

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes - 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

Mayor Maness opened the Public Hearing.

Amanda Kern, 534 Hunting Hills Drive, spoke regarding the East Division Industrial Project.

Mayor Maness closed the Public Hearing.

Public Hearing Notice

[1792](#)

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

**1. Call to Order & Declare a Quorum Present**

Mayor Maness called the meeting to order and declared a quorum.

**Present:** Commissioner Art Giles, Vice Mayor/Commissioner Bill Trivett, Mayor James Maness, and Commissioner Jennifer Milele

**Absent:** Commissioner Scott Hefner

**2. Set Agenda**

Mayor Maness requested that Item 8.B be removed from the Consent Agenda. This was approved without objection.

Commissioner Giles made a motion to suspend the rules to add the appointment of Josh Randall to the Ethics Commission to the agenda. Mayor Maness seconded the motion. The motion passed unanimously.

Commissioner Milele requested that Items 9.C and 9.D be moved to immediately follow the Consent Agenda. This was approved without objection.

Mayor Maness requested that Items 9.F and 9.G be moved to the Consent Agenda. This was approved without objection.

The agenda, as amended, was adopted without objection.

**3. Invocation & Pledge of Allegiance**

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

**4. Approval of Minutes**

A motion was made by Commissioner Milele, to approve the minutes. Seconded by Vice Mayor/Commissioner Trivett. The motion carried by the following vote:

**RESULT:** APPROVED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner

**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

Mayor Maness opened the floor for Citizens' Comments and thanked Commissioner Milele for working with the residents and the developer of Aveline.

Mark Grasela, 127 March Place, spoke regarding the Aveline development and thanked Commissioner Milele and the developer for meeting with residents and working collaboratively to address concerns and prepare the project for approval.

Marlin Keel, 230 Citadel Drive, spoke regarding the Aveline development and expressed appreciation to Commissioner Milele and the developer for their efforts in working with residents on the project.

Steve Turner, 176 Privateer Lane, spoke regarding the Aveline development and thanked Commissioner Milele and the developer for their collaboration and responsiveness throughout the process.

There were no further comments. Mayor Maness closed Citizen's Comments.

## **6. Commissioner Reports & Comments**

Commissioner Giles thanked everyone for attending the meeting and for the positive comments directed toward Commissioner Milele. He announced the annual Greenway Walk, scheduled for August 13 at 6:00 p.m., and encouraged residents to attend and bring their families. Commissioner Giles also highlighted the groundbreaking ceremony held on June 29 for the Old Lebanon Dirt Road project, noting that it is an exciting milestone for the City. He stated that a safety analysis of the roadway had been performed through his sponsorship and that, although it has been a lengthy process, he is pleased to see the project moving forward.

Vice Mayor Trivett expressed his excitement for the Old Lebanon Dirt Road project as well. He thanked the Del Webb residents for attending the meeting and commented on how much he enjoyed hearing the full room recite the Pledge of Allegiance. He thanked Commissioner Milele for her efforts related to the Aveline project. Vice Mayor Trivett noted that the Fourth of July celebration was a great success and thanked the Parks staff and Parks Board for their hard work in organizing the event. He also thanked everyone who attended and assisted with cleanup efforts, as well as the City's first responders for helping ensure the event was safe. Additionally, he expressed appreciation to the event sponsors for their contributions. Addressing comments made during the Public Hearing regarding blasting, he stated this was controlled by the State Fire Marshal. He also reminded residents about the SeeClickFix program and encouraged them to utilize it, noting that residents serve as the City's eyes and ears.

Commissioner Milele stated that the City hosted two excellent fireworks displays on the Fourth of July and thanked everyone involved in making them successful. She encouraged residents to attend the BPAC Greenway Walk on August 13 at 6:00 p.m., noting that August 27 has been designated as the rain date. Commissioner Milele explained that blasting activities are regulated by the State Fire Marshal's Office and must comply with state law. She thanked the Aveline developer, Summit, for maintaining open communication with residents and meeting with them throughout the process. She also expressed appreciation to the residents for their willingness to engage in productive discussions, noting that the collaboration was very successful. Finally, Commissioner Milele stated that she is pleased to see stormwater concerns being addressed, particularly given the flood-prone areas within her district.

Mayor Maness stated that he echoed the comments made by his fellow Commissioners.

## 7. City Manager's Report

City Manager Kenny Martin thanked everyone for attending the meeting. He expressed his condolences and support to an individual in attendance who recently experienced a loss, stating that the individual has always been a good friend to the City and remains in the City's thoughts and prayers as he navigates the days ahead.

Mr. Martin noted that Marlin Keel was present and spoke during Citizens' Comments. He recognized Mr. Keel as the City's former Public Works Director and acknowledged his significant contributions to Mt. Juliet's infrastructure and the City's continued growth and success.

City Manager Martin also stated that the Fourth of July celebration was a success and thanked everyone who helped make the event possible.

He concluded his remarks by wishing everyone God's blessings.

## 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](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-49

- 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](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-51

### **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](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 53-2026

- 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](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-52

- 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](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 54-2026

- 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](#)

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

**RESULT:** ADOPTED  
**MOVER:** Jennifer Milele  
**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-53

### **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](#)

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

**RESULT:** ADOPTED  
**MOVER:** Jennifer Milele  
**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 55-2026

- 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](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-54

- 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](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 56-2026

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

**Sponsors:** Planning Commission Positive Recommendation

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

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

**RESULT:** ADOPTED  
**MOVER:** Jennifer Milele  
**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-55

**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](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 57-2026

- 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](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-56

- 8.N.** A RESOLUTION IN MEMORANDUM OF ORDINANCE \_\_\_\_\_ 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 **1791**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Resolution](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 58-2026

- 8.O.** AN ORDINANCE TO AMEND THE LAND USE 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 MEDIUM DENSITY RESIDENTIAL TO BUSINESS DEVELOPMENT IMPACT ZONE **1524**

**Sponsors:** Planning Commission Negative Recommendation, Scott Hefner, Commissioner

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

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-57

- 8.P.** AN ORDINANCE TO REZONE AND ADOPT THE 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 **1730**

**Sponsors:** Planning Commission Positive Recommendation

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

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-58

- 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](#)

This Item was moved to the Consent Agenda during Item 2. Set Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

**RESULT:** APPROVED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-61

- 9.G.** A RESOLUTION SUPPORTING THE ESTABLISHMENT OF FREESTANDING EMERGENCY DEPARTMENTS IN MT. JULIET, TENNESSEE [1795](#)

**Sponsors:** City Manager Kenny Martin,

**Attachments:** [Resolution](#)

This Item was moved to the Consent Agenda during Item 2. Set Agenda.

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 59-2026

**9. New Business**

- 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](#)

Vice Mayor Trivett made a motion to amend Section 11.115 - Temporary Commercial Signs to increase the number of permits allowed per year from six (6) to eight (8) and to amend the Placement section to read:

"Banners may only be placed on the building facade and cannot be freestanding. They may not exceed the roofline and/or parapet wall, with the exception of churches and non-profits, which shall be permitted a freestanding banner."

Commissioner Milele seconded the motion. The motion carried unanimously.

Commissioner Milele made a motion to amend Section 11.117 - Temporary Non-Commercial Signs by removing the language, "with no duplicate signs allowed," under Quantity. The section shall instead read: "Two (2) signs per candidate/issue/subject." Vice Mayor Trivett seconded the motion. The motion carried unanimously.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be adopted as amended. The motion carried by the following vote:

**RESULT:** ADOPTED AS AMENDED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 2026-50

- 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](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

**RESULT:** APPROVED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner

**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](#)

Items 9.C. and 9.D. were heard together without objection.

Commissioner Milele presented a slideshow of the development outlining amendments she would like to make to the ordinance and development plans. She stated that Signature Homes, the builder for this development, has been named the St. Jude Dream Home Builder and that its intention is to build a St. Jude Dream Home in Mt. Juliet in the near future.

Commissioner Milele made a motion that the existing barbed wire fencing shall remain and shall be maintained along the northern boundary to Del Webb, specifically March Place, Dahlgren Drive, Privateer Lane, and Paixham Place. In addition to Del Webb, the barbed wire fence along the northwest corner behind Bench Lane in Providence Landing, to the south along the preserved natural tree area, and the northeastern section south to the homes along Kilkenny Way, shall remain and be maintained. Mayor Maness seconded. The motion carried unanimously.

Commissioner Milele made a motion that the current drainage pattern between this project and Del Webb shall be maintained and protected so that flow stays on the project property as it exists today and, therefore, it shall not be altered. Any collection basins in the NW sector shall not be located directly on top of the boundary between Del Webb and this project. These basins shall be engineered and designed appropriately to retain stormwater and take downstream impacts to Stoner Creek into consideration. Mayor Maness seconded. The motion carried unanimously.

Commissioner Milele made a motion that a 30' complete "do not disturb" existing tree and greenspace buffer, without drip line coverage, shall remain on this property along the northern boundaries that abuts Del Webb. Vice Mayor Trivett seconded. The motion carried unanimously.

Commissioner Milele made a motion that the existing natural tree and greenspace buffer on this property on the northeastern boundary and northwestern boundary shall remain as a "do not disturb" preservation area as according to the site plan, as in the example provided in the presentation. Vice Mayor Trivett seconded. The motion carried unanimously.

Commissioner Milele made a motion that a tree inventory and preservation study shall

be prepared by a certified arborist, identifying existing trees within the preservation areas and adjacent limits of disturbance. Grading, utility installation, and construction disturbance shall occur outside protected root zones to the greatest extent possible. Vice Mayor Trivett seconded. The motion carried unanimously.

Commissioner Milele made a motion that the portion of the nature trail that goes up into the wooded area north of the northern most pond in the northeast section of the property be removed and only exist no further north of the eastern most section of this pond, as indicated in the example provided. Vice Mayor Trivett seconded. The motion carried unanimously.

Commissioner Milele made a motion to amend Public Works Condition #13 starting with the second sentence and state, "these lanes shall be approved by the city and TDOT prior to issuance of the Land Disturbance Permit (instead of construction)." Also, the last sentence shall read, "these improvements shall be completed prior to signing the 1st Final Plat" (instead of issuance of the LDP). Vice Mayor Trivett seconded. The motion carried unanimously.

Commissioner Milele made a motion to amend Planning Condition #3, which matches the handout provided to staff and agreed upon by the Planning Commission that adds more detail and commitments to the variance request than what was originally presented. The condition shall be stated as follows:

Masonry Homes:

- At least fifty percent (50%) of the homes within the development shall be predominantly clad in masonry.
- Brick and/or stone shall be the primary exterior material on each elevation of the home.
- Brick and/or stone shall comprise not less than seventy-five percent (75%) of the aggregate net exterior wall area of the home, calculated across all elevations and excluding windows, doors, and garage doors. Cementitious siding may be used on bay projections, wall areas above rooflines, dormers, gables, and other architectural or accent features.

Cementitious Siding Homes:

- No more than fifty percent (50%) of the homes within the development may be predominantly clad in cementitious siding.
- Permitted cementitious siding may include horizontal lap siding, board-and-batten siding, shake siding, panel siding, or a combination thereof.
- Each cementitious siding home shall include a continuous brick or stone masonry skirt (foundation) on all elevations.
- The masonry skirt (foundation) shall extend from finished grade to the bottom of the siding so that no concrete or concrete masonry foundation is exposed following final grading.

Permitted Accent and Architectural Materials:

- Natural wood, cementitious trim, composite trim, cellular PVC or other PVC trim, and metal may be used for columns, beams, brackets, shutters, louvers, decorative panels, trim, porch elements, awnings, roofing accents, and other architectural features. Such materials shall not be considered primary exterior wall materials when calculating the percentages required by this section.

Vinyl Siding:

- Vinyl siding shall not be permitted.

Soffits, Fascia, and Eaves:

- Vinyl soffits, fascia, and other eave materials shall be permitted.

Masonry definition:

- For purposes of this section, masonry shall include brick, natural stone, manufactured stone veneer, and cast-stone architectural materials.

Vice Mayor Trivett seconded. The motion carried unanimously.

Commissioner Milele made a motion to amend Planning Condition #6 and add "e" (after d) that states, "lots 220-239 be permitted a 15' front setback and 15' rear yard setback." Vice Mayor Trivett seconded. The motion carried unanimously.

Commissioner Milele made a motion to amend Planning Condition #32 to include the language, ", or install a landscape berm between rear of lots 2-5 to screen rear of houses from view of Central Pike. If landscape berm is utilized, it shall be approved by staff at FMDP." Vice Mayor Trivett seconded. The motion carried unanimously.

Mayor Maness made a motion to adopt all items recommended by the Planning Commission. Vice Mayor Trivett seconded. The motion carried unanimously.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading to the Board of Commissioners. The motion carried by the following vote:

**RESULT:** APPROVED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner

- 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](#)

Items 9.A. and 9.B. were heard together without objection. Bill Charles, 157 Riverside Drive, Nashville, who represented the project and Michael Dewey, 2925 Berry Hill Drive, Nashville, engineer of record answered questions from the Commission.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

**RESULT:** APPROVED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner

- 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](#)

Items 9.A. and 9.B. were heard together without objection. Bill Charles, 157 Riverside Drive, Nashville, who represented the project and Michael Dewey, 2925 Berry Hill Drive, Nashville, engineer of record answered questions from the Commission.

Mayor Maness made a motion to adopt the recommendations and conditions from the Planning Commission, Planning Department, and Public Works Department. Vice Mayor Trivett seconded the motion. The motion carried unanimously.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

**RESULT:** APPROVED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner

- 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](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

**RESULT:** APPROVED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Absent:** Commissioner Hefner

## **10. Adjournment**

Mayor Maness adjourned the meeting at 7:34pm.

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Mayor James Maness

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Jennifer Hamblen, CMC, City Recorder