

# **Mt. Juliet, Tennessee**

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



## **Agenda - Final**

**Monday, June 8, 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 [1745](#)

**Attachments:** [Public Hearing Notice - 6-8-2026](#)

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

**2. Set Agenda**

**3. Invocation & Pledge of Allegiance**

**4. Approval of Minutes**

**4.A.** Meeting Minutes - Work Session - 5/11/2026 [1742](#)

**Attachments:** [Meeting Minutes - Work Session - 5-11-2026](#)

**4.B.** Meeting Minutes - 5/11/2026 [1743](#)

**Attachments:** [Meeting Minutes - 5-11-2026](#)

**4.C.** Meeting Minutes - Work Session - 5/18/2026 [1744](#)

**Attachments:** [Meeting Minutes - Work Session - 5-18-2026](#)

**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 Items**

**8.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR APPROXIMATELY 5.0 ACRES OF PROPERTY AT 107 TIMBER TRAIL DRIVE, MAP 072, PARCEL 001.03 FROM MEDIUM DENSITY RESIDENTIAL TO TOWN CENTER [1589](#)

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

2/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.B.** AN ORDINANCE TO REZONE APPROXIMATELY 5.0 ACRES OF PROPERTY AT 107 TIMBER TRAIL DRIVE, MAP 072, PARCEL 001.03 FROM AR-40 TO CTC [1590](#)

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

2/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.C.** AN ORDINANCE AMENDING PART B OF THE LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE VI, SECTION 6-103.7, DESIGN STANDARDS FOR COMMERCIAL STRUCTURES, AND ARTICLE VII, SECTION 7-103.9, BUILDING DESIGN [1637](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Redline](#)  
[Staff Report](#)

**Legislative History**

3/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.D.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 023.00, PART OF 025.00 & 075.07 IN THE CITY OF MT. JULIET [1641](#)

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

3/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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	4/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners
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- 8.E.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TREYMOR PLANNED UNIT DEVELOPMENT, LOCATED OFF BENDERS FERRY ROAD, MAP 032, PARCELS 031.00, 029.00, 029.02 & 029.01 IN THE CITY OF MT. JULIET [1642](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Map](#)  
[Applicant Letter](#)

**Legislative History**

	3/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
	4/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.F.** A RESOLUTION SUPPORTING AN APPLICATION TO RECEIVE FEDERAL FUNDING FOR THE LEBANON ROAD WIDENING PROJECT AND ESTABLISHING A COMMITMENT FOR THE REQUIRED MATCH FOR THE GRANT [1750](#)

**Sponsors:** Art Giles, Commissioner

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

- 8.G.** A RESOLUTION CALLING FOR AN ELECTION ON TUESDAY, NOVEMBER 3, 2026, FOR THE OFFICE OF THE EXPIRING TERMS OF COMMISSIONERS FOR DISTRICT TWO AND DISTRICT FOUR, EACH WITH A FOUR-YEAR TERM [1753](#)

**Sponsors:** City Manager Kenny Martin,

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

**9. Unfinished Business**

**9.A.** 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 ARTICLE V, SECTION 5-104.1, DESIGN STANDARDS FOR MULTIFAMILY DWELLINGS, AND SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL [1636](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Redline](#)  
[Staff Report](#)

**Legislative History**

3/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/27/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

**10. New Business**

**10.A.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 2 ACRES OF PROPERTY AT 6386 CENTRAL PIKE, MAP 097, PARCEL 17.02, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1715](#)

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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**10.B.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6386 CENTRAL PIKE, APPROXIMATELY 2 ACRES, MAP 097, PARCEL 17.02 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE **1716**

**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

**10.C.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.72 ACRES OF PROPERTY AT 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1671**

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

5/21/26 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

**10.D.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6400 CENTRAL PIKE, APPROXIMATELY 1.72 ACRES, MAP 097, PARCEL 17.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE **1713**

**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

- 10.E.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1728](#)

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

5/21/26 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

- 10.F.** AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01 FROM OPS AND WILSON COUNTY R-1 TO IR-PUD [1730](#)

**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

- 10.G.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, REGARDING ARTICLE III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS [1726](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Redline](#)  
[Staff Report](#)

**Legislative History**

5/21/26 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

- 10.H.** 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 ARTICLE XI, SECTIONS 11-101 THROUGH 11-110, SIGN REGULATIONS [1741](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Sign Ordinance](#)  
[Exhibit B - Redline](#)  
[Staff Report](#)

**Legislative History**

5/21/26          Planning Commission          \*\*Positive Recommendation to the Board of Commissioners

- 10.I.** AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027 [1757](#)

**Sponsors:** City Manager Kenny Martin,

**Attachments:** [Ordinance](#)  
[FY 27 Budget - 1st Reading](#)

**11. Adjournment**