

**Horseshoe Cove Homeowners Association  
P.O. Box 965  
Mt. Juliet, TN 37121**

October 17, 2023

**Re: Opposition to Out of City Extension of MJ Sewer System to Proposed Commercial Development at 3150 Nonaville Road By Kane Cove, LLC**

The Board of the Horseshoe Cove Homeowners Association is authorized on behalf of its members (109 residential lot owners in the neighborhood located at Nonaville Road and Singing Springs) to **formally oppose the request for the BOC to approve out of city extension of sewer services for proposed commercial development at 3150 Nonaville Road. This proposed commercial development at “the Cove at Mt. Juliet”, a/k/a “Kane Cove,” is on land outside the city limits, which appears to be zoned for agricultural and residential use – but not commercial development.** This appears to be an initial step in gaining approval of the proposed commercial development.

Horseshoe Cove is a residential development established in the 90s, which is surrounded by properties zoned for medium density residential usage. Commercial short-term rentals and commercial-entertainment event facilities are not compatible with this overwhelmingly residential land use located near the lake.

We support the **unanimous negative recommendation by the Mt. Juliet Planning Commission** on September 21, 2023. While the scope of the proposed commercial development is not specified, information presented in the MJ Planning Commission packet for its 9-21-23 Meeting (Item 6.2.b on Pages 58-65) at p. 61 indicates the commercial development includes at least proposed rental cabins for estimated 196 people, a Reception Venue/Area (for 250 seats), a clubhouse (for 100 seats), a pool and pool house, and chapel (100 seats) plus service and office buildings. This commercial development is on 20 (residential/agricultural) acres adjacent to Eden’s Grove – a multi-million dollar residential development – and to the Horseshoe Cove Subdivision.

Horseshoe Cove has been on this sewer system since the 1990’s without problems. This proposed commercial development at 3150 Nonaville Road is just before the sewer system reaches Horseshoe Cove and Eden’s Grove and may create problems for us. The sewer usage estimated by the proposed commercial development at 3150 Nonaville is significantly greater than if that land is used for its zoned purposes of residential/agricultural.

In light of potential problems which commercial development (including short-term rentals and event venues) would likely bring to the residential areas next to the lake, including the MJ sewer system, **we ask that you reject the request to extend sewer services for this proposed out of city commercial development.** Thank you for your consideration.

On Behalf of the Association (Board Members):

Lee Tutor (615-504-2754), Steve Hart (615-289-9845), Mike Ryan, Nathan McDonald, Diana Martinez,  
Jack White, Jon Castle