pike, map 099, parcel 014.00 from Wilson County R-1 to RS-20 PUD
- 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.
- 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
- 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

The public is invited to attend and comment.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1859

Agenda Date: 8/24/2026

Agenda #: 4.A.

Title:

Meeting Minutes - 8-10-2026

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, August 10, 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

Mayor Maness opened the Public Hearing. There were no public comments, Mayor Maness closed the Public Hearing.

Public Hearing Notice 8-10-2026

[1827](#)

Attachments: [Public Hearing Notice](#)

1. Call to Order & Declare a Quorum Present

Mayor Maness called the meeting to order and declared a quorum present.

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

Absent: Commissioner Scott Hefner

2. Set Agenda

Mayor Maness set the agenda, requesting that Items 8.C, 8.G, and 8.J be removed from the Consent Agenda. Mayor Maness further requested that "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" be added to the agenda as Item 10.D. The agenda was amended without objection..

3. Invocation & Pledge of Allegiance

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

4. Approval of Minutes

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, to approve the minutes. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

Abstain: Commissioner Giles

4.A. Meeting Minutes to be Approved - 7-27-2026

[1826](#)

Attachments: [Meeting Minutes 7-27-2026](#)

5. Citizens Comments

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

Mayor Maness opened the floor for Citizens Comments. The following individuals addressed the Board:

Gayelynn Wilson, 132 Privateer Lane, Mt. Juliet, thanked the Board of Commissioners for its continued support of Wilson Rides and provided an update on the organization's services and statistics from the past year.

Ralph Cook, 426 Cooks Road, thanked the Board of Commissioners for its support of Lantern Lane Farm and provided an overview of the organization's services and impact within the community.

Tracy Horvath from the Mt. Juliet Library, 2765 N. Mt. Juliet Road, thanked the Board of Commissioners for its continued support and requested consideration of the Library's grant request to assist with utility costs.

Kylee Ferguson, Mt. Juliet Help Center, thanked the Board of Commissioners for its continued support and consideration of the organization's grant request.

Britt Linville, West Wilson Basketball Association (WWBA), thanked the Board of Commissioners for its continued support and consideration of the organization's grant request.

6. Commissioner Reports & Comments

Commissioner Giles announced that the City recently received a grant for the widening of Lebanon Road. He thanked the Greater Nashville Regional Council (GNRC) for awarding the grant, the Board of Commissioners for voting to accept the funding, and Matt White for his efforts in helping secure the grant. He also announced the BPAC Annual Greenway Walk scheduled for Thursday at 6:00 p.m. at the Cedar Creek Greenway Trail and encouraged the community to attend.

Vice Mayor Trivett thanked those in attendance and those watching online. He also thanked the representatives of the organizations requesting grant funding for attending the meeting and sharing how the funding is utilized and benefits the community. He reminded everyone as summer is winding down, to take advantage of Movie Night at Charlie Daniels Park and encouraged residents to visit the Parks Department website for information on upcoming activities. With students returning to school, he encouraged residents to be patient as new school bus procedures are implemented.

Commissioner Milele encouraged residents to attend the BPAC Annual Greenway Walk, noting that the approximately three-mile walk is mostly flat and family-friendly. She announced that Friends of BPAC received a \$15,000 grant to assist with completing a missing sidewalk connection along Belinda Parkway to Rutland Elementary School. She provided an update on construction along Benders Ferry Road, noting that the improvements are being funded by the developer rather than taxpayer funds, and asked residents for patience during construction. She also discussed Phase I of the Belinda Parkway sidewalk project, which took approximately five years to reach construction, and noted that grant funding is being pursued for Phase II, with an item related to that effort appearing on tonight's agenda. She also discussed Home Rule, stating that she supports limited government and believes Home Rule is in the best interest of the City. She provided a brief history of Home Rule in Tennessee and noted that, if approved by the Board, the question would be placed on the November 3 ballot. She stated that public meetings would be held to provide information and educate residents on the issue.

Mayor Maness commented on Home Rule and stated that, in his view, repealing Home Rule is necessary for the City to establish fair and equitable impact fees.

7. City Manager's Report

City Manager Kenny Martin thanked everyone for attending the meeting and thanked the grant applicants for attending and sharing information about the services they provide to the community. He also provided an economic development update, highlighting several businesses coming to Mt. Juliet, including Einstein Bros. Bagels, Horizon Bank in the former Whataburger location, Slick City, Jim 'N Nick's, and Victory Nissan.

8. Consent Agenda

- 8.A.** A RESOLUTION APPROVING THE AWARD OF THE ON-CALL MAINTENANCE CONTRACTS FOR CONCRETE MAINTENANCE, ROAD RESURFACING, AND TRAFFIC SIGNAL MAINTENANCE AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACTS [1829](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[Contract - On-Call Concrete](#)
[Contract - On-Call Resurfacing](#)
[Contract - On-Call Signal Maintenance](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 63-2026

- 8.B.** A RESOLUTION APPROVING TASK ORDER NO. 6 TO THE MASTER AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND CDM SMITH, INC FOR THE WEST DIVISION ST. STORMWATER DRAINAGE PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1823](#)

Sponsors: City Manager Kenny Martin,

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

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

Enactment No: 64-2026

- 8.D.** A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND KIMLEY-HORN FOR BID AND CONSTRUCTION ENGINEERING AND INSPECTION (CEI) SERVICES FOR THE MT. JULIET ROAD ADA UPGRADES, PHASE 2 PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1824](#)

Sponsors: City Manager Kenny Martin,

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

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 66-2026

- 8.E.** A RESOLUTION SUPPORTING A GRANT APPLICATION FOR THE BELINDA PARKWAY SIDEWALK, PHASE II PROJECT BY THE CITY OF MT. JULIET FOR THE TENNESSEE DEPARTMENT OF TRANSPORTATION'S (TDOT) UPCOMING TAP GRANT CYCLE [1830](#)

Sponsors: Art Giles, Commissioner, Jennifer Milele, Commissioner

Attachments: [Resolution](#)
[Executive Summary](#)
[Grant Application Narrative](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 67-2026

- 8.F.** A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND KIMLEY-HORN FOR ENGINEERING DESIGN SERVICES FOR THE SAFE STREETS FOR ALL IMPLEMENTATION PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1828](#)

Sponsors: City Manager Kenny Martin,

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

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 68-2026

- 8.H.** A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE MT. JULIET ROAD ADA UPGRADES, PHASE II PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT [1825](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[TDOT Contract Amendment 4](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 70-2026

- 8.I. A RESOLUTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF MT. JULIET AND MOTOROLA SOLUTIONS, INC FOR COMMUNICATIONS EQUIPMENT AND SERVICES AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT

[1835](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Contract](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Resolution be . The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 71-2026

9. **Unfinished Business**

**8.C. A RESOLUTION APPROVING GRANTS BY THE CITY OF MT. JULIET
AS PREVIOUSLY BUDGETED IN THE 2026/2027 BUDGET
ORDINANCE 2026-48**

1832

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[FY 2026/2027 Community Grants Allocation](#)

This item was removed from the Consent Agenda during Item 2. Set Agenda. Commissioner Milele made a motion to adopt this Resolution. Vice Mayor Trivett seconded.

Commissioner Giles disclosed a financial conflict and recused himself from the final vote on this item but remained present for the discussion.

Mayor Maness read proposed amended language to the Resolution, adding a new Section 3 to read as follows:

“The Board of Commissioners approves an allocation to the RTA in the amount of \$30,000. The City Manager is currently working with RTA to resolve outstanding issues concerning a pending license agreement related to the City’s use of RTA property. An additional allocation of \$52,000, for a total allocation of \$82,000, is approved contingent upon resolution of those issues and subsequent approval of the license agreement by the Board of Commissioners. If those conditions are not met, the total allocation to RTA shall remain \$30,000.”

Commissioner Milele made the motion to approve the amendment. Commissioner Giles seconded the motion. The amendment was approved unanimously.

Commissioner Giles made a motion to allocate \$1,000 to Wilson United Soccer. Vice Mayor Trivett seconded the motion. The motion was subsequently withdrawn.

Mayor Maness amended the original motion to add to "Section 3" that, should the required agreement with RTA not be executed by Columbus Day, the \$52,000 shall be brought back before the Board of Commissioners for consideration of reallocation. Vice Mayor Trivett seconded the amendment. The amendment was approved unanimously. Commissioner Milele’s original motion, as amended, and previously seconded by Vice Mayor Trivett, was then approved unanimously.

Mayor Maness made a motion to reconsider this item. Vice Mayor Trivett seconded. The motion carried unanimously.

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

RESULT: ADOPTED AS AMENDED

MOVER: Jennifer Milele

SECONDER: James Maness

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

Absent: Commissioner Hefner

Abstain: Commissioner Giles
Enactment No: 65-2026

8.G. A RESOLUTION DECLARING CITY OF MT. JULIET POLICE DEPARTMENT PROPERTY AS SURPLUS TO BE DISPOSED OF AT GOVDEALS AUCTION

1833

Sponsors: City Manager Kenny Martin,

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

This item was removed from the Consent Agenda during Item 2, Set Agenda. Mayor Maness made a motion to approve the revised language provided at the table, which included the donation of 30 Tasers to the Tazewell Police Department. Vice Mayor Trivett seconded the motion. The motion carried unanimously.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Milele, that this Resolution be adopted as amended. The motion carried by the following vote:

RESULT: ADOPTED AS AMENDED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 69-2026

- 8.J.** A RESOLUTION TO APPROVE AN IMAGE MANAGEMENT AGREEMENT WITH NOVATECH FOR THE USE OF COPY AND PRINTING EQUIPMENT AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT [1834](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Contract](#)

This item was removed from the Consent Agenda during Item 2, Set Agenda. Mayor Maness made a motion to authorize the City Manager to execute the agreement once it is revised to reflect the correct spelling of "Mt. Juliet." Vice Mayor Trivett seconded the motion. The motion carried unanimously.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Milele, that this Resolution be adopted as amended. The motion carried by the following vote:

RESULT: ADOPTED AS AMENDED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 72-2026

- 9.A.** AN ORDINANCE TO SUBMIT TO THE VOTERS OF THE CITY OF MT. JULIET THE QUESTION: "SHALL THIS MUNICIPALITY REPEAL THE ADOPTION OF HOME RULE?" [1814](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance](#)
[Exhibit A - Sample Charter](#)

Commissioner Milele presented a slideshow providing additional information regarding the proposed repeal of Home Rule and discussed how the repeal could provide the City with additional tools to hold development more accountable. She advised that at least five community meetings would be held, including one in each district and one citywide meeting, to provide information and educate residents on the Home Rule referendum.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 2026-62

10. New Business

- 10.A.** 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](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

10.B. AN ORDINANCE TO REZONE AND ADOPT A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 115 OAKMONT DRIVE, APPROXIMATELY 10 ACRES, MAP 072, PARCELS 005.01 FROM RS-40 TO RS-20

1490

Sponsors: Planning Commission Positive Recommendation

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

The Board of Commissioners discussed the item and asked questions of staff.

Commissioner Milele made a motion to require the streets and sidewalks within the development to be private. Mayor Maness seconded the motion. The motion carried unanimously.

Mayor Maness made a motion to approve the requested variances listed in Engineering Comment 5 (a,b,c). Vice Mayor Trivett seconded the motion. The motion carried unanimously.

Mayor Maness made a motion to remove Public Works Condition 3 and replace it with language requiring the development to be served by gravity sewer. Vice Mayor Trivett seconded the motion. The motion carried unanimously.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

- 10.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](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Milele, that this Ordinance be approved for second reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

- 10.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](#)

This item was added to the agenda during Item 2. Set Agenda.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Giles, that this Ordinance be approved for second reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Art Giles

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

Absent: Commissioner Hefner

11. Adjournment

7:51 PM



Mt. Juliet, Tennessee

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

Staff Report

File #: 1769

Agenda Date: 8/24/2026

Agenda #: 9.A.

Title:

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

ORDINANCE 2026-

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

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

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on June 18, 2026, and forwarded a positive recommendation (9-0-0) 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 _____, 2026 and notice thereof published in the Chronicle of Mt. Juliet on July 29, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 1.5 acres of property at 10555 Lebanon Pike, map 054, parcel 024.00, from RS-40, low density residential, to CRC, commercial retail center; and

WHEREAS, Exhibit A, attached hereto and incorporated herein by reference as if fully set forth verbatim below, contains the legal description of the property to be rezoned; and

WHEREAS, Exhibit B, attached hereto, is a map depicting the geographic area to which the rezoning applies.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezone 1.5 acres of property at 10555 Lebanon Pike, map 054, parcel 024.00 (as identified in Exhibit A) from RS-40, low density residential, to CRC, commercial retail center.

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.

ORDINANCE 2026-

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:

FIRST READING: July 13, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description, 10555 Lebanon Rd

Said tract or parcel of land, with house thereon, being situated and located in the 1st Civil District of Wilson County, Tennessee, and same being more particularly described as follows, to-wit:

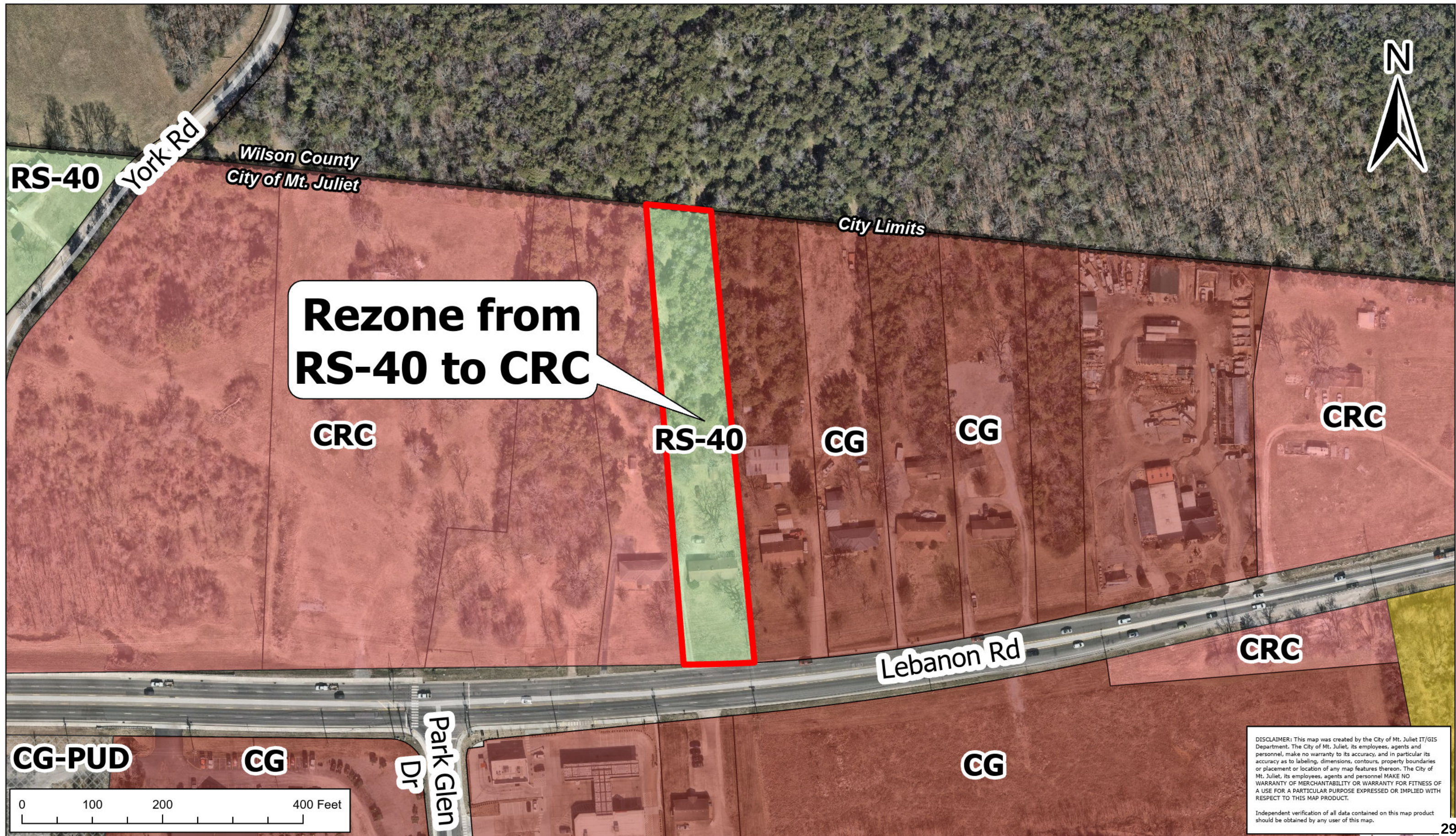
Being shown as Tract No. 6, as shown on a survey made by R. B. Butler, 9-5-59, and drawn 6-15-61, as follows:
Beginning at a point in the northerly margin of Highway 70 N, said point being the southeast corner of the herein described property and the southwest corner of the property conveyed to J. A. Turner and wife, Emma Fox Turner, by deed from R. C. Wright and wife, Elizabeth W. Wright, of record in Deed Book 153, Page 155, Register's Office for Wilson County, Tennessee; thence with Turner west line 615 feet, more or less, to a point, said point being the northwest corner of the J. A. Turner property; thence North 87 deg. 47'14".st 100 feet to a point, said point being the northeast corner of the property conveyed to J. C. Fisher and wife, Mary E. Fisher, by deed from Ridley C. Wright and wife, Elizabeth Ward Wright, of record in Deed Book 163, page 665, Register's Office for Wilson County, Tennessee (said property now conveyed to James R. Sullivan, et ux); thence in a southerly direction among the easterly line of the property conveyed to J. C. Fisher, et ux, 638 feet, more or less, to a point in the northerly margin of Highway 70 N; thence in an easterly direction along the northerly margin of Highway 70 N 100 feet to the point of beginning. This being the same property sold and conveyed unto William Douglas Helton and wife, Ginger S. Helton by deed from Ridley C. Wright and wife, Elizabeth Ward Wright, and same being of record in R.O.W.C., Lebanon, Tennessee in Deed Book 177, Pages 11 & 12.



Exhibit B Rezone

10555 Lebanon Road

Map 054, Parcel 024.00





Item 8.A.

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

10555 Lebanon Rd.

Address:

10555 Lebanon Rd.

Legal Description:

Map(s) - 054

Parcel(s) – 024.00

District:

Art Giles – District 1

Applicant:

Ram Gona

Property Owner:

William D. Helton

Current Land Use:

Thoroughfare Commercial

Request:

Rezone –

CRC, commercial retail center

Current Zoning:

RS-40, low density residential

Attachments:

Map

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks a rezone for this parcel, located at 10555 Lebanon Road.

Description/History: This property is approximately 1.5 acres on the north side of Lebanon Road, just due east of York Road, and north of the Park Glen subdivision. This property is currently zoned RS-40, single family residential.

Zoning: The property is currently zoned RS-40, single family low-density residential, and the applicant has requested CRC, commercial retail center, which is consistent with the land use plan for this area (thoroughfare commercial).

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property. Surrounding and adjacent properties along the Lebanon Road corridor are zoned commercial. This request is consistent with all adjoining properties. The zoning is supported by the City's future land use plan (thoroughfare commercial).

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the rezone of 10555 Lebanon Rd. and to include the conditions of approval as shown.

Conditions (by Department):

Fire Department:

1. No Comments

Planning:

1. Should the property be rezoned it is subject to the permitted uses and all regulations associated with CRC, commercial retail center (article VI) zoning.

Public Works:

1. No Comments

WWUD:

1. No Comments

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1822

Agenda Date: 8/24/2026

Agenda #: 9.B.

Title:

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.

ORDINANCE 2026 –

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.

WHEREAS, the Board of Commissioners previously adopted Ordinance 2023-14, which rezoned the property and approved the Preliminary Master Development Plan for McFarland Farms development; and

WHEREAS, Ordinance 2023-14 was adopted subject to certain conditions, including conditions recommended by the City of Mt. Juliet Public Works Department; and

WHEREAS, Public Works Condition 10 of Ordinance No. 2023-14 provided for an Off-Site Transportation Contribution under which the developer agreed to contribute \$5,000 per residential unit, with Condition 10.b. providing a credit of \$3,450 per residential unit for off-site improvements constructed by the developer on Old Lebanon Dirt Road, and Condition 10.c. providing that the remaining \$1,550 per residential unit would be allocated toward improvements to E. Division Street, for an estimated total contribution of \$1,044,700 based on the proposed 674 residential units; and

WHEREAS, the developer has made substantial additional contributions toward transportation and infrastructure improvements associated with the McFarland Farms development, and the Board of Commissioners finds that those additional expenditures warrant a credit for the remaining \$1,550 per residential unit contribution contemplated by Public Works Condition 10.c.; therefore, the Board desires to amend Ordinance No. 2023-14 to provide such credit.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. Public Works Condition 10.c. of Ordinance No. 2023-14 is hereby amended to read in its entirety as follows:

c. The developer shall receive a credit for the remaining \$1,550 per residential unit contribution in recognition of the developer's additional contributions toward transportation and infrastructure improvements associated with the McFarland Farms development.

Section 2. Except as specifically amended herein, all other provisions, conditions, requirements, and approvals contained in Ordinance 2023-14 shall remain unchanged and in full force and effect.

ORDINANCE 2026 –

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:

FIRST READING: August 10, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ORDINANCE NO. 2023-14

AN ORDINANCE TO REZONE APPROXIMATELY 112 ACRES OF PROPERTY AT 5238, 5266, 5404 AND 0 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 23, 22, 22.01, 22.03 FROM CTC-PUD, AR-40 AND WILSON COUNTY R-1 TO CTC-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR MCFARLAND FARMS

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 January 19, 2023, and forwarded a negative recommendation for approval to the Board of Commissioners by a vote of (3-5-0) and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on March 27, 2023 and notice thereof published in the Chronicle of Mt. Juliet on March 8, 2023; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property at 5238, 5266, 5404 and 0 Old Lebanon Dirt Road, Map 077, Parcels 23, 22, 22.01, 22.03, approximately 112 acres, from CTC-PUD, AR-40 and Wilson County R-1 to CTC-PUD and adopt the Preliminary Master Development Plan for McFarland Farms.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON March 27, 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 5238, 5266, 5404 and 0 Old Lebanon Dirt Road, Map 077, Parcels 23, 22, 22.01, 22.03, approximately 112 acres from CTC-PUD, AR-40 and Wilson County R-1 to CTC-PUD.

LEGAL DESCRIPTION – See Exhibit A (attached)

SECTION 2. – The Preliminary Master Development Plan for McFarland Farms (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 at minimum 5% commercial ratio of the mixed-use buildings.
2. Provide the square footage of all mixed-use and commercial buildings.

3. The Board of Commissioners shall determine the acceptance of the proposed elevations, which include 70% brick and/or stone and 30% Cementous siding. No Vinyl shall be permitted.
4. 5-104.1 and 4-114 Multifamily Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and/or Board of Commissioners.
5. All requirements of 5-103A and 6-103A shall be met, excepting any waivers approved by the Planning Commission or Board of Commissioners.
6. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls.
7. All building mounted exterior lighting fixtures shall be decorative.
8. Mail retrieval areas shall not count towards improved open space.
9. Decorative low maintenance fencing is required should it be used.
10. Brick shall be clay, baked and individually laid.
11. Stone shall be individually laid.
12. Provide two car wide driveways for the townhomes, minimum length 22'.
13. Provide decorative street lighting throughout, also provide street light typical at Final Master Development Plan submittal.
14. Mail kiosks shall be covered and well lit.
15. All floodplain policies shall be adhered too.
16. Loop roads along the northern side of the creek and along the road (traversing north/south) with the townhome frontage shall have side entry garages.
17. The eastern most amenity center (townhomes and single family) shall be completed by the issuance of the 150th Certificate of Occupancy.
18. Provide farm style fencing along the OLDRD property line to enhance street scape, for the townhome sections gates shall be added at the sidewalks for each unit. Provide farm style fencing in the enhanced landscaping areas along Cedar Lane. Fencing shall be of a low maintenance composite material. Provide typical with FMDP.
19. For the townhomes, utility meters shall be screened with a brick wall from public view.
20. The single family and townhome portion of this development shall be required to sprinkle throughout (to meet fire code) or install 5/8 Type X dry wall on the internal side of all exterior walls including attic space.
21. Proposed Hardie Plank/ Board and Batten must be fiber cement board, no vinyl permitted.
22. All entrances/ exits for the site must be well lit.
23. Lot coverage for the single family shall not exceed 45%.
24. Blasting Restrictions: blast reduced to 1 inch per second, certified letters to go out to residents within a 500 ft radius of the site boundary lines offering pre and post blasting inspections. The blasting monitoring company shall be directly contracted with the general contractor and not the blasting company.
25. For the single family/townhome portion of this development, there shall be a 10% cap on rental units. No one owner/entity shall own more than two (2) units within the development. Include this verbiage within the Covenants and Restrictions.

Public Works:

1. Request sewer availability.
2. For the Old Lebanon Dirt Road (OLDR) typical section:
 - a. On the south side of the median, provide 14 feet of asphalt, which will allow 16 feet from face of curb to face of curb.
 - b. Provide mountable curbs on each side of the median.
 - c. Provide 5-foot-wide traversable area such as grass pave on each edge of the median.
 - d. Provide a minimum 3-foot-wide grass strip between the curb and multi-use path to allow a furnishing zone for signs. Final grass strip width to be determined with FMDP.
 - e. Provide westbound left turn lanes at the site access points to OLDR
 - f. All improvements to Old Lebanon Dirt Road from Mt. Juliet Road to the easternmost intersection with Road C to be completed prior to the first Certificate of Occupancy of the development. The improvements to the east shall be completed by 50% buildout of the townhome and single-family section.
3. Cedar Drive as proposed is a one-way, northbound section. Final determination to be made by the Board of Commissioners and final typical section to be set at FMDP.
 - a. Shall be a right-in only access with curb delineation to prohibit wrong-way movements.
 - b. Include street light and flashing push-button pedestrian for pedestrian crossing on Cedar Drive between Valley Center and the Stoner Creek Greenway
 - c. Improvements to Cedar Drive shall be completed prior to any Certificate of Occupancies in the Commercial/Apartment section, or by 50% buildout of the townhome and single-family section, whichever comes first.
4. Alley typical section may be inverted and does not require 2.5-foot curb and gutter section. A mountable ribbon or rollover type curb is typical. Final typical section to be set at FMDP.
5. Provide a separate westbound left turn lane on Old Lebanon Dirt Road at N. Mt. Juliet Road.
 - a. Widen and provide minor reconstruction between site and added turn lane to provide at least 11-foot wide travel lanes with traversable shoulders.
 - b. For the offsite improvements, the developer will make all due diligence to acquire the necessary easements or right-of-way. If unsuccessful after 120 days of due diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process in order to facilitate the attainment of said easements or right-of-way including, if necessary, the imminent domain process as the improvement in question is necessary to the health, safety, and welfare of the general public. The easements or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer.
6. Consider providing parallel parking in the townhome area and near the amenity center.
7. Provide aeration for any wet stormwater ponds (if applicable). All ponds shall meet detain for a 100-year storm plus one foot of freeboard.
8. Developer agrees to cut an additional 4,000 cubic feet of volume from the floodplain as a result of the floodplain modification.

9. All roads within the single family and townhome section are to be public except Road A (alley). Total public road centerline length is approximately 11,900 feet.
- a. Variance to allow front-load garages on Access Streets only granted for Road B and Road F.

10. Off-Site Transportation Contribution:

- a. Developer agrees to a contribution of \$5,000 per residential unit.
- b. Developer receives a credit of \$3,450 toward the contribution as a result of the offsite work plus enhanced improvements to Old Lebanon Dirt Road in the area of the project based on preliminary engineering estimates.
- c. The remaining \$1,550 per residential unit to be allocated to improvements on E. Division Street. Estimated contribution to E. Division Street based on the proposed unit count is \$1,044,700 (674 units).

West Wilson Utility District:

1. Water lines shown are not WWUD's Design.

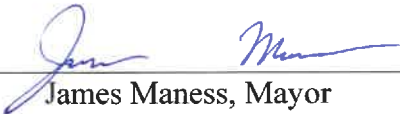
SECTION 3. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on March 27, 2023 at 6:15 p.m.

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: 3/27/23

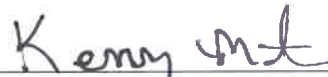

James Maness, Mayor

FIRST READING:

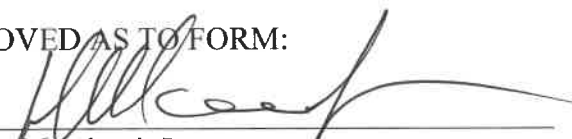
SECOND READING:

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

File #: 1831

Agenda Date: 8/24/2026

Agenda #: 9.C.

Title:

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

ORDINANCE 2026 –

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

WHEREAS, the Board of Commissioners desires to amend Chapter 28, Article V, Section 28-131 of the City of Mt. Juliet Code of Ordinances relating to U-turns; and

WHEREAS, the amendment will change the circumstances under which U-turns are permitted and prohibited on streets within the City; and

WHEREAS, the Board of Commissioners further finds that authorizing the City Engineer or the Public Works Director to designate locations where U-turns are prohibited and to install or cause the installation of appropriate traffic control signs at those locations will promote the safe and efficient movement of traffic; and

WHEREAS, Chapter 28, Article V of the Code of Ordinances is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
28	V	28-131	U-turns	Amended

; and

WHEREAS, the specific amendments desired to be made are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Code of Ordinances, Chapter 28, Article V, Section 28-131 is amended to read in its entirety as follows:

The driver of any vehicle shall not turn such vehicle so as to proceed in the opposite direction, commonly referred to as a U-turn, upon any street unless such movement can be made safely and without interfering with other traffic, and no U-turn shall be made at any location where official traffic control signs prohibit such movement.

Section 2. The city engineer or public works director, in consultation with the Chief of Police, is hereby authorized to determine those locations within the city at which drivers of vehicles shall not make a U-turn and to direct the placement of appropriate signage at such locations. U-turns may be prohibited during certain hours of any day and permitted during other hours. Any time-based restriction shall be plainly indicated on the applicable signs, or the signs may be removed or covered during the hours when such turns are permitted.

ORDINANCE 2026 –

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:

FIRST READING: August 10, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Chapter 28 TRAFFIC AND VEHICLES

ARTICLE V. TURNING MOVEMENTS

Sec. 28-131. U-turns.

~~U-turns are prohibited.~~

The driver of any vehicle shall not turn such vehicle so as to proceed in the opposite direction, commonly referred to as a U-turn, upon any street unless such movement can be made safely and without interfering with other traffic, and no U-turn shall be made at any location where official traffic control signs prohibit such movement.

(Code 1997, § 9-3-105; Ord. No. 74-9, § 2(5), 6-20-1974)



Mt. Juliet, Tennessee

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

Staff Report

File #: 1846

Agenda Date: 8/24/2026

Agenda #: 9.D.

Title:

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

ORDINANCE 2026 –

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

WHEREAS, the City of Mt. Juliet Stormwater Utility Department monitors culverts throughout the city; and

WHEREAS, the department discovered roadway culvert damage on 1260 S. Bass Dr; and

WHEREAS, the damage was caused by a rainstorm event on July 21-22, 2026; and

WHEREAS, the Board of Commissioners desires to repair the damage to maintain safe travel for citizens; and

WHEREAS, the department requests \$200,000 be appropriated for the cost of the repair.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The 2026/2027 Budget Ordinance (Ordinance 2026-48) is hereby amended as follows:

	<u>Increase expenditures</u>	
416-43150-939	Stormwater Improvements	\$200,000
	<u>Decrease fund balance</u>	
416-27100	Fund Balance	\$200,000

Section 2. The budget ordinance, as amended, is ratified and readopted in all respects and this amendment is incorporated therein.

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.

ORDINANCE 2026 –

PASSED:

FIRST READING: August 10, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Executive Summary – Ordinance 2026-XX

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

The project: Emergency construction repair of a roadway culvert located near 1260 S Bass Dr. that was damaged during a rainstorm event on July 21-22, 2026. The City has an on-call contract for emergency repairs with Grade A Construction.

Funding: Add \$200,000 from the Stormwater Fund via budget amendment to line item 416-43150-939 to cover the costs of this emergency repair, which was the quote by Grade A Construction.

Official Act: This ordinance amends the budget to appropriate \$200,000 to line item 416-43150-939 decrease the amount of the Stormwater Fund by \$200,000.

Fiscal Note: This budget amendment results in a decrease in the Stormwater Fund to fund line item 416-43150-939. Once repaired, no additional funding should be necessary on this project.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1739

Agenda Date: 8/24/2026

Agenda #: 9.E.

Title:

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

RESOLUTION - 2026

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

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

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Emerson Park Property located at Chandler Road, 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 PROPERTY LOCATED AT CHANDLER ROAD, 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/Emergency Medical Services with 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.
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.

RESOLUTION - 2026

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.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-20 PUD.

RESOLUTION - 2026

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.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole 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, or provision or portion of this resolution 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 resolution.

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

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1738

Agenda Date: 8/24/2026

Agenda #: 9.F.

Title:

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

ORDINANCE 2026 –

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

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 14.5 acres of property on Chandler Road, map 076, parcel 008.00; and

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

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of June 18, 2026, and forwarded a positive recommendation (Vote 9-0-0) for approval to the Board of Commissioners; 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, 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 July 29, 2026; 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 the 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 as follows:

Section 1. ANNEXATION. The property described below and as shown in Exhibit B and further described in Exhibit A attached hereto, 14.5 acres of property on Chandler Road, map 076, parcel 008.00 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.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (9-0-0) in a regular meeting held on June 18, 2026.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

ORDINANCE 2026 –

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:

FIRST READING: July 13, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description, Emerson Park

TRACT#1: Situated and lying on the easterly side of the Chandler Road, and beginning at the northwest corner of the tract herein described, the same being the common corner with the southwest corner of the tract of land on June 12, 1971, conveyed to grantors by Leo T. Rader and wife, and running thence by South 83 degrees 05' East 1341 feet to a point; South 17 degrees 33' East 176 feet to a point; thence North 83 degrees 0' West 1398 feet to a point in the easterly margin of Chandler Road; thence with the easterly margin of Chandler Road North 1 degree 10' East 159 feet to the point of beginning, containing 5 acres, more or less, according to survey of L.C. Petty dated March 8, 1971, the same being bounded generally as follows: North by property on June 12, 1971, conveyed to grantors by deed of Leo T. Rader; East by the Jackson property; South by Daniel; West by Chandler Road.

TRACT #2: Situated and lying on the easterly side of the Chandler Road, and beginning at a point South 1 degree 10' West 327 feet from Hammond's southwest corner; thence South 83 degrees 01' East 1342 feet to a point; thence South 10 degrees 37' West 213.5 feet to a point; thence South 15 degrees 04' East 121 feet to a point; thence North 83 degrees 01' West 1341 feet to a point in the easterly margin of Chandler Road; thence North 1 degree 10' East with the easterly margin of Chandler Road 327 feet to the point of beginning. containing 10 acres, more or less, according to survey of Petty & Petty, Surveyors, dated January 28, 1979, the same being bound generally as follows: North by Wilkinson; East by property formerly owned by Jackson; South by property on June 12, 1971, conveyed to grantors owned by Herman B. Rader; West by Chandler Road.

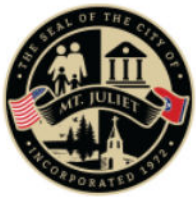
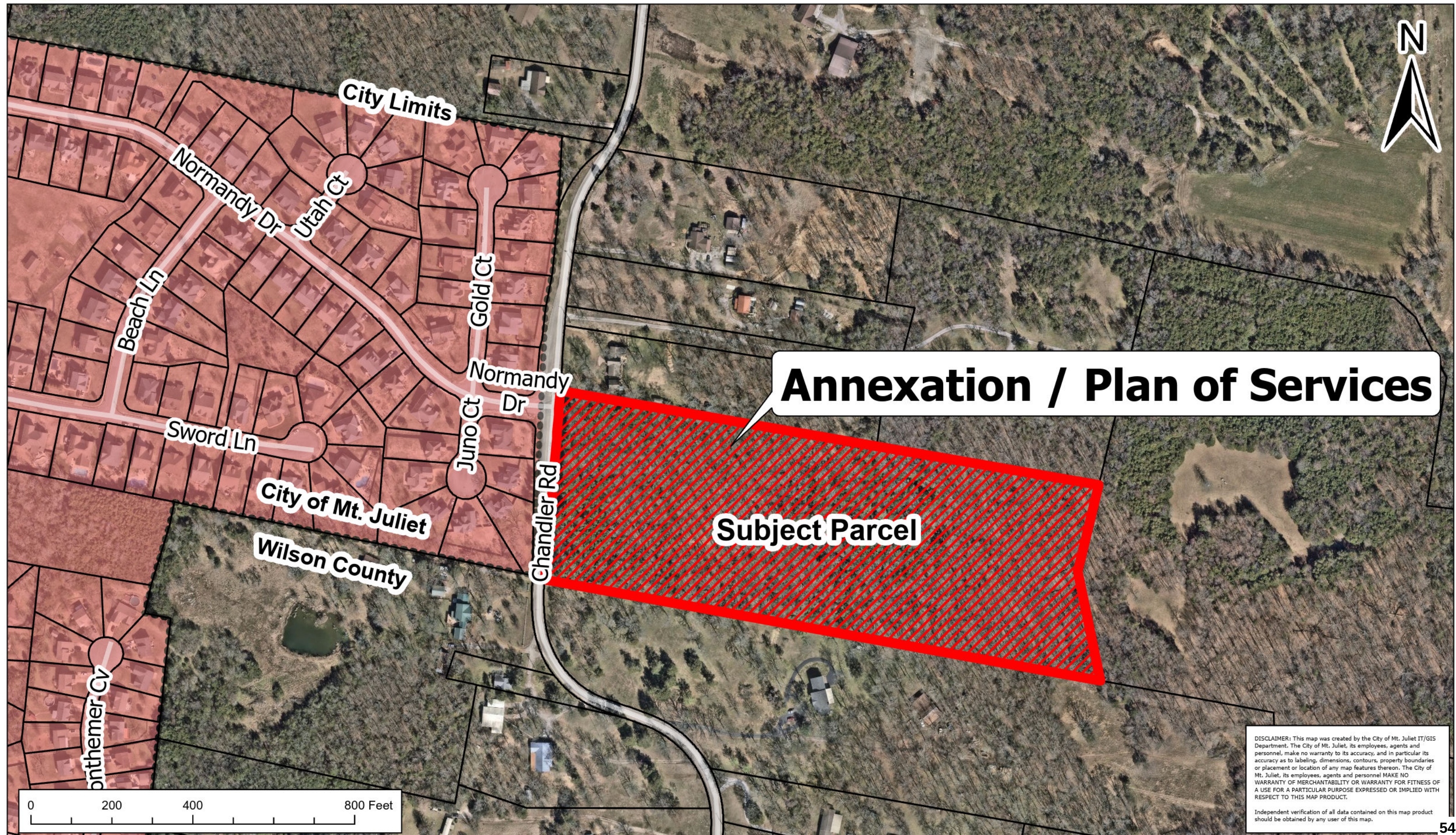


Exhibit B

Annexation / Plan of Services

Emerson Park
Map 076, Parcel 008.00





Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Emerson Park

Address:

Chandler Rd.

Legal Description:

Map(s) – 076, Parcel(s) – 008.00

District:

2 – Vice Mayor Bill Trivett

Applicant:

Michael Dewey, Dewey Engineering

Property Owner:

Crotzer Revocable Trust

Request:

Annexation, PMDP, RZ, POS

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20, PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Designation:

No change requested

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development Plan approval for the proposed Emerson Park subdivision located on Chandler Road.

Description/History: This plan proposes annexing into the city limits, approximately 14.5 acres and rezone to RS-20 PUD. The project would include 29 single-family homes, with open space to include a concrete walking trail. A preliminary project book is included for review.

Zoning: The property currently sits within Wilson County with R-1 zoning, and the request is to rezone to RS-20 PUD, with a proposed density of 2.0 upa. If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References:**Subdivision Regulations****Article IV. Requirements for improvements, reservations and designs.**

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which is shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations**Article V. – Residential District Regulations**

5.103 Bulk Regulations: The plan is proposed to be compliant with a majority of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant



has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Zoning Regulations (continued)

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

Waiver/Variance Requests: The following waivers have been requested:

1. **5.104 Supplemental Design Provisions** - The applicant has requested a waiver for the building façade materials to be 70% brick or stone and 30% fiber cement board. **STAFF SUPPORTS.**
2. **5.103 Bulk Regulations** - The applicant has requested a waiver for the side setbacks to be 7.5' in lieu of the required 20'. **STAFF SUPPORTS.**
3. **10.111 Transitional Protective Yard Requirements** - The applicant has requested a waiver to omit the landscape buffer adjacent to lot 1. **STAFF SUPPORTS.**
4. **4.104 (Subdivision regulations) Functional Design criteria** - The applicant has requested a waiver for the cul-de-sac length to be greater than 700'. **PW TO ADDRESS.**
5. **4.103 (Subdivision regulations) Street and Pedestrian ways** – The applicant has requested a waiver for the internal street (Moonlight Trail) to be private. **PW TO ADDRESS.**

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 29 single family homes on Chandler Road with a density of 2.0 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Emerson Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.



3. Add annexation and rezone to the cover sheet title.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide covenants and restrictions for review.
7. Monument style entry with enhanced landscaping and fencing shall be determined with the FMDP, if approved.
8. Identify all amenities and provide details at FMDP submittal.
9. Provide detailed elevations, including all materials and percentages, at FMDP submittal.
10. Provide decorative street lighting at the entrance and throughout Moonlight Trail and indicate they are under the maintenance of the HOA.
11. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
12. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDP submittal.
13. Signage shall be submitted under separate application for review through the Planning Department.
14. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
15. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
16. Provide landscape or masonry screening for all HVAC units at FMDP submittal.
17. Provide rendering of the gated entry at FMDP submittal and note it will be maintained by the HOA.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.
7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A variance is requested for houses to front a collector (Chandler Drive): Staff supports with the following conditions:
 - i. A maximum of 4 houses may front Chandler Road. These units shall share a maximum of 2 driveways.



16. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
17. Curb and gutter shall be installed along the Chandler Road frontage.
18. The call-box for the gate shall be placed within the center median island.

WWUD:

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1856

Agenda Date: 8/24/2026

Agenda #: 9.G.

Title:

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

RESOLUTION -2026

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

WHEREAS, on _____, pursuant to Ordinance _____, the City of Mt. Juliet Board of Commissioners annexed the subject property into the corporate boundaries of the City of Mt. Juliet; and

WHEREAS, T.C.A. § 6-51-104 requires a resolution for the annexation proposed by a property owner; and

WHEREAS, this Resolution shall mirror the intent and effect of Ordinance ____ relative to the annexation of the subject property.

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

Section 1. The City of Mt. Juliet Board of Commissioners hereby resolves to pass 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

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole 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, or provision or portion of this resolution 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 resolution.

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

PASSED:

James Maness, Mayor

Kenneth D. Martin, City Manager

RESOLUTION -2026

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1740

Agenda Date: 8/24/2026

Agenda #: 9.H.

Title:

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

ORDINANCE 2026-

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

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 18, 2026, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of 9-0-0; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on July 29, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject and adopt the preliminary master development plan for 14.5 acres of property on Chandler Road, map 076, parcel 008.00; and

WHEREAS, Exhibit A, attached hereto and incorporated herein by reference as if fully set forth verbatim below, contains the legal description of the property to be rezoned and to which the preliminary master development plan applies; and

WHEREAS, Exhibit B, attached hereto, is a map depicting the geographic area to which the rezoning and the preliminary master development plan apply.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee 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, 14.5 acres of property on Chandler Road, map 076, parcel 008.00 (as identified in Exhibit A) from Wilson County R-1 to RS-20 PUD.

Section 2. The preliminary master development plan for 14.5 acres of property on Chandler Road, map 076, parcel 008.00 (as identified in Exhibit A), 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:

Fire Department:

1. No Comments Received.

ORDINANCE 2026-

Planning & Zoning:

1. All requirements of the City's subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, except any waivers approved by the Planning Commission and the Board of Commissioners.
3. The Board of Commissioners approved ~~Planning Commission supported~~ a waiver to 5.104 the supplemental design provisions. Allowing for 70% masonry and 30% cement board.
4. The Board of Commissioners approved ~~Planning Commission supported~~ a waiver to 5.103 the bulk regulations. Allowing for 7.5' side setbacks in leu of the required 20'.
5. The Board of Commissioners approved ~~Planning Commission supported~~ a waiver to 5.103 the bulk regulations. Allowing for lot width as shown at 65' in leu of 100' at front setbacks.
6. Brick shall be clay, baked and individually laid.
7. Stone shall be individually laid.
8. Vinyl and metal are prohibited as a façade materials.
9. A monument style entry with enhanced landscaping shall be required.
10. Streetlights shall be maintained by the HOA.
11. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
12. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDP submittal.
13. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
14. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
15. The pumps station shall include decorative screening fencing and/or landscape screening.
16. Remove "improved open space" labels from the islands in the street and at the southwest corner, those areas do not constitute improved open space.
17. An access easement shall be provided for the encroaching shed by the signing of the final plat.
18. Aforementioned shed shall not count against required open space.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.

ORDINANCE 2026-

7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is approved requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
16. Curb and gutter shall be installed along the Chandler Road frontage.
17. The call-box for the gate shall be placed within the center median island.
18. The Board of Commissioners approved ~~Planning Commission supported~~ a waiver to 4.104 the functional design criteria. Allowing for the cul-de-sac length to be greater than 700ft.
19. The Board of Commissioners approved ~~Planning Commission supported~~ a waiver to 4.103 street and pedestrian ways. Allowing for the internal street (Moonlight Trail) to be private.

WWUD:

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

Wilson County Schools:

1. No Comments Received.

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.

Amendments made at first reading are shown in red

ORDINANCE 2026-

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:

FIRST READING: July 13, 2026

SECOND READING:

James Maness, Mayor

Kenneth D. Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

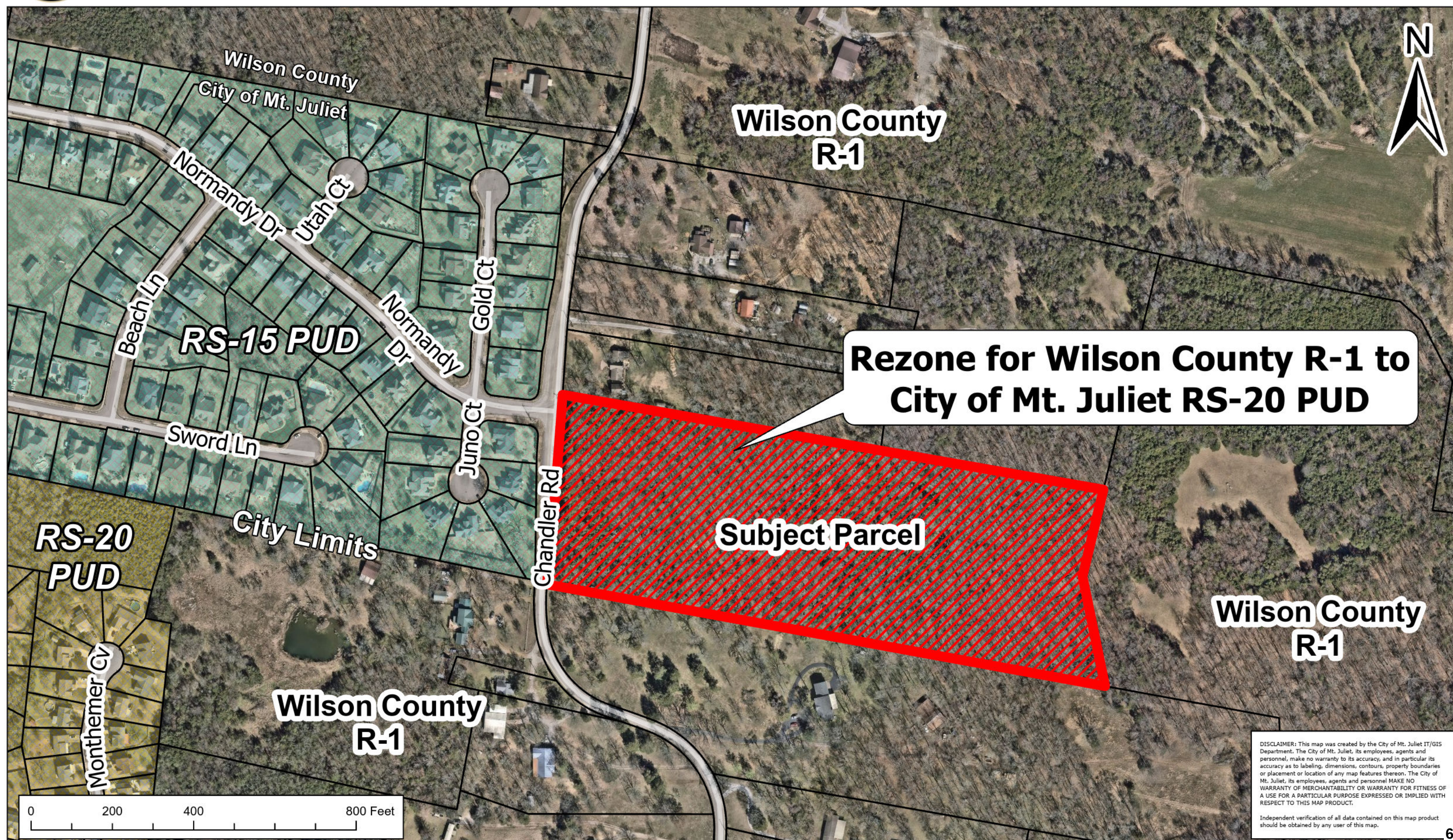
Exhibit A – Legal Description, Emerson Park

TRACT#1: Situated and lying on the easterly side of the Chandler Road, and beginning at the northwest corner of the tract herein described, the same being the common corner with the southwest corner of the tract of land on June 12, 1971, conveyed to grantors by Leo T. Rader and wife, and running thence by South 83 degrees 05' East 1341 feet to a point; South 17 degrees 33' East 176 feet to a point; thence North 83 degrees 0' West 1398 feet to a point in the easterly margin of Chandler Road; thence with the easterly margin of Chandler Road North 1 degree 10' East 159 feet to the point of beginning, containing 5 acres, more or less, according to survey of L.C. Petty dated March 8, 1971, the same being bounded generally as follows: North by property on June 12, 1971, conveyed to grantors by deed of Leo T. Rader; East by the Jackson property; South by Daniel; West by Chandler Road.

TRACT #2: Situated and lying on the easterly side of the Chandler Road, and beginning at a point South 1 degree 10' West 327 feet from Hammond's southwest corner; thence South 83 degrees 01' East 1342 feet to a point; thence South 10 degrees 37' West 213.5 feet to a point; thence South 15 degrees 04' East 121 feet to a point; thence North 83 degrees 01' West 1341 feet to a point in the easterly margin of Chandler Road; thence North 1 degree 10' East with the easterly margin of Chandler Road 327 feet to the point of beginning. containing 10 acres, more or less, according to survey of Petty & Petty, Surveyors, dated January 28, 1979, the same being bound generally as follows: North by Wilkinson; East by property formerly owned by Jackson; South by property on June 12, 1971, conveyed to grantors owned by Herman B. Rader; West by Chandler Road.



Emerson Park
Map 076, Parcel 008.00





Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

Emerson Park

Address:

Chandler Rd.

Legal Description:

Map(s) – 076, Parcel(s) – 008.00

District:

2 – Vice Mayor Bill Trivett

Applicant:

Michael Dewey, Dewey Engineering

Property Owner:

Crotzer Revocable Trust

Request:

Annexation, PMDP, RZ, POS

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20, PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Designation:

No change requested

Attachments:

PMDP

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development Plan approval for the proposed Emerson Park subdivision located on Chandler Road.

Description/History: This plan proposes annexing in to the city limits approximately 14.5 acres and a rezone to RS-20 PUD. The project would include 29 single-family homes, with open space to include a concrete walking trail. A preliminary project book is included for review.

Zoning: The property is in Wilson County with R-1 zoning, and the request is to rezone to RS-20 PUD, with a proposed density of 2.0 upa. Maximum density permitted in RS-20 is 2.2 upa. If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References :**Subdivision Regulations****Article IV. Requirements for improvements, reservations and designs.**

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which are shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations**Article IV. Establishment of Districts: Provisions for official zoning map**

4.1 Zoning of Annexed territory – The plan is compliant with the regulations of annexed territory and zoning.

Article V. – Residential District Regulations

5.103 Bulk Regulations: The plan is proposed to be compliant with a majority of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers



from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

Waiver/Variance Requests: The following waivers have been requested:

1. **5.104 Supplemental Design Provisions** - The applicant has requested a waiver for the building façade materials to be 70% brick or stone and 30% fiber cement board. **P&Z SUPPORTS**
2. **5.103 Bulk Regulations** - The applicant has requested a waiver for the side setbacks to be 7.5' in lieu of the required 20'. **P&Z SUPPORTS**
3. **5.103 Bulk Regulations** – Lot width as shown as 65' in lieu of 100' at front setback. **P&Z SUPPORTS**
4. **4.104 (Subdivision regulations) Functional Design criteria** - The applicant has requested a waiver for the cul-de-sac length to be greater than 700'. **PW TO ADDRESS**
5. **4.103 (Subdivision regulations) Street and Pedestrian ways** – The applicant has requested a waiver for the internal street (Moonlight Trail) to be private. **PW TO ADDRESS**

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 29 single family homes on Chandler Road with a density of 2.0 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Emerson Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning & Zoning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.



2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Vinyl and metal are prohibited as a façade materials.
6. A monument style entry with enhanced landscaping shall be required.
7. Streetlights shall be maintained by the HOA.
8. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FM DP submittal.
9. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FM DP submittal.
10. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
11. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
12. The pumps station shall include decorative screening fencing and/or landscape screening.
13. Remove "improved open space" labels from the islands in the street and at the southwest corner, those areas do not constitute improved open space.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.
7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A variance is requested for houses to front a collector (Chandler Drive): Staff supports with the following conditions:
 - i. A maximum of 4 houses may front Chandler Road. These units shall share a maximum of 2 driveways.
16. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
17. Curb and gutter shall be installed along the Chandler Road frontage.
18. The call-box for the gate shall be placed within the center median island.



WWUD:

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1774

Agenda Date: 8/24/2026

Agenda #: 9.I.

Title:

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

RESOLUTION - 2026

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

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

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Adeline located at 10495 Central Pike, 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 PROPERTY LOCATED AT 10495 CENTRAL PIKE, 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/Emergency Medical Services with 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.
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.

RESOLUTION - 2026

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.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-20 PUD.

RESOLUTION - 2026

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.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole 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, or provision or portion of this resolution 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 resolution.

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

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1773

Agenda Date: 8/24/2026

Agenda #: 9.J.

Title:

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

ORDINANCE 2026-

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

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 175.52 acres of property on Central Pike, map 099, parcel 014.00; and

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

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of June 18, 2026, and forwarded a positive recommendation (Vote 9-0-0) for approval to the Board of Commissioners; 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, 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 July 29, 2026; 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 the 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 as follows:

Section 1. ANNEXATION. The property described below and as shown in Exhibit B and further described in Exhibit A attached hereto, 175.52 acres of property on Central Pike, map 099, parcel 014.00 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.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (9-0-0) in a regular meeting held on June 18, 2026.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

ORDINANCE 2026-

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:

FIRST READING: July 13, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description, Aveline

From the **POINT OF BEGINNING**; Thence, N 05° 16' 21" E for a distance of 762.97 feet to a point on a line.

Thence, N 82° 09' 18" W a distance of 905.23 feet to a point on a line

Thence, N 87° 50' 03" W for a distance of 161.14 feet to a point on a line.

Thence, S 69° 33' 16" W for a distance of 557.83 feet to a point on a line.

Thence, N 07° 06' 09" E for a distance of 278.13 feet to a point on a line.

Thence, N 17° 33' 00" E for a distance of 748.58 feet to a point on a line.

Thence, N 82° 53' 27" W for a distance of 38.36 feet to a point on a line.

Thence, S 54° 32' 36" W for a distance of 12.51 feet to a point on a line.

Thence, N 83° 18' 35" W for a distance of 7.99 feet to a point on a line.

Thence, N 13° 38' 18" E for a distance of 185.00 feet to a point on a line.

Thence, N 34° 50' 03" E for a distance of 15.30 feet to a point on a line.

Thence, N 12° 22' 53" E for a distance of 325.64 feet to a point on a line.

Thence, N 04° 33' 27" W for a distance of 1061.15 feet to a point on a line.

Thence, N 08° 07' 17" E for a distance of 70.23 feet to a point on a line.

Thence, N 31° 03' 28" E for a distance of 263.12 feet to a point on a line.

Thence, N 40° 58' 33" E for a distance of 143.23 feet to a point on a line.

Thence, N 31° 43' 12" E for a distance of 74.00 feet to a point on a line.

Thence, N 12° 26' 16" E for a distance of 330.70 feet to a point on a line.

Thence, S 88° 07' 07" E for a distance of 12.12 feet to a point on a line.

Thence, S 82° 15' 01" E for a distance of 834.38 feet to a point on a line.

Thence, S 07° 35' 35" W for a distance of 350.55 feet to a point on a line.

Thence, S 81° 15' 20" E for a distance of 1543.34 feet to a point on a line.

Thence, S 07° 34' 36" W for a distance of 2127.15 feet to a point on a line.

Thence, N 83° 11' 38" W for a distance of 144.06 feet to a point on a line.

Thence, S 07° 37' 26" W for a distance of 1361.37 feet to a point on a line.

Thence, N 83° 06' 49" W for a distance of 800.75 feet to the **POINT OF BEGINNING**;



Map 099, Parcel 014.00





Item 11.A.B.&C.

City of Mt. Juliet Planning Department

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

Aveline

Address:

10495 Central Pike

Legal Description:

Map(s) – 099

Parcel(s) – 014.00

District:

4 – Jennifer Milele

Applicant:

Joe Haddix,
Heritage Civil

Property Owner:

Susan Ladd-Smith Humphreys

Request:

AX, PMDP-PUD, Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20

Attachments:

PMDP

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development approval for the proposed Aveline subdivision located at 10495 Central Pike.

Description/History: This plan proposes annexing into the city limits approximately 175.52 acres and a rezone to RS-20. The project would include 340 single family lots, with open space and a variety of amenities.

Zoning: The property currently sits within Wilson County with R-1 zoning and the request is to rezone to RS-20 PUD, with a proposed density of 1.94 units per acre (2.2 upa max.). If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References:**Subdivision Regulations****Article IV. Requirements for improvements, reservations and designs.**

4-102 – Lot requirements: The plan is proposed to be compliant with most of the lot requirements; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which is shown under the waiver/variances section.

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which are shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations**Article IV. Establishment of Districts: Provisions for official zoning map**

4.105 Zoning of Annexed territory – The plan is compliant with the regulations of annexed territory and zoning.



Article V. – Residential District Regulations

5.103 Bulk Regulations: The plan is proposed to be compliant with most of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

Waiver/Variance Requests - The following waivers have been requested:

1. **4-102 (subdivision regulations) Lot requirements** - Request to allow up to 4.80 acres of disturbance of slopes exceeding 20%. PW TO DETERMINE
2. **4.104 (subdivision regulations) Functional Design Criteria** - Request to allow an access lane to be stubbed at the property line. PW TO DETERMINE
3. **5.104 Supplemental Design Provisions** - Request to deviate from the material standards to allow:
 - a. To allow material percentages as shown. P&Z DOES NOT SUPPORT. DEFINE THE REQUEST
 - b. 50% of all homes to contain a minimum of 75% brick or stone. P&Z DOES NOT SUPPORT UNLESS THE OTHER 50% OF THE HOMES ARE 100% MASONRY
 - c. No two house plan or elevation plan shall be sited and built next to one another. P&Z SUPPORTS
 - d. No two house plan or elevation plan shall be sited and built across the street from one another. P&Z SUPPORTS
 - e. High visibility lots will not have a blank end facing the street by including optional architectural features. P&Z SUPPORTS
 - f. Vinyl shall be allowed in the soffit areas only. P7Z SUPPORTS
4. **5.104 Supplemental Design Provisions** - Request to omit two-foot masonry column requirement from residential garage doors to match residential elevations as shown. P&Z SUPPORTS
5. **5.104 Supplemental Design Provisions** - Request to deviate from the garage dimensional requirements to allow for an interior garage dimension of 400 square feet (440sf required). P&Z SUPPORTS
6. **5.103 Bulk Regulations** - Request to allow optional third car garage that is front facing along collector roads and access streets. Third car garage will be recessed from front building façade. P&Z SUPPORTS
7. **5.103 Bulk Regulations** – As follows:
 - a. Front setback 20' in lieu of 30' P&Z SUPPORTS
 - b. Front setback 15' in lieu of 30' for lots 211-219, 247-261, 269-283, 310-314 P&Z SUPPORTS
 - c. Side setback 7.5' in lieu of 20' P&Z SUPPORTS



- d. Lot width as narrow as 60' in lieu of the 100' required. P&Z SUPPORTS

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 340 single family homes on Central Pike with a density of 1.94 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Aveline subdivision, and to please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
3. Detailed colored building elevations, including all materials and percentages, shall be required at FMDP and/or Preliminary Plat submittal.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Include the development timeline with the FMDP submittal.
7. Include the phasing plan with the FMDP submittal. *Remove slopes from phasing plan sheet C1.01 and reduce phase labels, as it is covering critical lot information.
8. Driveways shall be a minimum of 22' in length and 18' in width.
9. Identify driveway location and home orientation for all corner lots.
10. Identify which lots will have front facing vs. side entry garages.
11. Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.
12. Identify and provide all amenity details at FMDP submittal.
13. Identify adjacent parcel zoning.
14. Signage poles and post shall be painted black, channel posts are not permitted.
15. Flammable landscape materials is not permitted within 3' of any public building.
16. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
17. Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area
18. Fencing shall be decorative and low maintenance.
19. Signage shall be submitted under separate cover to the Planning Department. Note – a new sign ordinance is currently under legislative review. This shall include any proposed monument entryway.
20. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.



21. Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.
22. Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.
23. If wet ponds are to be considered as “visual amenity” and to include aeration and lighting, provide additional items such as benches, trails, etc., to provide additional use for the homeowners.
24. Add annexation and rezone title to cover sheet.
25. Provide covenants and restrictions for review with the final master development plan.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has granted and approved.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump stations shall be public and built to City specifications.
7. If wet ponds are proposed, aeration shall be provided.
8. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. Several streets are misclassified based on expected ADT and unit count. This shall be corrected by FMDP.
11. The following roadway variances are requested:
 - a. Allowing lots fronting a residential collector: **Staff supports only on Kilkenny Way, east of the central spine road.**
 - b. Allowing garages to front access streets: **Staff supports on a single side of the street only.**
 - c. Allowing a permanent dead-end within 150' of the property line: **Staff supports with the addition of dense vegetation such as shrubs to block headlights.**
 - d. Allowing an access lane to stub at the property line: **Staff supports with the condition that at least 1 collector be provided to the western property line.**
 - e. Request to allow up to 4.8 acres of disturbance of slopes exceeding 20%: **Staff supports request with disturbance in CUT conditions only.** Highlight lots impacted with PMDP, FMDP/PP, and construction plans.
12. Temporary cul-de-sacs are required on any stub road over 150' or serving 4 or more units.
13. Left-turn and right-turn lanes shall be installed on Central Pike at the driveway. These lanes shall be approved by the City and TDOT prior to construction. These improvements shall be completed by the signing of the Phase 2 final plat.
14. The existing bridge on Beckwith Road, approximately 850' north of Central Pike, shall be expanded or replaced to accommodate two 11' travel lanes and bridge rail. All bridge work shall be coordinated with the Wilson County Road Commission. These improvements shall be completed by the signing of the Phase 2 final plat.
15. A left-turn lane shall be installed on Central Pike at Beckwith Road. This turn lane shall be approved by the City and TDOT prior to the issuance of the Land Disturbance Permit.



16. A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.

WWUD:

1. No comments provided. Reach out to WWUD directly (Brent Finley).

Wilson County Schools:

1. No Comments Received.

Conditions (by Department):

Fire Department:

Planning:

Public Works:

WWUD:

Wilson County Schools:



Mt. Juliet, Tennessee

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

Staff Report

File #: 1857

Agenda Date: 8/24/2026

Agenda #: 9.K.

Title:

A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ 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

RESOLUTION -2026

A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ 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

WHEREAS, on _____, pursuant to Ordinance _____, the City of Mt. Juliet Board of Commissioners annexed the subject property into the corporate boundaries of the City of Mt. Juliet; and

WHEREAS, T.C.A. § 6-51-104 requires a resolution for the annexation proposed by a property owner; and

WHEREAS, this Resolution shall mirror the intent and effect of Ordinance ____ relative to the annexation of the subject property.

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

Section 1. The City of Mt. Juliet Board of Commissioners hereby resolves to pass Ordinance ____ 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.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole 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, or provision or portion of this resolution 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 resolution.

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

PASSED:

James Maness, Mayor

Kenneth D. Martin, City Manager

RESOLUTION -2026

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1775

Agenda Date: 8/24/2026

Agenda #: 9.L.

Title:

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY 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

ORDINANCE 2026-

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY 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

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 18, 2026, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of 9-0-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on July 29, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject and adopt the preliminary master development plan for 175.52 acres of property on Central Pike, map 099, parcel 014.00; and

WHEREAS, Exhibit A, attached hereto and incorporated herein by reference as if fully set forth verbatim below, contains the legal description of the property to be rezoned and to which the preliminary master development plan applies; and

WHEREAS, Exhibit B, attached hereto, is a map depicting the geographic area to which the rezoning and the preliminary master development plan apply.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee 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, 175.52 acres of property on Central Pike, map 099, parcel 014.00 (as identified in Exhibit A) from Wilson County R-1 to RS-20 PUD.

Section 2. The preliminary master development plan for 175.52 acres of property on Central Pike, map 099, parcel 014.00 (as identified in Exhibit A), 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:

Fire Department:

1. No Comments Received.

ORDINANCE 2026-

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, except any waivers approved by the Planning Commission and the Board of Commissioners.
3. ~~The Planning Commission supported a waiver~~ Waivers to 5.104, supplemental design provisions, include:

Masonry Homes:

- a. At least fifty percent (50%) of the homes within the development shall be predominantly clad in masonry.
- b. Brick and/or stone shall be the primary exterior material on each elevation of the home.
- c. Brick and/or stone shall comprise not less than seventy-five percent (75%) of the aggregate net exterior wall area of the home, calculated across all elevations and excluding windows, doors, and garage doors. Cementitious siding may be used on bay projections, wall areas above rooflines, dormers, gables, and other architectural or accent features.

Cementitious Siding Homes:

- a. No more than fifty percent (50%) of the homes within the development may be predominantly clad in cementitious siding.
- b. Permitted cementitious siding may include horizontal lap siding, board-and-batten siding, shake siding, panel siding, or a combination thereof.
- c. Each cementitious siding home shall include a continuous brick or stone masonry skirt (foundation) on all elevations.
- d. The masonry skirt (foundation) shall extend from finished grade to the bottom of the siding so that no concrete or concrete masonry foundation is exposed following final grading.

Permitted Accent and Architectural Materials:

- a. Natural wood, cementitious trim, composite trim, cellular PVC or other PVC trim, and metal may be used for columns, beams, brackets, shutters, louvers, decorative panels, trim, porch elements, awnings, roofing accents, and other architectural features. Such materials shall not be considered primary exterior wall materials when calculating the percentages required by this section.

Vinyl Siding:

- a. Vinyl siding shall not be permitted.

ORDINANCE 2026-

Soffits, Fascia, and Eaves:

- a. Vinyl soffits, fascia, and other eave materials shall be permitted.

Masonry definition:

- b. For purposes of this section, masonry shall include brick, natural stone, manufactured stone veneer, and cast-stone architectural materials.
- ~~a. 50% of all homes contain a minimum of 75% brick or stone and the other 50% of home shall be 100% masonry.~~
- ~~b. No two house plans or elevation plans shall be sited and built next to one another.~~
- ~~c. No two house plans or elevation plans shall be sited and built across the street from one another.~~
- ~~d. High visibility lots will not have a blank end facing the street by including optional architectural features.~~
- ~~a. Vinyl shall be allowed in the soffit areas only.~~
- 4. A waiver to 5-104, supplemental design provisions, was granted ~~The Planning Commission supported a waiver to 5.104 the supplemental design provisions. Allowing~~ for the omission of the required two-foot masonry column from residential garage doors to match elevations as shown.
- 5. ~~The Planning Commission supported a~~ waiver to 5.103, the bulk regulations, ~~a~~ allowing for the development to offer an optional third car garage that is front facing along collector roads and access streets was granted. Said third car garage shall be recessed from the front building façade.
- 6. The ~~following Planning Commission supported a~~ waivers to 5.103, ~~the~~ bulk regulations, were approved. Allowing for:
 - a. Front setback 20' in lieu of 30' P&Z SUPPORTS
 - b. Front setback 15' in lieu of 30' for lots 211-219, 247-261, 269-283, 310-314 P&Z SUPPORTS
 - c. Side setback 7.5' in lieu of 20' P&Z SUPPORTS
 - d. Lot width as narrow as 60' in lieu of the 100' required. P&Z SUPPORTS
 - ~~d.e.~~ Lots 220-239 shall be permitted a 15' front setback and 15' rear setback.
- 7. Detailed colored building elevations, including all materials and percentages, shall be required at FMDP and/or Preliminary Plat submittal.
- 8. Brick shall be clay, baked and individually laid.
- 9. Stone shall be individually laid.
- 10. Include the development timeline with the FMDP submittal.
- 11. Include the phasing plan with the FMDP submittal. *Remove slopes from phasing plan sheet C1.01 and reduce phase labels, as it is covering critical lot information.
- 12. Driveways shall be a minimum of 22' in length and 18' in width.
- 13. Identify driveway location and home orientation for all corner lots.
- 14. Identify which lots will have front facing vs. side entry garages.
- 15. Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.

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16. Identify and provide all amenity details at FMDP submittal.
17. Identify adjacent parcel zoning.
18. Signage poles and post shall be painted black, channel posts are not permitted.
19. Flammable landscape materials is not permitted within 3' of any public building.
20. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
21. Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area
22. Fencing shall be decorative and low maintenance.
23. Signage shall be submitted under separate cover to the Planning Department.
Note – a new sign ordinance is currently under legislative review. This shall include any proposed monument entryway.
24. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.
25. Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.
26. Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.
27. If wet ponds are to be considered as “visual amenity” and to include aeration and lighting, provide additional items such as benches, trails, etc., to provide additional use for the homeowners.
28. Wet ponds shall have lighting and fountains
29. Add annexation and rezone title to cover sheet.
30. Provide covenants and restrictions for review with the final master development plan.
31. Add signage to stub roads and temporary cul-de-sacs noting future development.
32. The fFront 4 lots shall be rear loaded, ensuring the front of the houses face Central Pike, or a landscaped berm, between the rear of lots 2-5, shall be installed to screen the rear of the houses from view of Central Pike.
33. Approved PMPD shall be included with FMDP submittal.
34. The existing barbed wire fence shall remain and be maintained along the northern boundary with Del Webb, specifically March Place, Dahlgren Drive, Privateer Lane and Paixham Place. In addition to Del Webb, the barbed wire fence along the northwest corner behind Bench Lane in Providence Landing, to the south along the preserved natural tree area, and the northeastern section south to the homes along Kilkenny Way, shall remain and be maintained.
35. The current drainage pattern between this project and Del Webb shall be maintained and protected so that flow stays on the project property as it exists today and, therefore, it shall not be altered. Any collection basins in the NW sector shall not be located directly on top of the boundary between Del Webb and this project. These basins shall be engineered and designed appropriately to retain stormwater and take downstream impacts to Stoner Creek into consideration
36. A 30' complete "do not disturb" existing tree and greenspace buffer, without drip line coverage, shall remain on this property along the northern boundaries that abuts Del Webb.

ORDINANCE 2026-

37. The existing natural tree and greenspace buffer on this property on the northeastern boundary and northwestern boundary shall remain as a "do not disturb" preservation area as according to the site plan, as in the example provided in the presentation.
38. A tree inventory and preservation study shall be prepared by a certified arborist, identifying existing trees within the preservation areas and adjacent limits of disturbance. Grading, utility installation, and construction disturbance shall occur outside protected root zones to the greatest extent possible.
- ~~33.~~39. The portion of the nature trail that goes up into the wooded area north of the northern most pond in the northeast section of the property be removed and only exist no further north of the eastern most section of this pond, as indicated in the example provided

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has granted and approved.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump stations shall be public and built to City specifications.
7. If wet ponds are proposed, aeration shall be provided.
8. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. Several streets are misclassified based on expected ADT and unit count. This shall be corrected by FMDP.
11. The following roadway variances are ~~requested~~approved:
 - Allowing lots fronting a residential collector: ~~Planning—Commission supports~~The Board of Commissioners grants the variance only on Kilkenny Way, east of the central spine road.
 - Allowing garages to front access streets: ~~Planning—Commission supports~~The Board of Commissioners grants this variance on a single side of the street only.
 - Allowing a permanent dead-end within 150' of the property line: ~~Planning Commission supports~~The Board of Commissioners grants the variance with the addition of dense vegetation such as shrubs to block headlights.
 - Allowing an access lane to stub at the property line: ~~Planning Commission supports~~The Board of Commissioners grants the variance with the

ORDINANCE 2026-

condition that at least 1 collector be provided to the western property line.

- Request to allow up to 4.8 acres of disturbance of slopes exceeding 20%: ~~Planning Commission supports~~**The Board of Commissioners grants the request with disturbance in CUT conditions only.** Highlight lots impacted with PMDP, FMDP/PP, and construction plans.
- 12. Temporary cul-de-sacs are required on any stub road over 150' or serving 4 or more units.
- 13. Left-turn and right-turn lanes shall be installed on Central Pike at the driveway. These lanes shall be approved by the City and TDOT prior to issuance of the Land Disturbance Permit~~construction~~. These improvements shall be completed prior to signing of the 1st Final Plat~~by the issuance of the land disturbance permit~~.
- 14. The existing bridge on Beckwith Road, approximately 850' north of Central Pike, shall be expanded or replaced to accommodate two 11' travel lanes and bridge rail. All bridge work shall be coordinated with the Wilson County Road Commission. These improvements shall be completed by the signing of the Phase 2 final plat.
- 15. A left-turn lane shall be installed on Central Pike at Beckwith Road. This turn lane shall be approved by the City and TDOT prior to the signing of the phase 2 final plat. The development shall make good faith efforts to acquire the right-of-way for the turn lane. Should the development be unable to acquire the right-of-way at a reasonable cost within 180 days of first contact, the development shall return to the Planning Commission/Board of Commissioners for a PUD amendment.
- 16. A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.
- 17. Erosion control measures shall be placed outside of the buffers and do not disturb areas, preserving as many trees as possible.
- 18. Construction traffic not permitted on Killkenny Way.
- 19. The Planning Commission recommends the developer comply with newly updated Mt. Juliet road standards.
- 20. Work with staff on adding roundabouts as traffic calming measures.
- 21. Provide a curb and gutter on the SE corner access point for stormwater control.

WWUD:

1. No comments provided. Reach out to WWUD directly (Brent Finley).

Wilson County Schools:

1. No Comments Received.

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.

Amendments made at first reading are shown in red

ORDINANCE 2026-

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:

FIRST READING: July 13, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description, Aveline

From the **POINT OF BEGINNING**; Thence, N 05° 16' 21" E for a distance of 762.97 feet to a point on a line.

Thence, N 82° 09' 18" W a distance of 905.23 feet to a point on a line

Thence, N 87° 50' 03" W for a distance of 161.14 feet to a point on a line.

Thence, S 69° 33' 16" W for a distance of 557.83 feet to a point on a line.

Thence, N 07° 06' 09" E for a distance of 278.13 feet to a point on a line.

Thence, N 17° 33' 00" E for a distance of 748.58 feet to a point on a line.

Thence, N 82° 53' 27" W for a distance of 38.36 feet to a point on a line.

Thence, S 54° 32' 36" W for a distance of 12.51 feet to a point on a line.

Thence, N 83° 18' 35" W for a distance of 7.99 feet to a point on a line.

Thence, N 13° 38' 18" E for a distance of 185.00 feet to a point on a line.

Thence, N 34° 50' 03" E for a distance of 15.30 feet to a point on a line.

Thence, N 12° 22' 53" E for a distance of 325.64 feet to a point on a line.

Thence, N 04° 33' 27" W for a distance of 1061.15 feet to a point on a line.

Thence, N 08° 07' 17" E for a distance of 70.23 feet to a point on a line.

Thence, N 31° 03' 28" E for a distance of 263.12 feet to a point on a line.

Thence, N 40° 58' 33" E for a distance of 143.23 feet to a point on a line.

Thence, N 31° 43' 12" E for a distance of 74.00 feet to a point on a line.

Thence, N 12° 26' 16" E for a distance of 330.70 feet to a point on a line.

Thence, S 88° 07' 07" E for a distance of 12.12 feet to a point on a line.

Thence, S 82° 15' 01" E for a distance of 834.38 feet to a point on a line.

Thence, S 07° 35' 35" W for a distance of 350.55 feet to a point on a line.

Thence, S 81° 15' 20" E for a distance of 1543.34 feet to a point on a line.

Thence, S 07° 34' 36" W for a distance of 2127.15 feet to a point on a line.

Thence, N 83° 11' 38" W for a distance of 144.06 feet to a point on a line.

Thence, S 07° 37' 26" W for a distance of 1361.37 feet to a point on a line.

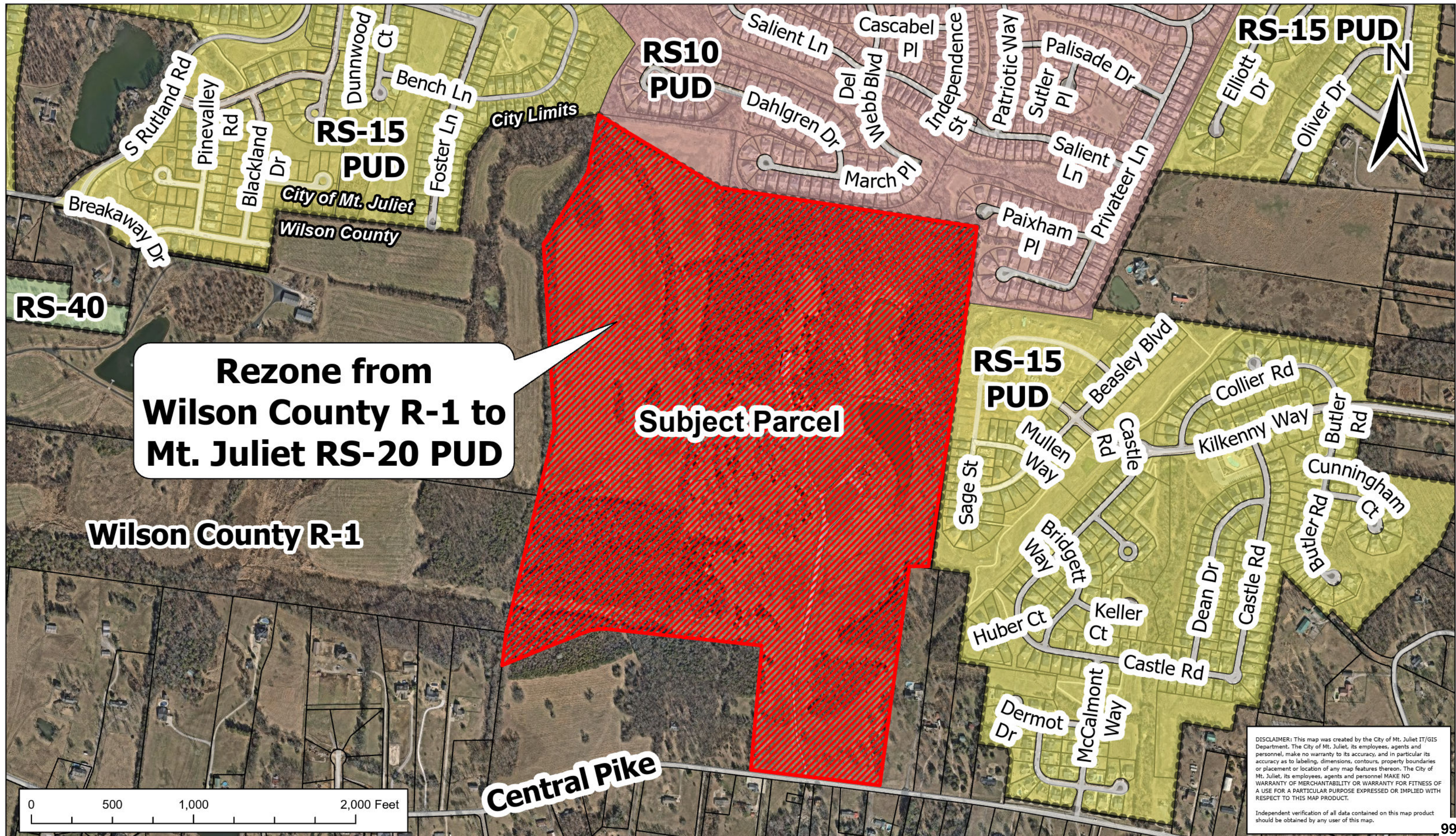
Thence, N 83° 06' 49" W for a distance of 800.75 feet to the **POINT OF BEGINNING**;



Exhibit B PMDP-PUD / Rezone

10495 Central Pike

Map 099, Parcel 014.00





Item 11.A.B.&C.

City of Mt. Juliet Planning Department

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

Aveline

Address:

10495 Central Pike

Legal Description:

Map(s) – 099

Parcel(s) – 014.00

District:

4 – Jennifer Milele

Applicant:

Joe Haddix,
Heritage Civil

Property Owner:

Susan Ladd-Smith Humphreys

Request:

AX, PMDP-PUD, Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20

Attachments:

PMDP

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development approval for the proposed Aveline subdivision located at 10495 Central Pike.

Description/History: This plan proposes annexing into the city limits approximately 175.52 acres and a rezone to RS-20. The project would include 340 single family lots, with open space and a variety of amenities.

Zoning: The property currently sits within Wilson County with R-1 zoning and the request is to rezone to RS-20 PUD, with a proposed density of 1.94 units per acre (2.2 upa max.). If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References:**Subdivision Regulations****Article IV. Requirements for improvements, reservations and designs.**

4-102 – Lot requirements: The plan is proposed to be compliant with most of the lot requirements; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which is shown under the waiver/variances section.

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which are shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations**Article IV. Establishment of Districts: Provisions for official zoning map**

4.105 Zoning of Annexed territory – The plan is compliant with the regulations of annexed territory and zoning.



Article V. – Residential District Regulations

5.103 Bulk Regulations: The plan is proposed to be compliant with most of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

Waiver/Variance Requests - The following waivers have been requested:

1. **4-102 (subdivision regulations) Lot requirements** - Request to allow up to 4.80 acres of disturbance of slopes exceeding 20%. PW TO DETERMINE
2. **4.104 (subdivision regulations) Functional Design Criteria** - Request to allow an access lane to be stubbed at the property line. PW TO DETERMINE
3. **5.104 Supplemental Design Provisions** - Request to deviate from the material standards to allow:
 - a. To allow material percentages as shown. P&Z DOES NOT SUPPORT. DEFINE THE REQUEST
 - b. 50% of all homes to contain a minimum of 75% brick or stone. P&Z DOES NOT SUPPORT UNLESS THE OTHER 50% OF THE HOMES ARE 100% MASONRY
 - c. No two house plan or elevation plan shall be sited and built next to one another. P&Z SUPPORTS
 - d. No two house plan or elevation plan shall be sited and built across the street from one another. P&Z SUPPORTS
 - e. High visibility lots will not have a blank end facing the street by including optional architectural features. P&Z SUPPORTS
 - f. Vinyl shall be allowed in the soffit areas only. P&Z SUPPORTS
4. **5.104 Supplemental Design Provisions** - Request to omit two-foot masonry column requirement from residential garage doors to match residential elevations as shown. P&Z SUPPORTS
5. **5.104 Supplemental Design Provisions** - Request to deviate from the garage dimensional requirements to allow for an interior garage dimension of 400 square feet (440sf required). P&Z SUPPORTS
6. **5.103 Bulk Regulations** - Request to allow optional third car garage that is front facing along collector roads and access streets. Third car garage will be recessed from front building façade. P&Z SUPPORTS
7. **5.103 Bulk Regulations** – As follows:
 - a. Front setback 20' in lieu of 30' P&Z SUPPORTS
 - b. Front setback 15' in lieu of 30' for lots 211-219, 247-261, 269-283, 310-314 P&Z SUPPORTS
 - c. Side setback 7.5' in lieu of 20' P&Z SUPPORTS



- d. Lot width as narrow as 60' in lieu of the 100' required. P&Z SUPPORTS

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 340 single family homes on Central Pike with a density of 1.94 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Aveline subdivision, and to please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
3. Detailed colored building elevations, including all materials and percentages, shall be required at FMDP and/or Preliminary Plat submittal.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Include the development timeline with the FMDP submittal.
7. Include the phasing plan with the FMDP submittal. *Remove slopes from phasing plan sheet C1.01 and reduce phase labels, as it is covering critical lot information.
8. Driveways shall be a minimum of 22' in length and 18' in width.
9. Identify driveway location and home orientation for all corner lots.
10. Identify which lots will have front facing vs. side entry garages.
11. Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.
12. Identify and provide all amenity details at FMDP submittal.
13. Identify adjacent parcel zoning.
14. Signage poles and post shall be painted black, channel posts are not permitted.
15. Flammable landscape materials is not permitted within 3' of any public building.
16. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
17. Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area
18. Fencing shall be decorative and low maintenance.
19. Signage shall be submitted under separate cover to the Planning Department. Note – a new sign ordinance is currently under legislative review. This shall include any proposed monument entryway.
20. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.



21. Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.
22. Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.
23. If wet ponds are to be considered as “visual amenity” and to include aeration and lighting, provide additional items such as benches, trails, etc., to provide additional use for the homeowners.
24. Add annexation and rezone title to cover sheet.
25. Provide covenants and restrictions for review with the final master development plan.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has granted and approved.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump stations shall be public and built to City specifications.
7. If wet ponds are proposed, aeration shall be provided.
8. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. Several streets are misclassified based on expected ADT and unit count. This shall be corrected by FMDP.
11. The following roadway variances are requested:
 - a. Allowing lots fronting a residential collector: **Staff supports only on Kilkenny Way, east of the central spine road.**
 - b. Allowing garages to front access streets: **Staff supports on a single side of the street only.**
 - c. Allowing a permanent dead-end within 150' of the property line: **Staff supports with the addition of dense vegetation such as shrubs to block headlights.**
 - d. Allowing an access lane to stub at the property line: **Staff supports with the condition that at least 1 collector be provided to the western property line.**
 - e. Request to allow up to 4.8 acres of disturbance of slopes exceeding 20%: **Staff supports request with disturbance in CUT conditions only.** Highlight lots impacted with PMDP, FMDP/PP, and construction plans.
12. Temporary cul-de-sacs are required on any stub road over 150' or serving 4 or more units.
13. Left-turn and right-turn lanes shall be installed on Central Pike at the driveway. These lanes shall be approved by the City and TDOT prior to construction. These improvements shall be completed by the signing of the Phase 2 final plat.
14. The existing bridge on Beckwith Road, approximately 850' north of Central Pike, shall be expanded or replaced to accommodate two 11' travel lanes and bridge rail. All bridge work shall be coordinated with the Wilson County Road Commission. These improvements shall be completed by the signing of the Phase 2 final plat.
15. A left-turn lane shall be installed on Central Pike at Beckwith Road. This turn lane shall be approved by the City and TDOT prior to the issuance of the Land Disturbance Permit.



16. A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.

WWUD:

1. No comments provided. Reach out to WWUD directly (Brent Finley).

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1847
10.A.

Agenda Date: 8/24/2026

Agenda #:

Title:

A RESOLUTION APPROVING ATTACHMENTS TO THE MASTER 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

RESOLUTION 2026 –

A RESOLUTION APPROVING ATTACHMENTS TO THE MASTER 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

WHEREAS, the City of Mt. Juliet seeks to protect the health, safety, and welfare of the citizens of Mt. Juliet by providing adequate and efficient sanitary sewer infrastructure; and

WHEREAS, the City of Mt. Juliet desires to increase the capacity of the Stoners Creek interceptor, increase the capacity of the Pleasant Grove interceptor, and provide sewer service for parcels along North Mt. Juliet Road between NW Rutland Road and Weston Drive to improve service capacity; and

WHEREAS, the City of Mt. Juliet desires to utilize the services of Water Management Services, LLC (WMS) for professional consulting services related to the development, design, and construction of the Projects; and

WHEREAS, WMS has provided the City with attachments to the master agreement for the purpose of establishing scopes of work and associated costs for consulting services on the Projects; and

WHEREAS, the City of Mt. Juliet desires to approve the attachments to the master agreement with WMS.

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

Section 1. The Board of Commissioners approves the amendments to the agreement with WMS.

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

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole 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, or provision or portion of this resolution 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 resolution.

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

RESOLUTION 2026 –

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Executive Summary

The projects: Stoners Creek Interceptor:

Replaces the existing interceptor sewer main that conveys wastewater flow from I-40 to the newly constructed 30-inch interceptor to increase capacity and reduce surcharging of water in the wastewater collection system.

Pleasant Grove Interceptor:

Replaces the existing interceptor sewer main that conveys wastewater flow from the Pleasant Grove Road gravity sewers to the newly constructed 30-inch interceptor to increase capacity and reduce surcharging of water in the wastewater collection system.

North Mt. Juliet Road pocket plan:

Construct approximately 3,000 linear feet of gravity sewer main along North Mt. Juliet Road from NW Rutland Road to Weston Drive and from there to connect to the Stoners Creek interceptor to provide improvements in capacity and service capability for the wastewater collection system.

Contracts: The City has a master agreement in place with WMS. These agreements are to add to that agreement with services related to the survey, design, construction, and administration of the projects.

Funding: This work is paid for with budgeted department funds. The not-to-exceed amount of the attachments to the master agreement do not exceed the current funding.

Official act: This resolution is to provide formal support of the attachments to the master agreement and to authorize the Mayor to sign the attachments.

**ATTACHMENT 2026-3
TO
MASTER AGREEMENT
DATED DECEMBER 26, 1984**

Attachment to the Master Agreement for Professional Engineering Services between the City of Mt. Juliet and Water Management Services, LLC, Consulting Engineers, 2 International Plaza; Suite 401, Nashville, Tennessee 37217.

This **Attachment** is entered into on the _____ day of _____, 2026 by and between Water Management Services, LLC, herein called the "**ENGINEER**" and the City of Mt. Juliet, herein called the "**OWNER**".

WITNESSETH:

WHEREAS, the **OWNER** desires to construct approximately 3,000 linear feet of gravity sewer main along N Mt. Juliet Road from NW Rutland Road to Weston Drive and from there to connect to the Stoners Creek Interceptor sewer main to provide improvements in capacity and service capability for the collection system;

WHEREAS, services to be performed by the **ENGINEER** shall include design and preparation of construction plans, specifications, along with supporting design documentation for review and approval of the project by the Tennessee Department of Environment and Conservation;

NOW, THEREFORE, for and in consideration of certain compensation provisions hereinafter specified, the **ENGINEER** agrees to do, at their own cost and expense, the engineering services as hereinafter specified in this **Attachment**.

SECTION I - BASIC SERVICES OF ENGINEER

Services performed by the **ENGINEER** under this **Attachment** may include the engineering services as hereinafter specified under the following Divisions of this Attachment.

BASIC ENGINEERING SERVICES

Design, Contract Drawings, Specifications and Other Contract Documents, and Contract Procurement

Under this Division, the **ENGINEER** shall provide the following:

1. Design and preparation of plans and specifications for the project as set forth herein before;
2. Coordination and permitting of all stream crossings and other utility crossings;
3. Detailed field surveying and verification of all utilities;
4. Preparation of **Engineer's** estimate based on completed plans;
5. Upon review and approval by the **OWNER**, submittal of the plans and specifications to the Tennessee Department of Environment and Conservation (TDEC);
6. Assisting the **OWNER** in procurement of construction contracts;

CONSTRUCTION SERVICES

Contract Monitoring during Construction Period

Under this Division and upon execution of construction contract for work designed under Division set forth above, the **ENGINEER** shall provide the following services:

1. General contract monitoring of the project for conformity to Contract Documents including periodic site visits to confer with the **OWNER**, the **ENGINEER's** field project representative and the Contractor on construction progress and/or problems.
2. Review all submittals for materials to be incorporated into the work;
3. Assisting in the preconstruction conferences to include discussions of the following:
 - a. Responsibilities of the **OWNER**, Contractors, Resident Engineer, and other involved parties;
 - b. Performances and payment schedules;
 - c. Compliance with Federal and State laws, and local regulations;
 - d. Records to be maintained by **OWNER**, Inspectors, and contractors,
 - e. Project changes, including time of completion, change orders, project scope, etc.
 - f. Preparation of field "Record Drawings" of the completed work.
4. Keeping the Owner fully informed as to the progress of construction and recommending to the **OWNER** inspection staffing requirements;
5. Reviewing of Contractor's submittals and shop drawings on materials to be incorporated in these projects;
6. Preparing change orders required to adjust the drawings and specifications to actual conditions as the project progresses;
7. Reviewing and processing periodic payment requests made by the Contractor;
8. Providing, if required, regulatory agencies or other involved parties with required project status reports; and
9. Conducting a final inspection of the project and making recommendations concerning acceptance of the projects by the **OWNER**;

SECTION II - PERIODS OF SERVICE

The **ENGINEER** agrees to complete the services under **SECTION I - BASIC SERVICES OF ENGINEER** delineated within the periods set forth herein.

ENGINEERING SERVICES	START	COMPLETION
Design Phase	Date of Attachment	360 days
Pre Construction Phase	*	*
Construction and Post Construction Phase	*	*
* - To be established by the construction schedule		

SECTION III – COMPENSATION

Compensation for services shall be at the hourly rates from the current Schedule of Fees. The total amount of compensation for engineering services shall not exceed the amount calculated using U.S. Department of Agriculture - Rural Development (USDA - RD) fee schedule. For budgetary purposes, a breakdown of these estimated fees are as follows:

The **ENGINEER** shall submit monthly billings as progress is made on the project. These will be based on the **ENGINEER'S** estimate of the proportion of the total services actually completed at the time of the billing.

Division of Engineering Services	Basis of Fee	Estimate "Not-to Exceed" Fee Amount
Division		
Final Design Phase	Hourly Rates	\$123,500
Division		
Preconstruction Phase	Hourly Rates	\$12,000
Division - Construction		
Contract Monitoring	Hourly Rates	\$18,500

SECTION IV – TERMINATION

This Agreement may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this Agreement through no fault of the terminating party; provided that no termination may be affected unless the other party is given not less than ten (10) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate. Lack of orderly progress of an assignment caused by the **ENGINEER** shall constitute substantial failure.

This Agreement may be terminated in whole or in part in writing by the **OWNER** for its convenience, provided that the **ENGINEER** is given (1) not less than ten (10) calendar days' written notice of intent to terminate.

In the event of termination, the **ENGINEER** will be entitled to invoice **OWNER** and to receive full payment for all services performed in accordance with this Agreement. The **OWNER** shall have the right to the use of Documents following final payment.

SECTION V - GENERAL TERMS AND CONDITIONS

The **OWNER** and the **ENGINEER** bind themselves, their partners, successors, executors, administrators and assigns to the other party of this Agreement, and neither the **OWNER** nor the **ENGINEER** shall assign, sublet or transfer his interest in this Agreement without written consent of the other. It is understood and agreed that minor changes in the Partnership of the **ENGINEER** shall not operate to cancel this Agreement.

IN WITNESS THEREOF, the parties have made and executed this Amendment to the Master Agreement as of the day and year first above written.

OWNER: CITY OF MT. JULIET

Recommended:

**Shane Shamanur, Director - Engineering
Department of Public Works**

Approved:

**Kenny Martin, City Manager
City of Mt. Juliet**

BY: _____
James Maness, Mayor

ENGINEER: WATER MANAGEMENT SERVICES, LLC

BY: _____

Steven M. Jones, Partner

WITNESS:


Roger Boyers, Partner

**ATTACHMENT 2026-2
TO
MASTER AGREEMENT
DATED DECEMBER 26, 1984**

Attachment to the Master Agreement for Professional Engineering Services between the City of Mt. Juliet and Water Management Services, LLC, Consulting Engineers, 2 International Plaza; Suite 401, Nashville, Tennessee 37217.

This **Attachment** is entered into on the _____ day of _____, 2026 by and between Water Management Services, LLC, herein called the "**ENGINEER**" and the City of Mt. Juliet, herein called the "**OWNER**".

WITNESSETH:

WHEREAS, the **OWNER** desires to replace the existing interceptor sewer main that conveys flow from the Pleasant Grove Road gravity sewers to the newly constructed 30-inch interceptor sewer in order to increase capacity and reduce surcharging of water in the collection system;

WHEREAS, services to be performed by the **ENGINEER** shall include design and preparation of construction plans, specifications, along with supporting design documentation for review and approval of the project by the Tennessee Department of Environment and Conservation;

NOW, THEREFORE, for and in consideration of certain compensation provisions hereinafter specified, the **ENGINEER** agrees to do, at their own cost and expense, the engineering services as hereinafter specified in this **Attachment**.

SECTION I - BASIC SERVICES OF ENGINEER

Services performed by the **ENGINEER** under this **Attachment** may include the engineering services as hereinafter specified under the following Divisions of this Attachment.

BASIC ENGINEERING SERVICES

Design, Contract Drawings, Specifications and Other Contract Documents, and Contract Procurement

Under this Division, the **ENGINEER** shall provide the following:

1. Design and preparation of plans and specifications for the project as set forth herein before;
2. Coordination and permitting of all stream crossings and other utility crossings;
3. Detailed field surveying and verification of all utilities;
4. Preparation of **Engineer's** estimate based on completed plans;
5. Upon review and approval by the **OWNER**, submittal of the plans and specifications to the Tennessee Department of Environment and Conservation (TDEC);
6. Assisting the **OWNER** in procurement of construction contracts;

CONSTRUCTION SERVICES

Contract Monitoring during Construction Period

Under this Division and upon execution of construction contract for work designed under Division set forth above, the **ENGINEER** shall provide the following services:

1. General contract monitoring of the project for conformity to Contract Documents including periodic site visits to confer with the **OWNER**, the **ENGINEER's** field project representative and the Contractor on construction progress and/or problems.
2. Review all submittals for materials to be incorporated into the work;
3. Assisting in the preconstruction conferences to include discussions of the following:
 - a. Responsibilities of the **OWNER**, Contractors, Resident Engineer, and other involved parties;
 - b. Performances and payment schedules;
 - c. Compliance with Federal and State laws, and local regulations;
 - d. Records to be maintained by **OWNER**, Inspectors, and contractors,
 - e. Project changes, including time of completion, change orders, project scope, etc.
 - f. Preparation of field "Record Drawings" of the completed work.
4. Keeping the Owner fully informed as to the progress of construction and recommending to the **OWNER** inspection staffing requirements;
5. Reviewing of Contractor's submittals and shop drawings on materials to be incorporated in these projects;
6. Preparing change orders required to adjust the drawings and specifications to actual conditions as the project progresses;
7. Reviewing and processing periodic payment requests made by the Contractor;
8. Providing, if required, regulatory agencies or other involved parties with required project status reports; and
9. Conducting a final inspection of the project and making recommendations concerning acceptance of the projects by the **OWNER**;

SECTION II - PERIODS OF SERVICE

The **ENGINEER** agrees to complete the services under **SECTION I - BASIC SERVICES OF ENGINEER** delineated within the periods set forth herein.

ENGINEERING SERVICES	START	COMPLETION
Design Phase	Date of Attachment	360 days
Pre Construction Phase	*	*
Construction and Post Construction Phase	*	*
* - To be established by the construction schedule		

SECTION III – COMPENSATION

Compensation for services shall be at the hourly rates from the current Schedule of Fees. The total amount of compensation for engineering services shall not exceed the amount calculated using U.S. Department of Agriculture - Rural Development (USDA - RD) fee schedule. For budgetary purposes, a breakdown of these estimated fees are as follows:

The **ENGINEER** shall submit monthly billings as progress is made on the project. These will be based on the **ENGINEER'S** estimate of the proportion of the total services actually completed at the time of the billing.

Division of Engineering Services	Basis of Fee	Estimate "Not-to Exceed" Fee Amount
Division		
Final Design Phase	Hourly Rates	\$207,000
Division		
Preconstruction Phase	Hourly Rates	\$27,500
Division - Construction		
Contract Monitoring	Hourly Rates	\$41,000

SECTION IV – TERMINATION

This Agreement may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this Agreement through no fault of the terminating party; provided that no termination may be affected unless the other party is given not less than ten (10) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate. Lack of orderly progress of an assignment caused by the **ENGINEER** shall constitute substantial failure.

This Agreement may be terminated in whole or in part in writing by the **OWNER** for its convenience, provided that the **ENGINEER** is given (1) not less than ten (10) calendar days' written notice of intent to terminate.

In the event of termination, the **ENGINEER** will be entitled to invoice **OWNER** and to receive full payment for all services performed in accordance with this Agreement. The **OWNER** shall have the right to the use of Documents following final payment.

SECTION V - GENERAL TERMS AND CONDITIONS

The **OWNER** and the **ENGINEER** bind themselves, their partners, successors, executors, administrators and assigns to the other party of this Agreement, and neither the **OWNER** nor the **ENGINEER** shall assign, sublet or transfer his interest in this Agreement without written consent of the other. It is understood and agreed that minor changes in the Partnership of the **ENGINEER** shall not operate to cancel this Agreement.

IN WITNESS THEREOF, the parties have made and executed this Amendment to the Master Agreement as of the day and year first above written.

OWNER: CITY OF MT. JULIET

Recommended:

**Shane Shamanur, Director - Engineering
Department of Public Works**

Approved:

**Kenny Martin, City Manager
City of Mt. Juliet**

BY: _____
James Maness, Mayor

ENGINEER: WATER MANAGEMENT SERVICES, LLC

BY: 
Steven M. Jones, Partner

WITNESS:



Roger Boyers, Partner

**ATTACHMENT 2026-1
TO
MASTER AGREEMENT
DATED DECEMBER 26, 1984**

Attachment to the Master Agreement for Professional Engineering Services between the City of Mt. Juliet and Water Management Services, LLC, Consulting Engineers, 2 International Plaza; Suite 401, Nashville, Tennessee 37217.

This **Attachment** is entered into on the _____ day of _____, 2026 by and between Water Management Services, LLC, herein called the "**ENGINEER**" and the City of Mt. Juliet, herein called the "**OWNER**".

WITNESSETH:

WHEREAS, the **OWNER** desires to replace the existing interceptor sewer main that conveys flow from I-40 to the newly constructed 30-inch interceptor sewer in order to increase capacity and reduce surcharging of water in the collection system;

WHEREAS, services to be performed by the **ENGINEER** shall include design and preparation of construction plans, specifications, along with supporting design documentation for review and approval of the project by the Tennessee Department of Environment and Conservation;

NOW, THEREFORE, for and in consideration of certain compensation provisions hereinafter specified, the **ENGINEER** agrees to do, at their own cost and expense, the engineering services as hereinafter specified in this **Attachment**.

SECTION I - BASIC SERVICES OF ENGINEER

Services performed by the **ENGINEER** under this **Attachment** may include the engineering services as hereinafter specified under the following Divisions of this Attachment.

BASIC ENGINEERING SERVICES

Design, Contract Drawings, Specifications and Other Contract Documents, and Contract Procurement

Under this Division, the **ENGINEER** shall provide the following:

1. Design and preparation of plans and specifications for the project as set forth herein before;
2. Coordination and permitting of all stream crossings and other utility crossings;
3. Detailed field surveying and verification of all utilities;
4. Preparation of **Engineer's** estimate based on completed plans;
5. Upon review and approval by the **OWNER**, submittal of the plans and specifications to the Tennessee Department of Environment and Conservation (TDEC);
6. Assisting the **OWNER** in procurement of construction contracts;

CONSTRUCTION SERVICES

Contract Monitoring during Construction Period

Under this Division and upon execution of construction contract for work designed under Division set forth above, the **ENGINEER** shall provide the following services:

1. General contract monitoring of the project for conformity to Contract Documents including periodic site visits to confer with the **OWNER**, the **ENGINEER's** field project representative and the Contractor on construction progress and/or problems.
2. Review all submittals for materials to be incorporated into the work;
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 - a. Responsibilities of the **OWNER**, Contractors, Resident Engineer, and other involved parties;
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 - c. Compliance with Federal and State laws, and local regulations;
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 - e. Project changes, including time of completion, change orders, project scope, etc.
 - f. Preparation of field "Record Drawings" of the completed work.
4. Keeping the Owner fully informed as to the progress of construction and recommending to the **OWNER** inspection staffing requirements;
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6. Preparing change orders required to adjust the drawings and specifications to actual conditions as the project progresses;
7. Reviewing and processing periodic payment requests made by the Contractor;
8. Providing, if required, regulatory agencies or other involved parties with required project status reports; and
9. Conducting a final inspection of the project and making recommendations concerning acceptance of the projects by the **OWNER**;

SECTION II - PERIODS OF SERVICE

The **ENGINEER** agrees to complete the services under **SECTION I - BASIC SERVICES OF ENGINEER** delineated within the periods set forth herein.

ENGINEERING SERVICES	START	COMPLETION
Design Phase	Date of Attachment	360 days
Pre Construction Phase	*	*
Construction and Post Construction Phase	*	*
* - To be established by the construction schedule		

SECTION III – COMPENSATION

Compensation for services shall be at the hourly rates from the current Schedule of Fees. The total amount of compensation for engineering services shall not exceed the amount calculated using U.S. Department of Agriculture - Rural Development (USDA - RD) fee schedule. For budgetary purposes, a breakdown of these estimated fees are as follows:

The **ENGINEER** shall submit monthly billings as progress is made on the project. These will be based on the **ENGINEER'S** estimate of the proportion of the total services actually completed at the time of the billing.

Division of Engineering Services	Basis of Fee	Estimate "Not-to Exceed" Fee Amount
Division		
Final Design Phase	Hourly Rates	\$343,750
Division		
Preconstruction Phase	Hourly Rates	\$45,750
Division - Construction		
Contract Monitoring	Hourly Rates	\$68,750

SECTION IV – TERMINATION

This Agreement may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this Agreement through no fault of the terminating party; provided that no termination may be affected unless the other party is given not less than ten (10) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate. Lack of orderly progress of an assignment caused by the **ENGINEER** shall constitute substantial failure.

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In the event of termination, the **ENGINEER** will be entitled to invoice **OWNER** and to receive full payment for all services performed in accordance with this Agreement. The **OWNER** shall have the right to the use of Documents following final payment.

SECTION VI - GENERAL TERMS AND CONDITIONS

The **OWNER** and the **ENGINEER** bind themselves, their partners, successors, executors, administrators and assigns to the other party of this Agreement, and neither the **OWNER** nor the **ENGINEER** shall assign, sublet or transfer his interest in this Agreement without written consent of the other. It is understood and agreed that minor changes in the Partnership of the **ENGINEER** shall not operate to cancel this Agreement.

IN WITNESS THEREOF, the parties have made and executed this Amendment to the Master Agreement as of the day and year first above written.

OWNER: CITY OF MT. JULIET

Recommended:

Shane Shamanur, Director - Engineering
Department of Public Works

Approved:

_____ **BY:** _____
Kenny Martin, City Manager **James Maness, Mayor**
City of Mt. Juliet

ENGINEER: WATER MANAGEMENT SERVICES, LLC

BY: _____

Steven M. Jones, Partner

WITNESS:


Roger Boyers, Partner