

Mt. Juliet, Tennessee

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



Agenda

Monday, October 27, 2025

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 - 10-27-2025

[1422](#)

Attachments: [Public Notice - 10-27-2025](#)

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

2. **Set Agenda**

3. **Invocation & Pledge of Allegiance**

4. **Approval of Minutes**

4.A. Meeting Minutes to be Approved - 9-22-2025

[1418](#)

Attachments: [Meeting Minutes to be Approved - 9-22-2025](#)

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. **Unfinished Business Consent Agenda Items:**

8.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET ROADWAY AND ASSOCIATIVE RIGHT-OF-WAY ON E. DIVISION STREET FROM THE EXISTING CITY LIMITS, AT THE NORTHWESTERN PROPERTY CORNER OF PARCEL 072 067.00, TO A POINT, APPROXIMATELY 2,293 LINEAR FEET, EAST ALONG E. DIVISION STREET, BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

[1344](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

8/21/25 Planning Commission

9/8/25 Board of Commissioners

**Positive Recommendation to the Board of Commissioners recommended for second reading to the Board of Commissioners

- 8.B. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE E DIVISION ST ROADWAY AND RIGHT-OF-WAY, LOCATED AROUND CLEMMONS RD, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1453](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.C. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 43 E. CALDWELL STREET, APPROXIMATELY 0.57 ACRES, MAP 0721, GROUP A, PARCEL 003.00 FROM RS-40 TO CTC [1348](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

8/21/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
9/8/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 8.D. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3336 N. MT. JULIET ROAD, APPROXIMATELY 1.37 ACRES, MAP 054, PARCEL 179.01 FROM RS-40 TO CTC [1347](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

8/21/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
9/8/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

9. **Unfinished Business - The Sutton - Land Sale Agreement, Land Use Amendment, Rezone**

- 9.A.** A RESOLUTION APPROVING A SALES AGREEMENT FOR THE CITY OF MT. JULIET TO SELL APPROXIMATELY 5.16 ACRES OF LAND IDENTIFIED AS MAP 077, PARCEL 012.02, AND APPROXIMATELY 1.32 ACRES OF LAND IDENTIFIED AS MAP 077, PARCEL 011.01 (COLLECTIVELY KNOWN AS THE "GOLDEN BEAR PROPERTIES"), LOCATED IN THE CITY OF MT. JULIET, WILSON COUNTY, TENNESSEE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT. **1452**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Purchase Agreement](#)
[Appraisal](#)
[Explanation](#)
[Map](#)

- 9.B.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS THE SUTTON LOCATED ON GOLDEN BEAR GATEWAY, MAP 072, PARCELS 047.00, 047.01, 048.00 & 049.00, MAP 077, PARCELS 010.02, 011.01, & 012.02 FROM MIXED USE TO MIXED USE AND HIGH DENSITY RESIDENTIAL **1295**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

7/17/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
9/8/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 9.C.** AN ORDINANCE TO REZONE APPROXIMATELY 73.96 ACRES OF PROPERTY KNOWN AS THE SUTTON, LOCATED ON GOLDEN BEAR GATEWAY, MAP 072, PARCELS 047.00, 047.01, 048.00 & 049.00, MAP 077, PARCELS 010.02, 011.01, & 012.02, FROM OPS-PUD, OPS AND RS-40 TO CMU-PUD AND RS-10-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A MIXED USE DEVELOPMENT [1296](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

7/17/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
9/8/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

10. Unfinished Business

- 10.A.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO TRANSFER PERSONNEL FUNDS FROM THE POLICE DEPARTMENT TO THE EXECUTIVE DEPARTMENT [1414](#)

Sponsors: Kenneth Martin, City Manager,

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

Legislative History

9/22/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
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- 10.B.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO APPROPRIATE FUNDS FOR THE TOWN CENTER TRAIL, PHASE 3 AND LEBANON ROAD SIDEWALKS, PHASE 3 PROJECTS THAT WERE RECENTLY AWARDED ADDITIONAL GRANT FUNDING [1412](#)

Sponsors: Kenneth Martin, City Manager,

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

Legislative History

- 9/22/25 Board of Commissioners recommended for second reading to the Board of Commissioners
- 10.C.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 47/47B E. CALDWELL STREET, APPROXIMATELY 1.2 ACRES, MAP 0721, GROUP A, PARCELS 005.00 AND 006.00 FROM RS-40 TO CTC **1349**
- Sponsors:** Planning Commission Positive Recommendation
- Attachments:** [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)
- Legislative History**
- 8/21/25 Planning Commission **Positive Recommendation to the Board of Commissioners
- 9/8/25 Board of Commissioners recommended for second reading to the Board of Commissioners

11. New Business

- 11.A.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 19.56 ACRES OF PROPERTY AT 3150 NONAVILLE ROAD, MAP 031, PARCEL 32.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **1390**
- Sponsors:** Planning Commission Positive Recommendation
- Attachments:** [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)
[Plan of Services](#)
- Legislative History**
- 9/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.B.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 6600 CENTRAL PIKE, APPROXIMATELY 8.21 ACRES, MAP 097, PARCEL 018.00 FROM RS-40 TO CMU. **1391**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

9/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.C.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 1316 CLEARVIEW DRIVE, APPROXIMATELY 1 ACRE, MAP 077H, GROUP C, PARCEL 002.00, FROM OPS TO CTC. **1392**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

9/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.D.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **1393**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

9/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.E.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR 12.29 ACRES OF PROPERTY KNOWN AS HAMILTON RESERVE ON LEBANON ROAD, MAP 053, PARCEL 44.01, FROM MEDIUM DENSITY RESIDENTIAL TO THOROUGHFARE COMMERCIAL **1396**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

9/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.F.** AN ORDINANCE TO REZONE PROPERTY LOCATED ON LEBANON ROAD, APPROXIMATELY 12.29 ACRES, MAP 053, PARCEL 044.01 FROM RS-40 TO CRC. **1397**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

9/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.G.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 10 ACRES OF PROPERTY AT WATERMARK WAY, MAP 073, P/O PARCEL 021.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **1399**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

9/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.H. AN ORDINANCE TO REZONE PROPERTY LOCATED ON WATERMARK WAY, APPROXIMATELY 10 ACRES, MAP 073, P/O PARCEL 021.00 FROM WILSON COUNTY R-1 TO RS-20. [1400](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

9/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.I. AN ORDINANCE AMENDING 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 ARTICLES V, VI & VII, SECTIONS 5-103A, 5-103.4, 6-103A, 6-103.3 & 7-103A, BUILDING HEIGHT [1406](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Staff Report](#)

Legislative History

9/18/25 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.J. AN ORDINANCE AMENDING PART B OF THE LAND 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 ARTICLE IX, SECTION 9-106, ACCESS MANAGEMENT [1451](#)

Sponsors: Jennifer Milele, Commissioner, Art Giles, Commissioner

Attachments: [Ordinance](#)
[Zoning Regulations Amendments Redline](#)

- 11.K. A RESOLUTION TO AMEND THE CITY MANAGER'S EMPLOYMENT AGREEMENT PREVIOUSLY APPROVED BY RESOLUTION 40-2023 [1415](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Agreement Amendment 1](#)
[Resolution 40-2023](#)

- 11.L.** A RESOLUTION APPROVING GRANTS BY THE CITY OF MT. JULIET AS PREVIOUSLY BUDGETED IN THE 2025/2026 BUDGET ORDINANCE (ORDINANCE 2025-35) **[1376](#)**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[FY26 Grant allocation](#)

Legislative History

9/22/25 Board of Commissioners no action taken

- 11.M.** A RESOLUTION DECLARING CITY OF MT. JULIET PARKS DEPARTMENT PROPERTY AS SURPLUS TO BE DISPOSED OF AT GOVDEALS AUCTION **[1450](#)**

Sponsors: Kenneth Martin, City Manager,

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

12. Appointments

- 12.A.** City of Mt. Juliet Ethics Commission - District 1 - Commissioner Giles **[1339](#)**

Sponsors: Art Giles, Commissioner

Attachments: [City Code Sec. 2-355 \(Relevant Sections\)](#)

Legislative History

8/11/25 Board of Commissioners no action taken

13. Adjournment