



STAFF REPORT

Date: April 16, 2026

To: Luke Winchester, Chairman and Planning Commission

From: Shane Shamanur, P.E.
Director of Engineering

Re: Mt. Juliet Code, Section 13-1-12 (1)
Ordinance 98-02 - Sewer Service Outside City Limits
Ordinance 19-36 – Outside City Customers

Background: The subject property location is 445, 447, and 449 Liberty Chapel Road, outside the city limits of Mt. Juliet, Tennessee, identified as Wilson County, Tennessee, Map 49, parcels 008.03, 008.02, and 008.04. Total area of the property is ±49 acres.

Request: The developer/property owner wishes to develop eighteen (18) single family residences and requests a connection to the City sewer system.

Analysis: 447 Liberty Chapel Road is contiguous to property within the City limits, while 445 and 449 Liberty Chapel Road The intention is to direct wastewater flows from this development through the previously approved Yorkshire Estates wastewater infrastructure, which is within the City limits.

The developer/property owner will pay all regular charges and a surcharge of 100% additional for all city fees meeting Ordinance 2019-36 since said property is not within the city limits. Further, the owner understands and agrees to pay the tap and capacity fees required for connection to the City system. Installation of all sewerage facilities servicing the property will also be the responsibility of the developer/property owner.

Recommendation: If the Planning Commission provides a positive recommendation, staff recommends the sewer availability be subject to the following:

1. Completion of the wastewater infrastructure of the Yorkshire Estates development.
2. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
3. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.



OUT OF CITY SEWER SERVICE APPLICATION

Date Submitted: 3/20/26

Section 1:

Property Owner/Applicant: RICHARD VAN KLUYVE

445/449
Street Address: 447 LIBERTY CHAPEL RD.

City: MT. JULIET State: TN Zip: 37122

Phone: 615-429-1982 Email: RVKJR@ICLOUD.COM

Section 2:

Location of Property for Service: SAME AS ABOVE

Property Address (if applicable): ↑

Street Address: ↑

Subdivision: ↑

Map(s): _____ Parcel(s): _____

YES Is this Property Contiguous with the city limits of The City of Mt Juliet

54 Total Acreage

Reason for this request:

I AM INSTALLING SEWER FOR YORKSHIRE ESTATES (80 LOTS)
THE SUBJECT PROPERTY BORDER YORKSHIRE & I WOULD
LIKE TO CREATE LARGE 2+ ACRE TRACTS WITHIN THE
COUNTY (WHICH I CURRENTLY AM) & TAP THE SEWER
IN PAYING TO INSTALL. I HAVE ALREADY CONFIRMED
W/ MY SEWER ENGINEER THAT CAPACITY IS THERE.

Proposed Use (Residence, Office, Restaurant etc.)

RESIDENTIAL 2+ ACRE TRACTS



Applicant's Signature (provide notarized certification)

3/20/26
Date

*I (we) herby certify that I am (we are) the owners of the property shown and described above.



Owner's Signature

3/20/26
Date

Sworn to and subscribed before me in the

County of Wilson

This 20th day of March 20 26

Nakia Ann Holman
Notary Public at Large

12/1/2027
Date Commission Expires



For Office Use Only

\$500 Fee Paid: 3-20-26

Sewer Available: ☐ Yes ☐ No
☐ Gravity ☐ Grinder

PC Meeting Date: _____

BOC Meeting 1st Reading: _____

BOC Meeting 2nd Reading: _____

RECEIPT DATE 3-20-26 No. 724665

RECEIVED FROM Modern Family \$500⁰⁰

Five hundred ⁰⁰/₁₀₀ DOLLARS

☐ FOR RENT
☒ FOR Out of City Sewer fee for 447 Liberty Chapel Rd.

ACCOUNT	
PAYMENT	<u>#2061</u>
BAL. DUE	

☐ CASH
☒ CHECK
☐ MONEY ORDER
☐ CREDIT CARD

FROM _____ TO _____

BY D. Howard



City of Mt. Juliet

Public Works Department

March 30, 2026

Jake Porter
Heritage Civil, PLLC
2055 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Re: Reserve on Liberty Chapel

Dear Jake:

Pursuant to your request, we have reviewed the feasibility of providing sanitary sewer service for the proposed Reserve on Liberty Chapel. Specifically, the sewer availability request as shown on the attached correspondence involves the following:

18 Residential Lots @ 350 GPD/Lot = 6,300 GPD

This letter is to confirm that the City of Mt. Juliet's existing sanitary sewer facilities will have sufficient reserve capacity to accommodate this proposed development upon completion of the Yorkshire Estates Development. This recommendation for sewer availability is subject to the proposed development directing wastewater flows to the proposed Yorkshire Estates Development gravity collection system as shown on the enclosed map.

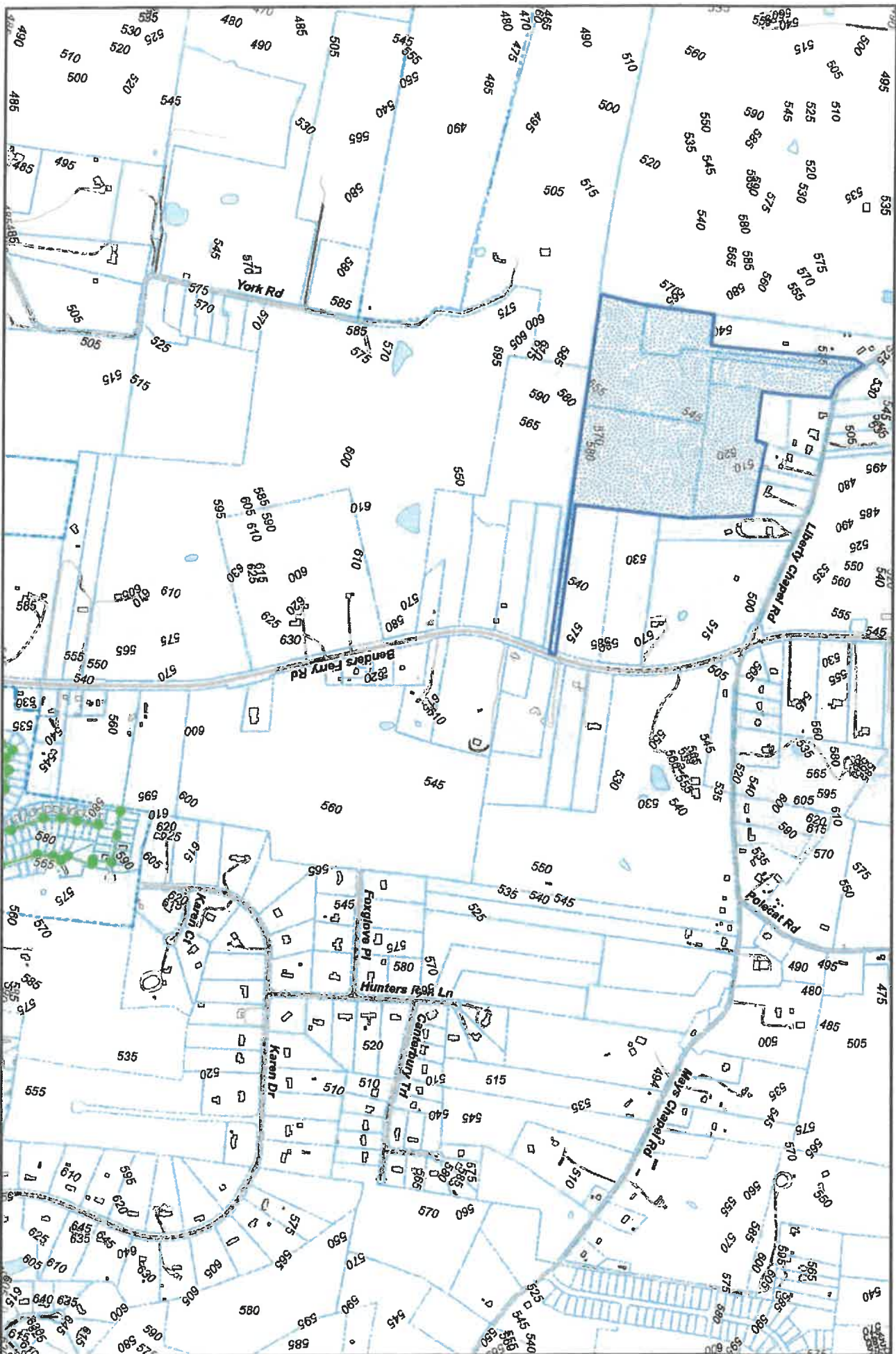
This sanitary sewer availability letter is recommended to be made available for an initial two (2) year period with provisions for a two (2) year extension upon request. If the Developer has not initiated work on the development within this period and has not paid for applicable sewer fees, the Developer would be required to request sewer availability again as if it were a new Development.

The proposed Development appears to be located **outside** the current Mt. Juliet City limits (based on the City's Website latest City Limits Map) and **inside** the City's Urban Growth Boundary. This recommendation for sewer availability is subject to review and approval of the City of Mt. Juliet Planning Commission and the Mt. Juliet City Commission.

Please contact my office should you have any further questions.

Respectfully,


Shane Shamanur, P.E.
Engineering Director



Legend

- Contours
- Parcels
- Exist. Gravity Sewers
- TVA-Power Lines
- Exist. Force Mains
- City Limits
- Building

447 RESERVE ON LIBERTY CHAPEL

Sewer Availability

MT. JULIET, TENNESSEE



0 487.5 975 1,950

Feet

1 inch = 1,000 feet

449 Liberty Chapel Rd



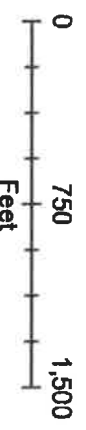
WILSON COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: March 27, 2026



<https://wilton.geopower.net/countypropertysearch>



447 Liberty Chapel Rd



WILSON COUNTY, TENNESSEE

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MAP DATE: March 27, 2026



<https://nkrcnra.geopowered.com/property/search/>

Map 049: Parcel 09.00



WILSON COUNTY, TENNESSEE

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MAP DATE: March 27, 2026



<https://wilsontn.geopowered.com/propertysearch>

445 Liberty Chapel Rd



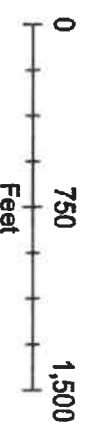
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MAP DATE: March 27, 2026



<https://wilson.tn.gov/propertysearch>





March 18, 2026

Shane Shamanur
City of Mt. Juliet
115 Clemmons Road
Mt. Juliet, TN 37122

RE: REQUEST FOR AVAILABILITY OF SEWER SERVICE
Reserve on Liberty Chapel
447 Liberty Chapel Rd
Mt. Juliet, TN 37122

Dear Shane,

On behalf of the owner/developer we request availability of sewer service for the **Reserve on Liberty Chapel** project.

The following capacity is being requested for the development:

Reserve on Liberty Chapel:

1. Eighteen (18) Single Family Lots @350 GPD/Unit x 18 Units = 6,300 GPD

TOTAL = 6,300 GPD

We respectfully request a letter of availability for sewer service for this project. Please feel free to contact me if you have any questions or comments regarding this request. Thank you for your help with this matter.

Respectfully Submitted
Heritage Civil, PLLC,
Jake Porter, P.E.
Owner

Heritage Civil No. 25-005-01

447 Liberty Chapel



CITY OF MT. JULIET, TENNESSEE

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MAP DATE: March 18, 2028

