



Mt. Juliet, Tennessee

Board of Commissioners

Agenda

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

Monday, October 23, 2023

6:30 PM

Commission Chambers

5:15 PM - 5:45 PM Work Session - Downtown / City Hall

5:45 PM - 6:00 PM Photos and Presentation - GHHS vs MJHS Football Game

Senior Representatives of players, cheerleaders and Mascots from each team will represent their school

Presentations 6:00 PM

Donation to City Beautiful

Public Hearing 6:15 PM

- A.**
- Amend Part B of the Unified Development Code of the City of Mt. Juliet, Tennessee, known as The Zoning Regulations (Ordinance 2001-29), Adopted October 8, 2001, as Amended, by Amending Section 2-103, Definitions of Land Use Activities, Section 3-103, Detailed Activity Listing and Section 6-102, Uses and Structures, to Permit Breweries and Microbreweries in Select Commercial Districts.
 - Rezone approximately 8 acres of property on N. Mt. Juliet Rd, E. Hill Street and E. Caldwell Street, Maps 072H Group C/0721 Group A, Parcels 012.00/017.00, 018.00, 019.00, 021.00, 022.00, 024.00, 025.00, 025.01, 026.00, 027.00, from CTC and RS-40 to CTC PUD and to Adopt the Preliminary Master Development Plan for Downtown Mt. Juliet City Block
 - Amend the Land Use Plan and Rezone for the property known as U-Haul, U-Box Storage located at 100 Grandview Circle, Map 052L, Group D, Parcel 017.00, From Thoroughfare Commercial to Light Industrial

0383

Attachments: 10-23-23 2nd Reading Items

- 1. Call to Order & Declare a Quorum Present**
- 2. Set Agenda**
- 3. Invocation & Pledge of Allegiance**
- 4. Approval of Minutes**

- 4.A. Approval of September 25, 2023 BoC Minutes 0382

Attachments: 9-25-23 Minutes

5. Citizens Comments

6. Commissioner Reports & Comments

7. City Manager's Report

9. Unfinished Business Ordinances on 2nd Reading

- 9.A. AN ORDINANCE TO REZONE APPROXIMATELY 8 ACRES OF PROPERTY ON N. MT. JULIET ROAD, E. HILL STREET AND E. CALDWELL STREET, MAPS 072H GROUP C/0721 GROUP A, PARCELS 012.00/017.00, 018.00, 019.00, 021.00, 022.00, 024.00, 025.00, 025.01, 025.00, 027.00, FROM CTC AND RS-40 TO CTC PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN DOWNTOWN MT. JULIET CITY BLOCK 0357

Sponsors: Planning Commission Positive Recommendation

Attachments: [Downtown MJ City Block PMDP PUD Ord](#)
[Downtown MJ City Block Legal Desc](#)
[Downtown MJ City Block PMDP PUD Staff](#)
[Downtown MJ City Block Ex B Map](#)

- 9.B. AN ORDINANCE TO REZONE APPROXIMATELY 1.02 ACRES OF PROPERTY AT 100 GRANDVIEW CIRCLE, MAP 052L, GROUP D, PARCEL 017.00 FROM CG TO IR-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR U-HAUL U-BOX STORAGE 0358

Sponsors: Planning Commission Positive Recommendation

Attachments: [U-Haul PMDP Ord](#)
[U-Haul Legal Description](#)
[U-Haul LUA PMDP PUD Staff](#)
[U-Haul PMDP PUD Exhibit B](#)

- 9.C. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS U-HAUL U-BOX STORAGE LOCATED AT 100 GRANDVIEW CIRCLE, MAP 052L, GROUP D, PARCEL 017.00, FROM THOROUGHFARE COMMERCIAL TO LIGHT INDUSTRIAL 0359

Sponsors: Planning Commission Positive Recommendation

Attachments: [U-Haul LUA Ord](#)
[U-Haul Legal Description](#)
[U-Haul LUA PMDP PUD Staff](#)
[U-Haul LUA Exhibit B](#)

11. New Business Ordinances 1st Reading

- 11.A.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY the OWNER/DEVELOPER OF 105 Cedar Grove Church Road, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 50, PARCEL 70.00 **0346**

Sponsors: Planning Commission Positive Recommendation

Attachments: [2023.09.21 105 Cedar Grove Church Rd Sewer - PC Staff Report](#)
[2023.10.23 105 Cedar Grove Church Rd Exec Summary](#)
[1491 Nonaville Sewer Availability Ltr](#)
[2023.10.23 Ordinance 105 Cedar Grove Church Rd Sewer](#)

Legislative History

9/21/23 Planning Commission positive recommendation

- 11.B.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY THE DEVELOPER OF KANE COVE, LLC OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01 **0347**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Kane Cove Nonaville Rd Sewer Availability](#)
[2023.10.23 3150 Nonaville Rd Sewer OOC Sewer ORD](#)
[2023.10.23 3150 Nonaville Rd Sewer - Exec Summary](#)
[2023.09.21 3150 Nonaville Rd Sewer - PC Staff Report](#)
[10.23.2023 KANE COVE PETITION LETTER](#)

Legislative History

9/21/23 Planning Commission **negative recommendation

- 11.C.** AN ORDINANCE APPROVING THE REQUEST TO DENY SEWER SERVICE TO THE MT. JULIET SEWER SYSTEM MADE BY THE DEVELOPER OF WMAN SUBDIVISION OF 9911 CENTRAL PIKE, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 99, PARCELS 009.06 & 010.00 **0348**

Sponsors: Planning Commission Positive Recommendation

Attachments: [9911 Central Pike Sewer OOC Sewer ORD](#)
[Sewer Availability MWAM Subdivision](#)
[2020.03.23 9911 Central Pike Sewer - Exec Summary](#)
[2023.09.21 9911 Central Pike - PC Staff Report](#)

Legislative History

9/21/23

Planning Commission

**negative recommendation to
the Board of Commissioners

- 11.D.** AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF MT. JULIET, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF MT. JULIET, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM **0351**

Sponsors: Martin

Attachments: [MtJuliet Revised Floodplain Ordinance Septmeber 2023 \(Final Draft for Planning\)](#)
[Mt Juliet Revised Floodpain Ord Staff Report September 2023](#)

- 11.E.** AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO APPROPRIATE ADDITIONAL FUNDS FOR THE CITY OF MT. JULIET SPECIAL CENSUS **0378**

Sponsors: Martin

Attachments: [Amend 23-24 budget Special Census](#)
[Amend 23-24 Ex Sum budget Special Census](#)

- 11.F.** AN ORDINANCE OF THE CITY OF MT. JULIET TO AMEND THE CITY OF MT. JULIET CITY CODE CHAPTER 12 FIRE PREVENTION AND PROTECTION **0379**

Sponsors: Maness

Attachments: [Chapter 12 Fire Prevention and Protection \(003\)](#)
[Chapter 12 FIRE PREVENTION AND PROTECTION \(002\)](#)

- 11.G.** AN ORDINANCE OF THE CITY OF MT. JULIET TO AMEND THE CITY OF MT. JULIET CITY CODE CHAPTER 12 FIRE PREVENTION AND PROTECTION **0380**

Sponsors: Justice

Attachments: [Chapter 12 Ord Fire Prevention and Protection](#)
[Fireworks City Code Amendment](#)

- 11.H.** AN ORDINANCE TO REZONE APPROXIMATELY 37.84 ACRES OF PROPERTY ON LEBANON ROAD, MAP 054, PARCEL 005.00 FROM RS-40, CRC, CG TO RM-8 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BLUFFS AT CEDAR CREEK **0386**

Sponsors: Justice

Attachments: [Bluffs Cedar Creek Ord for 10-23-23 1st Reading](#)
[Bluffs Cedar Creek Rezone map](#)
[Bluffs Cedar Creek Revised Staff Report](#)
[Bluffs Cedar Creek Orig Staff Report](#)

- 11.I.** AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS GOLDEN BEAR PLACE SUBDIVISION, LOCATED AT GOLDEN BEAR PLACE AND BECKWITH ROAD, MAP 078, PARCEL 10.09, FROM OPS TO CI **0341**

Sponsors: Planning and Zoning and Howell

Attachments: [Golden Bear Place Subdivision RZ SR](#)
[Golden Bear Place Subdivision RZ ORD](#)
[Golden Gateway 9 12 23](#)
[Golden Bear Place Legal Desc](#)

Resolutions - Consent Agenda

- A.** RESOLUTION APPROVING A SUPPLEMENT TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND RAGAN-SMITH ASSOCIATES, INC. FOR CONSTRUCTION ENGINEERING & INSPECTION (CEI) SERVICES ON THE E. DIVISION AT GOLDEN BEAR TRAFFIC SIGNALIZATION PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE SUPPLEMENT AGREEMENT **0352**

Sponsors: Martin

Attachments: E Division @ GBG Signal RSA Agreement - Addendum #1 (CEI Services)
E. Division @ GBG Signal CEI - Exec Summary
E. Division @ GBG Signal CEI Resolution

- B.** A RESOLUTION APPROVING THE MT. JULIET POLICE DEPARTMENT TO APPLY FOR THE COST SHARING AND RECRUITMENT GRANT OFFERED BY THE STATE OF TENNESSEE **0381**

Sponsors: Martin

Attachments: Approve TN Law Enforce Hiring training recruit Grant
Executive Summary - Application for Grant funding for TN Law Enforcement Hiring and Recruitment Grant
TN Law Enforcement Hiring Training and Recruitment Grant contract

- C.** A RESOLUTION OF SUPPORT TO THE NATION OF ISRAEL. **0385**

Sponsors: Justice and Maness

Attachments: Support Nation of Israel

- D.** A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE THE PURCHASE PRICE OF THE PROPERTY LOCATED AT 1025 CHARLIE DANIELS PARKWAY AND TO BRING A SALES AGREEMENT BACK TO THE BOARD OF COMMISSIONERS FOR FINAL APPROVAL **0387**

Sponsors: Martin

Attachments: Negotiate purchase price of CD Pkwy property

- E.** A RESOLUTION TO APPROVE THE CONTRACT WITH G E MERRITT CONSTRUCTION, LLC FOR THE REMODEL OF 115 CLEMMONS ROAD AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT **0388**

Sponsors: Martin

Attachments: GE Merritt Approve agreement for 115 Clemmons Rd Remodel
GE Merritt Agreement for 115 Clemmons Rd Remodel.docx

- F.** APPOINTMENTS: **0384**

Alcoholic Beverage Board - Appointed by the Mayor, approved by the BoC

JECDB Position # 18 - Appointed by the Mayor, approved by the BoC

Parks Board - Appointed by the Mayor, approved by the BoC

Sponsors: Maness

12. Adjournment