

# **Mt. Juliet, Tennessee**

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



## **Agenda**

**Monday, November 10, 2025**

**6:30 PM**

**Commission Chambers**

**Board of Commissioners**

**Workshop: Architect Workshop 5:15 PM**

Workshop Public Notice

[1463](#)**Attachments:** [Public Notice - Workshop](#)**Public Hearing 6:15 PM**

Citizens Comments limited to three (3) minutes per person - Ordinance 2023-15

Public Hearing Notice

[1462](#)**Attachments:** [Public Notice - 11-10-2025](#)**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 - 10-27-25**[1464](#)**Attachments:** [Meeting Minutes to be Approved - 10-27-25](#)**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 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

10/27/25 Board of Commissioners

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

- 8.B. 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      |
| 10/27/25 | Board of Commissioners | recommended for second reading to the Board of Commissioners |

9. **New 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 8-207.3. MINIMUM LOT AREA IN PUD OVERLAY DISTRICTS [1430](#)

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

|          |                     |                                                         |
|----------|---------------------|---------------------------------------------------------|
| 10/16/25 | Planning Commission | **Positive Recommendation to the Board of Commissioners |
|----------|---------------------|---------------------------------------------------------|

- 9.B. AN ORDINANCE AMENDING ORDINANCE 2024-52 TO GRANT RELIEF FROM CERTAIN CONDITIONS OF THE PREVIOUSLY APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), LAST AMENDED IN NOVEMBER 2024, TO ALLOW FULL ACCESS DRIVEWAYS ON THE COLLECTOR ROAD BETWEEN GOLDEN BEAR GATEWAY AND BECKWITH ROAD, AND TO VOID PUBLIC WORKS CONDITIONS 9, 11(H), AND 13. [1432](#)

**Sponsors:** Planning Commission Negative Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Map](#)  
[Staff Report](#)  
[Ordinance 2024-52](#)

**Legislative History**

10/16/25

Planning Commission

\*\*negative recommendation to  
the Board of Commissioners

- 9.C.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 5.21 ACRES OF PROPERTY AT 3971 BECKWITH ROAD MAP 078, PARCEL 021.06, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **1446**

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

10/16/25

Planning Commission

\*\*Positive Recommendation to  
the Board of Commissioners

- 9.D.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 3971 BECKWITH ROAD, APPROXIMATELY 5.21 ACRES, MAP 078, PARCEL 021.06 FROM WILSON COUNTY R-1 TO CI, INTERCHANGE COMMERCIAL **1447**

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

10/16/25

Planning Commission

\*\*Positive Recommendation to  
the Board of Commissioners

- 9.E.** AN ORDINANCE TO REZONE APPROXIMATELY 4.86 ACRES OF PROPERTY KNOWN AS CHARLIES PLACE, LOCATED ON WEST CALDWELL STREET, MAP 072I, GROUP B, PARCELS 002.00 & 003.00, FROM RS-40 TO CTC-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A MIXED-USE DEVELOPMENT ON MAP 072I, GROUP B, PARCELS 001.01, 002.00, 003.00, 004.00 & 010.00. **1444**

**Sponsors:** Planning Commission Negative Recommendation

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

**Legislative History**

10/16/25 Planning Commission

\*\*negative recommendation to  
the Board of Commissioners

- 9.F.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 39.34 ACRES, PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1174**

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

4/17/25 Planning Commission

deferred to the Planning  
Commission

8/21/25 Planning Commission

deferred to the Planning  
Commission

9/18/25 Planning Commission

deferred to the Planning  
Commission

10/16/25 Planning Commission

\*\*Positive Recommendation to  
the Board of Commissioners

- 9.G.** AN ORDINANCE TO REZONE APPROXIMATELY 39.34 ACRES OF PROPERTY AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03 FROM WILSON COUNTY R-1 TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE COURTYARDS AT MCFARLAND **1175**

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

4/17/25 Planning Commission

deferred to the Planning  
Commission

8/21/25 Planning Commission

deferred to the Planning  
Commission

9/18/25 Planning Commission

deferred to the Planning  
Commission

10/16/25 Planning Commission

\*\*Positive Recommendation to  
the Board of Commissioners

- 9.H.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET THE PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT SOUTH GREENHILL ROAD FROM THE FROM THE EXISTING CITY LIMITS NEAR THE LEBANON ROAD INTERSECTION TO THE SOUTHEASTERN PROPERTY CORNER OF PARCEL 053 152.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY: **1210**

**Sponsors:** Planning Commission Positive Recommendation

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

**Legislative History**

5/15/25 Planning Commission \*\*Positive Recommendation to the Board of Commissioners

- 9.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 ARTICLE XIV, PUBLIC NOTICE, SECTION 14-109.4 **1468**

**Sponsors:** Scott Hefner, Commissioner

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

- 9.J.** AN ORDINANCE ACCEPTING DONATIONS FOR THE MT. JULIET PARKS DEPARTMENT AND ALLOCATE THE FUNDS FOR PARKS SPECIAL EVENTS **1469**

**Sponsors:** Kenneth Martin, City Manager,

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

- 9.K.** AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR HIGH DENSITY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE **1470**

**Sponsors:** Scott Hefner, Commissioner

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

- 9.L. A RESOLUTION AUTHORIZING THAT KENNETH D. MARTIN, DANA HIRE AND MICHAEL MULLINS ARE THE OFFICIALS AUTHORIZED TO SIGN CHECKS AND WITHDRAW FUNDS FOR THE CITY OF MT. JULIET [1465](#)

**Sponsors:** Kenneth Martin, City Manager,

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

- 9.M. A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT BETWEEN ADP AND THE CITY OF MT. JULIET FOR A HR AND PAYROLL SOFTWARE SYSTEM [1467](#)

**Sponsors:** Kenneth Martin, City Manager,

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

10. Adjournment