



STAFF REPORT

Date: June 18, 2026

To: Luke Winchester, Chairman and Planning Commission

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

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

Background: The subject property location is 3150 Nonaville Rd., outside the city limits of Mt. Juliet, Tennessee, identified as Wilson County, Tennessee, Map 31, parcel 032.01. Total area of the property is ±20 acres. The City's sewer force main is located on the east side of Nonaville Road, which is within the bounds of the subject property. The properties in this area of Nonaville Road are not within the City limits. Nonaville Road in this area has not been annexed to be part of the City at this time.

Request: The developer/property owner wishes to develop four (4) single family residences and requests a connection (4 taps) to the City sewer system.

Analysis: The property is not contiguous to the City limits, however, changes in state law now allow non-contiguous annexation so long as the property is within the Urban Growth Boundary and is for industrial/commercial purpose or future residential development. In the case of this property, it does meet the criteria for non-contiguous annexation. Regardless, no other properties north of the Nonaville Road/Saundersville Road split along Nonaville have been annexed into the City in the area of the subject property.

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

Significant pressure in the sewer force main along the property road frontage creates difficulty in connecting directly to the main in this area. The best connection to the sewer system will be to construct a tributary force main to tie to the existing 6" force main. The lots would be served with private grinder systems (not to be maintained by the City).

Recommendation: If the Planning Commission provides a positive recommendation, staff recommends the sewer availability be subject to the following:

1. The directing of wastewater flows through private (not City maintained) grinder systems and a public tributary force main that connects to the existing 6" force main fronting the property along Nonaville Road.
2. Final plat shall show a 20' sewer easement for the tributary force main.
3. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
4. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.



OUT OF CITY SEWER SERVICE APPLICATION

Date Submitted: 6-4-26

Section 1:

Property Owner/Applicant: Kane Cove LLC

Street Address: 204 Aakten Park Drive, Unit 301

City: Nashville State: Tn Zip: 37203

Phone: 615-478-3081 Email: sabinewing@yahoo.com
615-260-4755

Section 2:

Location of Property for Service: _____

Property Address (if applicable): _____

Street Address: 3150 Nonewille Rd Mt Juliet Tn 37122

Subdivision: _____

Map(s): 031 Parcel(s): 032-01

_____ Is this Property Contiguous with the city limits of The City of Mt Juliet

21 Total Acreage

Reason for this request:

Requestin sewer for 4 houses each on 5+ acres

Proposed Use (Residence, Office, Restaurant etc.)

Residential

Applicant's Signature (provide notarized certification)

Date

*I (we) hereby certify that I am (we are) the owners of the property shown and described above.

[Signature]

6-4-26

Owner's Signature

Date

Sworn to and subscribed before me in the

County of Wilson

This 4th day of June 2026

Donna W. Howard

Notary Public at Large

My Commission Expires

November 20 2029
Date Commission Expires



For Office Use Only

\$500 Fee Paid: 6-4-26

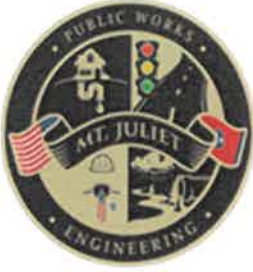
Sewer Available: Yes No

Gravity Grinder

PC Meeting Date: _____

BOC Meeting 1st Reading: _____

BOC Meeting 2nd Reading: _____



City of Mt. Juliet

Public Works Department

June 8, 2026

Dr. Sabin Ewing
sabinewing@yahoo.com

Re: 3150 Nonaville Road

Dear Dr. Ewing:

Pursuant to your request, we have reviewed the feasibility of providing sanitary sewer service for the proposed development at 3150 Nonaville Road. Specifically, the sewer availability request as shown on the attached correspondence involves the following:

Single Family Homes – 4 Units @ 350 GPD/Unit = 1,400 GPD


This letter is to confirm that the City of Mt. Juliet's existing sanitary sewer facilities do have sufficient reserve capacity to accommodate this proposed development when completed. This recommendation for sewer availability is subject to the proposed development constructing sewer pump stations and force main for connection to the existing force main on Nonaville Road as shown on the enclosed map.

This sanitary sewer availability letter is recommended to be made available for an initial two (2) year period with provisions for a two (2) year extension upon request. If the Developer has not initiated work on the development within this period and has not paid for applicable sewer fees, the Developer would be required to request sewer availability again as if it were a new Development.

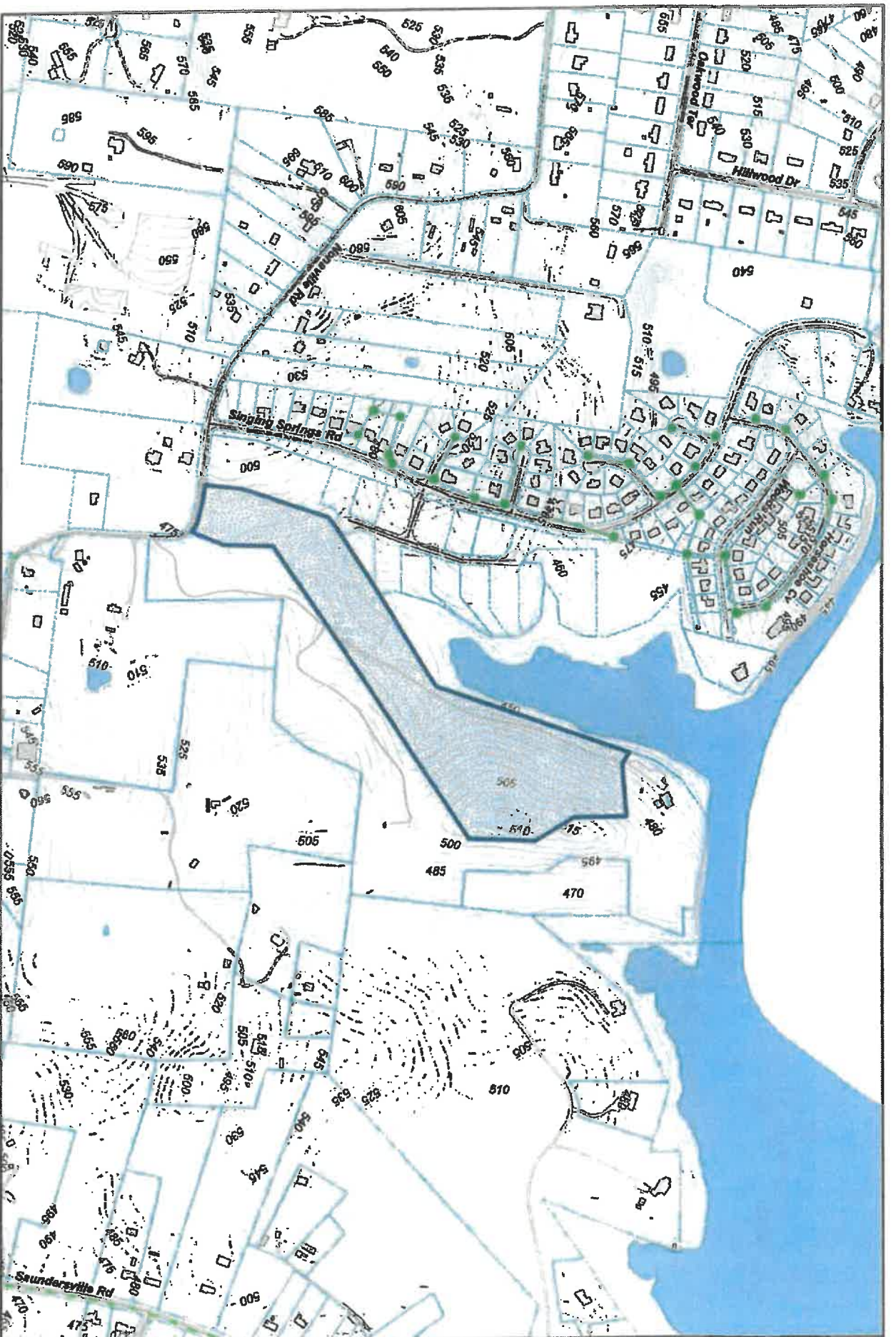
The proposed Development appears to be located **outside** the current Mt. Juliet City limits (based on the City's Website latest City Limits Map) and **inside** the City's Urban Growth Boundary. This recommendation for sewer availability is subject to review and approval of the City of Mt Juliet Planning Commission and the Mt. Juliet City Commission.

Please contact my office should you have any further questions.

Respectfully,



Shane Shamanur, P.E.
Engineering Director



Legend

- Contour
- Parcel
- Exist. Gravity Sewers
- TVA- Power Lines
- Exist. Force Mains
- City Limits
- Building

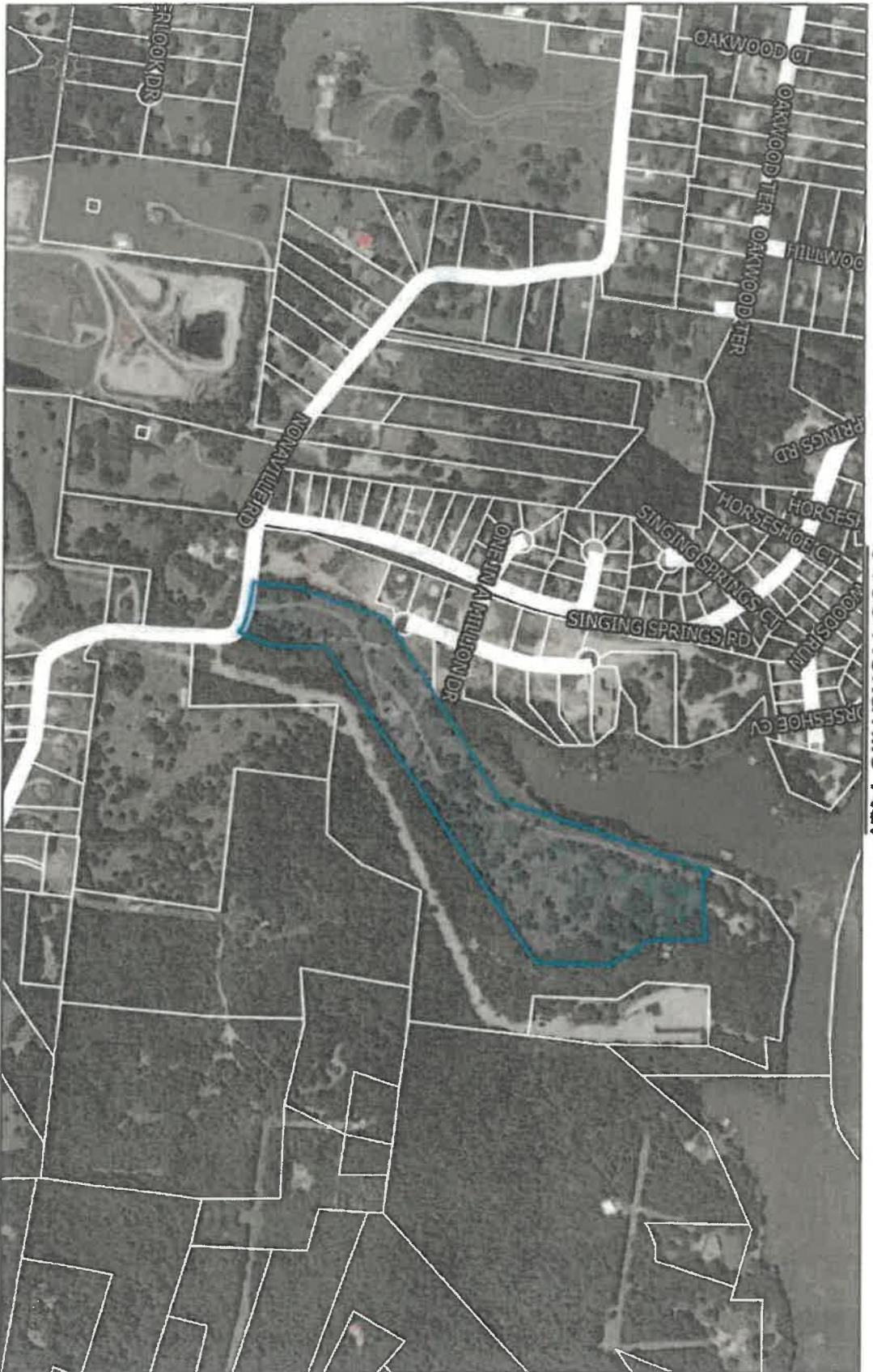
**3150 Nonaville Rd.
Sewer Availability
MT. JULIET, TENNESSEE**



0 200 400 800 1,200

Feet
1 inch = 600 feet

PREPARED BY:
WATER MANAGEMENT SERVICES, LLC
PROFESSIONAL ENGINEERS NASHVILLE, TN



3150 Nonaville Rd.

CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: February 17, 2028



From: Gage Dean <gdean@wmsengineers.com>
Sent: Tuesday, February 10, 2026 11:30 AM
To: Steven Jones <sjones@wmsengineers.com>
Subject: FW: Sabin Ewing- 3150 Nonaville Road Mt Juliet Tn 37122

Steve,

A Dr. Sabin Ewing stopped by the office around 11:00 a.m. today asking for a capacity letter for the above referenced property. He said the City of Mt. Juliet directed him to stop by our offices to get a capacity letter for the property. He is hoping to split his property and have 4 homes built and to connect to the existing 4" force main along Nonaville Road.

Was not sure how best to handle this, so I gave him a card and took the plat he had, which is scanned and attached.

Thanks,
Gage Dean
Water Management Services, LLC
2 International Plaza, Suite 401
Nashville, TN 37217
WMS Office: (615) 366-6088 Ext. 3028

From: Gage Dean
Sent: Tuesday, February 10, 2026 11:26 AM
To: 'sabin ewing' <sabinewing@yahoo.com>
Cc: Steven Jones <sjones@wmsengineers.com>
Subject: RE: Sabin Ewing- 3150 Nonaville Road Mt Juliet Tn 37122

Thank you sir. I will get to working on this ASAP and let you know if this is something we can assist you with.

If you have any other questions, feel free to reach out.

Thanks,
Gage Dean
Water Management Services, LLC
2 International Plaza, Suite 401
Nashville, TN 37217
WMS Office: (615) 366-6088 Ext. 3028

From: sabin ewing <sabinewing@yahoo.com>
Sent: Tuesday, February 10, 2026 11:23 AM
To: Gage Dean <gdean@wmsengineers.com>
Subject: Sabin Ewing- 3150 Nonaville Road Mt Juliet Yn 37122

Gage,

Good to meet you. I just dropped off a plat for my property that is approximately 20+ acres in Wilson County and in the City of Mt Juliet growth zone.

I am wanting to see if sewer capacity exists at there is a 4 inch force main at the main road (Nonaville Road). I was hoping to get approval for an out of city sewer access

designation. The reason for this is that I have no contiguous parcels abutting my property that have been annexed into the city and the property abutting mine, Eden Grove Subdivision has been granted the same designation.

My "by right zoning" is currently R40 and I'm allowed to put 1 house per 40,000 sq ft however I'm only asking for 4 houses 4- 5 acres tracts. The first house would be my permanent residence on lot 4 (enclosed)

I appreciate your help in this matter.

Best,

**Dr. Sabin Ewing
615-260-4755**

Sent from Yahoo Mail for iPhone