

Mt. Juliet, Tennessee

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



Agenda

Monday, February 23, 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 - 2-23-2026

[1596](#)

Attachments: [Public Hearing Notice - 2-23-2026](#)

1. Call to Order & Declare a Quorum Present

2. Set Agenda

3. Invocation & Pledge of Allegiance

4. Approval of Minutes

4.A. Meeting Minutes to be Approved- 2-9-2026

[1600](#)

Attachments: [Meeting Minutes to be Approved- 2-9-2026](#)

4.B. Meeting Minutes to be Approved- Work Session- 2-9-26

[1601](#)

Attachments: [Meeting Minutes to be Approved- Work Session- 2-9-26](#)

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. Unfinished Business Consent Agenda Items:

8.A. 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 V, SECTION 5-104.3, VARIABLE LOT RESIDENTIAL DEVELOPMENT

[1493](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline Zoning Regs - Variable Lots](#)
[Staff Report](#)

Legislative History

11/20/25 Planning Commission

**Positive Recommendation to the Board of Commissioners

1/12/26 Board of Commissioners

Approved for Second Reading to the Board of Commissioners

- 8.B.** AN ORDINANCE TO REZONE PROPERTY LOCATED 13135 LEBANON ROAD, APPROXIMATELY 0.35 ACRES, MAP 53K, PARCEL 027.00 FROM RS-40, LOW DENSITY RESIDENTIAL TO CRC, COMMERCIAL RETAIL CENTER [1511](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.C.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE PROCEEDS AND APPROPRIATE FUNDS FOR A NEW POLICE K-9 [1577](#)

Sponsors: Kenneth Martin, City Manager,

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

Legislative History

2/9/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners
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6235 Central Pike - Annexation and Rezone

- 8.D.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY LOCATED AT 6325 CENTRAL PIKE MAP 097 PARCEL 014.01, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1602](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.E.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY ONE (1) ACRE OF PROPERTY AT 6325 CENTRAL PIKE, MAP 097, PARCEL 14.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1517](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	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 6325 CENTRAL PIKE, MAP 097, PARCEL 14.01 [1603](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.G.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6325 CENTRAL PIKE, APPROXIMATELY ONE (1) ACRE, MAP 097, PARCEL 14.01 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1518](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

6365 Central Pike - Annexation and Rezone

- 8.H. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY LOCATED AT 6365 CENTRAL PIKE MAP 097 PARCEL 014.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1604](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.I. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6365 CENTRAL PIKE, MAP 097, PARCEL 14.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1519](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	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 6365 CENTRAL PIKE, MAP 097, PARCEL 14.00 [1605](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.K. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6365 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 14.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE. [1520](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

6391 Central Pike - Annexation and Rezone

- 8.L.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY LOCATED AT 6391 CENTRAL PIKE MAP 097 PARCEL 015.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1606](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.M.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 2 ACRES OF PROPERTY AT 6391 CENTRAL PIKE, MAP 097, PARCEL 15.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1521](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.N.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF 6391 CENTRAL PIKE, MAP 097, PARCEL 15.00 [1607](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.O.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6391 CENTRAL PIKE, APPROXIMATELY 2 ACRES, MAP 097, PARCEL 15.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1523](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
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1/12/26 Board of Commissioners Approved for Second Reading to the Board of Commissioners

9. Unfinished Business

- 9.A.** 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 VIII, OVERLAY DISTRICTS, SECTION 8-207.5, OPEN SPACE REQUIREMENTS [1494](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline Zoning Regs - Open Space](#)
[Staff Report](#)

Legislative History

11/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 9.B.** AN ORDINANCE AMENDING PART B OF THE LAND 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 IX, SECTION 9-106, ACCESS MANAGEMENT [1451](#)

Sponsors: Jennifer Milele, Commissioner, Art Giles, Commissioner

Attachments: [Ordinance](#)
[Redline Zoning Regs – Access](#)
[Redline Zoning Regs – Access \(w/ PC's recommendations\)](#)

Legislative History

10/27/25	Board of Commissioners	Approved for Second Reading and to the Planning Commission
11/20/25	Planning Commission	**negative recommendation to the Board of Commissioners
1/12/26	Board of Commissioners	deferred to the Board of Commissioners

3971 Beckwith Road - Annexation and Rezone

9.C. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE KEELEAN PROPERTY, LOCATED AT 3971 BECKWITH ROAD MAP 078 PARCEL 021.06, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY [1528](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Legislative History

1/12/26	Board of Commissioners	deferred to the Board of Commissioners
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9.D. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 5.21 ACRES OF PROPERTY AT 3971 BECKWITH ROAD MAP 078, PARCEL 021.06, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY. [1446](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

10/16/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
11/10/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
1/12/26	Board of Commissioners	deferred to the Board of Commissioners

9.E. A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF 3971 BECKWITH ROAD MAP 078 PARCEL 021.06 [1529](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Legislative History

1/12/26	Board of Commissioners	deferred to the Board of Commissioners
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- 9.F. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 3971 BECKWITH ROAD, APPROXIMATELY 5.21 ACRES, MAP 078, PARCEL 021.06 FROM WILSON COUNTY R-1 TO CI, INTERCHANGE COMMERCIAL [1447](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

10/16/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
11/10/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
1/12/26	Board of Commissioners	deferred to the Board of Commissioners

10. New Business

- 10.A. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT GRANT FUNDS FROM THE STATE OF TENNESSEE DEPARTMENT OF HEALTH AND APPROPRIATE THE FUNDS FOR THE MT JULIET FIRE DEPARTMENT [1611](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Contract - EMS Grant](#)

- 10.B. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO APPROPRIATE FUNDS FOR A COST-OF-LIVING ADJUSTMENT FOR CITY EMPLOYEES [1613](#)

Sponsors: Kenneth Martin, City Manager,

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

- 10.C.** A RESOLUTION APPROVING ATTACHMENT TO THE MASTER AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND CDM SMITH, INC. FOR TASK ORDER NO. 4 AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **1582**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Resolution](#)
[Executive Summary](#)
[Task Order 4 City of Mt. Juliet Master Agreement](#)
[Exhibit A to the Master Agreement](#)
- 10.D.** A RESOLUTION DECLARING CITY OF MT. JULIET POLICE DEPARTMENT PROPERTY AS SURPLUS TO BE DISPOSED OF AT GOVDEALS AUCTION **1585**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Resolution](#)
[Executive Summary - Furniture](#)
[Executive Summary - Vehicles](#)
- 10.E.** A RESOLUTION TO APPROVE AN ADDENDUM TO THE SERVICE AGREEMENT WITH AMBULANCE MEDICAL BILLING (AMB) FOR BILLING SERVICES RENDERED BY THE MT. JULIET FIRE DEPARTMENT AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT **1608**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Resolution](#)
[Addendum to Service Agreement](#)
- 10.F.** A RESOLUTION TO RATIFY AND CONFIRM APPROVAL OF THE AGREEMENT WITH PIPEWORKS PLUS FOR EMERGENCY SEWER REPAIR SERVICES **1609**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Resolution](#)
[Exhibit A - Agreement](#)
- 10.G.** A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE TOWN CENTER TRAIL, PHASE 3 PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT **1610**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Resolution](#)
[Executive Summary](#)
[Contract](#)
[Bid Tabulations](#)
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10.H. A RESOLUTION AUTHORIZING THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 2397 N. MT. JULIET ROAD TO BECKWITH SOAP AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT

[1612](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Exhibit A - Lease Agreement](#)

11. Adjournment