



## STAFF REPORT

**Date:** April 16, 2026

**To:** Luke Winchester, Chairman and Planning Commission

**From:** Shane Shamanur, P.E.  
Director of Engineering

**Re:** Mt. Juliet Code, Section 13-1-12 (1)  
Ordinance 98-02 - Sewer Service Outside City Limits  
Ordinance 19-36 – Outside City Customers

---

**Background:** The subject property location is 3150 Nonaville Rd., outside the city limits of Mt. Juliet, Tennessee, identified as Wilson County, Tennessee, Map 31, parcel 032.01. Total area of the property is ±20 acres. The city's sewer force main is located on the east side of Nonaville Road, which is within the bounds of the subject property. The properties in this area of Nonaville Road are not within the City limits. Nonaville Road in this area has not been annexed to be part of the City at this time.

**Request:** The developer/property owner wishes to develop four (4) single family residences and requests a connection to the City sewer system.

**Analysis:** The property is not contiguous to the City limits, however, changes in state law now allow non-contiguous annexation so long as the property is within the Urban Growth Boundary and is for industrial/commercial purpose or future residential development. In the case of this property, it does meet the criteria for non-contiguous annexation. Regardless, no other properties north of the Nonaville Road/Saundersville Road split along Nonaville have been annexed into the City in the area of the subject property.

The developer/property owner will pay all regular charges and a surcharge of 100% additional for all city fees meeting Ordinance 2019-36 since said property is not within the city limits. Further, the owner understands and agrees to pay the tap and capacity fees required for connection to the City system. Installation of all sewerage facilities servicing the property will also be the responsibility of the developer/property owner.

Significant pressure in the sewer force main along the property road frontage creates difficulty in connecting directly to the main in this area. The best connection to the sewer system will be to construct a tributary force main to tie to the existing 6" force main. The lots would be served with private grinder systems.

**Recommendation:** If the Planning Commission provides a positive recommendation, staff recommends the sewer availability be subject to the following:

1. The directing of wastewater flows through private grinder systems and a public tributary force main that connects to the existing 6" force main fronting the property along Nonaville Road.
2. Final plat shall show a 20' sewer easement for the tributary force main.
3. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
4. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.



## OUT OF CITY SEWER SERVICE APPLICATION

Date Submitted: March 16, 2026

### Section 1:

Property Owner/Applicant: Kane Cove LLC

Street Address: 204 Acklen Park Drive #301

City: Nashville State: TN Zip: 37203

Phone: 615-260-4755 Email: sabinewing@yahoo.com

### Section 2:

Location of Property for Service: 3150 Nonaville Road

Property Address (if applicable): \_\_\_\_\_

Street Address: 3150 Nonaville Road, Mt Juliet, TN 37122

Subdivision: Unplatted Acreage

Map(s): 031 Parcel(s): 032, 01

\_\_\_\_\_ Is this Property Contiguous with the city limits of The City of Mt Juliet

21 Total Acreage

Reason for this request:

Sewer access requested for 4 houses

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Proposed Use (Residence, Office, Restaurant etc.)**

Residence

[Signature]

3-16-26

**Applicant's Signature (provide notarized certification)**

**Date**

**\*I (we) herby certify that I am (we are) the owners of the property shown and described above.**

[Signature]

3-16-26

**Owner's Signature**

**Date**

**Sworn to and subscribed before me in the**

**County of** Williamson

**This** 16 **day of** March **20** 26

[Signature]

**Notary Public at Large**

01/21/2029  
**Date Commission Expires**



**For Office Use Only**

**\$500 Fee Paid:** 3-16-26 CK # 2437

**Sewer Available:**  **Yes**  **No**

**Gravity**  **Grinder**

**PC Meeting Date:** \_\_\_\_\_

**BOC Meeting 1<sup>st</sup> Reading:** \_\_\_\_\_

**BOC Meeting 2<sup>nd</sup> Reading:** \_\_\_\_\_



# City of Mt. Juliet

Public Works Department

February 18, 2026

Dr. Sabin Ewing  
[sabinewing@yahoo.com](mailto:sabinewing@yahoo.com)

Re: 3150 Nonaville Road

Dear Dr. Ewing:

Pursuant to your request, we have reviewed the feasibility of providing sanitary sewer service for the proposed development at 3150 Nonaville Road. Specifically, the sewer availability request as shown on the attached correspondence involves the following:

**Single Family Homes – 4 Units @ 350 GPD/Unit = 1,400 GPD**

This letter is to confirm that the City of Mt. Juliet's existing sanitary sewer facilities do have sufficient reserve capacity to accommodate this proposed development when completed. This recommendation for sewer availability is subject to the proposed development constructing sewer pump stations and force main for connection to the existing force main on Nonaville Road as shown on the enclosed map.

This sanitary sewer availability letter is recommended to be made available for an initial two (2) year period with provisions for a two (2) year extension upon request. If the Developer has not initiated work on the development within this period and has not paid for applicable sewer fees, the Developer would be required to request sewer availability again as if it were a new Development.

The proposed Development appears to be located **outside** the current Mt. Juliet City limits (based on the City's Website latest City Limits Map) and **inside** the City's Urban Growth Boundary. This recommendation for sewer availability is subject to review and approval of the City of Mt Juliet Planning Commission and the Mt. Juliet City Commission.

Please contact my office should you have any further questions.

Respectfully,

Shane Shamanur, P.E.  
Engineering Director

# RECEIPT

DATE 3-16-26No. 724664RECEIVED FROM Steve Billings\$ 500<sup>00</sup>Five hundred 00/100

DOLLARS

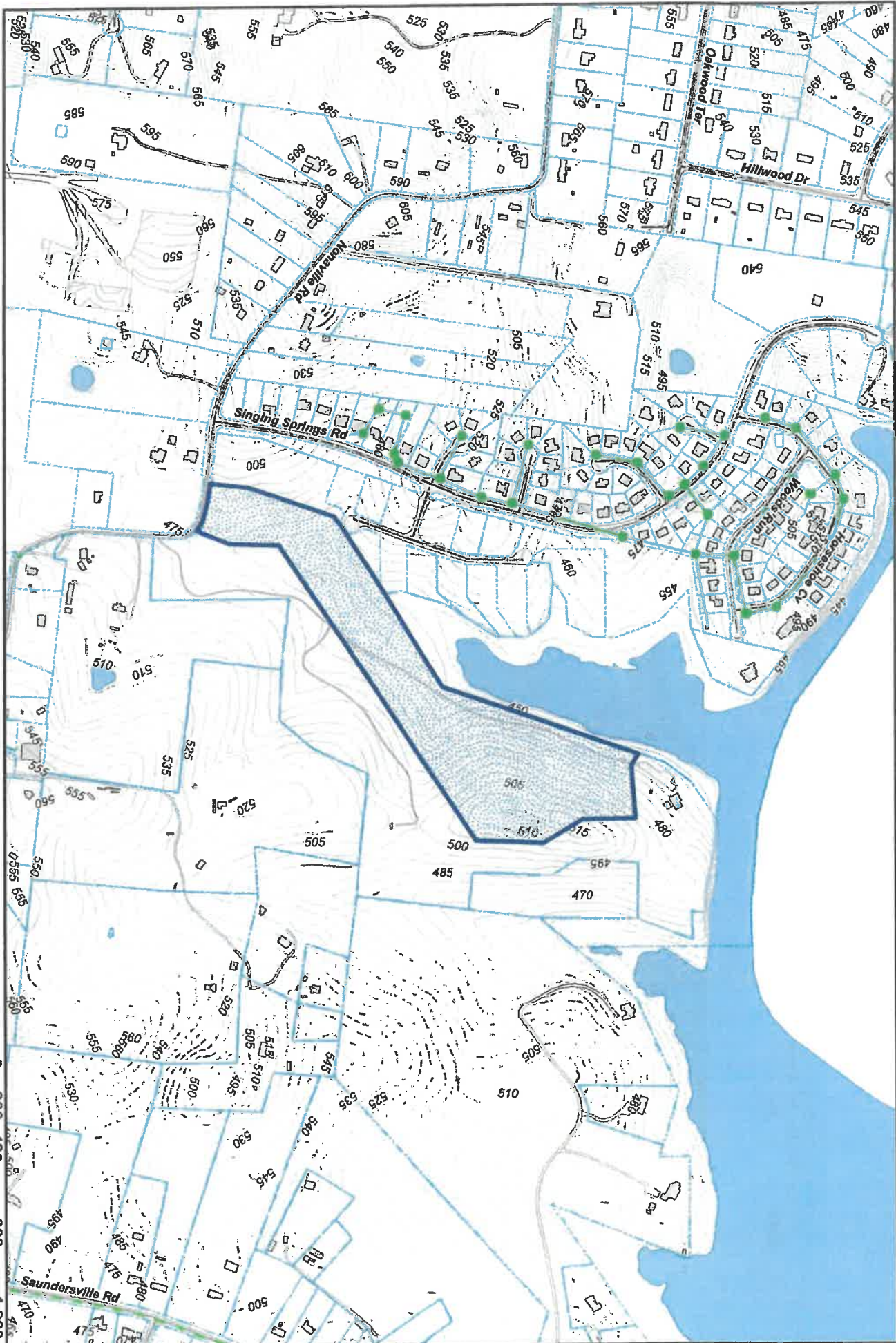
 FOR RENT FOROut of City Sewer application fee -3150 Norwalk Rd.

ACCOUNT	
PAYMENT	<u>#5437</u>
BAL. DUE	

 CASH CHECK MONEY  
ORDER CREDIT  
CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY D. Howard



- Legend**
- Contours
  - Parcel
  - Exist. Gravity Sewers
  - TVA- Power Lines
  - Exist. Force Mains
  - City Limits
  - Building

**3150 Nonaville Rd.  
Sewer Availability  
MT. JULIET, TENNESSEE**



Feet  
1 inch = 600 feet

PREPARED BY:  
**WATER MANAGEMENT SERVICES, LLC**  
PROFESSIONAL ENGINEERS NASHVILLE, TN

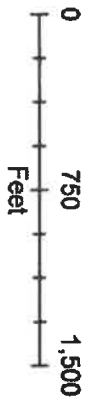
3150 Nonville Rd.



# 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: February 17, 2028



**From:** Gage Dean <[gdean@wmsengineers.com](mailto:gdean@wmsengineers.com)>  
**Sent:** Tuesday, February 10, 2026 11:30 AM  
**To:** Steven Jones <[sjones@wmsengineers.com](mailto:sjones@wmsengineers.com)>  
**Subject:** FW: Sabin Ewing- 3150 Nonaville Road Mt Juliet Tn 37122

Steve,

A Dr. Sabin Ewing stopped by the office around 11:00 a.m. today asking for a capacity letter for the above referenced property. He said the City of Mt. Juliet directed him to stop by our offices to get a capacity letter for the property. He is hoping to split his property and have 4 homes built and to connect to the existing 4" force main along Nonaville Road.

Was not sure how best to handle this, so I gave him a card and took the plat he had, which is scanned and attached.

Thanks,  
Gage Dean  
Water Management Services, LLC  
2 International Plaza, Suite 401  
Nashville, TN 37217  
WMS Office: (615) 366-6088 Ext. 3028

**From:** Gage Dean  
**Sent:** Tuesday, February 10, 2026 11:26 AM  
**To:** 'sabin ewing' <[sabinewing@yahoo.com](mailto:sabinewing@yahoo.com)>  
**Cc:** Steven Jones <[sjones@wmsengineers.com](mailto:sjones@wmsengineers.com)>  
**Subject:** RE: Sabin Ewing- 3150 Nonaville Road Mt Juliet Tn 37122

Thank you sir. I will get to working on this ASAP and let you know if this is something we can assist you with.

If you have any other questions, feel free to reach out.

Thanks,  
Gage Dean  
Water Management Services, LLC  
2 International Plaza, Suite 401  
Nashville, TN 37217  
WMS Office: (615) 366-6088 Ext. 3028

**From:** sabin ewing <[sabinewing@yahoo.com](mailto:sabinewing@yahoo.com)>  
**Sent:** Tuesday, February 10, 2026 11:23 AM  
**To:** Gage Dean <[gdean@wmsengineers.com](mailto:gdean@wmsengineers.com)>  
**Subject:** Sabin Ewing- 3150 Nonaville Road Mt Juliet Yn 37122

Gage,

Good to meet you. I just dropped off a plat for my property that is approximately 20+ acres in Wilson County and in the City of Mt Juliet growth zone.

I am wanting to see if sewer capacity exists at there is a 4 inch force main at the main road (Nonaville Road). I was hoping to get approval for an out of city sewer access

designation. The reason for this is that I have no contiguous parcels abutting my property that have been annexed into the city and the property abutting mine, Eden Grove Subdivision has been granted the same designation.

My "by right zoning" is currently R40 and I'm allowed to put 1 house per 40,000 sq ft however I'm only asking for 4 houses 4- 5 acres tracts. The first house would be my permanent residence on lot 4 (enclosed)

I appreciate your help in this matter.

Best,

Dr. Sabin Ewing  
615-260-4755

Sent from Yahoo Mail for iPhone