

Mt. Juliet, Tennessee

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



Agenda - Final

Monday, July 13, 2026

6:30 PM

Commission Chambers

Board of Commissioners

Public Hearing 6:15 PM

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

Public Hearing Notice

[1792](#)

Attachments: [Public Hearing Notice - 7-13-2026](#)

1. Call to Order & Declare a Quorum Present

2. Set Agenda

3. Invocation & Pledge of Allegiance

4. Approval of Minutes

4.A. 6-22-2026 Meeting Minutes

[1793](#)

Attachments: [Meeting Minutes to be Approved - 6-22-2026](#)

5. Citizens Comments

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

6. Commissioner Reports & Comments

7. City Manager's Report

8. Consent Agenda Items

8.A. AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LANE RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC.

[1644](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

Legislative History

3/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/13/26	Board of Commissioners	deferred to the Board of Commissioners
4/27/26	Board of Commissioners	deferred to the Board of Commissioners
6/22/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

8.B. AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE XI, SECTIONS 11-101 THROUGH 11-110, SIGN REGULATIONS [1741](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Sign Ordinance](#)
[Exhibit B - Redline](#)
[Staff Report](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

8.C. AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS [1726](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline](#)
[Staff Report](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

6400 Central Pike - Annexation and Rezone

- 8.D.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6400 CENTRAL PIKE MAP 097 PARCEL 017.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1714](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 8.E.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.72 ACRES OF PROPERTY AT 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1671](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.F.** A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00 [1789](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

8.G. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6400 CENTRAL PIKE, APPROXIMATELY 1.72 ACRES, MAP 097, PARCEL 17.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1713](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

6386 Central Pike - Annexation and Rezone

8.H. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6386 CENTRAL PIKE MAP 097 PARCEL 017.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1736](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 8.I. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 2 ACRES OF PROPERTY AT 6386 CENTRAL PIKE, MAP 097, PARCEL 17.02, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1715](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.J. A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF 6386 CENTRAL PIKE MAP 097 PARCEL 017.02 [1790](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.K. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6386 CENTRAL PIKE, APPROXIMATELY 2 ACRES, MAP 097, PARCEL 17.02 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1716](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

East Division Street Business Park - Annexation and Rezone

8.L. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE E. DIVISION BUSINESS PARK, LOCATED AT 2062 E DIVISION ST & 535 HUNTING HILLS DR MAP 077, PARCELS 013.01, 13.02, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1735](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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8.M. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1728](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

8.N. A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ **1791**
 RELATIVE TO THE ANNEXATION OF E. DIVISION
 BUSINESS PARK, LOCATED AT 2062 E DIVISION ST &
 535 HUNTING HILLS DR MAP 077, PARCELS 013.01,
 13.02, 015.00, 016.02, 016.03 & P/O 016.01, 017.00,
 017.01

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

8.O. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR **1524**
 APPROXIMATELY 47.17 ACRES OF PROPERTY ON
 EAST DIVISION STREET, MAP 077, PARCELS 13.01,
 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01,
 17.00 and 17.01 FROM MEDIUM DENSITY RESIDENTIAL
 TO BUSINESS DEVELOPMENT IMPACT ZONE

Sponsors: Planning Commission Negative Recommendation, Scott Hefner,
 Commissioner

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

Legislative History

12/18/25	Planning Commission	negative recommendation
4/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

8.P. AN ORDINANCE TO REZONE AND ADOPT THE **1730**
 PRELIMINARY MASTER DEVELOPMENT PLAN FOR
 APPROXIMATELY 47.17 ACRES OF PROPERTY ON
 EAST DIVISION STREET, MAP 077, PARCELS 13.01,
 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01,
 17.00 and 17.01 FROM OPS AND WILSON COUNTY R-1
 TO IR-PUD

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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6/8/26

Board of Commissioners

Approved for Second Reading to the Board of Commissioners

9. New Business

9.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 14.5 ACRES OF PROPERTY ON CHANDLER ROAD, MAP 076, PARCEL 008.00, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY **1738**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26 Planning Commission **Positive Recommendation to the Board of Commissioners

9.B. AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 14.5 ACRES OF PROPERTY ON CHANDLER ROAD, MAP 076, PARCEL 008.00 FROM WILSON COUNTY R-1 TO RS-20 PUD **1740**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26 Planning Commission deferred to the Planning Commission

6/18/26 Planning Commission **Positive Recommendation to the Board of Commissioners

9.C. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 175.52 ACRES OF PROPERTY ON CENTRAL PIKE, MAP 099, PARCEL 014.00, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY [1773](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

6/18/26 Planning Commission **Positive Recommendation to the Board of Commissioners

9.D. AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 175.52 ACRES OF PROPERTY ON CENTRAL PIKE, MAP 099, PARCEL 014.00 FROM WILSON COUNTY R-1 TO RS-20 PUD [1775](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

6/18/26 Planning Commission **Positive Recommendation to the Board of Commissioners

9.E. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 10555 LEBANON PIKE, APPROXIMATELY 1.5 ACRES, MAP 054, PARCEL 024.00 FROM RS-40, LOW DENSITY RESIDENTIAL, TO CRC, COMMERCIAL RETAIL CENTER [1769](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

6/18/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 9.F.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01 [1772](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

Legislative History

6/18/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 9.G.** A RESOLUTION SUPPORTING THE ESTABLISHMENT OF FREESTANDING EMERGENCY DEPARTMENTS IN MT. JULIET, TENNESSEE [1795](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)

10. Adjournment