

# **Mt. Juliet, Tennessee**

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



## **Agenda - Final**

**Monday, July 27, 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

[1810](#)

**Attachments:** [Public Hearing Notice - 7-27-2026](#)

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

2. **Set Agenda**

3. **Invocation & Pledge of Allegiance**

4. **Approval of Minutes**

4.A. Meeting Minutes - 7/13/2026

[1809](#)

**Attachments:** [Meeting Minutes to be Approved 7-13-2026](#)

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**

8.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS LOCK BOX SELF STORAGE LOCATED AT 12337 LEBANON ROAD, MAP 053, PARCEL 046, FROM THOROUGHFARE COMMERCIAL TO LIGHT INDUSTRIAL

[1681](#)

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

4/16/26 Planning Commission

6/22/26 Board of Commissioners

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

- 8.B.** AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 4.10 ACRES OF PROPERTY ON LEBANON ROAD, MAP 053, P/O PARCEL 46.00 FROM COMMERCIAL GENERAL TO RESTRICTIVE INDUSTRIAL PLANNED UNIT DEVELOPMENT **1682**

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

|         |                        |                                                           |
|---------|------------------------|-----------------------------------------------------------|
| 4/16/26 | Planning Commission    | **Positive Recommendation to the Board of Commissioners   |
| 6/22/26 | Board of Commissioners | Approved for Second Reading to the Board of Commissioners |

- 8.C.** A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE STORMWATER DRAINAGE IMPROVEMENT PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT **1805**

**Sponsors:** City Manager Kenny Martin,

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Clearview Belinda - Bid Tab](#)  
[Bid Evaluation Letter](#)  
[Mt. Juliet Stormwater Drainage Improvements 100% Submittal - Issued for Bid](#)

- 8.D.** A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE LEBANON ROAD SIDEWALKS, PHASE 3 PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT **1811**

**Sponsors:** Art Giles, Commissioner

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Contract Signature Pages](#)  
[Bid Tabulations](#)

**9. Unfinished Business**

- 9.A.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01 [1772](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - 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.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 1888 GOLDEN BEAR GATEWAY, APPROXIMATELY 18.40 ACRES, MAP 054, PART OF PARCEL 16.01 AND PART OF PARCEL 16.02 FROM RS-40, LOW DENSITY RESIDENTIAL, TO CMU, COMMERCIAL MIXED USE [1798](#)

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

|         |                     |                                                         |
|---------|---------------------|---------------------------------------------------------|
| 7/16/26 | Planning Commission | **Positive Recommendation to the Board of Commissioners |
|---------|---------------------|---------------------------------------------------------|

- 10.B.** 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](#)

- 10.C.** A RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT FOR CERTAIN CITY-OWNED PROPERTY AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

[1813](#)

**Sponsors:** City Manager Kenny Martin,

**Attachments:** [Resolution](#)  
[Purchase Agreement](#)  
[Real Estate Advisory Committee Report](#)  
[Planning Commission Recommendation](#)

- 11. Adjournment**