

Mt. Juliet, Tennessee

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



Agenda

Monday, September 8, 2025

6:30 PM

Commission Chambers

Board of Commissioners

Presentation - 6 PM - Davis Nolan Proclamation**1. Public Hearing 6:15 PM**

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

1.A. Public Hearing Notice – 9-8-2025**[1374](#)**

Attachments: [Public Notice](#)

2. Call to Order & Declare a Quorum Present**3. Set Agenda****4. Invocation & Pledge of Allegiance****5. Approval of Minutes****5.A. Meeting Minutes to be Approved - 8-11-2025****[1366](#)**

Attachments: [Meeting Minutes to be Approved - 8-11-2025](#)

6. Citizens Comments

Citizens Comment Limited to three (3) minutes per person - Ordinance 2008-24

7. Commissioner Reports & Comments**8. City Manager's Report****9. Unfinished Business****9.A. AN ORDINANCE TO REZONE APPROXIMATELY 0.48 ACRES OF PROPERTY AT 2190 N. MT. JULIET ROAD, MAP 072I, GROUP C, PARCEL 011.00 FROM CTC TO CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A CONVENIENCE STORE****[0669](#)**

Sponsors: Planning Commission Negative Recommendation

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

Legislative History

5/16/24	Planning Commission	deferred to the Planning Commission
6/20/24	Planning Commission	**negative recommendation to the Board of Commissioners
7/8/24	Board of Commissioners	deferred to the Board of Commissioners
7/22/24	Board of Commissioners	deferred to the Board of Commissioners

- | | | | |
|---------|------------------------|--|--|
| 8/11/25 | Board of Commissioners | recommended for second reading to the Board of Commissioners | |
|---------|------------------------|--|--|
- 9.B.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 8790 SAUNDERSVILLE ROAD, APPROXIMATELY 1 ACRE, MAP 032H, GROUP A, PARCEL 009.00 FROM RS-40 TO RS-30 **1305**
- Sponsors:** Planning Commission Positive Recommendation
- Attachments:** [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B](#)
[Staff Report](#)
- Legislative History**
- | | | | |
|---------|------------------------|--|--|
| 7/17/25 | Planning Commission | **Positive Recommendation to the Board of Commissioners | |
| 8/11/25 | Board of Commissioners | recommended for second reading to the Board of Commissioners | |
- 9.C.** AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH THE MT. JULIET-WEST WILSON COUNTY SENIOR CITIZENS SERVICE CENTER FOR THE MT. JULIET SENIOR ACTIVITY CENTER **1265**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Lease Agreement for Senior Center](#)
[Lease Agreement for Senior Center - EX A Floor Plan](#)
- Legislative History**
- | | | | |
|---------|------------------------|---|--|
| 7/14/25 | Board of Commissioners | recommended for second reading to the Planning Commission | |
| 8/21/25 | Planning Commission | **Positive Recommendation to the Board of Commissioners | |

10. New Business

- 10.A.** AN ORDINANCE TO REZONE APPROXIMATELY 20.10 ACRES OF PROPERTY KNOWN AS SPRINGS AT MT JULIET LOCATED AT 2937 CURD RD, MAP 054, PARCELS 100.03, 100.01 AND 100.05 FROM RS-20 TO CTC-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN **1179**

Sponsors: Planning Commission Negative Recommendation

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

Legislative History

4/17/25	Planning Commission	deferred to the Planning Commission
7/17/25	Planning Commission	**negative recommendation to the Board of Commissioners

- 10.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
---------	---------------------	---

- 10.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

- 10.D.** 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](#)
[Plan of Services](#)
[Staff Report](#)

Legislative History

8/21/25

Planning Commission

**Positive Recommendation to
the Board of Commissioners

- 10.E.** 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

- 10.F.** 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

- 10.G.** 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

- 10.H.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE PROCEEDS AND APPROPRIATE FUNDS FOR REPAIR OF TRAFFIC SIGNAL CABINET [1378](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)

- 10.I.** A RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE CERTIFICATE OF COMPLIANCE FOR SFM, LLC DBA SPROUTS FARMERS MARKET #588 LOCATED AT 1919 N MT. JULIET RD, MT. JULIET, TN TO SELL WINE [1372](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)

11. Discussion Items

- 11.A.** Mira Bella Development [1375](#)

Sponsors: Scott Hefner, Commissioner

- 11.B.** Real Estate Advisory Committee Report [1377](#)

Sponsors: Art Giles, Commissioner

Attachments: [Real Estate Advisory Committee Report](#)
[Real Estate Advisory Committee Minutes - Draft - 8-26-2025](#)

- 11.C.** Status and Progression of City Hall Needs Assessment [1381](#)

Sponsors: Art Giles, Commissioner

12. Adjournment