

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
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- 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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1374

Agenda Date: 9/8/2025

Agenda #: 1.A.

Title:

Public Hearing Notice - 9-8-2025

Public Notice

The Board of Commissioners of the City of Mt. Juliet will conduct a public hearing and consider the following on September 8, 2025, at 6:15PM, at City Hall located at 2425 N. Mt. Juliet Road.

- 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 at 2190 North Mt. Juliet Rd Convenience Store
- 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
- 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
- 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

The public is invited to attend and comment.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1366

Agenda Date: 9/8/2025

Agenda #: 5.A.

Title:

Meeting Minutes to be Approved - 8-11-2025

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, August 11, 2025

6:30 PM

Commission Chambers

Board of Commissioners

1. Call to Order & Declare a Quorum Present

Present: Commissioner Art Giles, Vice Mayor/Commissioner Bill Trivett, Mayor James Maness, and Commissioner Scott Hefner

Absent: Commissioner Jennifer Milele

2. Set Agenda

Item 9.A., the appointment, was removed from the agenda with no objections, at the request of the sponsor.

3. Invocation & Pledge of Allegiance

City Manager Martin led the invocation and the Pledge of Allegiance.

4. Approval of Minutes**4.A. Meeting Minutes to be Approved - 7-28-25****[1335](#)**

Attachments: [Meeting Minutes to be Approved - 7-28-25](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that these minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Hefner

Absent: Commissioner Milele

5. Citizens Comments

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

No citizen comments were heard.

6. Commissioner Reports & Comments

Commissioner Giles offered condolences to the Parrish Place community and its citizens. He congratulated Lieutenant Jason Brockman and Lieutenant Sean Ronan on their graduations from Northwestern University's prestigious School of Police Staff and Command (SPSC). He announced that BPAC will host a 2.75-mile walk this Thursday at 6:00 p.m., noting it will be a family-friendly event.

Vice Mayor Trivett thanked everyone for attending and expressed appreciation to the Police Department for their traffic control efforts during back-to-school. He reminded residents to be mindful of students and school buses and encouraged a "see something, say something" approach. He noted that this is the first year without construction at the roundabout and commented that it is working great, giving a shout-out to Public Works for making the improvement.

Commissioner Hefner thanked everyone for attending and recognized City Manager Martin for his 35 years of service, expressing appreciation for all his work.

Mayor Maness proclaimed it "Linn Yeager Day" in recognition of 12 years of service with Rehab 23 as President. He invited Commissioner Hefner to come forward to be recognized for five years of service and City Manager Martin to be recognized for 35 years of service.

7. City Manager's Report

City Manager Martin thanked the Commissioners and City employees. He encouraged residents to shop locally and expressed appreciation for everyone's patience with ongoing utility work and local blasting. He again urged support for local businesses and thanked City staff for their efforts.

8. New Business

- 8.A.** 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](#)

This Ordinance was recommended for second reading to the Board of Commissioners due back on 9/8/2025

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Hefner

Absent: Commissioner Milele

8.B. 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 2190 NMJR CONVENIENCE STORE

0669

Sponsors: Planning Commission Negative Recommendation

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

Commissioner Hefner asked why there was a negative recommendation from Planning. City Planner Jon Baughman provided the response.

Discussion was held.

Mayor Maness referenced Planning item number 27, "Consider," and Mr. Baughman explained that the term was used because there were options available. The Mayor also noted that the text stated "Mount" instead of "Mt."

Discussion was held.

Mayor Maness asked about six variances listed in the staff report that were not shown in the ordinance. Mr. Baughman explained this was because of the negative recommendation, so no update was made.

Mayor Maness made a motion to adopt variances/waivers applied for numbers 1, 2, 3, and the fifth variance labeled as number 6. The motion was seconded by Commissioner Giles. The vote was unanimous.

1. To reduce the number of parking stalls required from 24 to 16, including the parking at the pump.
2. To reduce the front setback required from 30' to 23' for the fuel canopy (the existing fuel canopy is approximately 4' from property line).
3. To reduce the street landscape to the areas shown on the plan.
6. (5) To allow the development to use a building material facade that is not masonry brick on the north and south end of the fuel canopy.

Back on the ordinance as once amended.

Mayor Maness made a motion to adopt variance/waivers applied for number 4 as well. Vice Mayor Trivett seconded the motion, and the vote was unanimous.

4. To increase the maximum impermeable surface ratio allowed from 70% to 80%.

Back on the ordinance as twice amended.

Commissioner Hefner made a motion for three pumps and six handles, seconded by Mayor Maness. The vote was unanimous.

Back on the ordinance as three times amended.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 9/8/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Hefner

Absent: Commissioner Milele

**8.C. RESOLUTION SUPPORTING APPLICATIONS FOR THE STATE OF
TENNESSEE'S 2026 STATEWIDE PARTNERSHIP PROGRAM (SPP)**

1336

Sponsors: Art Giles, Commissioner, James Maness, Mayor

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

A motion was made by Commissioner Hefner, seconded by Vice Mayor/Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Hefner

Absent: Commissioner Milele
Enactment No: 62-2025

- 8.D.** A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, [1340](#)
APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AND
REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF MT.
JULIET AND COSTCO WHOLESALE CORPORATION.

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[First Amendment to Development and Reimbursement](#)
[Agreement](#)
[Development and Reimbursement Agreement 06.21.23](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, and
Commissioner Hefner

Nay: Mayor Maness

Absent: Commissioner Milele
Enactment No: 63-2025

9. Appointments

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

Sponsors: Art Giles, Commissioner

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

Item 9.A., the appointment, was removed from the agenda with no objections, at the request of the sponsor.

This Action Item had no action taken.

RESULT: NO ACTION TAKEN

10. Adjournment

6:58 pm

Mayor James Maness

City Recorder Sheila S. Lockett, MMC



Mt. Juliet, Tennessee

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

Staff Report

File #: 0669

Agenda Date: 9/8/2025

Agenda #: 9.A.

Title:

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

ORDINANCE NO. _____

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.

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of June 20, 2024, and forwarded a negative recommendation to the Board of Commissioners by a vote of (8-0-0) and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2025 and notice thereof published in the Chronicle of Mt. Juliet on August 20, 2025 and in the Lebanon Democrat on August 16, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property at 2190 N. Mt. Juliet Road, Map 072I, Group C, Parcel 011.00, approximately 0.48 acres, from CTC to CNS PUD and adopt the Preliminary Master Development for a convenience store with gas pumps.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning those certain parcels of real property at 2190 N. Mt. Juliet Road, Map 072I, Group C, Parcel 011.00, approximately 0.48 acres, from CTC to CNS PUD.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. The Preliminary Master Development Plan for 2190 NMJR Convenience Store (Exhibit B) is hereby adopted, except as modified herein. The Preliminary Master Development Plan shall comply with the Zoning Ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning and Zoning:

1. Label the zoning of adjacent parcels.
2. All commercial design regulations and supplemental regulations shall be adhered to excepting any waivers granted by the Board of Commissioners.
3. Secondary façade materials, for the building and fuel canopy, shall not include metal or vinyl.
4. ~~Provide a pedestrian connection from the r-o-w to the main building entrance via pavement and striping.~~

5. Roof mounted HVAC equipment shall be screened entirely from horizontal view via the parapet wall.
6. ~~Provide evidence of the railroads approval of the use and modification of their r-o-w.~~
7. Raise the sidewalk on the east side of the building to eliminate the excess bollards.
8. Identify the area of the existing building on subsequent submittals.
9. Wall mounted utility meters shall be screened with brick/stone screen walls or painted to match the building façade.
10. The dumpster enclosure shall meet all requirements found in 6-103.7.
11. All building mounted exterior lighting fixtures shall be decorative.
12. Site lighting shall be decorative, mounted to black poles.
13. Decorative low maintenance fencing is required should it be used.
14. Brick shall be clay, baked and individually laid.
15. Stone shall be individually laid.
16. ADA signage shall be placed in a bollard and painted a neutral color.
17. Poles, posts and bollards shall be painted black, channel posts are not permitted.
18. Identify a loading zone for deliveries.
19. Screen all gas release and associated equipment from the public ROW.
20. Provide a trash receptacle at the main building entrance per the requirements of the commercial design standards 6-103.7.
21. Provide a five space, wave style bike rack per 6-103.7.
22. Signage shall be reviewed and approved via a separate application to the Planning Department.
23. No exterior signage is permitted for tobacco and/or alcohol.
24. No signage is permitted to be placed on the gas canopy or bollards.
25. ~~Remove off-site improvements from the plan (rail r-o-w).~~
26. Due to the waiver request for street yard relief, provide foundation plantings around the building.
27. ~~Brick shall be clay, baked and individually laid.~~
28. ~~Consider decreasing the size of the building or eliminating the fuel pumps to alleviate the parking and site constriction issues.~~
29. ~~Provide a dumpster enclosure detail compliant with 6-103.7.~~
30. ~~Provide landscaping along the northern property line to discourage customers from parking in the railroad r-o-w and drive aisle.~~
31. The Board of Commissioners supported a waiver to allow 16 parking spaces in lieu of 24 parking spaces required by code and allowed the spaces at the pumps to count toward minimum parking requirements.
32. The Board of Commissioners supported a waiver for a 23' front setback in lieu of the required 30' front setback required by code.
33. The Board of Commissioners supported a waiver for street yards as shown on the plans dated 7/30/2025 in lieu of the minimum code requirements.
34. The Board of Commissioners supported a waiver to allow alternative facia materials for the gas canopy in lieu of masonry.
35. The Board of Commissioners supported a waiver for 80% maximum impervious surfaces in lieu of 70% required by code.
36. The Board of Commissioners supported a waiver for three fuel pumps, six handles, in lieu of two pumps, four handles required by code.

Public Works:

1. Upgrade sidewalk along NMJR to 6' and meet ADA requirements.
2. No construction activities shall be done in the railroad right-of-way without written agreement from NERA and RJ Corman Railroad.
3. Water quality is required and shall be addressed at site plan/FMDP submittal.
4. This property and the property to the west (108 W. Division St.) currently utilize the NERA ROW for access.
 - Provide proof of agreement to utilize the RR ROW for access to both properties and parking (if applicable).
 - Remove any required parking from NERA ROW regardless of agreement. Non-required parking can be permitted with signed agreement, but all parking and drive aisles to meet zoning requirements shall be within the boundaries of the property.
5. Sidewalks along the store frontage shall be raised from the asphalt.
6. No parking will be provided from the railroad ROW.
7. Coordination shall take place with the City on the City's southbound deceleration lane project on Mt. Juliet Road (to W. Division St) as this project progresses.
8. Due to the lack of space for vehicles to queue on NMJR, left turns into the development should be restricted. These will be striping modifications and signage to NMJR that are subject to review and approval by TDOT.

Wilson County Schools:

1. Need to discuss service connection and cross connection along separation sewer service and water service.

West Wilson Utility District:

1. Need to discuss service connection and cross connection along separation sewer service and water service.

Section 3. PUBLIC HEARING. The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 4. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 5. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 6. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC
City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A

SITUATED and lying in Mt. Juliet, 1st Civil District of Wilson County, Tennessee, bounded generally as follows: North by Tennessee Central Railway; East by public road leading to the Lebanon-Nashville Pike; South by McFarland et al; West by Macon Castleman. Said lot fronts 125 feet on said public road, being 172 feet deep along the southerly line, 147 feet wide along the westerly line, and 141 feet deep along the northerly line. However, according to survey of J. Roy Wauford & Company dated August 31, 1964, said property is described as follows: BEGINNING at an iron pin labeled "A", said point being on the westerly right-of-way of Mt. Juliet Road and 200.29 feet from a railroad spike in the center line of West Division Street, said distance is measured along the westerly right-of-way of Mt. Juliet Road and on a bearing of North 4 degrees 30 minutes East; thence leaving said right-of-way North 73 degrees 37 minutes West 183.65 feet to an iron pin; thence North 24 degrees 38 minutes East 149.57 feet East to an iron pin on the southwesterly right-of-way line of Tennessee Central Railroad; thence southeasterly along said southwesterly right-of-way line along a curve to the right, having a radius of 1859.90 feet, a delta angle of 4 degrees 17 minutes; an interior angle of 89 degrees 43 minutes between the last call and the tangent at the P.C. and an arc distance of 138.84 feet to an iron pin on the westerly right-of-way of Mt. Juliet Road; thence with said right-of-way South 4 degrees 30 minutes West 125 feet to the point of beginning, and containing 0.50 acres, more or less.

Subject to an Agreement for Dedication of Easement for Public Utilities, recorded on January 20, 2006, in Book 1159, Page 2261, in the Register's Office of Wilson County, Tennessee.

BEING the same property conveyed to BBK Investments, LLC by deed dated June 28, 2004 from Gallatin Oil Company, Inc., of record in Record Book 1063, Page 1659, Register's Office of Wilson County, Tennessee.

Previous and last conveyance being a Warranty Deed from BBK INVESTMENTS, LLC to SOLOMAN YITBAREK and EZINSH TEKLEHYMANET, recorded on April 22, 2005, in Book 1109, Page 353, in the Register's Office of Wilson County, Tennessee.

Map 721, Group C, Parcel 11.00

Tax notices may be mailed to the grantee herein at P.O.
Box 24, Crossville, TN 38557.

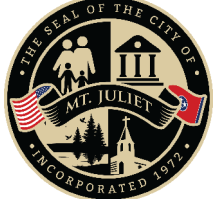
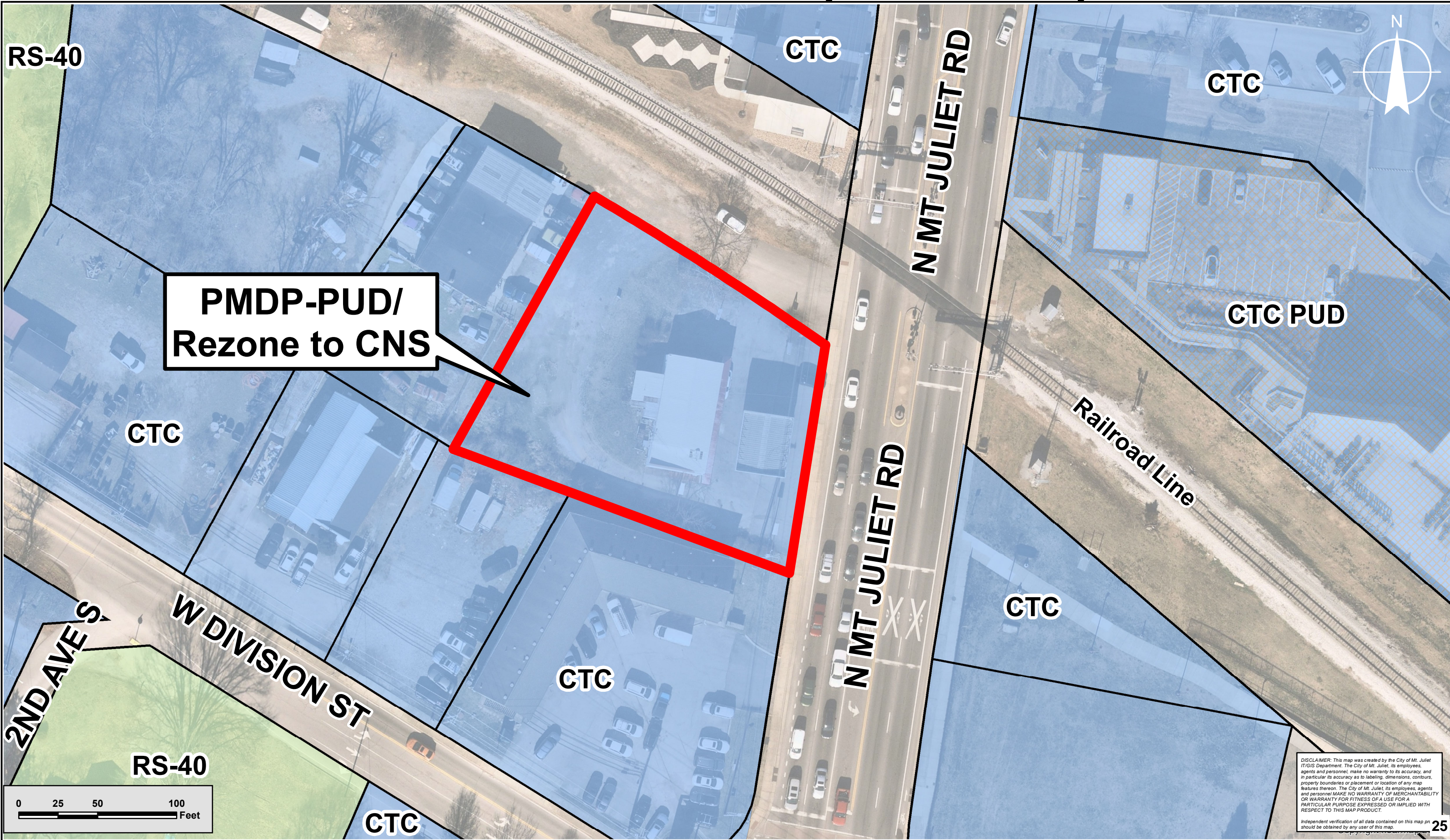


Exhibit B - PMDP-PUD / Rezone

2190 N. Mt. Juliet Rd. Map 072I, Group C, Parcel 011.00





MEMORANDUM

Date: May 16, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 2190 N. Mt. Juliet Rd.
Preliminary Master Development Plan PUD
Map – 072I, Group C
Parcel(s) – 011.00

Request: Submitted by L.I. Smith & Associates on behalf of the developer Ashkar Properties, the applicant seeks rezone and preliminary master development plan approval for a convenience store w/ fuel pumps at 2190 North Mt. Juliet Road in District 1.

Overview: The subject property consists of approximately 0.48 acres on the west side of NMJR, north of Division Street. The property is within the City limits and currently includes a convenience store and fuel pumps. The proposal includes removal of the existing structure and reconstruction of a new larger convenience store and three fuel pumps. A land use amendment is not required. A summary is below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Ashkar Properties	Town Center	N/A	CTC	CNS-PUD

Future Land Use Plan: The City's Future Land Use Map identifies the property as Town Center. Adjacent land use classifications include town center. A land use plan amendment is not required.

Zoning: The zoning is CTC. The applicant is requesting CNS with a PUD overlay.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *is agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Overview: The proposal includes a new 3,604sf convenience store building and three gas pumps serving up to six vehicles and an associated canopy. This replaces a building of approximately 1,500sf and two fuel pumps serving up to four vehicles. The existing use includes a kerosene pump which is not included in the new plans. The rezone is requested to allow fuel pumps, as they are not permitted in CTC zoning. Two fuel pumps are permitted, by right, in CNS zoning and the applicant is seeking a waiver for an additional pump beyond what is permitted by right in CNS zoning.

6-103 Bulk Standards: The building setbacks are correctly rendered (30', 10', 20'), the fuel canopy encroaches into the front setback. Other bulk information is not provided at this time, full compliance shall be required at site plan submittal including building coverage and impervious surface areas.

Pedestrian/Vehicle Connections: Vehicular connections are proposed to remain as they are currently, with two full movement points to NMJR separated by a landscape island. Plans indicate the existing sidewalk along NMJR will be widened to 6'. A pedestrian connection from the r-o-w to the main building entrance is required.

9-103 Parking: Parking is short of code requirements with 15 spaces provided and 24 required. A waiver is requested for this deficiency. Six spaces at the pumps cannot count toward total required parking. One ADA accessible space is provided. Parking spaces are appropriately sized at 9.5'x17.5. Access to the four parking spaces on the north side of the building requires users to drive off the site and on to railroad r-o-w where the applicant intends to pave a drive aisle. This drive aisle also provides access to landlocked 108 Division street behind (west) of the convenience store. Staff will need to see evidence of the railroads acceptance of this proposal. A bicycle rack is provided and shall include space for up to five bikes. Sidewalk is widened to 7' along the front of the building where parking is adjacent. Bollards are proposed across the front of the building and notes indicate that they will be painted black or to match the site palette. Staff would prefer to see the sidewalk raised and the bollards removed. The sidewalk adjacent to parking on the north side of the building is 5' wide and does not include bollards. Staff requests this sidewalk be widened to accommodate vehicle overhang.

6-103.7 Commercial Design Regulations and 5-104.1 Multifamily Design Regulations: Building and canopy renderings have been submitted with this PMDP and indicate that structures should have no problem with commercial design standard compliance. The store is primarily brick and the canopy includes masonry columns and secondary materials in the gables on the north and south sides. A waiver is requested for the secondary material on the canopy. HVAC equipment is roof mounted and shall be screened entirely from horizontal view via the parapet walls. Wall mounted utility equipment shall be painted to match the façade. Wall mounted lighting fixtures shall be decorative designs and parking lot lighting shall be decorative fixtures mounted to black poles.

The dumpster enclosure shall comply with regulations, a note is provided. The positioning of the dumpster on this site appears difficult for a truck to service. Full compliance with all commercial design guidelines, excepting any waivers granted during this PMDP process, will be required at site plan submittal and review.

Article 10 Landscaping: The proposal includes a heavily developed site, which staff has concerns about regarding the ability to address all landscaping requirements of the code. The site is not subject to buffers as surrounding zoning is CTC. A full landscape plan will be required at final master development plan and site plan submittal and reviewed for full code compliance then.

Variances/Waivers: The following waivers are requested:

1. Article 9 Parking: 15 parking spaces in lieu of the required 24. **STAFF DOES NOT SUPPORT**
2. 6-103 Bulk Standards: Front setback of 20' in lieu of 30' due to the gas pump canopy encroachment **STAFF DOES NOT SUPPORT**
3. Article 10 Landscaping: To reduce the street yards to the areas shown on the plans **STAFF DOES NOT SUPPORT.**
4. 6-103 Bulk Standards: Impervious surfaces increased from 70% max. to 80% max. **STAFF SUPPORTS**
5. 3-104.7 Supplemental Regulations: 3 fuel pumps in lieu of 2 maximum permitted in CNS zoning **STAFF DOES NOT SUPPORT**
6. 6-103.7 Commercial Design Standards: secondary material on north and south ends of the fuel canopy **STAFF SUPPORTS**

Summary: This rezone and PUD request is for the redevelopment of 2190 N. Mt. Juliet Road with a 3,604sf convenience store and 3 fuel pumps. The site is small and overdeveloped with a building over twice the size of the original and an additional fuel pump. Staff has concerns regarding the functionality of the site as proposed. The proposal utilizes off-site railroad r-o-w for access to parking, which must be approved by the railroad management and/or owner. The applicant is requesting several waivers be approved with this PMDP, detailed above, that are subject to Planning Commission and Board of Commissioners approval.

Recommendation: Should the Planning Commission forward this rezone and preliminary master development plan for a convenience store and fuel pumps at 2190 N. Mt. Juliet Road to the Board of Commissioners with a positive recommendation, include the to the conditions of approval below.

Planning and Zoning:

1. Label the zoning of adjacent parcels.
2. All commercial design regulations and supplemental regulations shall be adhered to excepting any waivers granted by the Board of Commissioners.
3. Secondary façade materials shall not include metal or vinyl.
4. Provide a pedestrian connection from the r-o-w to the main building entrance via pavement and striping.

5. Roof mounted HVAC equipment shall be screened entirely from horizontal view via the parapet wall.
6. Provide evidence of the railroads approval of the use and modification of their r-o-w.
7. Widen the sidewalk on the north side of the building to accommodate vehicle overhang.
8. Raise the sidewalk on the east side of the building and eliminate the excess bollards.
9. Identify the area of the existing building on subsequent submittals.
10. Wall mounted utility meters shall be screened with brick/stone screen walls or painted to match the building façade.
11. Relocate the dumpster enclosure to a more easily serviced location.
12. The dumpster enclosure shall meet all requirements found in 6-103.7.
13. All building mounted exterior lighting fixtures shall be decorative.
14. Site lighting shall be decorative, mounted to black poles.
15. Decorative low maintenance fencing is required should it be used.
16. Brick shall be clay, baked and individually laid.
17. Stone shall be individually laid.
18. ADA signage shall be placed in a bollard.
19. Poles, posts and bollards shall be painted black, channel posts are not permitted.
20. Provide a loading zone for deliveries.
21. Screen all gas release and associated equipment from the public ROW.
22. Provide a trash receptacle at the main building entrance per the requirements of the commercial design standards 6-103.7.
23. Signage shall be reviewed and approved via a separate application to the Planning Department.
24. No exterior signage is permitted for tobacco and/or alcohol.
25. No signage is permitted to be placed on the gas canopy or bollards.

Engineering:

1. Upgrade sidewalk along NMJR to 6' and meet ADA requirements.
2. No construction activities shall be done in the railroad right-of-way without written agreement from NERA and RJ Corman Railroad.
3. Water quality is required and is to be addressed at site plan/FMDP submittal.
4. Provide analysis to show that vehicles backing up from pumps will not interfere with vehicles entering from North Mt. Juliet Road.
5. Provide turning movement analysis for fuel delivery trucks and vehicles backing out of pumps to show they do not go into Mt. Juliet Road.
6. This property and the property to the west (108 W. Division St.) currently utilize the NERA ROW for access.
 - Provide proof of agreement to utilize the RR ROW for access to both properties and parking (if applicable).
 - Remove any required parking from NERA ROW regardless of agreement. Non-required parking can be permitted with signed agreement, but all parking and drive aisles to meet zoning requirements shall be within the boundaries of the property.
7. Sidewalks along the store frontage shall be raised from the asphalt.
8. No parking will be provided from the railroad ROW.
9. Coordination shall take place with the City on the City's southbound deceleration lane project on Mt. Juliet Road (to W. Division St) as this project progresses.

WWUD:

1. Need to discuss service connection and cross connection along separation sewer service and water service.

Wilson County School District:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1305

Agenda Date: 9/8/2025

Agenda #: 9.B.

Title:

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

ORDINANCE NO. _____

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.

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____, 2025 and notice thereof published in the Chronicle of Mt. Juliet on August 20, 2025 and in the Lebanon Democrat on August 16, 2025; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on July 17th, 2025, and forwarded a positive recommendation (8-0-0) for approval to the Board of Commissioners; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the property from RS-40 to RS-30; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

Section 1. – REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning the certain parcel of real property at 8790 Saundersville Road, approximately 1 acre, Map 032H, Group A, Parcel 009.00 from RS-40 to RS-30, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations of RS-30 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 3. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

EXHIBIT A

Land in Wilson County, Tennessee, being Lot No. 8 on the Plan of Cedar Creek Subdivision of record in Plat Book 3, Page 98, in the Register's Office for Wilson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Weldon Michael Ehlert and Kelly Ann Ehlert, husband and wife by Warranty Deed from Jeremy Woodson and Jane Woodson, husband and wife of record in Book 2071, Page 329, Register's Office for Wilson County, Tennessee, dated April 20, 2021 and recorded on April 27, 2021.

This property is unimproved ☒ improved property known as: 0 Saundersville Road Lot 8, Mt. Juliet, TN 37122.

Certain real estate located In Wilson County, Tennessee, being Lots 7 and 8 of Cedar Creek Subdivision, Part 2, a plat of which is recorded In Plat Book 3, Page 32, Register's Office for Wilson County, Tennessee, described as follows:

Beginning at a point marked with a concrete monument In the easterly margin of River Road, which monument marks the corner of said lots and the lands of Tanksley lying to the South, said point being the southwest corner of said Lot 7; thence running In a northerly direction along the easterly margin of said Lot 7, North 20 degrees 49 minutes East 105.80 feet to a concrete monument, Which is In the boundary line between Lots 7 and 8 in said part of said subdivision; thence continuing along the easterly margin of said River Road In a northerly direction North 22 degrees 29 minutes East 106.53 feet to a concrete monument In the margin of said Road, which said monument is In the boundary line between said Lot 8 and 9 South 74 degrees 22 minutes East 372.32 feet to a point designated by an iron pin, which point is in the line running along the easterly margin of Lot 8 in said plan; thence South 0 degree 52 minutes East 110.65 feet to an Iron pin in said line, which pin is in the intersection of said line and the boundary line between Lots 7 and 8 on said Plan; thence continuing South 0 degree 52 minutes:East 110.05 feet to a concrete monument, which is at the southeast corner of said Part 2 'of said subdivision plan; thence along the southerly boundary line of said Lot 7, North 74 degrees 22 minutes West 476.79 feet to the point of beginning.

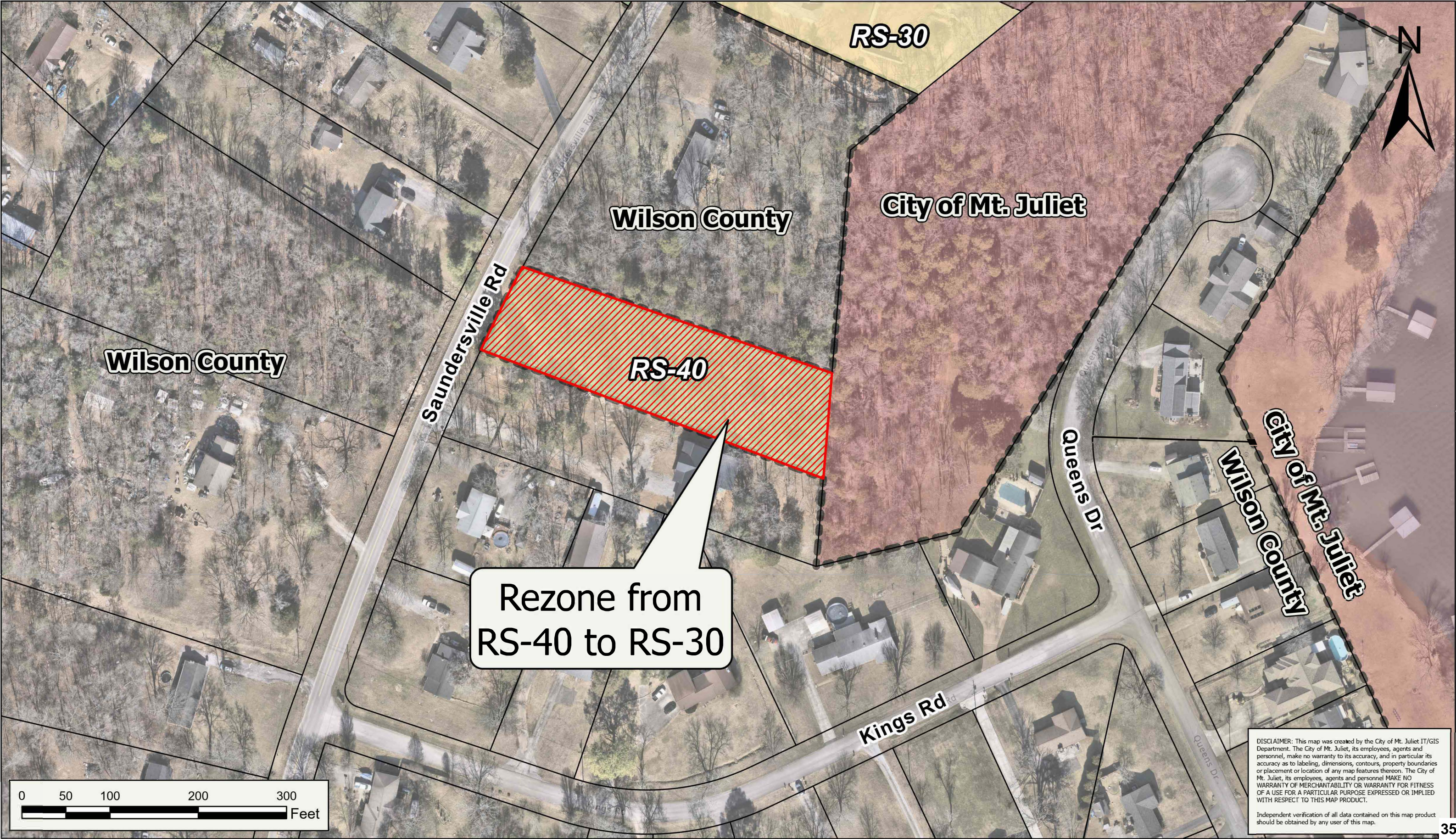
Being part of the same property conveyed to The Regen Family Trust by Quitclaim Deed from Marjorie Lee Charles Regen dated September 20, 2002 of Record in Book 931, Page 1665, Register's Office for Wilson County, Tennessee.

This property is ☐ unimproved ☒ improved property known as: Lot 7 & 8 Saundersville Road, Mt. Juliet, TN 37122.



Exhibit B- Rezone

8790 Saundersville Rd
Map 032H, Group A, Parcel 009.00





MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 8790 Saundersville Rd.
Rezone
Map – 032H
Group – A
Parcel – 009.00

Request: The property owner requests a rezone approval for property located at 8790 Saundersville Road in District 1.

Analysis: The subject property is located on the South side of Saundersville Road and consists of approximately one acre. The property is currently vacant. The request is a zone change from RS-40 to RS-30 due to the lot coverage and setbacks, to build a single-family residence on this lot. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
8790 Saundersville	Medium Density Residential	N/A	RS-40	RS-30

Future Land Use Plan: This property is in the City limits, as it was previously annexed. The City's future land use plan identifies this area as medium density residential. The request is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, requested is RS-30, the land use plan is supportive of this request.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is in agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: This rezone request is for RS-40 to RS-30 and the City's land use plan supports the request.

Recommendation: Staff recommends forwarding the rezone request for 8790 Saundersville Rd, from RS-40 to RS-30, to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to RS-30 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1265

Agenda Date: 9/8/2025

Agenda #: 9.C.

Title:

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

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into this ____ day of _____, 2025 by and between the City of Mt. Juliet, a political subdivision of the State of Tennessee ("the City") and the Mt. Juliet-West Wilson County Senior Citizens Service Center d/b/a Mt. Juliet Senior Activity Center, a Section 501(c)(3) organization ("Lessee").

WHEREAS, the City owns a facility located at 1019 Charlie Daniels Parkway, Mt. Juliet, TN 37122 ("Premises"); and

WHEREAS, the City of Mt. Juliet Police Department is currently located at the premises, but will relocate upon completion of the new Police Headquarters; and

WHEREAS, Lessee is a Section 501(c)(3) organization with a record of providing services and programming to seniors at their facility; and

WHEREAS, it is in the City's and public's interest for Lessee to be allowed to use the facility located at the Premises to continue to provide services for seniors in the facility.

NOW THEREFORE, in consideration of the promises and commitments made herein, the sufficiency of which is hereby acknowledged, it is agreed as follows:

1. **PREMISES.** The City hereby leases to Lessee, upon the following terms and conditions, a portion of the building/facility located at 1019 Charlie Daniels Parkway, Mt. Juliet, TN 37122, hereinafter the "Premises."
2. **TERM.** The term of this Lease shall be twenty-five (25) years, and shall begin on the ____ day of _____, 2025, and end on the ____ day of _____ 2050. The Parties may agree to extend the Agreement term in accordance with Section 6 of this Agreement.
3. **RENT.** The Lessee shall pay to the City a total annual rent of One Dollar (\$1.00).
4. **DELAYED POSSESSION AND USE.** Notwithstanding any other provision of this Lease, Lessee acknowledges and agrees that possession and use of the Premises shall not be granted or commence until the City has provided written authorization permitting such possession and use. Lessee further acknowledges that such authorization will not be issued until the Mt. Juliet Police Department has fully vacated the Premises, which shall occur only upon completion and occupancy of the new police headquarters. The City shall have no obligation to deliver possession, and Lessee shall have no right to occupy, use, or access the Premises, until said written authorization has been issued by the City. Any delay in the commencement of the Term due to the City's failure to grant such authorization shall not constitute a default by the City, nor shall it give rise to any claim for damages by Lessee.
5. **USE.** For the specific use and benefit of the City and its citizens, and in particular, senior citizens, the City agrees to allow the Lessee to use a portion of the facility as set forth below. Lessee shall use the Premises only for senior citizen purposes. No other uses, activities, or operations shall be conducted by the Lessee from the leased Premises without first obtaining the prior written consent of the City. In the event the leased space ceases to be used as a senior center, this Agreement shall terminate. The Lessee can host events with prior approval of the City, said approval not to be unreasonably withheld. Lessee shall keep the Premises open

and use the entire Premises regularly and in a businesslike and responsible manner during the entire term of this Lease, with the exception of temporary closures for such period as may be reasonably necessary for repairs or redecoration or for reasons beyond the Lessee's control.

The Premises shall be a shared use facility between Lessee and the City. Except as otherwise expressly set forth herein, any room or area within the Premises not specifically designated below shall be deemed shared space and shall be available for the mutual use and benefit of both parties. Areas designated for Lessee's use shall be under Lessee's exclusive possession and control; provided, however, that nothing herein shall preclude the City from having reasonable access to such areas as may be necessary for the performance of its rights and obligations or for public safety purposes. Areas designated for the City's use shall be under the exclusive possession and control of the City, and the Lessee shall not be entitled to access such areas. The respective assignments of rooms and areas are as follows (see Exhibit A – Floor Plan):

ROOM / AREA	DESIGNATION
EXISTING COVERED ENTRANCE 100	City / Lessee
RECEP 101	City / Lessee
CORR 102	Lessee
WRKRM 103	Lessee
EXERCISE 104	Lessee
ASSIST OFFICE 105	Lessee
DIRECTOR OFFICE 106	Lessee
EX. MECH 108	Lessee
GAME ROOM 109	Lessee
ACCT OFFICE 110	Lessee
EX. EQUIPMENT 111	Lessee
EX. MECH 112	Lessee
MUSIC ROOM 113	Lessee
CORR 114	Lessee
R/R 115	Lessee
FILE STORAGE 116	Lessee
COOR 117	Lessee
EX. IDF 118	Lessee
STOR. 119	Lessee
QUILTING / KNIT 120	Lessee
STORAGE 121	Lessee
KNIT STOR. 122	Lessee
CLST 123	Lessee
CORR 124	Lessee
CLST 125	Lessee
OFFICE 126	Lessee
LARGE ACTIVITY 127	Lessee
TABLE STORAGE 128	Lessee
BILLARDS 129	Lessee
ART 130	Lessee
CLST 131	Lessee

CLST 132	Lessee
TLT 133	Lessee
TLT 134	Lessee
MULTI PURPOSE 135	Lessee
STORAGE 136	Lessee
KITCHEN 137	Lessee
STOR 138	Lessee
DISHWASH 139	Lessee
DEL. 140	Lessee
LAUNDRY 141	Lessee
MEN 142	Lessee
WOMEN 143	Lessee
CLST 144	Lessee
JANITOR 145	
SIDE ENTRANCE 146	City / Lessee
CLST 147	
UPPER MEETING 148	City
MEETING ROOM 149	City
WOMEN 150	City / Lessee
MEN 141	City / Lessee
SIDE ENTRANCE 152	City / Lessee
CLST 153	Lessee
CLST 154	Lessee
SPRINKLER RM 155	

6. **TERMINATION.**

- A. **DEFAULT.** In the event of a default by the Lessee, the City may terminate this Agreement at any time for cause if Lessee commits a default in the performance under the lease, which includes, but is not limited to: failure to procure necessary insurance; making major modifications without the City's prior written approval; subletting the property without the City's prior written approval; failure to maintain and care for the Premises and everything within; failure to perform any term, covenant, or condition of this Agreement; failure to pay any charge, imposition, or any obligation of Lessee requiring the payment of money under the terms of this Agreement; abandonment for thirty (30) days of the Premises. In order to terminate the Agreement, City must first provide written notice of the default to the Lessee. Upon notification of said default, Lessee must cure the breach to the satisfaction of the City within ninety (90) days from receipt of written notice from the City, or the Agreement can be terminated by the City. In addition to termination, the City shall maintain all other rights and remedies provided by law or equity, to which the City may resort cumulatively or in the alternative.

In the event the City shall neglect or fail to perform or observe any of the provisions or conditions contained in this Agreement on its part to be performed or observed within thirty (30) days after written notice of default (or if more than thirty (30) days shall be required because of the nature of the default, if the City shall fail to proceed diligently to cure such default after written notice thereof),

then in that event the City shall be liable to Lessee for any and all damages sustained by Lessee as a result of the City's breach.

B. VOLUNTARY.

- i. BY LESSEE. If Lessee voluntarily terminates this Agreement, any and all improvements/renovations made to the Premises by Lessee shall become the sole property of the City. The City shall not bear any liability for the cost of such improvements/renovations.
- ii. BY CITY. Should the City's needs be such that it is in the best interest of the City to terminate this Agreement, City shall have the right to do so. If the City terminates this Agreement prior to the end of the initial Term, then the following provisions shall apply:

- a. Notice. The City shall provide written notice to the Tenant of its intent to voluntarily terminate the lease, under this section, at least one hundred and eighty (180) days prior to the intended termination date.

- b. Cost Payback. The City agrees to reimburse the Lessee for renovation costs incurred by the Lessee, subject to the depreciation formula as set forth below. Depreciation shall be calculated by dividing the Lessee's total renovation costs by the initial term of this Agreement (25 years), and then multiplying that resulting annual depreciation amount by the number of full years remaining in the term as of the effective date of termination. For purposes of this calculation, only whole years shall be considered; partial years, including months and days, shall be excluded.

Example:

If Lessee's renovation costs totaled \$1,000,000 and the Agreement was terminated in the year 2032, the calculation would be as follows:

$$1,000,000 / 25 = 40,000$$

$$40,000 \times 18 = 720,000$$

$$\text{Total Payback Amount} = \$720,000$$

- c. Calculation of Payback Amount. The payback amount shall be calculated based on the original renovation costs, as documented and agreed upon by both parties. The amount shall not include any renovation/construction costs paid for by the City.
- d. Documentation. The Lessee shall provide the City with all relevant documentation, including receipts, invoices, and proof of payment for renovation costs within thirty (30) days of the City's notice of intent to terminate.

7. LEASE EXTENSION. This Agreement may be renewed for one additional term of 25 years upon the mutual consent of both parties. Written notice of intent to renew must be given by the Lessee to the City at least ninety (90) days prior to the expiration date of this Agreement. The City, however, may refrain from approving the additional 25-year term if, at the time, a more advantageous use is realized by the City and it would be in the best interest of the public for safety, economic gain, and overall use of the property to change uses. If an agreement on renewal or on the terms of renewal cannot be reached prior to the termination date of this

lease, then this lease will terminate according to its terms. Any renewal of this lease may be in an addendum form at the option of the City.

8. **INSURANCE**. The City agrees to carry fire and extended coverage insurance on the facility in its own discretion. In the case of loss, the decision to repair, replace, or demolish rests solely with the City.

Lessee agrees to provide at its own expense continuing liability and property damage insurance in a form satisfactory to the City, with limits of at least One Million Dollars (\$1,000,000) each occurrence and Three Million Dollars (\$3,000,000) in the aggregate for both bodily injury and property damage. All such policies shall name the City as Additional Insured and shall contain a provision that the same may not be canceled or changed without giving the City at least thirty (30) days written notice prior to any such change or expiration or cancellation of any such policy. Lessee must provide a Certificate of Insurance to the City within 10 days of occupancy noting the City as Additional Insured. Lessee further agrees to obtain waivers from all participants, including any person using the Premises during hosted events, for any damages or liability incurred due to injury or occurrence at the Premises.

9. **INDEMNIFICATION**. Lessee agrees for itself, its successors and assigns, to defend, indemnify, and hold the City harmless, including its officers, managers, appointed and elected officials, employees, agents, and affiliates from and against all losses, costs, claims, damages, fines, penalties, expenses, including without limitation attorneys' fees, for any and all liabilities incurred as a result of, or arising out of, any act or omission with regard to the use of the Premises regardless of whether said claim or liability is the result of the acts of Lessee or third parties. This indemnity and hold harmless obligation of Lessee shall survive termination of this Agreement.
10. **SIGNS**. No sign, advertisement, notice, or other lettering will be exhibited, inscribed, painted, or affixed by Lessee on any part of the outside of the Premises without the prior written consent of City.
11. **REPAIRS AND MAINTENANCE**. Lessee shall keep and maintain the Premises in compliance with all legal requirements and all appurtenances in good order and repair, and shall allow no nuisance to exist or be maintained on the Premises. The following shall be kept in good working order and repair, normal wear and tear expected, by either the City or Lessee as follows:

ITEM/FACILITY/SYSTEM	RESPONSIBILITY OF
Heating System	City
Air Conditioning System	City
Electrical System/Fixtures	City
Plumbing System	City
Parking Area	City
Driveway	City
Exterior Walkways	City
Building Exteriors	City
Exterior Windows	City
Terrace/Patio	City
Smoke Detectors	City
Restrooms	City
Interior Hallways	City

Lobby	City
Trash Facilities	City
Landscaping	City
Roof	City
Security Alarm	City
Kitchen Appliances	Lessee

Lessee is responsible for and will pay for all costs of all repairs, maintenance, and upgrades to any item not mentioned above but existing on the Property. The City reserves the right to make any repairs, maintenance, and/or upgrades at the City's discretion. If the repairs, maintenance, and/or upgrades made by the City are necessitated by the Lessee's use of the Premises, Lessee shall reimburse the City for the costs incurred in repairing, maintaining, and/or upgrading the Premises.

Upon receipt of written notice from Lessee, the City shall, within a reasonable time period thereafter, repair all defects in those facilities and systems that are the responsibility of the City to maintain in good working order and repair. If Lessee does not promptly perform its maintenance and repair obligations as set forth above, the City may make such repairs and/or replacements and supply Lessee with an invoice for said repairs and/or replacements. Lessee shall promptly pay the costs of the same within thirty (30) days of receipt of invoice. Lessee waives any further notice of amount due for any repairs or replacement under this Agreement. The City shall not be liable to Lessee for any damage caused by any of the above referenced systems or facilities or by water coming through or around the roof or any door, flashing, skylight, vent, window, or the like in or about the Premises.

12. **SERVICES.** The services set forth below serving the Premises shall be provided at the expense of either the City or Lessee as follows:

SERVICE	RESPONSIBILITY OF
General cleaning/janitorial	City/Lessee
Trash Collection	City
Snow/Ice removal	City
Pest Control	City/Lessee
Restroom supplies	City/Lessee
Light bulbs	City

Lessee shall be responsible for the costs and provision of any service that the City has not expressly agreed to pay for in this Agreement. Lessee agrees to provide services not provided by the city that are necessary to keep the Premises in good order, condition, and repair, normal wear and tear expected. If Lessee does not provide such services, the City may then provide such services and supply Lessee with an invoice for said services. Lessee shall promptly pay the City the costs for such services within thirty (30) days of receipt of invoice. Lessee waives any further notice of amount due for any services under this Agreement.

13. **UTILITIES.** The utilities set forth below serving the Premises shall be paid for by either the City or Lessee as follows:

UTILITY	RESPONSIBILITY OF
Water	City

Electricity	City
Sewer	City
Gas	City

Lessee shall be responsible for the costs of any utility that the City has not expressly agreed to pay for in this Agreement. Lessee must provide proof of payment of final bills for all utilities or services termination slips. The City may, at the City's option, pay utilities and be reimbursed by Lessee on the first of the following month. The City shall not be liable for any interruptions or delays in the provisions of utility services.

14. **NEW CONSTRUCTION / IMPROVEMENTS / RENOVATIONS / MODIFICATIONS**

- A. **CONSTRUCTION OF IMPROVEMENTS / RENOVATIONS.** Lessee agrees to perform and complete the improvements/renovations on the Premises as approved by the City, subject to events and delays due to causes beyond its reasonable control, and Lessee shall have the exclusive right to use the Land on the commencement date to construct and complete the improvements/renovations; provided, however, that the City shall have no responsibility or liability whatsoever for any loss or damage to any of the improvements, fixtures, equipment or any other materials installed or left on the Land during such construction.

Lessee covenants and agrees to construct and complete the improvements/renovations with all due diligence in a good and workmanlike manner, and in accordance with the working drawings and specifications approved by the City. The improvements/renovations shall be constructed in accordance with a project budget provided separately by Lessee to the City and by a general contractor approved by the City. In addition to the other insurance requirements set forth in this Agreement, from the commencement of construction until completion of the improvements/renovations, Lessee shall maintain or cause its contractors to maintain, general liability and other types of insurance satisfactory in form and content to the City and insuring the City and Lessee against all hazards normally insured against in the construction of projects similar to the improvements.

If the Lessee fails to commence construction for any reason other than delay caused by the City or its agents, within 36 months following the execution of this Agreement by all parties, then the City shall have the right to terminate this Agreement after proper written notice to Lessee. Notwithstanding, the timeframe shall be extended by any delay due to unforeseeable causes beyond Lessee's control and without Lessee's fault or negligence, including, but not limited to, acts of God, fires, floods, strikes, unusually severe weather conditions not reasonably anticipatable, and delays caused by the acts or omissions of Lessee's contractors, subcontractors, material or equipment suppliers, architects or engineers.

- B. **OTHER MAJOR MODIFICATIONS.** Lessee must seek prior approval from the City before making any further major modifications or improvements to the Premises. "Major Modifications" include, but are not limited to, construction of improvements on the Premises; modifications to any existing structure; construction of a fence or any similar barrier; and, any other possible modification that serves to change the use of the land in a permanent way. Lessee will be responsible for and pay for all major modifications, unless otherwise agreed to by the City.
- C. **TITLE TO IMPROVEMENTS / RENOVATIONS.** Unless otherwise stipulated, all improvements,

renovations, or alterations erected or made on the Premises shall, upon expiration of this Agreement, belong to the City without compensation to the Lessee.

- D. **NO LIENS ON FEES.** The City's interest in the Premises shall not be subjected to liens of any nature by reason of Lessee's construction, alteration, repair, restoration, replacement or reconstruction of any improvements on the Premises, or by reason of any other act or omission of Lessee (or of any person claiming by, through or under Lessee) including, but not limited to, mechanics' and materialmen's liens. All persons dealing with Lessee are hereby placed on notice that such persons shall not look to the City or to the City's credit or assets for payment or satisfaction of any obligations incurred in connection with the construction, alteration, repair, restoration, replacement or reconstruction thereof by or on behalf of Lessee. Lessee has no power, right, or authority to subject the City's interest in the Premises to any mechanic's or materialmen's lien or claim of lien.
12. **ASSIGNMENT OR SUBLEASE.** Lessee shall not assign or transfer this Lease or any interest therein, nor sublet the whole or any part of the Premises, nor grant an option for assignment, transfer or sublease for the whole or any part of the Premises, nor shall this Lease or any interest thereunder be assignable or transferable by operation of law, or by any process or proceeding of any court or otherwise.
13. **LAWS AND REGULATIONS.** In using the Premises, Lessee will comply with all applicable laws, ordinances, and regulations from any and all authorities having jurisdiction.
14. **SURRENDER OF THE PREMISES.** Upon expiration of this Agreement, Lessee shall quit and surrender the Premises to the City without delay, and in good order, condition and repair, ordinary wear and tear expected. Such surrender of the Premises shall be accomplished without the necessity for any payment by the City. Upon such event, title to any improvements shall automatically vest in the City without the execution of any further instrument; provided, however, Lessee agrees, upon either such event, to execute such appropriate documentation as may be reasonably requested by the City to transfer title to the improvements to the City.
15. **NO PARTNERSHIP OR JOINT VENTURE.** The relationship of the parties is not intended to be nor is it a partnership or joint venture. Neither party is liable to any third party for the acts or omissions of the other party, and nothing in this Agreement is intended to create a representative capacity by either party for the other.
16. **AMENDMENTS.** Except as otherwise provided herein, no modification or a mendment of this Agreement shall be valid or effective unless evidenced by an agreement in writing signed by both parties.
17. **WAIVER.** None of the provisions of this Agreement shall be deemed to have been waived by any act or acquiescence on the part of any party or their agents or employees, and may be waived only by an instrument in writing signed by an authorized representative of the waiving party. No waiver of any provision of this Agreement shall constitute a waiver of any of the provisions or of the same provision on any other occasion.
18. **GOVERNING LAW / VENUE.** This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee. The parties agree that venue for any legal or other dispute arising under the terms of this Agreement shall lie exclusively in the courts of Wilson County, Tennessee or the United States District Court, for the Middle District of Tennessee.
19. **DISPUTE RESOLUTION.** Prior to either party initiating any legal action against the other party for any breach

or alleged breach of this Agreement, the parties agree that said dispute shall be submitted to non-binding mediation. The costs of such mediation shall be split equally between the City and Lessee.

20. **SEVERABILITY.** The provisions of this Agreement are severable and the invalidity of one or more provisions shall not be deemed to limit or otherwise affect the construction of any other provision.
21. **HEADINGS.** The descriptive headings of this Agreement have been inserted for convenience and shall not be deemed to limit or otherwise affect the construction of any provision of this Agreement.
22. **CONDITION PRECEDENT / BOARD APPROVAL.** This Agreement is contingent upon (1) Lessee obtaining Lessee's Board of Directors for the Mt. Juliet-West Wilson County Senior Citizens Service Center and (2) the City obtaining the City of Mt. Juliet Board of Commissioners approval of: (A) the terms and conditions of this Agreement; (B) the improvements/renovations as set forth in Exhibit A; and (C) the costs and expenses necessary to construct and complete the improvements/renovations. If any approval is not obtained, this Agreement shall automatically terminate and no costs, damages, or liabilities shall be assessed against or carried by either party in connection with such termination.
23. **PRIOR LEASE TERMINATED.** The Parties agree that the Land Lease Agreement, executed on February 14, 2019 and authorized by Resolution 23-2018 of the City of Mt. Juliet, concerning the portion of City owned property located on Clemmons Road is hereby terminated in its entirety. All rights, interests, and privileges granted to the Lessee under said Agreement are likewise terminated. No costs, damages, or liabilities shall be assessed against or carried by the City in connection with such termination.
24. **NOTICES.** Any notice, approval, demand or other communication required or desired to be given pursuant to this Lease shall be in writing and shall be personally served or in lieu of personal service, deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, as set forth below:

To City: *City of Mt. Juliet*
 Attention: City Manager
 2425 N. Mt. Juliet Road
 Mt. Juliet, TN 37122

To Lessee: *Mt. Juliet Senior Activity Center*
 Attention: Executive Director
 2034 N. Mt. Juliet Road
 Mt. Juliet, TN 37122

To Lessee after Renovation Completion Date:

Mt. Juliet Senior Activity Center
 Attention: Executive Director
 1019 Charlie Daniels Parkway
 Mt. Juliet, TN 37122

25. **ENTIRE AGREEMENT.** This Agreement together with all exhibits expressly incorporated herein by reference and attached hereto shall constitute the whole agreement between the parties. There are no terms, obligations, covenants or conditions other than those contained herein.

IN WITNESS WHEREOF, the parties have entered into the Agreement as of the date first set forth above.

LESSEE: Mt. Juliet West Wilson County Senior
d/b/a Mt. Juliet Senior Activity Center

BY: _____

PRINTED: _____

TITLE: _____

DATE: _____

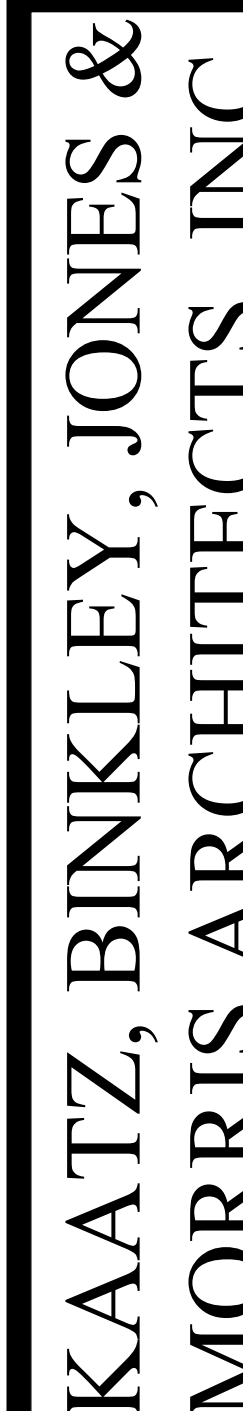
LESSOR: City of Mt. Juliet, Tennessee

BY: _____

PRINTED: _____

TITLE: _____

DATE: _____



PO BOX 713, MT. JULIET, TN 37121

[illegible]

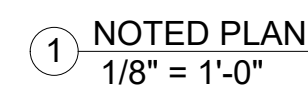
Approver

NOTED FLOOR PLAN

07/13/23

A-1.01

MT JULIET SENIOR
ACTIVITY CENTER



THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION. REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATION.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1179
10.A.

Agenda Date: 9/8/2025

Agenda #:

Title:

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

ORDINANCE NO. _____

**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**

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of July 17, 2025, and forwarded a negative recommendation to the Board of Commissioners by a vote of (8-0-1) and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2025 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property known as Springs at Mt. Juliet located at 2937 Curd Rd, Map 054, Parcels 100.03, 100.04, and 100.05, approximately 20.10 acres, from RS-20 to CTC-PUD and adopt the Preliminary Master Development Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

SECTION 1. – REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning those certain parcels of real property at 2937 Curd Rd, Map 054, Parcels 100.03, 100.04, and 100.05, approximately 20.10 acres, from RS-20 to CTC-PUD (Exhibit B).

LEGAL DESCRIPTION – See Exhibit A (attached)

SECTION 2. – The Preliminary Master Development Plan for 2937 Curd Rd known as Springs at Mt. Juliet is hereby adopted, except as modified herein. The Preliminary Master Development Plan shall comply with the Zoning Ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning and Zoning:

1. Two car driveways shall be at least 18' wide.
2. Only improved open space may contribute to the 10% minimum requirement.
3. Identify the square footage of commercial uses alone, remove non-residential language, specify the exact amount of commercial and amenity area proposed.
4. Identify building separation distances on the final master development plan.

5. Relocate the playground amenity to a more central location in the PUD and away from Curd Road.
6. Remove lots 116 & 117 to allow enough space for an effective buffer from adjacent commercial and amenity uses.
7. Provide building renderings that match the waiver requests. Townhomes shall be fully masonry.
8. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
9. 5-104.1 Multifamily guidelines shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
10. 6-104.1 Mixed use regulations shall be adhered to excepting any waivers granted by the Planning Commission or Board of Commissioners.
11. 6-103.7 Commercial design standards shall be adhered to except any waiver issues by the Board of Commissioners.
12. Residential HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
13. Wall mounted utility and meter equipment shall be painted to match the façade of all commercial and amenity buildings.
14. All exterior lighting fixtures shall be decorative.
15. Brick shall be clay, baked and individually laid.
16. Stone shall be individually laid.
17. Provide trash receptacles at each commercial building and amenity main entrances.
18. Provide a five-space wave-style bike rack at each commercial and amenity building.
19. Wet ponds shall have lighted fountains with aeration.
20. Detention and retention areas shall be screened with landscaping around the perimeter.
21. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan and landscape plan submittal.
22. The mail kiosks shall be covered and lit and include designated parking.
23. The dumpster enclosures shall include a pedestrian door, masonry enclosure, metal gates and meet all requirements of 6-103.7.
24. Relocate the dumpsters along the main drive to a less conspicuous location.
25. Provide decorative streetlighting at the subdivision entrances and throughout.
26. Wall mounted light fixtures shall be decorative.
27. Parking lot lighting shall include decorative fixtures mounted to black poles.
28. Mulch is not permitted within 3' of any commercial or amenity structure.
29. All poles and posts shall be painted black, channel posts are not permitted.
30. Wheel stops are not permitted.
31. Bollards shall be painted black.
32. Roof mounted HVAC equipment for the commercial structures and amenities shall be screened entirely from horizontal view via parapet walls per 6-103.7.
33. Provide a phasing sheet with the final master development plan submittal.
34. Sidewalks and trails are not permitted within landscape buffer areas.
35. Identify building separation distances for the commercial and amenity areas.
36. Patios, should they be installed, shall not encroach into landscape buffers.
37. All amenities shall be completed before issuance of the 110th CO.
38. All commercial development shall be completed before issuance of the 110th CO.

39. Split area of the south storm pond, between units 28 & 29, as it will serve both residential and commercial areas of this PUD. As calculated it currently gives inaccurate credit toward commercial area.

Engineering:

1. The following variances are requested or required:
 - a. [4-103.3] To allow private streets: **SUPPORTED conditionally on the proposed cross section meeting the City standard for an Access Lane or greater.**
 - b. [4-103.103] To exclude a grass strip between sidewalks and curbs: **NOT SUPPORTED**
2. Based on Staff's review of the MTA, the following offsite improvements are recommended:
 - a. A westbound left-turn lane shall be constructed on Lebanon Road at Curd Road by the 100th C.O.
 - b. The westbound left-turn lane on Lebanon Road at Golden Bear Gateway shall be extended to accommodate the projected queue by the 100th C.O. This will require the installation of a two-way left-turn lane between Golden Bear Gateway and Curd Road to accommodate the storage and tapers.
 - c. Install curve feedback signs on Curd Road south of the project entrance by the 25th C.O.
3. Based on Staff's review of the MTA, the following site-related improvements are recommended:
 - a. A northbound right-turn and a southbound left-turn lane are required on Golden Bear Gateway at the project access prior to the 1st C.O (commercial or residential (excluding any model home)).
 - b. A northbound left-turn lane is required on Curd Road at the project access prior to the 1st C.O. (commercial or residential (excluding any model home)).
4. On street parking shall be parallel parking, including at the mail kiosk. Additional parking may be provided from a separate lot.
5. Sidewalks adjacent to any parking shall be 7'.
6. A crosswalk shall be provided across Road A at Road B.
7. Sidewalk width along Golden Bear Gateway frontage shall be at least 6'. This sidewalk would likely be located on the bank of the existing bluff. Grading of the bluff shall be included with the FMDP submission.
8. Sidewalk width along Curd Road frontage shall be at least 5'.
9. A minimum driveway depth of 22' is recommended, matching the requirement for single-family residential.
10. The sidewalk connecting Road F to the northern walking path shall be on the west side of the road.
11. The 2' grass strip will have steep driveway grades from the curb.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
14. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to

the City for approval. Efforts will be made to minimize any remediated features within building envelopes.

15. Landscaping plans shall be approved prior to construction plans approval.
16. If wet ponds are used, aeration shall be provided.
17. The developer deemed there were no steep slopes onsite.
18. Tennessee Rule 0400-10-.04 required for water quality and quantity.
19. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
20. An assessment of the allowance onsite grinder systems will take place at FMDP. If grinder systems are indeed allowed, the developer shall provide a redundant system to the City for each grinder system installed as future maintenance.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Provided.

SECTION 3. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 4. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 5. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 6. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

EXHIBIT "A"
Property Legal Description

Land in the 1st Civil District of Wilson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 19, 1979, and known as Job No. 79-164 as follows:

BEGINNING at an iron pin, said iron pin being on the westerly margin of Curd Road and also being at the southeast corner of the Joe R. Moser property of record in Deed Book 127, page 183, R.O.W.C., Tennessee; thence leaving Moser's southerly line and with the westerly margin of Curd Road S 4 deg 34' 42" W 166.24' to an iron pin; thence leaving the margin of Curd Road N 85 deg 37' 27" W 1200.00' to an iron pin; thence N 4 deg 34' 42" E 722.15' to an iron pin, said iron pin being in the southerly line of the Teddy R. Davis property of record in Deed Book 163, Page 101, R.O.W.C., Tennessee; thence with Davis' southerly line S 80 deg 55' 58" W 501.26' to an iron pin, said iron pin being the southeast corner of the aforesaid Davis property and in the westerly line of the Sliver Springs Baptist Church property of record in Deed Book 254, Page 156, R.O.W.C., Tennessee; thence with the Silver Springs Baptist Church's westerly line S 4 deg 38' 46" W 187.80' to an iron pin, said iron pin being the southwest corner of the aforesaid Sliver Springs Baptist Church's property. thence with the Sliver Springs Baptist Church's southerly line S 71 deg 13' 05" E 214.72' to an iron pin, said iron pin being the northwest corner of the aforesaid Joe F. Moser property; thence with Moser's westerly line S 4 deg 45' 23" W 271.57' to an iron pin, said iron pin being the southwest corner of the aforesaid Moser property; thence with Moser's southerly line of S 85 deg 22' 39" E 493.18° to the point of beginning, containing 12.16 acres, more or less.

Included in the above description but expressly excluded from this conveyance is the following described tract of land:

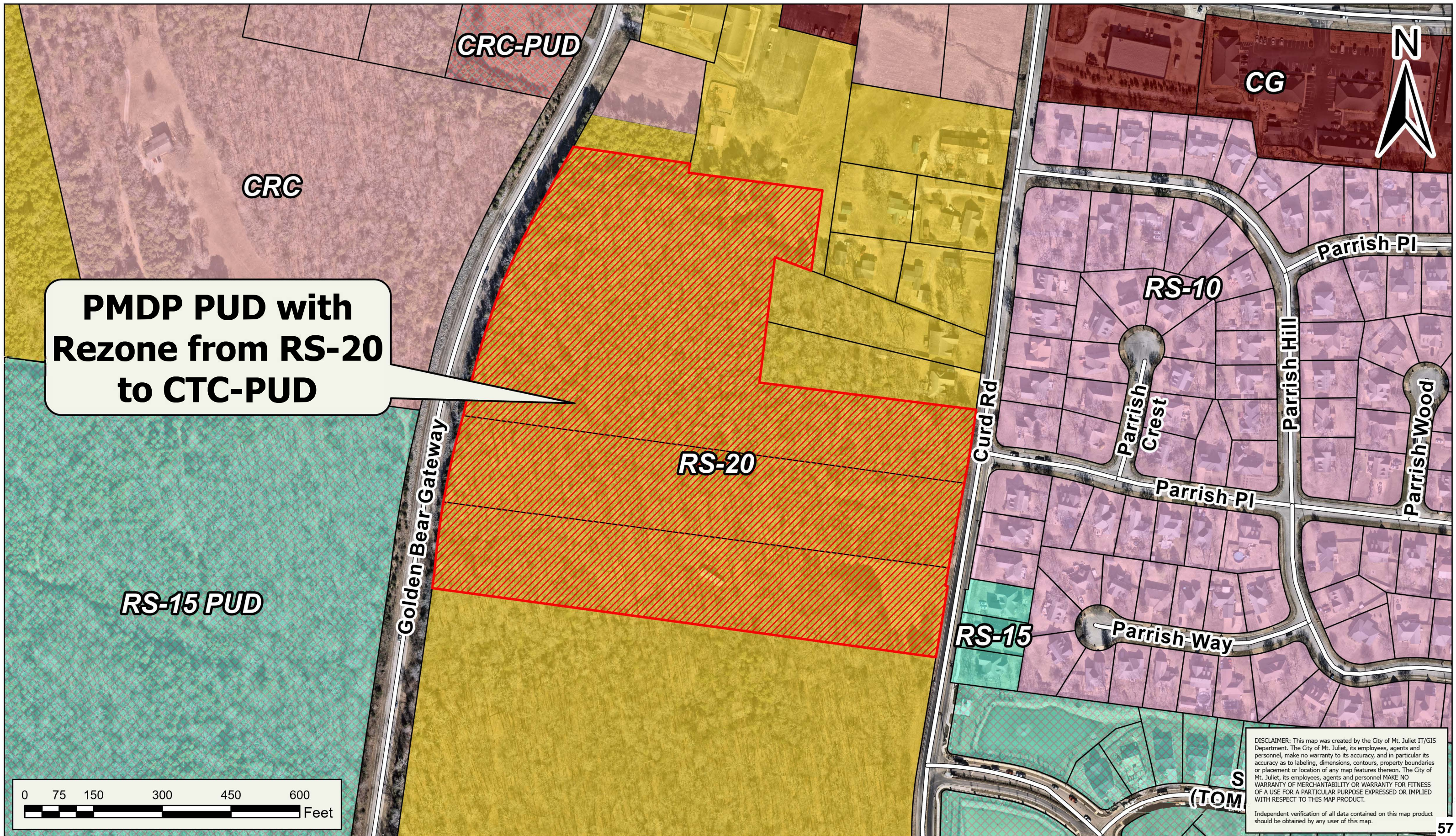
Being a one acre tract more or less as shown on the Boundary Survey of the Portion of the Jeanne Robinson Waggoner Property as of record in Plat Book 25, Page 426, Register's Office, Wilson County, Tennessee and also that property conveyed to the City of Mount Juliet of record in Book 1120, Page 2277, Register's Office, Wilson County, Tennessee.

Being part of the same property conveyed to Jeanot D. King by Installment Deed from Robert Baltz, Jr., D. Martin Baltz, Dennis L. Baltz, Frank J. Baltz and Jack P. Baltz of record in Book 368, Page 135, in the Register's Office of Wilson County, Tennessee dated September 27, 1979 and recorded October 30, 1979. Jeanot D. King having since passed on April 13, 2012 leaving her heirs and devisees in Davidson County, Tennessee Probate Court No. 12P743 and Affidavit of Inheritance of Real Estate in Book 1550, Page 1750 in the Register's Office of Wilson County, Tennessee.



Exhibit B - PMDP PUD w/ Rezone

2937 Curd Rd
Map 054, Parcels 100.03, 100.04, and 100.05





MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 2937 Curd Rd. a.k.a. Springs Mt. Juliet
PMDP PUD/REZONE
Map - 054
Parcel(s) – 100.03, 100.04, 100.05

Request: Submitted by Dewey Engineering, on behalf of the owner Magnolia Tree Investments, the applicant requests a rezone and preliminary master development plan approval for a mixed-use development at 2937 Curd Road in District 1.

History: The subject property is on the west side of Curd Road, south of Lebanon Road and stretches west with frontage along Golden Bear Gateway also. The proposal is for 158 townhomes and 36,000sqft of commercial, restaurant and amenity uses. The estimated population at buildout is 395 people. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
2937 Curd Road Mixed - Use	Neighborhood Commercial	N/A	RS-20	CTC-PUD

Future Land Use Plan: The land use map identifies the area as neighborhood commercial land use. The proposal does not violate the City's land use plan. Neighborhood commercial supports the rezone request from RS-20 to CTC-PUD.

Zoning: Current zoning is RS-20, medium density residential. Requested is CTC with a PUD overlay.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

- 1. Is in total agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Location/Overview: The subject property is on the west side of Curd Road, south of Lebanon Road and stretches west with frontage along Golden Bear Gateway. The site is, presently, undeveloped and wooded and approximately 20.1 acres, meeting the minimum area requirement for a CTC mixed-use PUD in this part of town. The proposal is for 158 townhomes and 36,000sqft of commercial and amenities. A detailed phasing plan is not provided but the comment response letter indicates the order being: townhomes south of road A first, commercial second and townhomes north of road A third.

Article VI Bulk Standards: Overall residential density is 158 units on 20.1 acres for a density of 7.9 units/acre. This density is permitted in this mixed-use PUD. Building setbacks are corrected rendered for a CTC PUD. Bulk waivers are not requested as part of this submittal. Further review of these details will be performed at site plan submittal. Building separation distances shall be delineated on subsequent submittals.

Streets/Sidewalks/Access: Vehicular access is proposed from both Curd Road and Golden Bear Gateway via a public road. The remaining access lanes are private. The sidewalk network is complete, with internal sidewalks on both sides of the public and private lanes. Sidewalk connections are provided to the right-of-way where appropriate. A waiver is requested for private streets and is detailed below.

Article X Parking: The preliminary layout indicates the site is overparked per code requirements. 624 spaces are provided 516 are required. 2/unit townhomes (316), 1/250 retail (41) and 1/150 restaurant (159 stalls). Driveways are shown 22' long and two car driveway width shall be 18'. Parking for the commercial areas is located behind the buildings in lieu of along Golden Bear Gateway, staff appreciates this layout. Parallel guest parking spots are provided throughout the residential component of this PUD.

Amenities: The main amenity area is in the northeast corner of this PUD, in the commercial area of the PUD. A playground is proposed at the northeast corner of the site along Curd Road. Staff requests that the playground area be relocated to a more central part of the PUD and away from a busy road such as Curd. Amenities shall not count towards commercial requirements for mixed use PUDs, please delineate this on subsequent submittals. A clubhouse of 2,000sf is proposed.

Article XI Signage: Commercial mixed-use signage will allow for up to two signs per development. Lots with less than 200 linear feet of road frontage, shall have a sign face no greater than 30 sf, dual sided and a maximum height of 10'. For lots with greater than 200 linear feet of road frontage, sign faces shall not exceed 50 sf, dual sided and a maximum height of 10'.

The applicant is requesting a waiver to the sign regulations by requesting a total of seven ground mounted signs, that include two entry monuments for the overall development, and one ground mounted for each of the five commercial buildings.

6-104.1 Mixed Use Standards: The area of the site devoted to commercial is 5 acres (25%) of the 20.1 acres in the PUD boundary and is located on the west side of the PUD adjacent to Golden Bear Gateway. Proposed uses include retail and restaurants and associated improvements. The total square footage of commercial space is 34,000sf arranged in five building ranging size from 2,200sf to 7,200sf.

The renderings supplied show townhomes with secondary materials. Revise. The applicant is asking for one design waiver, for up to 40% secondary material for the sides and rear of the commercial buildings only. The townhomes and amenity buildings shall be 100% masonry. Should this waiver not be approved, all code requirements shall be met.

Article X Landscaping: The site is subject to landscape buffers these are rendered on the preliminary master development plan. Staff is not in support of the interface at the northwest area of the PUD where the townhomes meet the commercial and amenity area. A buffer and fence are proposed, however; the buffer is narrow. Ideally, unit 117 is removed allowing enough space for a wider, more useful buffer area. Further review and a complete landscape plan will be reviewed at site plan and final master development plan review.

Waivers: The following waivers are requested as part of this preliminary master development plan:

1. Internal streets for residential development shall be private streets. – PUBLIC WORKS TO RECOMMEND
2. 6-103.7: Commercial building facades 100% brick and/or stone for street facing sides. Facades not facing the street will include at least 40% brick or stone – STAFF SUPPORTS - THE TOWNHOMES AND AMENITY BUILDING SHALL BE 100% MASONRY ON ALL FACADES.
3. Article XI: Signage requested to include 2 ground mounted entry monuments for the overall development and 1 ground mounted sign for each commercial buildings, totaling 7 ground mounted signs. STAFF DOES NOT SUPPORT. THE CODE ALLOWS FOR UP TO TWO FREESTANDING, GROUND MOUNTED SIGNS. THE REQUEST FOR INDIVIDUAL GROUND SIGNS FOR EACH COMMERCIAL ENTITY WILL NOT BE AESTHETICALLY PLEASING FOR THIS AREA. STAFF WOULD BE IN SUPPORT OF ALLOTING ADDITIONAL HEIGHT AND SQUARE FOOTAGE FOR THE TWO GROUND MOUNTED DEVELOPMENT SIGNS.

Other: Trash receptacles and bike racks are required at each commercial building and amenity area per the zoning ordinance requirements, notes provided indicate intended compliance with this requirement. The dumpster enclosures shall comply with 6-103.7 including a pedestrian door, masonry enclosure and metal gates. Staff does not support the dumpsters adjacent to the main drive aisle, revise the location. Notes on the plans indicate willingness to comply with a variety of code requirements.

Summary: This request is for a preliminary master development plan approval and rezone approval from RS-20 to CTC-PUD for a mixed-use development with 158 townhomes and 36,000sf of commercial and amenities. Plans are conceptual at this point and if the preliminary master development plan and rezone are approved further refinement will occur at subsequent submittals. The City's future land use plan supports the rezone request. The Planning Commission and Board of Commission must review and recommend and decide on the waiver requests detailed above.

Recommendation: Staff recommends forwarding a positive recommendation to the Board of Commissioners for the preliminary master development plan and rezone for Springs Mt. Juliet at 2937 Curd Road, a mixed-use PUD, subject to the conditions below:

Planning and Zoning:

1. Two car driveways shall be at least 18' wide.
2. Only improved open space may contribute to the 10% minimum requirement.
3. Identify the square footage of commercial uses alone, remove non-residential language, specify the exact amount of commercial and amenity area proposed.
4. Identify building separation distances on the final master development plan.
5. Relocate the playground amenity to a more central location in the PUD and away from Curd Road.
6. Remove lots 116 & 117 to allow enough space for an effective buffer from adjacent commercial and amenity uses.
7. Provide building renderings that match the waiver requests. Townhomes shall be fully masonry.
8. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
9. 5-104.1 Multifamily guidelines shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
10. 6-104.1 Mixed use regulations shall be adhered to excepting any waivers granted by the Planning Commission or Board of Commissioners.
11. 6-103.7 Commercial design standards shall be adhered to except any waiver issues by the Board of Commissioners.
12. Residential HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
13. Wall mounted utility and meter equipment shall be painted to match the façade of all commercial and amenity buildings.
14. All exterior lighting fixtures shall be decorative.
15. Brick shall be clay, baked and individually laid.
16. Stone shall be individually laid.
17. Provide trash receptacles at each commercial building and amenity main entrances.
18. Provide a five-space wave-style bike rack at each commercial and amenity building.
19. Wet ponds shall have lighted fountains with aeration.
20. Detention and retention areas shall be screened with landscaping around the perimeter.
21. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan and landscape plan submittal.

22. The mail kiosks shall be covered and lit and include designated parking.
23. The dumpster enclosures shall include a pedestrian door, masonry enclosure, metal gates and meet all requirements of 6-103.7.
24. Relocate the dumpsters along the main drive to a less conspicuous location.
25. Provide decorative streetlighting at the subdivision entrances and throughout.
26. Wall mounted light fixtures shall be decorative.
27. Parking lot lighting shall include decorative fixtures mounted to black poles.
28. Mulch is not permitted within 3' of any commercial or amenity structure.
29. All poles and posts shall be painted black, channel posts are not permitted.
30. Wheel stops are not permitted.
31. Bollards shall be painted black.
32. Roof mounted HVAC equipment for the commercial structures and amenities shall be screened entirely from horizontal view via parapet walls per 6-103.7.
33. Provide a phasing sheet with the final master development plan submittal.
34. Sidewalks and trails are not permitted within landscape buffer areas.
35. Identify building separation distances for the commercial and amenity areas.
36. Patios, should they be installed, shall not encroach into landscape buffers.
37. All amenities shall be completed before issuance of the 110th CO.
38. All commercial development shall be completed before issuance of the 110th CO.
39. Split area of the south storm pond, between units 28 & 29, as it will serve both residential and commercial areas of this PUD. As calculated it currently gives inaccurate credit toward commercial area.

Engineering:

1. The following variances are requested or required:
 - a. [4-103.3] To allow private streets: **SUPPORTED conditionally on the proposed cross section meeting the City standard for an Access Lane or greater.**
 - b. [4-103.103] To exclude a grass strip between sidewalks and curbs: **NOT SUPPORTED**
2. Based on Staff's review of the MTA, the following offsite improvements are recommended:
 - a. A westbound left-turn lane shall be constructed on Lebanon Road at Curd Road by the 100th C.O.
 - b. The westbound left-turn lane on Lebanon Road at Golden Bear Gateway shall be extended to accommodate the projected queue by the 100th C.O. This will require the installation of a two-way left-turn lane between Golden Bear Gateway and Curd Road to accommodate the storage and tapers.
 - c. Install curve feedback signs on Curd Road south of the project entrance by the 25th C.O.
3. Based on Staff's review of the MTA, the following site-related improvements are recommended:
 - a. A northbound right-turn and a southbound left-turn lane are required on Golden Bear Gateway at the project access prior to the 1st C.O. (commercial or residential (excluding any model home)).
 - b. A northbound left-turn lane is required on Curd Road at the project access prior to the 1st C.O. (commercial or residential (excluding any model home)).

4. On street parking shall be parallel parking, including at the mail kiosk. Additional parking may be provided from a separate lot.
5. Sidewalks adjacent to any parking shall be 7'.
6. A crosswalk shall be provided across Road A at Road B.
7. Sidewalk width along Golden Bear Gateway frontage shall be at least 6'. This sidewalk would likely be located on the bank of the existing bluff. Grading of the bluff shall be included with the FMDP submission.
8. Sidewalk width along Curd Road frontage shall be at least 5'.
9. A minimum driveway depth of 22' is recommended, matching the requirement for single-family residential.
10. The sidewalk connecting Road F to the northern walking path shall be on the west side of the road.
11. The 2' grass strip will have steep driveway grades from the curb.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
14. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
15. Landscaping plans shall be approved prior to construction plans approval.
16. If wet ponds are used, aeration shall be provided.
17. The developer deemed there were no steep slopes onsite.
18. Tennessee Rule 0400-10-.04 required for water quality and quantity.
19. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
20. An assessment of the allowance onsite grinder systems will take place at FMDP. If grinder systems are indeed allowed, the developer shall provide a redundant system to the City for each grinder system installed as future maintenance.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Provided.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1295
10.B.

Agenda Date: 9/8/2025

Agenda #:

Title:

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

ORDINANCE NO. _____

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

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of July 17, 2025, and forwarded a positive recommendation (7-0-2) to the Board of Commissioners; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____, 2025 and notice thereof published in the Chronicle of Mt. Juliet on August 6, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan for the property from Mixed Use to Mixed Use and High Density Residential; and

WHEREAS, the property described herein is entirely within the Mt. Juliet urban growth boundary.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

Section 1. LAND USE PLAN AMENDMENT. The land use plan for the property described in Exhibit A is hereby amended from Mixed Use to Mixed Use and High Density Residential as shown in Exhibit B and subject to the conditions below:

Planning & Zoning:

1. The land use plan amendment shall revert to mixed used only should the associated preliminary master development plan fail to receive approval by the Board of Commissioners.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation (7-0-2) in a regular meeting held on July 17, 2025.

Section 3. PUBLIC HEARING. The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 4. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 5. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 6. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A - Legal Description, The Sutton

A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: LAND IN THE 24TH CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: A HOUSE AND LOT BEING TRACT NO. 2 OF THE DONA (DONIE) THOMPSON MARTIN PROPERTY LOCATED ON THE OLD RAILROAD BED ROAD AND CONTAINING 4.623 ACRES, MORE OR LESS, ACCORDING TO A SURVEY OF PETTY AND PETTY OF CARTHAGE, TENNESSEE, DATED OCTOBER 6, 1980, AND FOR A MORE COMPLETE SURVEY OF SAID PROPERTY TOGETHER WITH THE EASEMENT FOR INGRESS AND EGRESS REFERENCE IS HERE MADE TO SAID SURVEY OF RECORD IN PLAT BOOK 16, PAGE 651, REGISTERS OFFICE OF WILSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM LAST WILL AND TESTAMENT OF DAVID R. MCCLENDON, DECEASED TO JAMES MCCLENDON, SON, DATED 11/14/2001 RECORDED ON 06/07/2002 IN BOOK 914 PAGE 545 IN WILSON COUNTY RECORDS, STATE OF TN.

A certain tract or parcel of land in the 24th Civil District of Wilson County, State of Tennessee, described as follows, to wit: Being Tract No. 3 of the Dona (Donie) Thompson Martin property located on the Old Railroad Bed Road and containing 4.62 acres, more or less, according to a survey of Petty and Petty of Carthage, Tennessee, dated October 6, 1980, and for a more complete description of said property, reference is here made to said survey of record in Plat Book 16, page 651, Register's Office for Wilson County, Tennessee. BEING the same property conveyed to Robert W. Graves by Quitclaim Deed from Juanita C. Graves a/k/a Cornelia Juanita (Grishom) Graves, dated June 12, 1991, recorded June 25, 1991, Deed Book 423, page 564, in the Register's Office for Wilson County, Tennessee. Also acquired by instrument of record in Book 407, page 935, Register's Office for said County.

land, situated and lying in the 24th. Civil District of Wilson County, Tennessee, and bound and described as follows: Containin by estimation five acres more or less and, Being bound on the north by the Old N. C. and St. L. Railroad highway; Bound on the east by Donie Thompson Martin; Bound on the South by Hamblen and Kelley; and bound on the west by Ben Price. Being a part of the same property which was conveyed to my now daceased husband Hatt Thompson and wife Donie Thompson by deed dated the 3rd day of April, 1941, and said deed is of record in Deed Book 113 page 145 in the Register's Office, for Wilson County, Tennessee.

Exhibit A - Legal Description, The Sutton

BEING at a point in the southerly margin of the old N. C. & St. L. Railroad bed, common corner with Mary Alice Puckett, and thence with Puckett's line S60° 03' E 941.0 feet to a point in Ones line; thence with Jones line N 71° 58' W 294.0 feet to a point; thence with Johnnie E. Jones line N 6° 37' W 801.0 feet to a point in the southerly margin of said abandoned railroad bed; thence with said margin N 80° 00' E 277.0 feet to the beginning and containing 5.46 acres, more or less. DEED REFERENCE: Being property which was conveyed unto G. Wayne Brown by Quitclaim deed recorded in Deed Book 1165, Pages 1312-1313, Register's Office for Wilson County, Tennessee. Property Address: 2486 E. Division St., Mt. Juliet, TN 37122

Beginning at a point on the western present right of way of Rutland Drive, said point located on the southwestern proposed right of way of Eastern/Beckwith Connector, and being 91.69 feet left of Eastern/Beckwith Connector survey centerline station 178+10.10; thence along the proposed right of way of Eastern/Beckwith Connector as follows: north 52 degrees 47 minutes 17 seconds west, and being 72.22 feet to a point 60.00 feet left of Eastern/Beckwith Connector survey centerline station 178+75.00; north 78 degrees 48 minutes 38 seconds west, and being 56.81 feet to a point 60.00 feet left of Eastern/Beckwith Connector survey centerline station 179+31.81; northwesterly with a curve to the right having a radius of 1,492.39 feet, an arc length of 719.68 feet to a point 60.00 feet left of Eastern/Beckwith Connector survey centerline station 186+22.56; north 51 degrees 10 minutes 51 seconds west, and being 852.46 feet to a point located on the western line of the property owned, the common line with property owned by J. Wayne and Jo Ann Hardy, of record in Book 77, page 012, Register's Office for Wilson County, and being 60.00 feet left of Eastern/Beckwith Connector survey centerline station 195+74.02; thence north 09 degrees 06 minutes 00 seconds east along the common line, and being 129.09 feet to a point on the common line, said point being on the northeastern proposed right of way of Eastern/Beckwith Connector, and being 60.00 feet right of Eastern/Beckwith Connector survey centerline station 195+43.51; thence along the proposed right of way of Eastern/Beckwith Connector as follows: south 51 degrees 10 minutes 51 seconds east, and being 920.96 feet to a point 60.00 feet right of Eastern/Beckwith Connector survey centerline station 186+22.56; southeasterly with a curve to the left having a radius of 1,372.39 feet, an arc length of 661.81 feet to a point 60.00 feet right of Eastern/Beckwith Connector survey centerline station 179+31.81; south 78 degrees 48 minutes 38 seconds east, and being 51.81 feet to a point 60.00 feet right of Eastern/Beckwith Connector survey centerline station 178+80.00; north 80 degrees 37 minutes 12 seconds east, and being 75.95 feet to a point located on the western present right of way of Rutland Drive, and being 112.35 feet right of Eastern/Beckwith Connector survey centerline station 178+24.98; thence along the present and proposed right of way of Rutland Drive as follows: south 06

Exhibit A - Legal Description, The Sutton

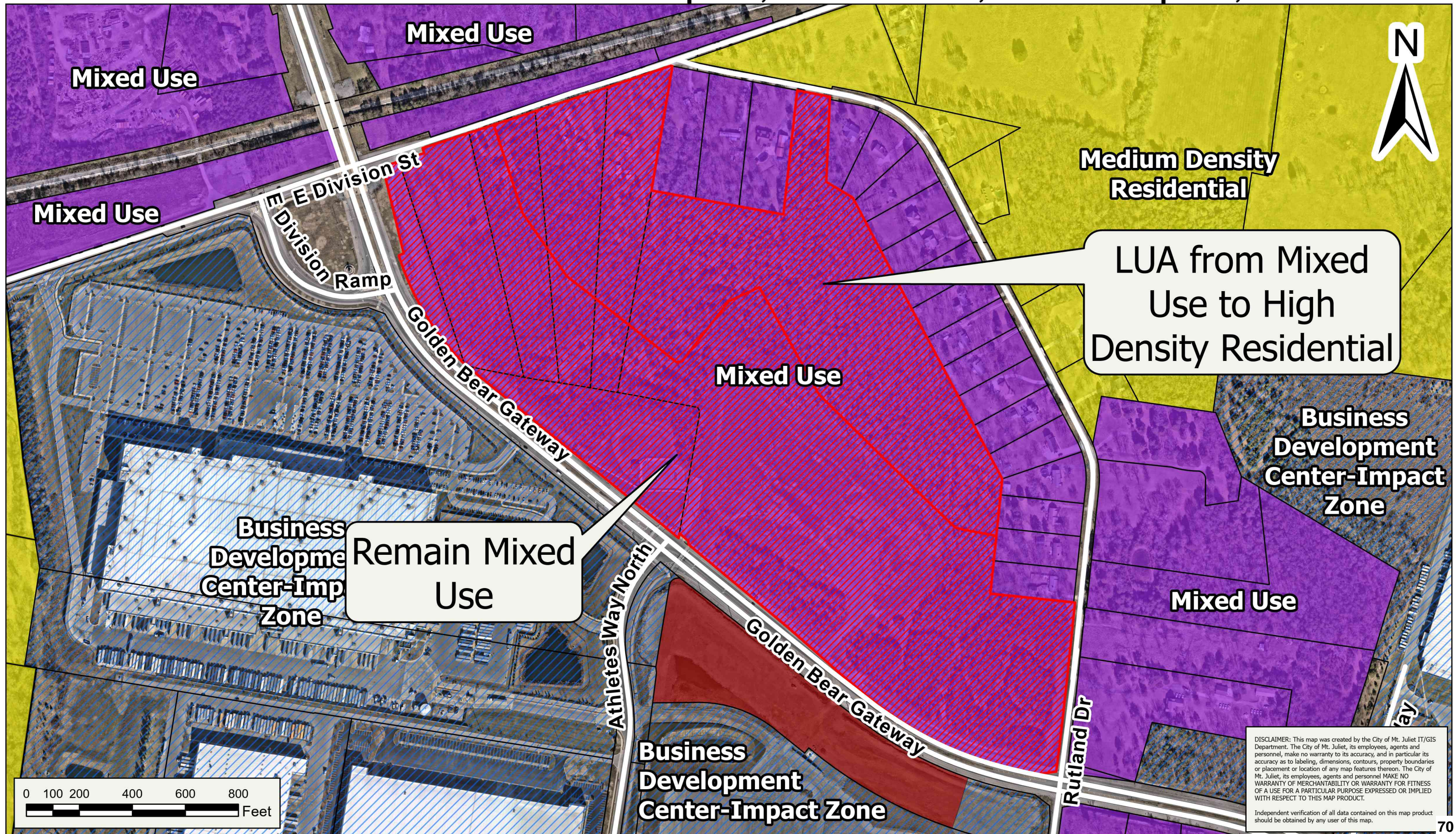
degrees 39 minutes 26 seconds west, and being 154.14 feet to a point 41.30 feet left of Eastern/Beckwith Connector survey centerline station 1.78+12.80; south 08 degrees 07 minutes 20 seconds east, and being 40.43 feet to the POINT OF BEGINNING, containing 4.723 acres, more or less.

As shown on the included exhibit map



Exhibit B- LUA

The Sutton
Map 072, Parcels 047.00, 047.01, 048.00, 049.00
Map 077, Parcels 012.02, 011.01 & Map 078, Parcels 010.02





MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: The Sutton
LUA/PMDP
Map – 072
Parcel(s) – 047.00, 047.01, 048.00 & 049.00
Map – 077
Parcel(s) – 010.02, 011.01, & 012.02

Request: Submitted by Barge Design Solutions, on behalf of Tulit Investments LLC, the applicant seeks a land use plan amendment, rezone and preliminary master development plan approval for a mixed-use commercial and residential development with 649 dwelling units and 102,132sf of commercial space on Golden Bear Gateway in District 3.

Overview: The subject property is 73.96 acres bounded by Golden Bear Gateway to the west, Division Street to the north and Rutland Drive to the east and is located wholly within the City limits. Proposed for the site is a mixed-use PUD with two base zoning districts and a mix of commercial space and residential product. The proposed residential density, overall, for the PUD is 8.78 units/ acre. Commercial space provided in the PUD is 102,132 gross square feet. A summary of the land use plan and zoning changes requested is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
The Sutton	Mixed Use	Mixed Use & Single Family Residential	OPS, OPS-PUD, RS-40	CMU & RS-10-PUD

Future Land Use Plan: The City's future land use map identifies the entire property as mixed use. The applicant is seeking a land use plan amendment for 27.17 acres to single family residential for the construction of single-family homes in a portion of the PUD. The land use plan does not support the request.

Zoning: The zoning is presently OPS, OPS-PUD and RS-40. The applicant is seeking CMU zoning for 46.74 acres and RS-10 for 27.17 acres of the PUD.

Findings: In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT* agreement with the general plan for the area, and **LAND USE PLAN**
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

6-102a Bulk Standards: The total acreage of the proposed development is 73.96 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed residential density is 8.78 units/acre, below the maximum permitted for the requested CMU zoning district (16.1 ac). The multi-family/commercial portion of the PUD includes a residential density of 12.52 units/acre and 102,132 sf of commercial space. The single-family component has a density of 2.32 units/acre (63 lots). The phasing plan includes 9 phases. The estimated population is not provided; the total number of residential units is 649.

1 bedroom: 290
2 bedroom: 109
3 bedroom: 29
Townhomes: 158
Single family: 63

Mixed use developments are held to the residential bulk regulations of RM-16. Average lot size for the single family, RS-10, component is 8,054sf, the smallest being 6,060sf and the largest 12,590. The City's minimum and average lot size ordinance applies to residential PUDs only, not mixed-use PUDs.

6-104.1 Mixed-Use Regulations: 35.39 acres of the PUD are slated for commercial use (48% of the land area of the PUD) 25% is required per the requirements of ordinance 22-51 approved in October 2022, the project exceeds the minimum. While the square footage of commercial for the PUD is identified the particular uses are not, except for a big box store.

Streets/Sidewalks/Access: The sidewalk network looks complete, further review will occur at subsequent submittals. There are vehicular access points along each of the project's road frontages, Rutland Drive, GBG and Division.

Parking: Parking appears to be adequately accommodated; further review will occur with subsequent submittals. A shared parking arrangement between nighttime and daytime uses for up to 25% of the required mixed-use area parking is requested and subject to Planning Commission approval.

Amenities: Amenities proposed include: a relocated GBG trailhead, dog parks, trails, unprogrammed open space, splash pad, town square, pool, outdoor grilling space, fire pit, business center, fitness center, golf simulator, co-working space, coffee lounge, cabanas, etc. Open space totals 22.55 acres of the PUD, or 30%.

Multi-family and Commercial Building Design Standards: Renderings are supplied to illustrate the overall appearance of the PUD. Façade material and other design standard waivers are outlined below and are subject to recommendation and approval by the Board of Commissioners. Elevations will be required with subsequent submittals.

Article X Landscaping: The applicant is not requesting any variance or waivers from the requirements of article X. A full landscape plan will be required and reviewed upon submittal of site plans and preliminary plats.

Waivers/Variances: The following waivers are requested:

1. 5-104.4 – Access streets to allow front load garages with decorative doors – STAFF DOES NOT SUPPORT
2. 4-104.401 – 33 single family homes on a cul-de-sac (14 max.) – PW TO RECOMMEND
3. 5-103a – Single family bulk regulations as follows:
 - a. Front setback 20' (30') PZ SUPPORTS
 - b. Side setback 7.5' (8') PZ DOES NOT SUPPORT
 - c. Min. lot width 50' (60') PZ SUPPORTS
 - d. Lot coverage: 50% (35%) PZ SUPPORTS
4. 12-102 – Disturb slopes 20% or greater in a cut condition only PUBLIC WORKS TO RECOMMEND
5. 5-104a.4 – Omit perimeter fence around multifamily PZ SUPPORTS
6. 6-103.3 – Max. height of 55' The development site is approximately a mile from the I-40/GBG interchange, outside of the ½ mile required for additional height. PZ DOES NOT SUPPORT
7. 5-104.4 – Less than 22' long driveways for alley loaded and front-loaded townhomes PZ DOES NOT SUPPORT
8. 4-114.1 – 50% masonry, 50% secondary Hardie and board and batten for multi family PZ SUPPORTS 70% MASONRY AND 30% SECONDARY
9. 5-104.4 - 50% masonry, 50% secondary Hardie and board and batten for single family PZ SUPPORTS 70% MASONRY AND 30% SECONDARY
10. 5-104.4 – Omit the masonry column between single family two car garages front facing if a decorative door is used PZ SUPPORTS
11. 5-104.4 – Front facing, single family garage doors to be 50% of the front façade if a decorative garage door is used PZ DOES NOT SUPPORT
12. 5-104.4 – Single-family, front-loaded garages to be flush with the front façade PZ SUPPORTS
13. 5-104.4 – Single family lots less than 10,000sf (6,060sf the smallest) PZ SUPPORTS 8,000SF
14. 6-102.1 – Grocery store to be 10,000sf (in lieu of 20,000sf required) PZ SUPPORTS
15. 9-103.1.2 – 25% shared parking in the mixed use area of the PUD PZ SUPPORTS

- 16. 6-103.7.3 – Omit sidewalks in areas that require environment impact PZ DOES NOT SUPPORT
- 17. 6-103.4 – Allow townhome balconies to encroach into yards PZ SUPPORTS
- 18. 8-207.5.4 – Greenway trail to be mulched in lieu of paved PZ DOES NOT SUPPORT

Summary: This PUD will add 649 residential units, 102,132 square feet of commercial space and associated improvements to the Golden Bear Gateway/E. Division area in District 3. The future land use does not support the rezone request for single family residential.

Staff does not support the townhomes against Golden Bear Gateway as proposed, as this is a major commercial corridor in the City, this area should be developed with commercial uses along this frontage in lieu of residential.

The waivers and variances detailed above are subject to Planning Commission and Board of Commissioners approval. Full compliance with code is required, excepting any waivers or variances granted. Many of the conditions below are addressed with notes indicating compliance with many of the City's requirements.

Recommendation: Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, rezone and preliminary master development plan for the Sutton on Golden Bear Gateway, please include the following conditions:

Planning and Zoning:

1. Live/work spaces are not permitted to contribute to commercial square footage.
2. Amenities may not contribute to commercial square footage.
3. Provide landscaped islands every 15 parking spaces.
4. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Board of Commissioners.
5. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Board of Commissioners.
6. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Board of Commissioners.
7. 5-104.4 Single family guidelines shall be adhered to excepting any waivers approved by the Board of Commissioners.
8. Exterior lighting fixtures mounted to the buildings shall be decorative. Wall packs are not permitted.
9. All poles and posts throughout the PUD shall be powder-coated black, channel posts are not permitted.
10. Bollards shall not be painted yellow; rather black gray or another neutral color.
11. Wheel stops are not permitted.
12. Corner lots and edge units shall be designated critical façade lots.
13. All fencing shall be decorative and constructed of low maintenance material.
14. HVAC and utility equipment shall be screened entirely from horizontal view by parapet walls if roof mounted and masonry enclosure or landscaping if ground mounted.
15. Wall mounted utility meters and associated equipment shall be painted to match the façade it is attached to.

16. Metal and vinyl shall not be permitted as secondary façade materials.
17. Brick shall be clay, baked and individually laid.
18. Stone shall be individually laid.
19. Wet ponds shall have lighted fountains for aeration and landscaping around the perimeter.
20. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
21. Provide bike racks per code.
22. Provide trash receptacles per code.
23. Fire pits shall be set in a brick or stone base.
24. Dumpster enclosure and trash compactors shall be faced with masonry and meet the requirements of 6-103.7, regulations for dumpster enclosures.
25. 2,000sf of clubhouse area, up to 200 units, is required, plus 10sf per each additional dwelling in multifamily areas per multi-family regulations.
26. Provide commercial and/or mixed uses along the entire Golden Bear Gateway frontage in lieu of the townhomes/strictly residential as this is a major commercial corridor in the City.
27. Detention ponds, easements, etc. shall not be counted towards improved open space requirements.
28. Provide decorative streetlighting at the entrances and throughout the PUD per recently approved ordinance 2025-24.
29. Parking lot lighting shall be decorative fixtures mounted to black poles. Poles shall be placed in landscaped areas or yards not in the parking lot.
30. Paint wall mounted utility equipment and meters to match the building façade it is attached to.
31. Landscape buffers shall be located in open space and not on individual lots. The HOA or management company shall be responsible for the maintenance of all buffers.
32. Mail kiosks shall be covered, lighted and include designated parking.
33. Signage to be reviewed via a separate application to the Planning Department.
34. The full complement of required parking shall be required if the 25% share request is not approved by the Planning Commission.

Engineering:

1. This PMDP shall be stamped, signed, and dated by a TN registered engineer for all future submittals.
2. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.
6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Grinder systems or on-site step systems will not be allowed for this development.
9. The internal pump station shall be public and designed to City standards.

10. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
11. The public sewer shall not be placed within private alleys.
12. Sewer availability has been granted. The developer shall upsize the existing gravity sewers to accommodate the flow from the development's discharge point (at the existing manhole) to the Volunteer (7-Eleven) pump station. Sizing parameters shall be determined at construction plan review.
13. Offsite sewer shall not be under the greenway. Alignment of the sewer shall be determined at the FMDP.
14. Provide hydrologic determination by FMDP.
15. Variances:
 - Request to disturb slopes more than 20% - Staff supports in a cut condition only.
 - Request to allow front loading garages on access streets (Zoning Reg 5-104.4.10) – **Not supported.**
 - Request to allow more than 14 lots on a cul-de-sac (Sub Reg 4-104.401) – **Supported conditionally that the street include 24' of pavement.**
 - Request to allow up to 25% shared parking (Zoning Reg 9-103) – **Not supported without a shared parking analysis.**
 - Request to allow permanent dead ends to terminate within 150' of the property boundary (Sub Reg 4-104.405) – **Supported**
 - Request to allow residential frontages on a collector (Sub Reg 4-104.303) – **Supported on one side of the street with shared driveways. No lots may have individual driveways along the collector**
 - Request to waive sidewalk requirements in areas with environmental impacts (Sub Reg 4-103.102) – **Not Supported**
 - Request for the greenway to be a mulch trail – **Not Supported**
16. The following off-site improvements will be required based on the results of the MTA:
 - a. Golden Bear Gateway and Rutland Drive
 - i. A traffic signal should be installed at this intersection when warranted. A signal warrant analysis should be submitted with each FMDP/Site of a commercial parcel or final plat (residential). The median on Golden Bear Gateway and Athletes Way shall be closed when the signal is installed.
 - ii. The southbound approach of Rutland Drive should be widened to include an exclusive left-turn lane. This improvement should be done prior to the construction of the project entrance on Rutland Drive.
 - b. Golden Bear Gateway and E. Division Ramp/Site access
 - i. The site access at this intersection shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site.
 - ii. This may require the site access location be moved.
 - c. Golden Bear Gateway Signals
 - i. A time-of-day and coordination plan shall be developed for all signals between Division Street and Summit Boulevard. This plan shall be implemented prior to the opening of 50% of the commercial area or the installation of the signal at Rutland Drive, whichever occurs first.
 - ii. Opticom preemption with a perpetual license shall be installed at all signals between Division Street and Summit Boulevard.

17. Site Access

- a. Site Access 1 shall be located on Golden Bear Gateway at the signalized intersection at Athletes Way. This approach shall include protected/permissive left-turn phasing and run concurrently with the Athletes Way approach.
 - b. Site Access 2 shall be located on Rutland Drive. A left-turn lane should be installed on Rutland Drive at the intersection. This driveway must meet HSAM spacing requirements.
 - c. Site Access 3, as proposed on Rutland Drive, does not meet HSAM spacing requirements and therefore is not supported. However, capacity analysis indicated the driveway to be located outside the queue from a signal at Rutland Drive and Golden Bear Gateway.
 - d. Site Access 4 shall be located on Golden Bear Gateway, opposite the Project Jolene driveway. This driveway shall be right-in/right-out only and a median shall be installed along Golden Bear Gateway.
 - e. Site Access 5 shall be located on Golden Bear Gateway, opposite the Division Street ramp. This driveway shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site. This may require the location of the driveway be changed.
 - f. Site Access 6 shall be located on East Division Street and include left-turn and right-turn lanes on Division Street. This driveway must meet HSAM spacing requirements to Golden Bear Gateway and Rutland Drive.
 - g. Site Access 7 shall be located on Rutland Drive and meet HSAM spacing requirements from Division Street.
18. Sidewalks are required along all road frontage.
 19. Pedestrian Access Routes (PAR) are required from the ROW to all businesses per ADA standards.
 20. All roads serving the multifamily and commercial portions of the site shall be private. The central spine collector shall be a minor collector if public, and adhere to all design standards, widths, and access standards of a minor collector cross-section.
 21. Sidewalks adjacent to perpendicular parking shall be at least 7' wide to account for vehicle overhang.
 22. Sidewalks adjacent to parallel parking shall be at least 6' wide, excluding the width of the curb, to account for mirrors and doors.
 23. All shared use paths must be at least 10' wide.
 24. The shared use path along Golden Bear Gateway shall be moved in front of the signage at the signal to provide better lines of sight to turning motorists and to prevent bicycles and pedestrians crossing through the vehicle queues.
 25. The alleys within the townhome areas shall include at least 20' of pavement.
 26. Perpendicular parking on the alleys must comply with the parking dimensions provided in the Zoning Ordinances. Consider angled parking to reduce the required drive aisle width.
 27. All sidewalks on the collector between E. Division Street and Rutland Drive shall be at least 6' wide. Sidewalks are required on both sides of the street over the stream crossing.
 28. Truck turning templates are needed to show delivery operations. Please provide a zoomed in figure on the proposed roundabout at FMDP.
 29. Curb and gutter are required any place with sidewalk or shared use paths within the City limits.
 30. All pedestrian facilities shall comply with ADA and PROWAG standards.

31. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
32. Angled on-street parking is supported only on the private central access road opposite Athletes Way. The road must include a center median and meet the drive aisle width required in the zoning code.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1296
10.C.

Agenda Date: 9/8/2025

Agenda #:

Title:

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

ORDINANCE NO. _____

**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**

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of July 17, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of (5-2-2) and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2025 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject 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, OPS-PUD and RS-40 to CMU-PUD and RS-10-PUD and to adopt the Preliminary Master Development Plan for a mixed use development.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning those certain parcels of real 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, OPS-PUD and RS-40 to CMU-PUD and RS-10-PUD.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. The Preliminary Master Development Plan for the Sutton (Exhibit B) is hereby adopted, except as modified herein. The Preliminary Master Development Plan shall comply with the Zoning Ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning and Zoning:

1. Live/work spaces are not permitted to contribute to commercial square footage.

2. Amenities may not contribute to commercial square footage.
3. Provide landscaped islands every 15 parking spaces.
4. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Board of Commissioners.
5. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Board of Commissioners.
6. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Board of Commissioners.
7. 5-104.4 Single family guidelines shall be adhered to excepting any waivers approved by the Board of Commissioners.
8. Exterior lighting fixtures mounted to the buildings shall be decorative. Wall packs are not permitted.
9. All poles and posts throughout the PUD shall be powder-coated black, channel posts are not permitted.
10. Bollards shall not be painted yellow; rather black gray or another neutral color.
11. Wheel stops are not permitted.
12. Corner lots and edge units shall be designated critical façade lots.
13. All fencing shall be decorative and constructed of low maintenance material.
14. HVAC and utility equipment shall be screened entirely from horizontal view by parapet walls if roof mounted and masonry enclosure or landscaping if ground mounted.
15. Wall mounted utility meters and associated equipment shall be painted to match the façade it is attached to.
16. Metal and vinyl shall not be permitted as secondary façade materials.
17. Brick shall be clay, baked and individually laid.
18. Stone shall be individually laid.
19. Wet ponds shall have lighted fountains for aeration and landscaping around the perimeter.
20. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
21. Provide bike racks per code.
22. Provide trash receptacles per code.
23. Fire pits shall be set in a brick or stone base.
24. Dumpster enclosure and trash compactors shall be faced with masonry and meet the requirements of 6-103.7, regulations for dumpster enclosures.
25. 2,000sf of clubhouse area, up to 200 units, is required, plus 10sf per each additional dwelling in multifamily areas per multi-family regulations.
26. Provide commercial and/or mixed uses along the entire Golden Bear Gateway frontage in lieu of the townhomes/strictly residential as this is a major commercial corridor in the City.
27. Detention ponds, easements, etc. shall not be counted towards improved open space requirements.
28. Provide decorative streetlighting at the entrances and throughout the PUD per recently approved ordinance 2025-24.
29. Parking lot lighting shall be decorative fixtures mounted to black poles. Poles shall be placed in landscaped areas or yards not in the parking lot.
30. Paint wall mounted utility equipment and meters to match the building façade it is attached to.
31. Landscape buffers shall be located in open space and not on individual lots. The HOA or management company shall be responsible for the maintenance of all buffers.
32. Mail kiosks shall be covered, lighted and include designated parking.

33. Signage to be reviewed via a separate application to the Planning Department.
34. The full complement of required parking shall be required if the 25% share request is not approved by the Planning Commission.

Engineering:

1. This PMDP shall be stamped, signed, and dated by a TN registered engineer for all future submittals.
2. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.
6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Grinder systems or on-site step systems will not be allowed for this development.
9. The internal pump station shall be public and designed to City standards.
10. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
11. The public sewer shall not be placed within private alleys.
12. Sewer availability has been granted. The developer shall upsize the existing gravity sewers to accommodate the flow from the development's discharge point (at the existing manhole) to the Volunteer (7-Eleven) pump station. Sizing parameters shall be determined at construction plan review.
13. Offsite sewer shall not be under the greenway. Alignment of the sewer shall be determined at the FMDP.
14. Provide hydrologic determination by FMDP.
15. Variances:
 - Request to disturb slopes more than 20% - Staff supports in a cut condition only.
 - Request to allow front loading garages on access streets (Zoning Reg 5-104.4.10) – **Not supported.**
 - Request to allow more than 14 lots on a cul-de-sac (Sub Reg 4-104.401) – **Supported conditionally that the street include 24' of pavement.**
 - Request to allow up to 25% shared parking (Zoning Reg 9-103) – **Not supported without a shared parking analysis.**
 - Request to allow permanent dead ends to terminate within 150' of the property boundary (Sub Reg 4-104.405) – **Supported**
 - Request to allow residential frontages on a collector (Sub Reg 4-104.303) – **Supported on one side of the street with shared driveways. No lots may have individual driveways along the collector**
 - Request to waive sidewalk requirements in areas with environmental impacts (Sub Reg 4-103.102) – **Not Supported**
 - Request for the greenway to be a mulch trail – **Not Supported**
16. The following off-site improvements will be required based on the results of the MTA:

- a. Golden Bear Gateway and Rutland Drive
 - i. A traffic signal should be installed at this intersection when warranted. A signal warrant analysis should be submitted with each FMDP/ Site of a commercial parcel or final plat (residential). The median on Golden Bear Gateway and Athletes Way shall be closed when the signal is installed.
 - ii. The southbound approach of Rutland Drive should be widened to include an exclusive left-turn lane. This improvement should be done prior to the construction of the project entrance on Rutland Drive.
- b. Golden Bear Gateway and E. Division Ramp/ Site access
 - i. The site access at this intersection shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site.
 - ii. This may require the site access location be moved.
- c. Golden Bear Gateway Signals
 - i. A time-of-day and coordination plan shall be developed for all signals between Division Street and Summit Boulevard. This plan shall be implemented prior to the opening of 50% of the commercial area or the installation of the signal at Rutland Drive, whichever occurs first.
 - ii. Opticom preemption with a perpetual license shall be installed at all signals between Division Street and Summit Boulevard.

17. Site Access

- a. Site Access 1 shall be located on Golden Bear Gateway at the signalized intersection at Athletes Way. This approach shall include protected/permissive left-turn phasing and run concurrently with the Athletes Way approach.
- b. Site Access 2 shall be located on Rutland Drive. A left-turn lane should be installed on Rutland Drive at the intersection. This driveway must meet HSAM spacing requirements.
- c. Site Access 3, as proposed on Rutland Drive, does not meet HSAM spacing requirements and therefore is not supported. However, capacity analysis indicated the driveway to be located outside the queue from a signal at Rutland Drive and Golden Bear Gateway.
- d. Site Access 4 shall be located on Golden Bear Gateway, opposite the Project Jolene driveway. This driveway shall be right-in/right-out only and a median shall be installed along Golden Bear Gateway.
- e. Site Access 5 shall be located on Golden Bear Gateway, opposite the Division Street ramp. This driveway shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site. This may require the location of the driveway be changed.
- f. Site Access 6 shall be located on East Division Street and include left-turn and right-turn lanes on Division Street. This driveway must meet HSAM spacing requirements to Golden Bear Gateway and Rutland Drive.
- g. Site Access 7 shall be located on Rutland Drive and meet HSAM spacing requirements from Division Street.

18. Sidewalks are required along all road frontage.

19. Pedestrian Access Routes (PAR) are required from the ROW to all businesses per ADA standards.

20. All roads serving the multifamily and commercial portions of the site shall be private. The central spine collector shall be a minor collector if public, and adhere to all design standards, widths, and access standards of a minor collector cross-section.
21. Sidewalks adjacent to perpendicular parking shall be at least 7' wide to account for vehicle overhang.
22. Sidewalks adjacent to parallel parking shall be at least 6' wide, excluding the width of the curb, to account for mirrors and doors.
23. All shared use paths must be at least 10' wide.
24. The shared use path along Golden Bear Gateway shall be moved in front of the signage at the signal to provide better lines of sight to turning motorists and to prevent bicycles and pedestrians crossing through the vehicle queues.
25. The alleys within the townhome areas shall include at least 20' of pavement.
26. Perpendicular parking on the alleys must comply with the parking dimensions provided in the Zoning Ordinances. Consider angled parking to reduce the required drive aisle width.
27. All sidewalks on the collector between E. Division Street and Rutland Drive shall be at least 6' wide. Sidewalks are required on both sides of the street over the stream crossing.
28. Truck turning templates are needed to show delivery operations. Please provide a zoomed in figure on the proposed roundabout at FMDP.
29. Curb and gutter are required any place with sidewalk or shared use paths within the City limits.
30. All pedestrian facilities shall comply with ADA and PROWAG standards.
31. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
32. Angled on-street parking is supported only on the private central access road opposite Athletes Way. The road must include a center median and meet the drive aisle width required in the zoning code.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

Section 3. PUBLIC HEARING. The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 4. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 5. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 6. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A - Legal Description, The Sutton

A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: LAND IN THE 24TH CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: A HOUSE AND LOT BEING TRACT NO. 2 OF THE DONA (DONIE) THOMPSON MARTIN PROPERTY LOCATED ON THE OLD RAILROAD BED ROAD AND CONTAINING 4.623 ACRES, MORE OR LESS, ACCORDING TO A SURVEY OF PETTY AND PETTY OF CARTHAGE, TENNESSEE, DATED OCTOBER 6, 1980, AND FOR A MORE COMPLETE SURVEY OF SAID PROPERTY TOGETHER WITH THE EASEMENT FOR INGRESS AND EGRESS REFERENCE IS HERE MADE TO SAID SURVEY OF RECORD IN PLAT BOOK 16, PAGE 651, REGISTERS OFFICE OF WILSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM LAST WILL AND TESTAMENT OF DAVID R. MCCLENDON, DECEASED TO JAMES MCCLENDON, SON, DATED 11/14/2001 RECORDED ON 06/07/2002 IN BOOK 914 PAGE 545 IN WILSON COUNTY RECORDS, STATE OF TN.

A certain tract or parcel of land in the 24th Civil District of Wilson County, State of Tennessee, described as follows, to wit: Being Tract No. 3 of the Dona (Donie) Thompson Martin property located on the Old Railroad Bed Road and containing 4.62 acres, more or less, according to a survey of Petty and Petty of Carthage, Tennessee, dated October 6, 1980, and for a more complete description of said property, reference is here made to said survey of record in Plat Book 16, page 651, Register's Office for Wilson County, Tennessee. BEING the same property conveyed to Robert W. Graves by Quitclaim Deed from Juanita C. Graves a/k/a Cornelia Juanita (Grishom) Graves, dated June 12, 1991, recorded June 25, 1991, Deed Book 423, page 564, in the Register's Office for Wilson County, Tennessee. Also acquired by instrument of record in Book 407, page 935, Register's Office for said County.

land, situated and lying in the 24th. Civil District of Wilson County, Tennessee, and bound and described as follows: Containin by estimation five acres more or less and, Being bound on the north by the Old N. C. and St. L. Railroad highway; Bound on the east by Donie Thompson Martin; Bound on the South by Hamblen and Kelley; and bound on the west by Ben Price. Being a part of the same property which was conveyed to my now daceased husband Hatt Thompson and wife Donie Thompson by deed dated the 3rd day of April, 1941, and said deed is of record in Deed Book 113 page 145 in the Register's Office, for Wilson County, Tennessee.

Exhibit A - Legal Description, The Sutton

BEING at a point in the southerly margin of the old N. C. & St. L. Railroad bed, common corner with Mary Alice Puckett, and thence with Puckett's line S60° 03' E 941.0 feet to a point in Ones line; thence with Jones line N 71° 58' W 294.0 feet to a point; thence with Johnnie E. Jones line N 6° 37' W 801.0 feet to a point in the southerly margin of said abandoned railroad bed; thence with said margin N 80° 00' E 277.0 feet to the beginning and containing 5.46 acres, more or less. DEED REFERENCE: Being property which was conveyed unto G. Wayne Brown by Quitclaim deed recorded in Deed Book 1165, Pages 1312-1313, Register's Office for Wilson County, Tennessee. Property Address: 2486 E. Division St., Mt. Juliet, TN 37122

Beginning at a point on the western present right of way of Rutland Drive, said point located on the southwestern proposed right of way of Eastern/Beckwith Connector, and being 91.69 feet left of Eastern/Beckwith Connector survey centerline station 178+10.10; thence along the proposed right of way of Eastern/Beckwith Connector as follows: north 52 degrees 47 minutes 17 seconds west, and being 72.22 feet to a point 60.00 feet left of Eastern/Beckwith Connector survey centerline station 178+75.00; north 78 degrees 48 minutes 38 seconds west, and being 56.81 feet to a point 60.00 feet left of Eastern/Beckwith Connector survey centerline station 179+31.81; northwesterly with a curve to the right having a radius of 1,492.39 feet, an arc length of 719.68 feet to a point 60.00 feet left of Eastern/Beckwith Connector survey centerline station 186+22.56; north 51 degrees 10 minutes 51 seconds west, and being 852.46 feet to a point located on the western line of the property owned, the common line with property owned by J. Wayne and Jo Ann Hardy, of record in Book 77, page 012, Register's Office for Wilson County, and being 60.00 feet left of Eastern/Beckwith Connector survey centerline station 195+74.02; thence north 09 degrees 06 minutes 00 seconds east along the common line, and being 129.09 feet to a point on the common line, said point being on the northeastern proposed right of way of Eastern/Beckwith Connector, and being 60.00 feet right of Eastern/Beckwith Connector survey centerline station 195+43.51; thence along the proposed right of way of Eastern/Beckwith Connector as follows: south 51 degrees 10 minutes 51 seconds east, and being 920.96 feet to a point 60.00 feet right of Eastern/Beckwith Connector survey centerline station 186+22.56; southeasterly with a curve to the left having a radius of 1,372.39 feet, an arc length of 661.81 feet to a point 60.00 feet right of Eastern/Beckwith Connector survey centerline station 179+31.81; south 78 degrees 48 minutes 38 seconds east, and being 51.81 feet to a point 60.00 feet right of Eastern/Beckwith Connector survey centerline station 178+80.00; north 80 degrees 37 minutes 12 seconds east, and being 75.95 feet to a point located on the western present right of way of Rutland Drive, and being 112.35 feet right of Eastern/Beckwith Connector survey centerline station 178+24.98; thence along the present and proposed right of way of Rutland Drive as follows: south 06

Exhibit A - Legal Description, The Sutton

degrees 39 minutes 26 seconds west, and being 154.14 feet to a point 41.30 feet left of Eastern/Beckwith Connector survey centerline station 1.78+12.80; south 08 degrees 07 minutes 20 seconds east, and being 40.43 feet to the POINT OF BEGINNING, containing 4.723 acres, more or less.

As shown on the included exhibit map

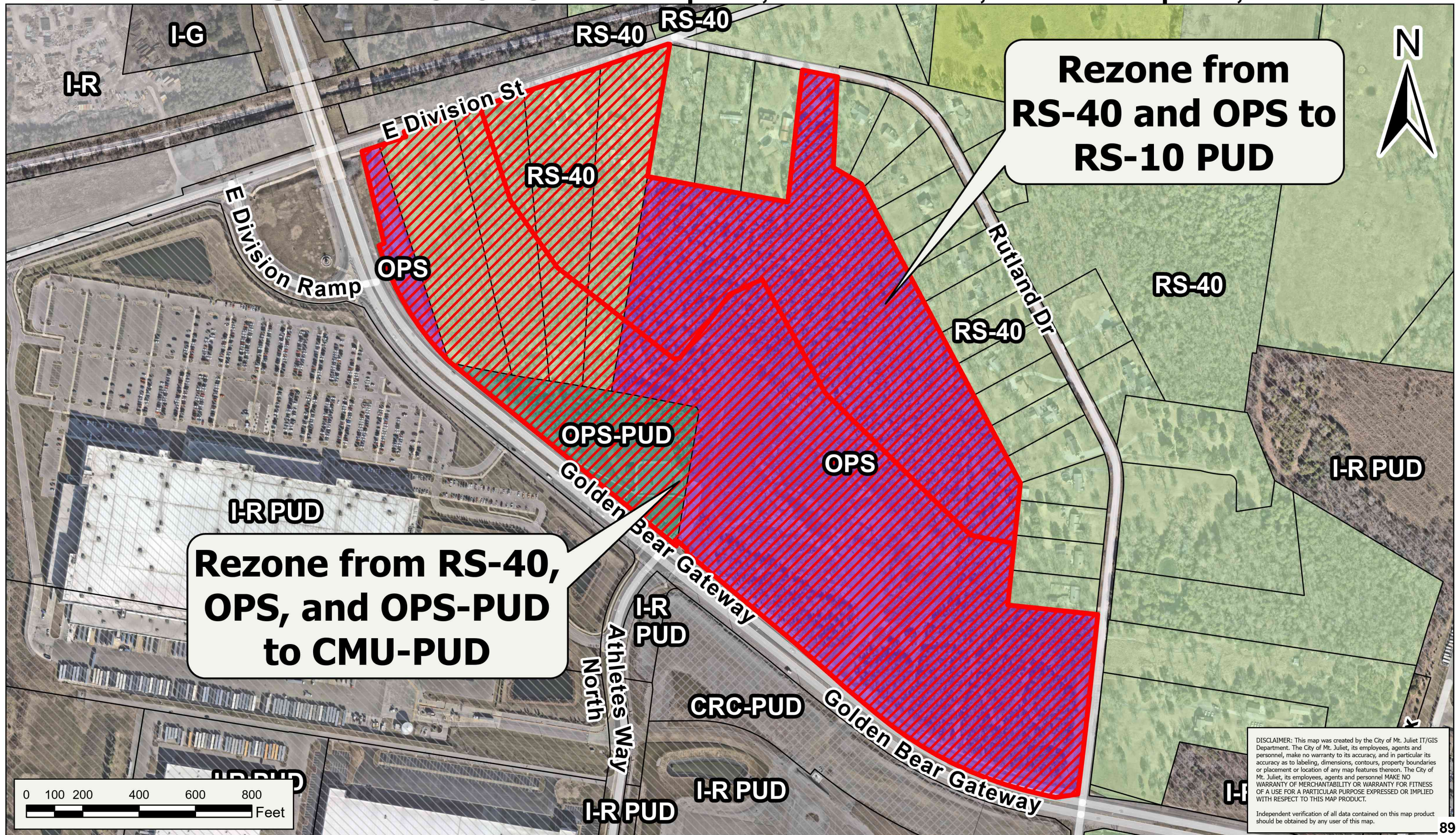


Exhibit B- PMDP PUD w/ Rezone

The Sutton

Map 072, Parcels 047.00, 047.01, 048.00, 049.00

Map 077, Parcels 012.02, 011.01 & Map 078, Parcels 010.02





MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: The Sutton
LUA/PMDP
Map – 072
Parcel(s) – 047.00, 047.01, 048.00 & 049.00
Map – 077
Parcel(s) – 010.02, 011.01, & 012.02

Request: Submitted by Barge Design Solutions, on behalf of Tulit Investments LLC, the applicant seeks a land use plan amendment, rezone and preliminary master development plan approval for a mixed-use commercial and residential development with 649 dwelling units and 102,132sf of commercial space on Golden Bear Gateway in District 3.

Overview: The subject property is 73.96 acres bounded by Golden Bear Gateway to the west, Division Street to the north and Rutland Drive to the east and is located wholly within the City limits. Proposed for the site is a mixed-use PUD with two base zoning districts and a mix of commercial space and residential product. The proposed residential density, overall, for the PUD is 8.78 units/ acre. Commercial space provided in the PUD is 102,132 gross square feet. A summary of the land use plan and zoning changes requested is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
The Sutton	Mixed Use	Mixed Use & Single Family Residential	OPS, OPS-PUD, RS-40	CMU & RS-10-PUD

Future Land Use Plan: The City's future land use map identifies the entire property as mixed use. The applicant is seeking a land use plan amendment for 27.17 acres to single family residential for the construction of single-family homes in a portion of the PUD. The land use plan does not support the request.

Zoning: The zoning is presently OPS, OPS-PUD and RS-40. The applicant is seeking CMU zoning for 46.74 acres and RS-10 for 27.17 acres of the PUD.

Findings: In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT* agreement with the general plan for the area, and **LAND USE PLAN**
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

6-102a Bulk Standards: The total acreage of the proposed development is 73.96 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed residential density is 8.78 units/acre, below the maximum permitted for the requested CMU zoning district (16.1 ac). The multi-family/commercial portion of the PUD includes a residential density of 12.52 units/acre and 102,132 sf of commercial space. The single-family component has a density of 2.32 units/acre (63 lots). The phasing plan includes 9 phases. The estimated population is not provided; the total number of residential units is 649.

1 bedroom: 290
2 bedroom: 109
3 bedroom: 29
Townhomes: 158
Single family: 63

Mixed use developments are held to the residential bulk regulations of RM-16. Average lot size for the single family, RS-10, component is 8,054sf, the smallest being 6,060sf and the largest 12,590. The City's minimum and average lot size ordinance applies to residential PUDs only, not mixed-use PUDs.

6-104.1 Mixed-Use Regulations: 35.39 acres of the PUD are slated for commercial use (48% of the land area of the PUD) 25% is required per the requirements of ordinance 22-51 approved in October 2022, the project exceeds the minimum. While the square footage of commercial for the PUD is identified the particular uses are not, except for a big box store.

Streets/Sidewalks/Access: The sidewalk network looks complete, further review will occur at subsequent submittals. There are vehicular access points along each of the project's road frontages, Rutland Drive, GBG and Division.

Parking: Parking appears to be adequately accommodated; further review will occur with subsequent submittals. A shared parking arrangement between nighttime and daytime uses for up to 25% of the required mixed-use area parking is requested and subject to Planning Commission approval.

Amenities: Amenities proposed include: a relocated GBG trailhead, dog parks, trails, unprogrammed open space, splash pad, town square, pool, outdoor grilling space, fire pit, business center, fitness center, golf simulator, co-working space, coffee lounge, cabanas, etc. Open space totals 22.55 acres of the PUD, or 30%.

Multi-family and Commercial Building Design Standards: Renderings are supplied to illustrate the overall appearance of the PUD. Façade material and other design standard waivers are outlined below and are subject to recommendation and approval by the Board of Commissioners. Elevations will be required with subsequent submittals.

Article X Landscaping: The applicant is not requesting any variance or waivers from the requirements of article X. A full landscape plan will be required and reviewed upon submittal of site plans and preliminary plats.

Waivers/Variances: The following waivers are requested:

1. 5-104.4 – Access streets to allow front load garages with decorative doors – STAFF DOES NOT SUPPORT
2. 4-104.401 – 33 single family homes on a cul-de-sac (14 max.) – PW TO RECOMMEND
3. 5-103a – Single family bulk regulations as follows:
 - a. Front setback 20' (30') PZ SUPPORTS
 - b. Side setback 7.5' (8') PZ DOES NOT SUPPORT
 - c. Min. lot width 50' (60') PZ SUPPORTS
 - d. Lot coverage: 50% (35%) PZ SUPPORTS
4. 12-102 – Disturb slopes 20% or greater in a cut condition only PUBLIC WORKS TO RECOMMEND
5. 5-104a.4 – Omit perimeter fence around multifamily PZ SUPPORTS
6. 6-103.3 – Max. height of 55' The development site is approximately a mile from the I-40/GBG interchange, outside of the ½ mile required for additional height. PZ DOES NOT SUPPORT
7. 5-104.4 – Less than 22' long driveways for alley loaded and front-loaded townhomes PZ DOES NOT SUPPORT
8. 4-114.1 – 50% masonry, 50% secondary Hardie and board and batten for multi family PZ SUPPORTS 70% MASONRY AND 30% SECONDARY
9. 5-104.4 - 50% masonry, 50% secondary Hardie and board and batten for single family PZ SUPPORTS 70% MASONRY AND 30% SECONDARY
10. 5-104.4 – Omit the masonry column between single family two car garages front facing if a decorative door is used PZ SUPPORTS
11. 5-104.4 – Front facing, single family garage doors to be 50% of the front façade if a decorative garage door is used PZ DOES NOT SUPPORT
12. 5-104.4 – Single-family, front-loaded garages to be flush with the front façade PZ SUPPORTS
13. 5-104.4 – Single family lots less than 10,000sf (6,060sf the smallest) PZ SUPPORTS 8,000SF
14. 6-102.1 – Grocery store to be 10,000sf (in lieu of 20,000sf required) PZ SUPPORTS
15. 9-103.1.2 – 25% shared parking in the mixed use area of the PUD PZ SUPPORTS

16. 6-103.7.3 – Omit sidewalks in areas that require environment impact PZ DOES NOT SUPPORT
17. 6-103.4 – Allow townhome balconies to encroach into yards PZ SUPPORTS
18. 8-207.5.4 – Greenway trail to be mulched in lieu of paved PZ DOES NOT SUPPORT

Summary: This PUD will add 649 residential units, 102,132 square feet of commercial space and associated improvements to the Golden Bear Gateway/E. Division area in District 3. The future land use does not support the rezone request for single family residential.

Staff does not support the townhomes against Golden Bear Gateway as proposed, as this is a major commercial corridor in the City, this area should be developed with commercial uses along this frontage in lieu of residential.

The waivers and variances detailed above are subject to Planning Commission and Board of Commissioners approval. Full compliance with code is required, excepting any waivers or variances granted. Many of the conditions below are addressed with notes indicating compliance with many of the City's requirements.

Recommendation: Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, rezone and preliminary master development plan for the Sutton on Golden Bear Gateway, please include the following conditions:

Planning and Zoning:

1. Live/work spaces are not permitted to contribute to commercial square footage.
2. Amenities may not contribute to commercial square footage.
3. Provide landscaped islands every 15 parking spaces.
4. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Board of Commissioners.
5. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Board of Commissioners.
6. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Board of Commissioners.
7. 5-104.4 Single family guidelines shall be adhered to excepting any waivers approved by the Board of Commissioners.
8. Exterior lighting fixtures mounted to the buildings shall be decorative. Wall packs are not permitted.
9. All poles and posts throughout the PUD shall be powder-coated black, channel posts are not permitted.
10. Bollards shall not be painted yellow; rather black gray or another neutral color.
11. Wheel stops are not permitted.
12. Corner lots and edge units shall be designated critical façade lots.
13. All fencing shall be decorative and constructed of low maintenance material.
14. HVAC and utility equipment shall be screened entirely from horizontal view by parapet walls if roof mounted and masonry enclosure or landscaping if ground mounted.
15. Wall mounted utility meters and associated equipment shall be painted to match the façade it is attached to.

16. Metal and vinyl shall not be permitted as secondary façade materials.
17. Brick shall be clay, baked and individually laid.
18. Stone shall be individually laid.
19. Wet ponds shall have lighted fountains for aeration and landscaping around the perimeter.
20. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
21. Provide bike racks per code.
22. Provide trash receptacles per code.
23. Fire pits shall be set in a brick or stone base.
24. Dumpster enclosure and trash compactors shall be faced with masonry and meet the requirements of 6-103.7, regulations for dumpster enclosures.
25. 2,000sf of clubhouse area, up to 200 units, is required, plus 10sf per each additional dwelling in multifamily areas per multi-family regulations.
26. Provide commercial and/or mixed uses along the entire Golden Bear Gateway frontage in lieu of the townhomes/strictly residential as this is a major commercial corridor in the City.
27. Detention ponds, easements, etc. shall not be counted towards improved open space requirements.
28. Provide decorative streetlighting at the entrances and throughout the PUD per recently approved ordinance 2025-24.
29. Parking lot lighting shall be decorative fixtures mounted to black poles. Poles shall be placed in landscaped areas or yards not in the parking lot.
30. Paint wall mounted utility equipment and meters to match the building façade it is attached to.
31. Landscape buffers shall be located in open space and not on individual lots. The HOA or management company shall be responsible for the maintenance of all buffers.
32. Mail kiosks shall be covered, lighted and include designated parking.
33. Signage to be reviewed via a separate application to the Planning Department.
34. The full complement of required parking shall be required if the 25% share request is not approved by the Planning Commission.

Engineering:

1. This PMDP shall be stamped, signed, and dated by a TN registered engineer for all future submittals.
2. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.
6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Grinder systems or on-site step systems will not be allowed for this development.
9. The internal pump station shall be public and designed to City standards.

10. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
11. The public sewer shall not be placed within private alleys.
12. Sewer availability has been granted. The developer shall upsize the existing gravity sewers to accommodate the flow from the development's discharge point (at the existing manhole) to the Volunteer (7-Eleven) pump station. Sizing parameters shall be determined at construction plan review.
13. Offsite sewer shall not be under the greenway. Alignment of the sewer shall be determined at the FMDP.
14. Provide hydrologic determination by FMDP.
15. Variances:
 - Request to disturb slopes more than 20% - Staff supports in a cut condition only.
 - Request to allow front loading garages on access streets (Zoning Reg 5-104.4.10) – **Not supported.**
 - Request to allow more than 14 lots on a cul-de-sac (Sub Reg 4-104.401) – **Supported conditionally that the street include 24' of pavement.**
 - Request to allow up to 25% shared parking (Zoning Reg 9-103) – **Not supported without a shared parking analysis.**
 - Request to allow permanent dead ends to terminate within 150' of the property boundary (Sub Reg 4-104.405) – **Supported**
 - Request to allow residential frontages on a collector (Sub Reg 4-104.303) – **Supported on one side of the street with shared driveways. No lots may have individual driveways along the collector**
 - Request to waive sidewalk requirements in areas with environmental impacts (Sub Reg 4-103.102) – **Not Supported**
 - Request for the greenway to be a mulch trail – **Not Supported**
16. The following off-site improvements will be required based on the results of the MTA:
 - a. Golden Bear Gateway and Rutland Drive
 - i. A traffic signal should be installed at this intersection when warranted. A signal warrant analysis should be submitted with each FMDP/Site of a commercial parcel or final plat (residential). The median on Golden Bear Gateway and Athletes Way shall be closed when the signal is installed.
 - ii. The southbound approach of Rutland Drive should be widened to include an exclusive left-turn lane. This improvement should be done prior to the construction of the project entrance on Rutland Drive.
 - b. Golden Bear Gateway and E. Division Ramp/Site access
 - i. The site access at this intersection shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site.
 - ii. This may require the site access location be moved.
 - c. Golden Bear Gateway Signals
 - i. A time-of-day and coordination plan shall be developed for all signals between Division Street and Summit Boulevard. This plan shall be implemented prior to the opening of 50% of the commercial area or the installation of the signal at Rutland Drive, whichever occurs first.
 - ii. Opticom preemption with a perpetual license shall be installed at all signals between Division Street and Summit Boulevard.

17. Site Access

- a. Site Access 1 shall be located on Golden Bear Gateway at the signalized intersection at Athletes Way. This approach shall include protected/permissive left-turn phasing and run concurrently with the Athletes Way approach.
 - b. Site Access 2 shall be located on Rutland Drive. A left-turn lane should be installed on Rutland Drive at the intersection. This driveway must meet HSAM spacing requirements.
 - c. Site Access 3, as proposed on Rutland Drive, does not meet HSAM spacing requirements and therefore is not supported. However, capacity analysis indicated the driveway to be located outside the queue from a signal at Rutland Drive and Golden Bear Gateway.
 - d. Site Access 4 shall be located on Golden Bear Gateway, opposite the Project Jolene driveway. This driveway shall be right-in/right-out only and a median shall be installed along Golden Bear Gateway.
 - e. Site Access 5 shall be located on Golden Bear Gateway, opposite the Division Street ramp. This driveway shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site. This may require the location of the driveway be changed.
 - f. Site Access 6 shall be located on East Division Street and include left-turn and right-turn lanes on Division Street. This driveway must meet HSAM spacing requirements to Golden Bear Gateway and Rutland Drive.
 - g. Site Access 7 shall be located on Rutland Drive and meet HSAM spacing requirements from Division Street.
18. Sidewalks are required along all road frontage.
 19. Pedestrian Access Routes (PAR) are required from the ROW to all businesses per ADA standards.
 20. All roads serving the multifamily and commercial portions of the site shall be private. The central spine collector shall be a minor collector if public, and adhere to all design standards, widths, and access standards of a minor collector cross-section.
 21. Sidewalks adjacent to perpendicular parking shall be at least 7' wide to account for vehicle overhang.
 22. Sidewalks adjacent to parallel parking shall be at least 6' wide, excluding the width of the curb, to account for mirrors and doors.
 23. All shared use paths must be at least 10' wide.
 24. The shared use path along Golden Bear Gateway shall be moved in front of the signage at the signal to provide better lines of sight to turning motorists and to prevent bicycles and pedestrians crossing through the vehicle queues.
 25. The alleys within the townhome areas shall include at least 20' of pavement.
 26. Perpendicular parking on the alleys must comply with the parking dimensions provided in the Zoning Ordinances. Consider angled parking to reduce the required drive aisle width.
 27. All sidewalks on the collector between E. Division Street and Rutland Drive shall be at least 6' wide. Sidewalks are required on both sides of the street over the stream crossing.
 28. Truck turning templates are needed to show delivery operations. Please provide a zoomed in figure on the proposed roundabout at FMDP.
 29. Curb and gutter are required any place with sidewalk or shared use paths within the City limits.
 30. All pedestrian facilities shall comply with ADA and PROWAG standards.

31. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
32. Angled on-street parking is supported only on the private central access road opposite Athletes Way. The road must include a center median and meet the drive aisle width required in the zoning code.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1344
10.D.

Agenda Date: 9/8/2025

Agenda #:

Title:

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

ORDINANCE NO. _____

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.

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of August 21, 2025, and forwarded a positive recommendation (Vote 9-0-0) for approval to the Board of Commissioners; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 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 going east along E. Division Street; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within corporate boundaries of the City of Mt. Juliet.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

Section 1. ANNEXATION. The property described herein below and as shown and further described on Exhibit A attached hereto, is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (9-0-0) in a regular meeting held on August 21, 2025.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 4. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 5. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 6. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, MMC, City Recorder

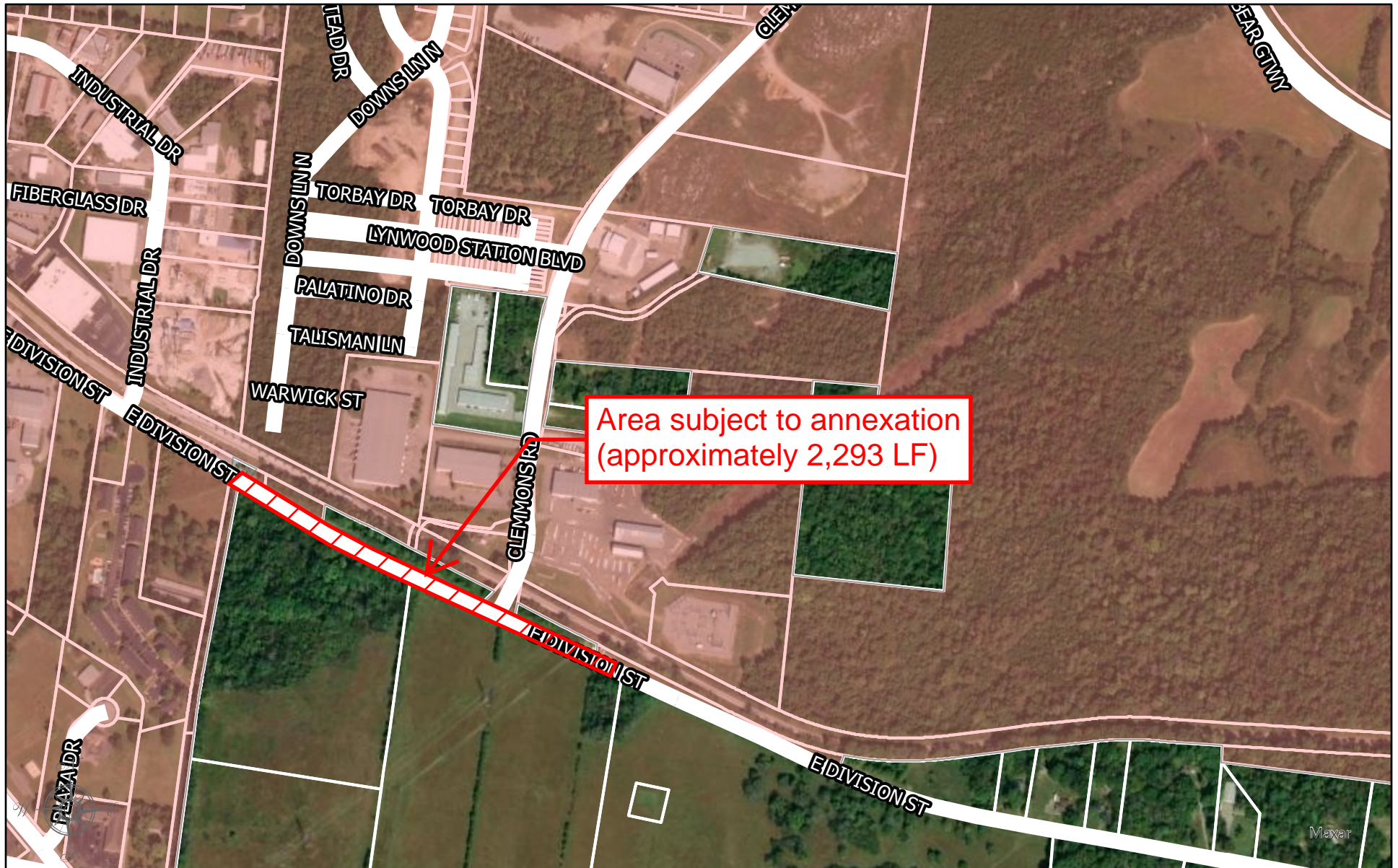
APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description

LEGAL DESCRIPTION – The subject item is the proposed annexation of 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 going east along E. Division Street.

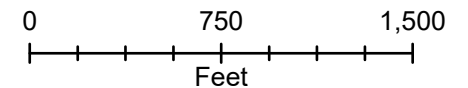
Exhibit B - E Division St Annexation



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: July 17, 2025



RESOLUTION - 2025

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:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHERAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as E Division St Roadway and Right-of-Way located around Clemmons Rd, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PORTION OF E DIVISION ST ROADWAY AND RIGHT-OF-WAY LOCATED AROUND CLEMMONS RD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

E. Refuse Collection:

RESOLUTION - 2025

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: N/A

J. Street Lighting

RESOLUTION - 2025

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

BE IT FURTHER RESOLVED

Section 1. In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

Section 2. If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

Section 3. This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



MEMORANDUM

Date: August 21, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Shane Shamanur, PE
Director of Engineering

Re: Review the Roadway and Right-of-Way
Annexation: E Division Street

OVERVIEW: The subject item is the proposed annexation of 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 going east along E. Division Street.

BACKGROUND & ANALYSIS: As part of the conditions of approval of the Lynwood Station development placed by the City of Mt. Juliet Board of Commissioners, the developer is required to make improvements to S Greenhill Road. To make these improvements to E Division Street, the City needs to take over ownership of the roadway ROW, so that is the purpose of this request. See the attached exhibit for the requested limits of annexation.

RECOMMENDATION: Staff recommends forwarding this item to the Board of Commissioners with a positive recommendation.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1347
10.E.

Agenda Date: 9/8/2025

Agenda #:

Title:

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

ORDINANCE NO. _____

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.

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on August 21, 2025, and forwarded a positive recommendation (9-0-0) for approval to the Board of Commissioners; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____, 2025 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires 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.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning a certain parcel of real property located at 3336 N. Mt. Juliet Road, approximately 1.37 acres, map 054, parcel 179.01 from RS-40 to CTC, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. PUBLIC HEARING. The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 3. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description, 3336 N. Mt. Juliet Rd.

Being Tract No. 1 containing 1.16 acres, more or less, and Tract No. 1A containing .21 acres, more or less, as shown on the survey entitled "Subdivision of the J. F. McCulloch Property" dated July 8, 2008, Paul Burton Crockett, Surveyor, Tennessee No. 1394 of record in Plat Book 26, Page 785, Register's Office for Wilson County, Tennessee. Being a portion of the same property conveyed to LYNN C. MCCULLOCH and wife, CAROL ANN MCCULLOCH, by Deed Creating Tenancy by the Entireties, dated October 20, 2020, and of record in Book 2010, Page 2282, Register's Office for WILSON County, Tennessee. REFERENCE is further made to deed of record in Book 1322, Page 964, and deed of record in Book 1322, Page 961, said Register's Office.



Exhibit B- Rezone

3336 N Mt. Juliet Rd
Map 054, Parcel 179.01





MEMORANDUM

Date: August 21, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 3336 North Mt. Juliet Road
Rezone
Map – 054
Parcel – 179.01

Request: The property owner requests a rezone approval for property located at 3336 N. Mt. Juliet Rd. in District 1.

Analysis: The subject property is located on the west side of NMJR, one lot south of Faulkner Lane. The property includes a single-family home. The request is a zone change from RS-40 to CTC. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
3336 NMJR	Town Center Com.	N/A	RS-40	CTC

Future Land Use Plan: This property is in the City limits. The City's future land use plan identifies this area as Town Center Commercial. The request for CTC zoning is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, requested is CTC, the land use plan is supportive of this request. Adjacent zoning districts are CTC to the north and south along the NMJR frontage and RS-40 to the west.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is in agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: This rezone request is for RS-40 to CTC. The City's land use plan supports the request.

Recommendation: Staff recommends forwarding the rezone request for 3336 NMJR from RS-40 to CTC to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1348
10.F.

Agenda Date: 9/8/2025

Agenda #:

Title:

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

ORDINANCE NO. _____

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.

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on August 21, 2025, and forwarded a positive recommendation (9-0-0) for approval to the Board of Commissioners; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____, 2025 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the property located at 43 E. Caldwell Street, approximately 0.57 acres, map 072I, group a, parcel 003.00 from RS-40 to CTC.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning a certain parcel of real property located at 43 E. Caldwell Street, approximately 0.57 acres, map 072I, group a, parcel 003.00 from RS-40 to CTC, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. PUBLIC HEARING. The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 3. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

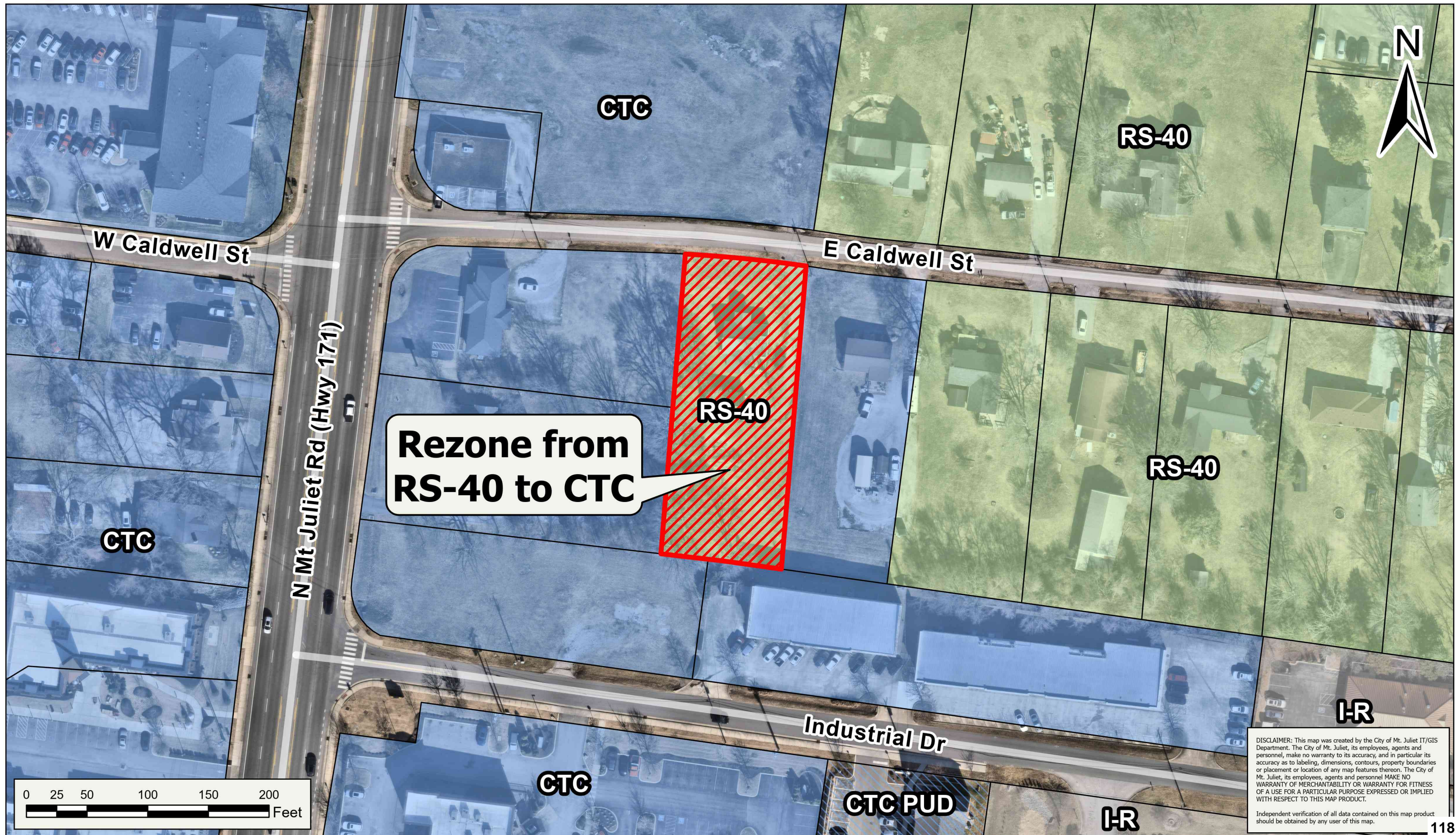
Exhibit A – Legal Description, 43 E Caldwell St.

Being Lot Number 2 on the plan of C.G. Yelton Subdivision, as of record in Plat Book 2, Page 62, revised in Plat Book 2, Page 123, Register's Office for Wilson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed to ARLENE HOLMGREN, by Executor's Deed executed July 22, 2019, of record in Deed Book 1898, page 1463, in the Register's Office for Wilson County, Tennessee. Being the same property conveyed to ARLENE HOLMGREN, unmarried, JOYCE HATSTAT, and spouse DOUGLAS HATSTAT, from ARLENE HOLMGREN, unmarried by Quitclaim Deed recorded August 12, 2019, of record at Book 1898, pages 1471-1472, as Instrument No. 19679261 in the Register's Office for Wilson County, Tennessee. This is improved property known as 43 EAST CALDWELL ST., MT. JULIET, TN 37122 This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.



Exhibit B- Rezone

43 E Caldwell St
Map 072I, Group A, Parcel 003.00





MEMORANDUM

Date: August 21, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 43 E. Caldwell Street
Rezone
Map – 072I
Group - A
Parcel – 003.00

Request: The property owner requests a rezone approval for property located at 43 E. Caldwell Street in District 3.

Analysis: The subject property is located on the south side of E. Caldwell, one lot east of NMJR. The property includes a single-family home. The request is a zone change from RS-40 to CTC. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
43 E. Caldwell	Town Center Com.	N/A	RS-40	CTC

Future Land Use Plan: This property is in the City limits. The City's future land use plan identifies this area as Town Center Commercial. The request for CTC zoning is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, requested is CTC, the land use plan is supportive of this request. Adjacent zoning districts include CTC to the south east and west. CTC zoning is found across E. Caldwell St. too.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is in agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: This rezone request is for RS-40 to CTC zoning at 43 E. Caldwell. The City's land use plan supports the request.

Recommendation: Staff recommends forwarding the rezone request for 43 E. Caldwell Street from RS-40 to CTC to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1349
10.G.

Agenda Date: 9/8/2025

Agenda #:

Title:

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

ORDINANCE NO. _____

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.

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on August 21, 2025, and forwarded a positive recommendation (9-0-0) for approval to the Board of Commissioners; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____, 2025 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the property located at 47/47B E. Caldwell Street, approximately 1.2 acres, map 072I, group a, parcels 005.00 and 006.00 from RS-40 to CTC.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning a certain parcel of real property located at 47/47B E. Caldwell Street, approximately 1.2 acres, map 072I, group a, parcels 005.00 and 006.00 from RS-40 to CTC subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the properties should the rezone be approved by the Board of Commissioners.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. PUBLIC HEARING. The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 3. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description, 47 & 47B E Caldwell St.

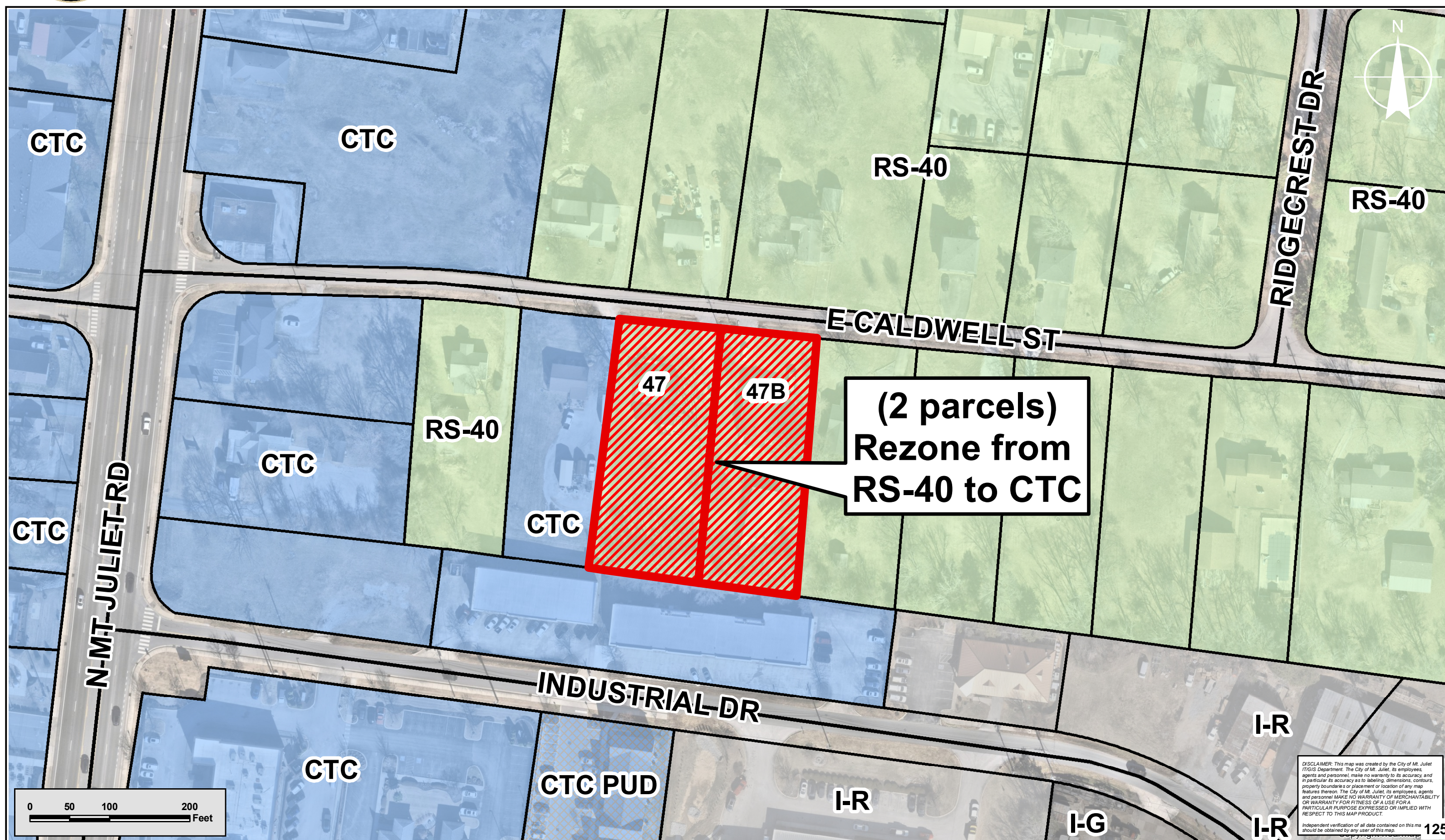
A lot located on the south side of a new street (now known as East Caldwell) or road in the Village of Mt. Juliet, bounded on the north by the street or road (east Caldwell) east by Yelton, South by Prentice, west by Yelton, the same being Lot No. 4 on the C.G. Yelton Subdivision, plat of which is of record in Plat Book 2, Page 62, (Revised Plat Book 2, Page 123) in the Register's Office for the said County; Said Lot being a 100 feet in width, with a depth on the east side of 267.3 feet and depth on the west side of 265.2 feet. Being the same property conveyed to Melissa Haynes from Joe Pearson by Warranty Deed executed 02/22/10 of record in Book 1394, Page 2455, Register's Office for Wilson County, Tennessee. Unimproved() This is improved property (x) known as 47 East Caldwell Avenue, Mt. Juliet, Tennessee, 37122

Land in Wilson County, Tennessee, being Lot No. 5 on the Plat of the Revised Plan of C.G. Yelton Subdivision (original plat in Book 2, page 62), as shown by Plat of record in Plat Book 2, page 123 Register's office for Wilson County, Tennessee to which plan reference is hereby made for a more complete description thereof. Being part of the same property conveyed to Caldwell LLC, a Tennessee limited liability company by Warranty Deed from Kathy Jeffrey, a married woman dated July 20, 2022 and recorded July 25, 2022 in Book 2197, Page 2348, Register's Office of Wilson County, Tennessee. Being the same property conveyed to Scott Hefner and wife Cheri Hefner by Warranty Deed from Caldwell LLC, a Tennessee limited liability company of record in Book 2351, page 1906, Register's Office for Book 2369 Page 2288 Wilson County, Tennessee, dated December 19, 2024 and recorded on January 07, 2025 and Scrivener's Affidavit recorded on March 25, 2025 in Book 2364, Page 1696. unimproved This is improved property, known as 47B E. Caldwell, Mount Juliet, TN 37122



Exhibit B - Rezone

47 E Caldwell St. & 47B E Caldwell St.
Map 72I, Group A, Parcels 05.00 & 06.00





MEMORANDUM

Date: August 21, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 47 & 47B E. Caldwell Street
Rezone
Map – 072I
Group - A
Parcel(s) – 005.00 & 06.00

Request: The property owner requests a rezone approval for their two adjacent properties located at 47 & 47B E. Caldwell Street in District 3.

Analysis: The subject properties are located on the south side of E. Caldwell, just east of NMJR. The properties include a single-family home on each parcel. The request is a zone change from RS-40 to CTC. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
47 & 47B E. Caldwell	Town Center Com.	N/A	RS-40	CTC

Future Land Use Plan: The properties are in the City limits. The City's future land use plan identifies this area as Town Center Commercial. The request for CTC zoning is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, requested is CTC, the land use plan is supportive of this request. Adjacent zoning districts are CTC to the west and south and RS-40 to the east and north.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: This rezone request is for RS-40 to CTC. The City's land use plan supports the request.

Recommendation: Staff recommends forwarding the rezone request for 47 & 47B E. Caldwell Street from RS-40 to CTC to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the properties should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1378
10.H.

Agenda Date: 9/8/2025

Agenda #:

Title:

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

ORDINANCE 2025-_____

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

WHEREAS, the City of Mt. Juliet has property insurance coverage on its traffic signals; and

WHEREAS, a traffic signal cabinet was struck by lightning on July 18, 2025; and

WHEREAS, the cabinet was significantly damaged and needed to be replaced; and

WHEREAS, the City has received proceeds from the insurance carrier for the replacement of the cabinet.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The 2025/2026 Budget Ordinance (Ordinance 2025-35) is hereby amended as follows:

State Street Aid Fund

Increase the Following Expenditures:

121-43100-264	Repair & Maintenance Traffic Lights	\$ 9,319
---------------	-------------------------------------	----------

Increase the Following Revenue:

121-36350	Insurance Recoveries	\$ 9,319
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Section 2. The budget ordinance, as amended, is ratified and readopted in all respects and this amendment is incorporated therein.

BE IT FURTHER ORDAINED:

Section 3. In case of conflict between this ordinance or any part hereof, and the whole or part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance.

Section 5. That this ordinance shall take effect at the earliest date allowed by law, the public welfare requiring it.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1372

Agenda Date: 9/8/2025

Agenda #: 10.I.

Title:

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

RESOLUTION -2025

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

WHEREAS, SFM, LLC dba Sprouts Farmers Market #588 (Kierani Love, Store Manager) has completed the Retail Food Store Wine application; and

WHEREAS, SFM, LLC dba Sprouts Farmers Market #588 has paid the \$250.00 application fee; and

WHEREAS, the applicant meets all requirements provided in the Code of the City of Mt. Juliet, Chapter 4, Article 1, Section 4-5, including completion of a background check and zoning verification; and

WHEREAS, the City of Mt. Juliet Board of Commissioners authorizes the Mayor to sign the Certificate of Compliance for SFM, LLC dba Sprouts Farmers Market #588, which is a condition precedent for the issuance of a license from the Tennessee Alcoholic Beverage Commission.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee as follows:

Section 1. The Board of Commissioners authorizes the Mayor to sign the Certificate of Compliance for SFM, LLC dba Sprouts Farmers Market #588, 1919 N Mt. Juliet Rd, Mt. Juliet, Tennessee.

BE IT FURTHER RESOLVED

Section 2. In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

Section 3. If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

Section 4. This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1375
11.A.

Agenda Date: 9/8/2025

Agenda #:

Title:

Mira Bella Development



Mt. Juliet, Tennessee

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

Staff Report

File #: 1377
11.B.

Agenda Date: 9/8/2025

Agenda #:

Title:

Real Estate Advisory Committee Report

James Maness
Mayor

Bill Trivett
Vice-Mayor

Kenny Martin
City Manager

CITY OF MT. JULIET



Commissioners
Art Giles
Scott Hefner
Jennifer Milele

August 26, 2025

City of Mt. Juliet

On behalf of: Real Estate Advisory Committee Chairperson, Commissioner Giles

Real Estate Advisory Committee – Property Findings Report

Property 1

- **Address / Location:** 1099 York Rd
- **Approximate Acreage:** 66.05 Acres
- **Estimated Value / Asking Price:** \$3.5 million – \$3.75 million (committee estimate)

Property 2

- **Address / Location:** Golden Bear Property (Trailhead Restrooms)
- **Approximate Acreage:** 5.16 Acres
- **Estimated Value / Asking Price:** \$2.5 million (committee estimate)

Commercial Real Estate Agent Recommendations

- Ken Beal
- Wendell Ethridge
- Rita Anderson

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Tuesday, August 26, 2025

2:00 PM

Commission Chambers

Real Estate Advisory Committee

1. Call to Order & Declare a Quorum Present

Chairperson Art Giles called the meeting to order and declared that a quorum was present.

Present Commissioner Art Giles, Board Member Michael Robinson, Board Member Shawn Glover, Board Member Diane Weathers, and Board Member Russell Parrish

2. Set Agenda

Chairperson Giles then set the agenda as published with no objections.

3. Citizens Comments

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

No citizen comments were heard.

4. Properties**4.A. 1099 York Road**[1341](#)

Attachments: [Market Report](#)
[Property Details](#)
[Base Map](#)
[Regional Property Map](#)
[Sewer Line](#)

Committee Member Glover asked about the flood zone and which section was included in it. Committee Member Parrish showed the flood zone and confirmed the location. Committee Member Glover questioned if this property has more value to the city than a developer.

Committee Member Robinson asked what the intended use was.

City Manager Martin explained how the City obtained this property, noting it could be intended as an extension of Yorkshire Estates.

Discussion was held.

Committee Members Parrish and Robinson suggested a value of \$3.5 million to \$3.75 million, based on replacement costs. Parrish clarified his comments were as a committee member, not as an appraiser.

Committee Members discussed that the more important factor is the replacement value, if the City were to repurchase property elsewhere in the future. Committee Member Robinson noted that the maximum lot amount is how the top value should be considered.

4.B. Golden Bear Gateway Property**1342**

Attachments: [Market Report](#)
[Property Details](#)
[Base Map](#)
[Regional Property Map](#)
[Sewer Line](#)

Committee Member Parrish recused himself due to prior work on this property.

Discussion was held on the history of the property and possible future uses.

Committee Member Robinson stated \$600,000 an acre, estimating about \$3 million or below, noting it was a triangular piece of property and should be sold as a complete 5 acre tract, not broken up. He then stated that the number would actually be more like \$2.2 - \$2.3 million due to the utility on it.

Committee Members noted that the value of the property could go down if not purchased by the neighboring development, and may only have value to that development.

Chairperson Giles asked to consider comparables along Golden Bear, specifically a fast food restaurant.

Committee Member Glover stated that the side of the road the sewer is on makes a huge difference. This is currently across the road, so they would go under the road to upgrade. She then stated that restrooms being there is of no value to other developers.

Committee Members also discussed the possibility of a land swap with the neighboring development to build a fire station, noting that values for both properties would be needed.

Further discussion was held on the assessment of value.

Committee Member Glover mentioned that the traffic light was a value to the property, with Committee Member Robinson mentioning the price of \$500,000.

Committee Members decided that \$2.5 million was the final assessment of value.

Chairperson Giles asked about changing the zoning from OPS to CTC, to make the property more valuable to potential buyers.

Discussion was held.

Recommendations for commercial realtors for both properties were discussed:

Committee Member Robinson expressed interest in keeping it local.

Ken Beal was recommended by Committee Member Russell

Wendell Ethridge was recommended by Committee Member Glover

Rita Anderson was recommended, and the Committee agreed to have her as their third recommendation.

5. Discussion Items

City Manager Martin discussed a proposed lease deal with the possibility of a digital sign.

He noted the option to lease land for a digital sign on Golden Bear and asked if the Committee would be interested in this lease. The City would be able to utilize the sign for announcements and information.

Chairperson Giles stated he would like to see a copy of the lease. City Manager Martin explained he was just gauging interest at this time.

6. Adjournment

3:20 PM



Mt. Juliet, Tennessee

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

Staff Report

File #: 1381
11.C.

Agenda Date: 9/8/2025

Agenda #:

Title:

Status and Progression of City Hall Needs Assessment