

Mt. Juliet, Tennessee

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



Agenda

Monday, November 25, 2024

6:30 PM

Commission Chambers

Board of Commissioners

1. **5:30 PM Reception**
2. **6:00 PM Swearing in of District 1, District 3, and Mayor**
3. **Public Hearing 6:15 PM**

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

3.A. Public Hearing - Public Notice 11-25-24

[0945](#)

Attachments: [2nd Reading - 11-25-24](#)

- To Amend the Land Use Plan for The Property Known as Golden Bear Place PUD, Located Off Beckwith Road, map 078, P/O Parcel 21.10 From Interstate Commercial to Mixed Use And P/O Parcel 17.01, From Mixed-Use to Multi Family
- To Amend the Preliminary Master Development Plan (PMDP), Including a Rezone From RS-40 To CMU-PUD for Golden Bear Place Planned Unit Development (PUD), Being Located Off Beckwith Road, Map 078, Parcels 10.16, 17.01 & P/O Parcel 21.10, in the City of Mt. Juliet, Wilson County, TN.
- Consider the annexation, plan of services, and annexation resolution of approximately 5 Acres, Property Located 4009 Beckwith Road, Map 078, Parcel 21.02, and Located Within the City's Urban Growth Boundary and to Rezone from Wilson County R-1 To CI .
- For A Major Amendment to The Preliminary Master Development Plan (PMDP) For the Tomlinson Pointe Planned Unit Development (PUD), Being Located At 2844 Curd Road, Map 054, Parcels 73.00, 81.00 And 82.02 In the City of Mt. Juliet, Wilson County, TN.
- To Rezone the Property Located 434 Nonaville Road, approximately 1.48 Acres, Map 053, Parcel 053.00, From RS-40 To CNS.
- To Amend the Preliminary Master Development Plan for The Beckwith Business Park Planned Unit Development, Being Located At 5158 Beckwith Road, Map 078, Parcels 014.00, 013.01, 018.00 in the City of Mt. Juliet.
- To Repeal Ordinance 2015-09 And Ordinance 2016-2 In Their Entirety to Encourage Hotel Development.
- Amending Part B Of the Unified Development Code of The City of Mt. Juliet, Tennessee, Known as The Zoning Regulations (Ordinance 2001-29), Adopted October 8, 2001, As Amended, To Define "Hotels and Motels" In Section 6-102, Uses and Structures.
- To Reconsider Ordinance 2014-05 Which Established the Zoning and PUD Overlay for The Nichols Vale PUD, To Remove the Requirement for The Perimeter Transitional Protective Buffer.
- To Reconsider Public Works Condition 1b, Of Ordinance 2019-01 Which Established the Zoning and PUD Overlay for The Lynwood Station, To Revise the Requirement for The Greenway Trail to Be Constructed by the 35th Certificate of Occupancy
- Authorizing The Abandonment of a Portion Of The Existing Row Of Rutland Drive Near Golden Bear Gateway.

4. Call to Order & Declare a Quorum Present

5. Set Agenda

6. Invocation & Pledge of Allegiance

Minister Rolus Smith

7. Approval of Minutes

7.A. Approval of October 28, 2024 Minutes

[0906](#)

Attachments: [10-28-24 Minutes](#)

8. Citizens Comments

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

9. Commissioner Reports & Comments

10. City Manager's Report

11. Election of Vice Mayor

12. Election of BoC Representative on Planning Commission

13. Election of BoC Representative on Parks and Greenways Board

14. Unfinished Business - Annexation and Rezone of 4009 Beckwith Road

14.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE BECKWITH PROPERTY, LOCATED AT 4009 BECKWITH RD MAP 078 PARCELS 021.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

[0943](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Res - 4009 Beckwith Rd - POS](#)

14.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 5 ACRES, PROPERTY LOCATED 4009 BECKWITH ROAD, MAP 078, PARCEL 21.02, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

[0843](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [4009 Beckwith AX RZ SR](#)
[4009 Beckwith Rd Annexation 8-14-24](#)
[4009BeckwithRd AX ORD](#)

Legislative History

9/19/24 Planning Commission

**Positive Recommendation to the Board of Commissioners

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| 10/28/24 | Board of Commissioners | recommended for approval to the Board of Commissioners | |
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- 14.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ [0944](#)
RELATIVE TO THE ANNEXATION OF 4009 BECKWITH RD
- Sponsors:** Planning Commission Positive Recommendation
- Attachments:** [Res in Memorandum Relative to Annexation](#)
- 14.D.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED 4009 [0844](#)
BECKWITH ROAD, MAP 078, PARCEL 21.02, FROM WILSON
COUNTY R-1 TO CI.
- Sponsors:** Planning Commission Positive Recommendation
- Attachments:** [4009 Beckwith AX RZ SR](#)
[4009 Beckwith Rd Rezone 8-14-24](#)
[4009BeckwithRd RZ ORD](#)
- Legislative History**
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| 9/19/24 | Planning Commission | **Positive Recommendation to the Board of Commissioners | |
| 10/28/24 | Board of Commissioners | recommended for approval to the Board of Commissioners | |
- 15. Unfinished Business - Ordinances - 2nd Reading - Consent**
- 15.A.** AN ORDINANCE TO REPEAL ORDINANCE 2015-09 AND [0889](#)
ORDINANCE 2016-2 IN THEIR ENTIRETY TO ENCOURAGE
HOTEL DEVELOPMENT.
- Sponsors:** City Manager Kenny Martin
- Attachments:** [Repeal 2015-09 2016-2 HOTEL](#)
- Legislative History**
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| 10/28/24 | Board of Commissioners | recommended for approval to the Board of Commissioners | |
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- 15.B.** AN ORDINANCE AMENDING PART B OF THE UNIFIED [0890](#)
DEVELOPMENT CODE OF THE CITY OF MT. JULIET,
TENNESSEE, KNOWN AS THE ZONING REGULATIONS
(ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS
AMENDED, TO DEFINE "HOTELS AND MOTELS" IN SECTION
6-102, USES AND STRUCTURES.
- Sponsors:** City Manager Kenny Martin
- Attachments:** [Amend Zoning Ordinance-6-102A Hotel Motel definition](#)
- Legislative History**
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| 10/28/24 | Board of Commissioners | recommended for approval to the Board of Commissioners | |
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- 15.C.** AN ORDINANCE TO RECONSIDER ORDINANCE 2014-05 WHICH ESTABLISHED THE ZONING AND PUD OVERLAY FOR THE NICHOLS VALE PUD, TO REMOVE THE REQUIREMENT FOR THE PERIMETER TRANSITIONAL PROTECTIVE BUFFER. **0893**

Sponsors: Ray Justice, Bill Trivett, Vice Mayor and Commissioner, Jennifer Milele, Commissioner, James Maness, Mayor

Attachments: [Nichols Vale Buffer 2024](#)

Legislative History

10/28/24 Board of Commissioners recommended for approval to the Board of Commissioners

- 15.D.** AN ORDINANCE AUTHORIZING THE ABANDONMENT OF A PORTION OF THE EXISTING ROW OF RUTLAND DRIVE NEAR GOLDEN BEAR GATEWAY. **0902**

Sponsors: City Manager Kenny Martin

Attachments: [2024-10-28, Ordinance to Abandon Rutland Dr. At Golden Bear ROW](#)
[2024-10-28, Ordinance to Abandon Rutland ROW - Exhibit](#)

Legislative History

10/28/24 Board of Commissioners recommended for approval to the Board of Commissioners

16. Unfinished Business - Ordinances - 2nd Reading

- 16.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS GOLDEN BEAR PLACE PUD, LOCATED OFF BECKWITH ROAD, MAP 078, P/O PARCEL 21.10 FROM INTERSTATE COMMERCIAL TO MIXED USE AND P/O PARCEL 17.01, FROM MIXED-USE TO MULTI FAMILY **0837**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Golden Bear Place FLU 9 12 24](#)
[GoldenBearPlace LUA ORD](#)

Legislative History

9/19/24 Planning Commission **Positive Recommendation to the Board of Commissioners
10/28/24 Board of Commissioners recommended for approval to the Board of Commissioners

- 16.B.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), INCLUDING A REZONE FROM RS-40 TO CMU-PUD FOR GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED OFF BECKWITH ROAD, MAP 078, PARCELS 10.16, 17.01 & P/O PARCEL 21.10, IN THE CITY OF MT. JULIET, WILSON COUNTY, TN. **0838**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Golden Bear Place LUA PUD Amend SR](#)
[Golden Bear Place Rezone 9 12 24](#)
[Golden Bear Place PUD Amendment 9 12 24](#)
[GoldenBearPlace PUD AMEND ORD](#)

Legislative History

9/19/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
10/28/24	Board of Commissioners	recommended for approval to the Board of Commissioners

- 16.C.** AN ORDINANCE FOR A MAJOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE TOMLINSON POINTE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED AT 2844 CURD ROAD, MAP 054, PARCELS 73.00, 81.00 AND 82.02 IN THE CITY OF MT. JULIET, WILSON COUNTY, TN. **0848**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Tomlinson Pointe PUD Amend SR](#)
[Tomlinson Pointe PUD Amend 9 12 24](#)
[TomlinsonPointe PUD Amend ORD](#)

Legislative History

9/19/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
10/28/24	Board of Commissioners	recommended for approval to the Board of Commissioners

- 16.D.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED 434 NONAVILLE ROAD, APPROXIMATELY 1.48 ACRES, MAP 053, PARCEL 053.00, FROM RS-40 TO CNS. **0884**

Sponsors: Planning Commission Positive Recommendation

Attachments: [434 Nonaville RZ SR](#)
[434 NONAVILLE REZONE LEGAL DESCRIPTION](#)
[434 Nonaville Road Exhibit B 10 21 24](#)
[434 Nonaville Road RZ ORD](#)

Legislative History

10/17/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
10/28/24	Board of Commissioners	recommended for approval to the Board of Commissioners

16.E. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BECKWITH BUSINESS PARK PLANNED UNIT DEVELOPMENT, BEING LOCATED AT 5158 BECKWITH ROAD, MAP 078, PARCELS 014.00, 013.01, 018.00 IN THE CITY OF MT. JULIET. [0885](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Beckwith Business Park PUD Amend SR](#)
[Beckwith Business Park Legal Desc](#)
[Beckwith Business Park Exhibit B 10 21 24](#)
[Beckwith Business Park PUD Amend ORD](#)

Legislative History

10/17/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
10/28/24	Board of Commissioners	recommended for approval to the Board of Commissioners

16.F. AN ORDINANCE TO RECONSIDER PUBLIC WORKS CONDITION 1b, OF ORDINANCE 2019-01 WHICH ESTABLISHED THE ZONING AND PUD OVERLAY FOR THE LYNWOOD STATION, TO REVISE THE REQUIREMENT FOR THE GREENWAY TRAIL TO BE CONSTRUCTED BY THE 35th CERTIFICATE OF OCCUPANCY [0900](#)

Sponsors: City Manager Kenny Martin

Attachments: [Lynwood Station Trail Reconsideration](#)
[Lynwood Station Trail Reconsideration](#)
[Lynwood Greenway Current Layout](#)
[Lynwood Greenway Original layout](#)

Legislative History

10/28/24	Board of Commissioners	recommended for approval to the Board of Commissioners
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17. New Business - Ordinances - 1st Reading - Consent

- 17.A.** AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO ACCEPT A GRANT FROM THE TN HIGHWAY SAFETY OFFICE AND APPROPRIATE FUNDS FOR DUI TRAFFIC ENFORCEMENT FOR THE MT JULIET POLICE DEPARTMENT **0942**

Sponsors: City Manager Kenny Martin

Attachments: [2024- Amd buget for PD TNHSO Grant Nov 2024](#)
[2024 Executive Summary - Accept Grant Proceeds for DUI Traffic Enforcement Overtime Equipment](#)

18. Resolutions - Consent

- 18.A.** A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT BETWEEN FLOCK SAFETY AND THE CITY OF MT. JULIET POLICE DEPARTMENT FOR THE LICENSE PLATE READER PROGRAM **0946**

Sponsors: City Manager Kenny Martin

Attachments: [2024 - Approve agreement for PD LPR Program Executive Summary - Authorize Contract Approval for Flock Vendor in LPR Program](#)
[TN - Mt Juliet PD - Flock Safety- Law Enforcement Agreement](#)

- 18.B.** A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF MT. JULIET AND NABHOLZ CONSTRUCTION FOR CONSTRUCTION MANAGEMENT SERVICES FOR FIRE STATION 3 **0948**

Attachments: [2024 Res to sign contract with Nabholz Const for Fire St 3 53-2024](#)
[A201 MT JULIET FIRE STATION](#)
[A133 MT JULIET FIRE STATION](#)
[A133 Exhibit B MT JULIET FIRE STATION](#)
[Exhibit C Nabholz - Bid Cost Attachment Final](#)
[Exhibit D -MJ Fire Station 3 - PM Selection RFP Drawings](#)

19. New Business - Ordinances - 1st Reading

19.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.39 ACRES, PROPERTY KNOWN AS SILVER SPRINGS PH. 8, LOCATED 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **0764**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Silver Springs Ph 8 AX, PUD Amend SR](#)
[Silver Springs Phase 8 PoS](#)
[Silver Springs Ph 8 LEGAL DESCRIPTION](#)
[Silver Springs Ph. 8-13 Exhibit B- Annexation 7-12-24](#)
[Silver Springs Ph. 8 AX ORD](#)

Legislative History

7/18/24	Planning Commission	deferred to the Planning Commission
10/17/24	Planning Commission	**Positive Recommendation to the Board of Commissioners

19.B. AN ORDINANCE TO REZONE APPROXIMATELY 47.39 ACRES OF PROPERTY AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00 FROM WILSON COUNTY A-1 TO RS-20 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR SILVER SPRINGS PH. 8 **0765**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Silver Springs Ph 8 AX, PUD Amend SR](#)
[Silver Springs Ph 8 LEGAL DESCRIPTION](#)
[Silver Springs Ph. 8-13 Exhibit B- PUD Amendment 10-21-24](#)
[Silver Springs Ph. 8 PMDP PUD ORD](#)

Legislative History

7/18/24	Planning Commission	**negative recommendation to the Board of Commissioners
10/17/24	Planning Commission	**negative recommendation to the Board of Commissioners

19.C. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS GODFREY SUBDIVISION LOCATED AT 1030 NONAVILLE ROAD, MAP 050, PARCEL 100.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL **0835**

Sponsors: Planning Commission Positive Recommendation

Attachments: [GodfreySubd ExhibitA LanduseAmendment 9-12-24](#)
[GODFREY PROPERTY LEGAL DESCRIPTION](#)
[GodfreySubdivision LUA ORD](#)

Legislative History

9/19/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
10/28/24	Board of Commissioners	tabled to the Board of Commissioners

19.D. AN ORDINANCE TO REZONE APPROXIMATELY 10.5 ACRES OF PROPERTY AT 1030 NONAVILLE ROAD, MAP 050, PARCEL 100.00 FROM RS-40 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GODFREY SUBDIVISION **0836**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Godfrey Subdivision LUA PMDP PUD SR](#)
[GodfreySubd ExhibitB PMDPandRezone 9-12-24](#)
[GODFREY PROPERTY LEGAL DESCRIPTION](#)
[GodfreySubdivision PMDP PUD ORD](#)

Legislative History

9/19/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
10/28/24	Board of Commissioners	tabled to the Board of Commissioners

19.E. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 19.64 ACRES, PROPERTY KNOWN AS ROSEMONT, LOCATED 1826 BENDERS FERRY ROAD, MAP 049, PARCEL 015.07, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **0886**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Rosemont PMDP PUD,AX SR](#)
[Rosemont POS](#)
[Rosemont 1826 Benders Ferry Rd Exhibit B 10 21 24](#)
[Rosemont AX ORD](#)
[Rosemont Legal Desc](#)

Legislative History

10/17/24 Planning Commission **negative recommendation to the Board of Commissioners

19.F. AN ORDINANCE TO REZONE APPROXIMATELY 19.64 ACRES OF PROPERTY AT 1826 BENDERS FERRY ROAD, MAP 049, PARCEL 015.07 FROM RS-40 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ROSEMONT [0887](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Rosemont PMDP PUD,AX SR](#)
[Rosemont 1826 Benders Ferry Rd Exhibit B 10 8 24](#)
[Rosemont PMDP PUD ORD](#)
[Rosemont Legal Desc](#)

Legislative History

10/17/24 Planning Commission **negative recommendation to the Board of Commissioners

20. Adjournment