

Future growth of MJ City District 4

Redistricting
of voting/commission
districts in MJ

PUBLIC INPUT

The final steps of this plan Update included review steps for both the Steering Committee and the Public. In its draft format, this Update was submitted for a final review by the public and comment period. Subsequently, the Steering Committee made its final modifications and formally recommended the Update to the Planning Commission for its final adoption.

Online survey result summary

Over 380 responses were provided through the online survey conducted by Staff. From multiple questions asked, four main questions were summarized: Why did you choose to live in Mt. Juliet?; What issues should the plan Update address?; What type of development should occur in the future?; and What do you like the most vs. the least about Mt. Juliet? (*Top responses for each question are listed with highest number of selected responses highlighted*)

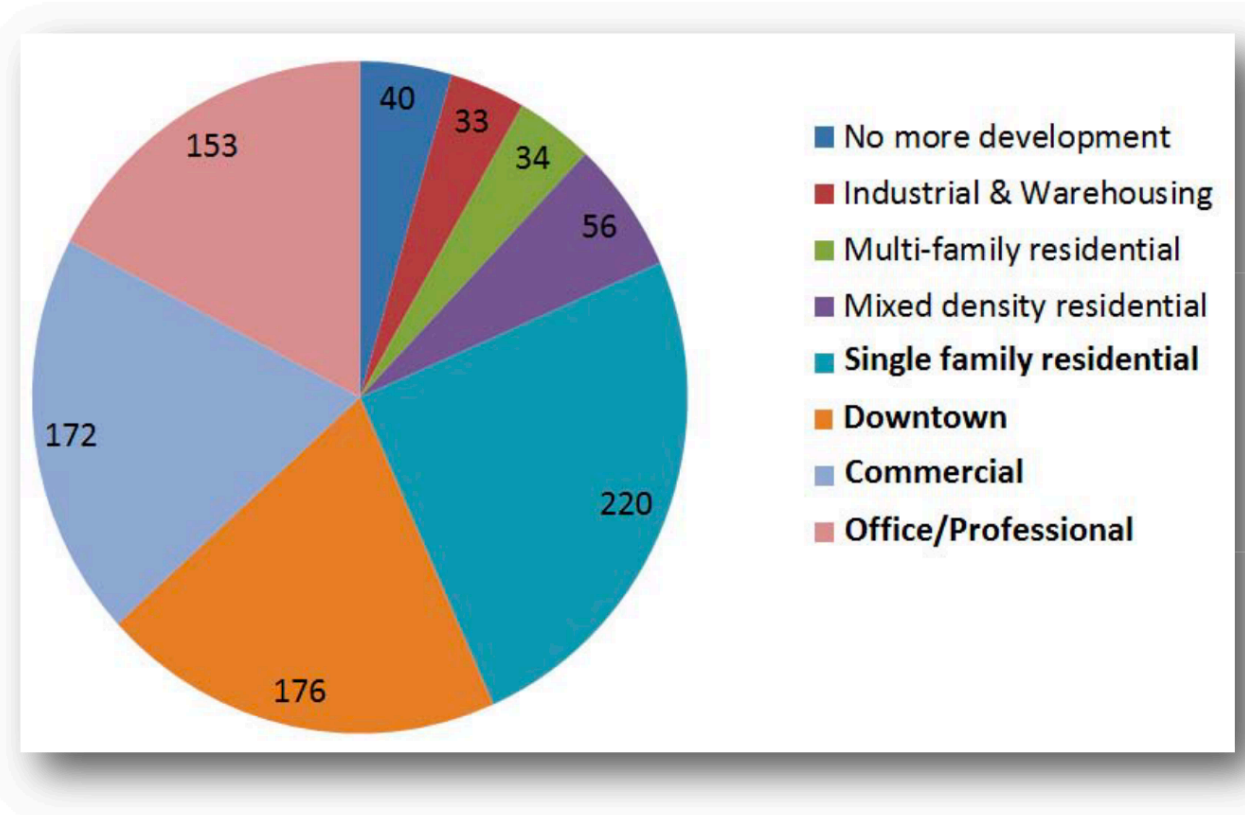
Why did you chose to live in Mt. Juliet?

Small town atmosphere
Location (Nashville/Airport)
Schools
Family atmosphere
Safe
Community
Low taxes
Providence/Del Webb
Grew up in Mt. Juliet and stayed

What issues should the Land Use and Transportation Plan Update address?

Traffic and Transportation
Economic Development
Parks, Recreation, and Open Space
Land Use
Bicycle and Pedestrian Travel
Historic Places
Mass Transit
Natural Environment
Physical Environment
Public Buildings
Stormwater
Utilities
Water Resources
Other

What type of new development should occur in the future? (total responses)



What do you like most about Mt. Juliet?

- Affordability**
- Family culture**
- Low crime**
- Proximity to Nashville**
- Quality of schools**
- Small town character and feel**
- Shopping, restaurants & entertainment options**
- Close to family
- Distance to work
- Proximity to lakes
- Recreation, parks & open space
- None of the above
- Other

What do you like least about Mt. Juliet?

Traffic and congestion

Lack of alternative driving routes in town

Lack of sidewalks/no connectivity

Too much new development

Few transit options

Lack of housing options

Lack of open space/parks

Maintenance of public infrastructure

Poor drainage

Properties no well-maintained

None of the above

Other

Results from Public input meeting

A public input meeting was held early in the plan process. The public was asked to rank the goals listed in the 2008 Mt. Juliet Plan, as well as regional goals offered by the MPO Tri-County Transportation and Land Use Study. Below are the results from public selection. (*Top one and two responses for each question are listed*)

Rank the goals listed in the 2008 Mt. Juliet Plan

Top response: Quality of Life/Growth

Rank the regional goals listed in the Nashville Area MPO Tri-County Transportation and Land Use Study

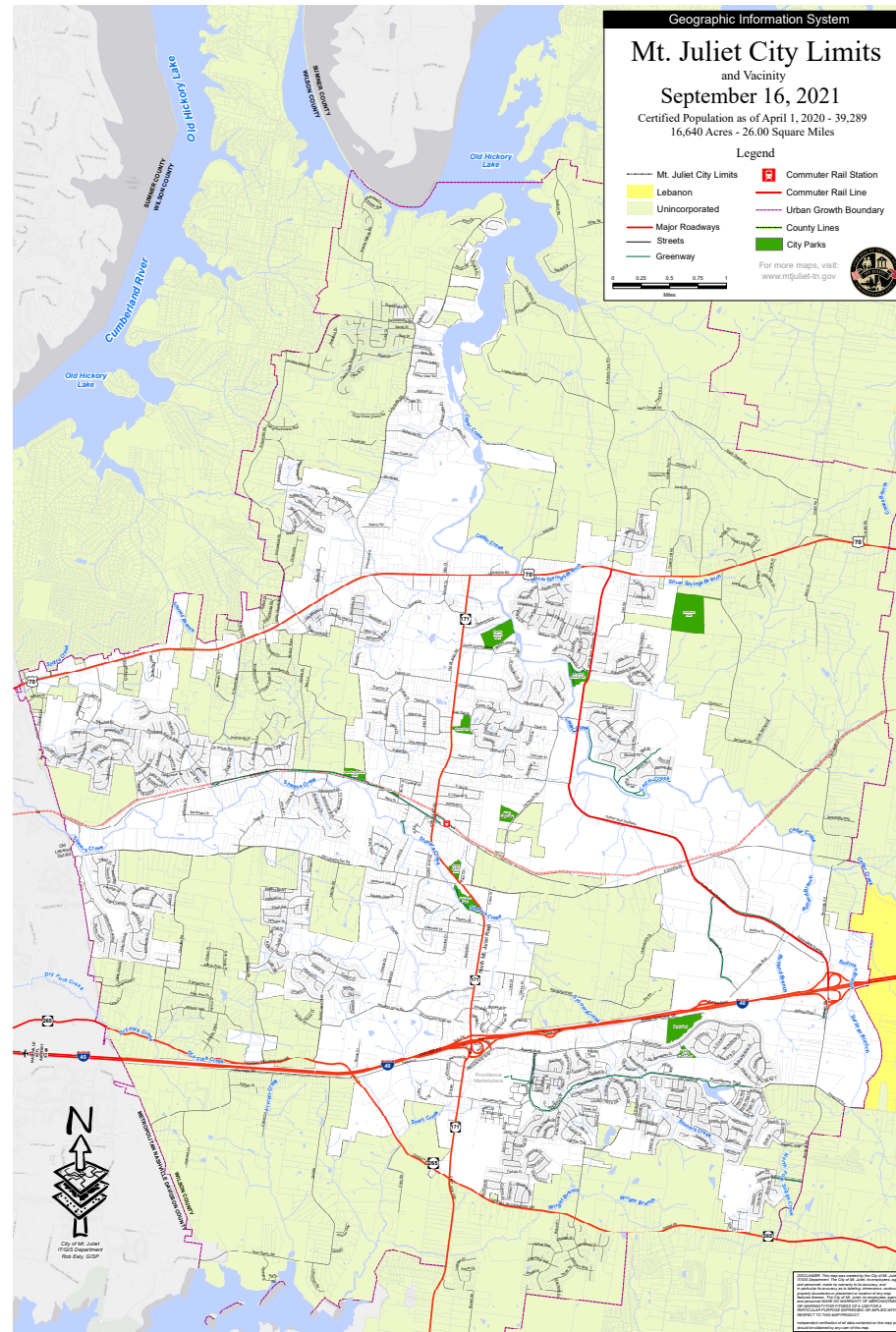
Top two responses:

Efficient Transportation Systems

Maintain Sense of Community and Sense of Place

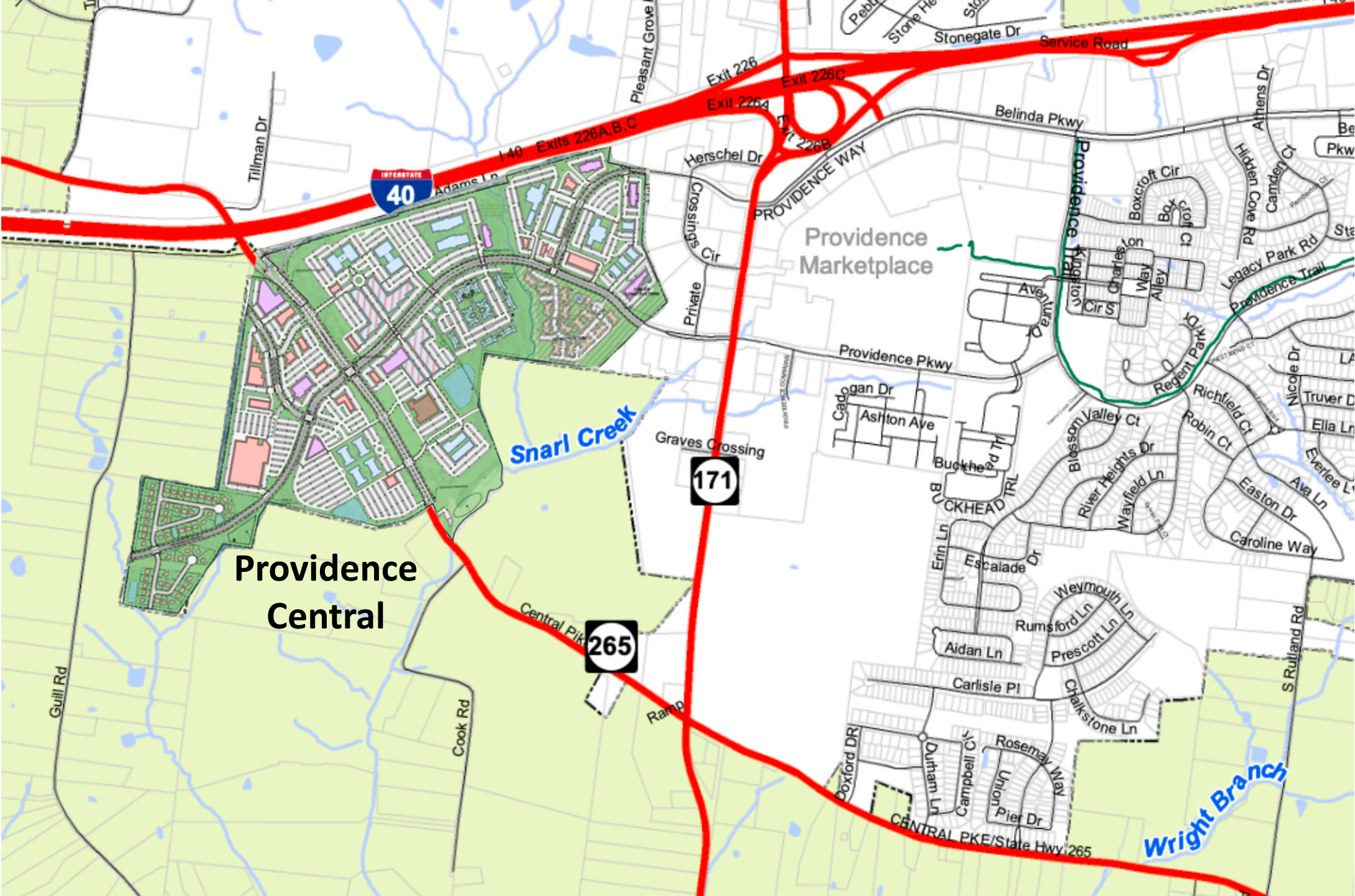
Current growth of MJ City District 4

Current MJ City Limits



MJ City District 4





**Providence
Central**

**Providence
Marketplace**

**Providence
Knolls**

Snarl Creek

Wright Branch

40
INTERSTATE

171

265

CENTRAL PKE/State Hwy 265

Providence Central

250 Acres

Commercial Mix

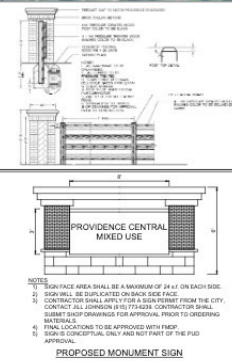
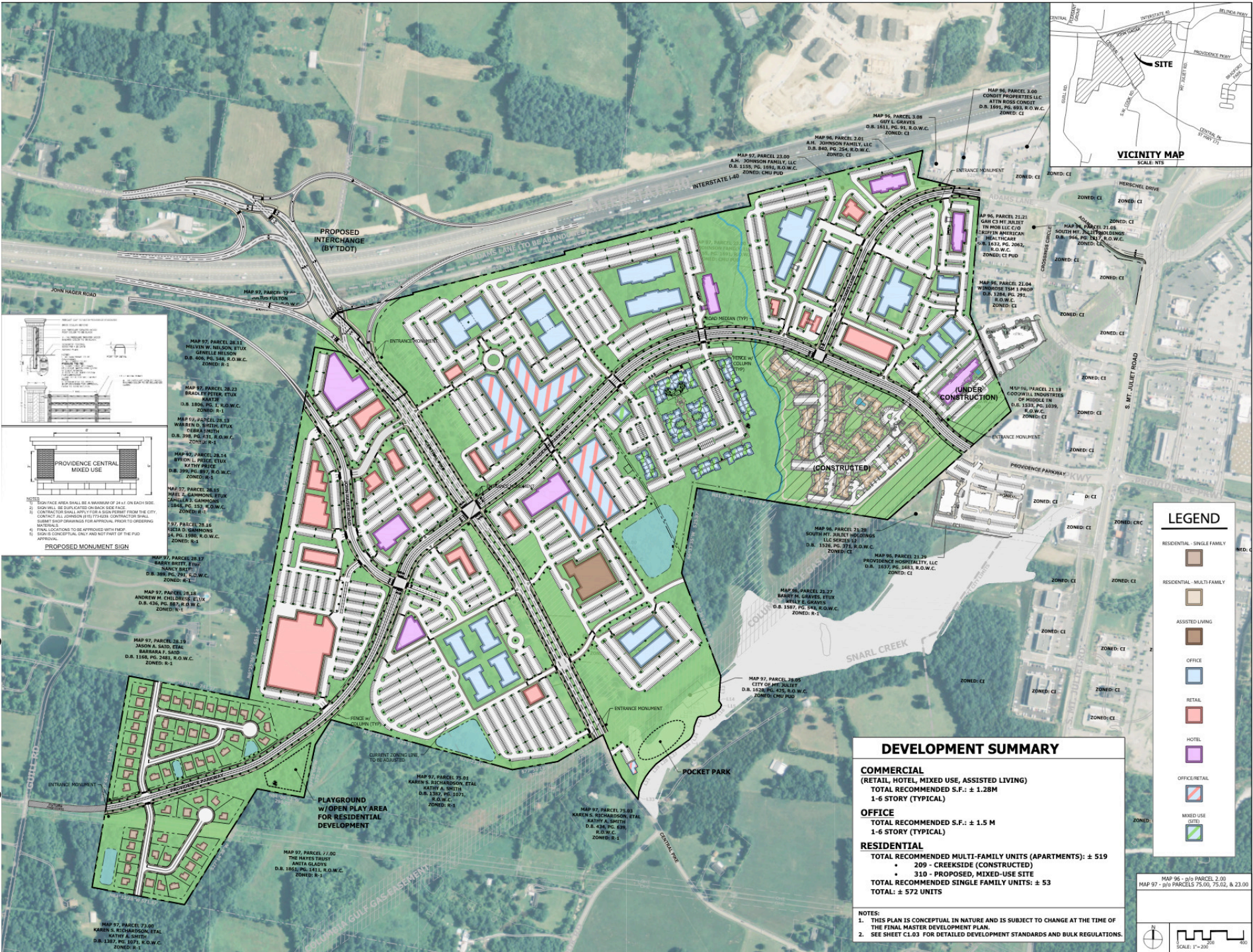
Office

Retail

Hotels

55+ townhomes

“Enclave” Class A Apartments w/garages & carports



- NOTES:
1. SIGN FACE AREA SHALL BE A MAXIMUM OF 24' x 4' ON EACH SIDE.
 2. SIGN SHALL BE SIGN PLACED ON BACK SIDE FACE.
 3. CONTRACTOR SHALL APPLY FOR A SIGN PERMIT FROM THE CITY. CONTRACT AND APPROVED PERMITS FROM CONTRACTOR SHALL BE SUBMITTED TO THE CITY.
 4. SIGN LOCATIONS TO BE APPROVED WITH PERMIT.
 5. SIGN IS CONCEPTUAL ONLY AND NOT PART OF THE PUD APPROVAL.

DEVELOPMENT SUMMARY	
COMMERCIAL (RETAIL, HOTEL, MIXED USE, ASSISTED LIVING)	TOTAL RECOMMENDED S.F.: ± 1.28M 1-6 STORY (TYPICAL)
OFFICE	TOTAL RECOMMENDED S.F.: ± 1.5 M 1-6 STORY (TYPICAL)
RESIDENTIAL	TOTAL RECOMMENDED MULTI-FAMILY UNITS (APARTMENTS): ± 519 <ul style="list-style-type: none"> • 209 - CREEKSIDE (CONSTRUCTED) • 310 - PROPOSED, MIXED-USE SITE TOTAL RECOMMENDED SINGLE FAMILY UNITS: ± 53 TOTAL: ± 572 UNITS

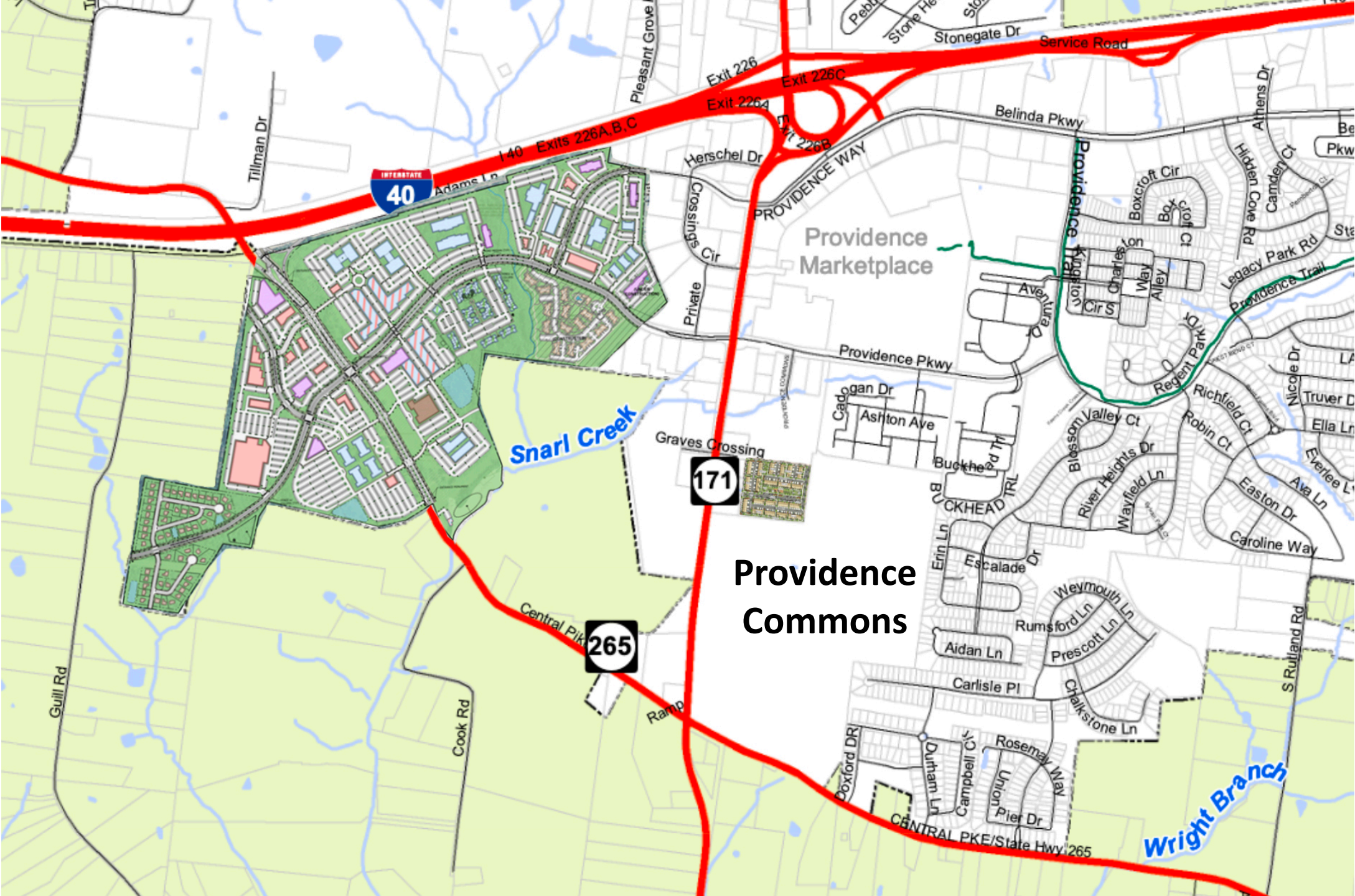
NOTES:
 1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE AT THE TIME OF THE FINAL MASTER DEVELOPMENT PLAN.
 2. SEE SHEET C1.03 FOR DETAILED DEVELOPMENT STANDARDS AND BULK REGULATIONS.

LEGEND

- RESIDENTIAL - SINGLE FAMILY
- RESIDENTIAL - MULTI-FAMILY
- ASSISTED LIVING
- OFFICE
- RETAIL
- HOTEL
- OFFICE/RETAIL
- MIXED USE (SITE)

MAP 96 - -P/0 PARCEL 2.00
 MAP 97 - -P/0 PARCELS 75.00, 75.02, & 23.00





INTEGRATED
40

171

265

Providence Commons

Providence Marketplace

Snarl Creek

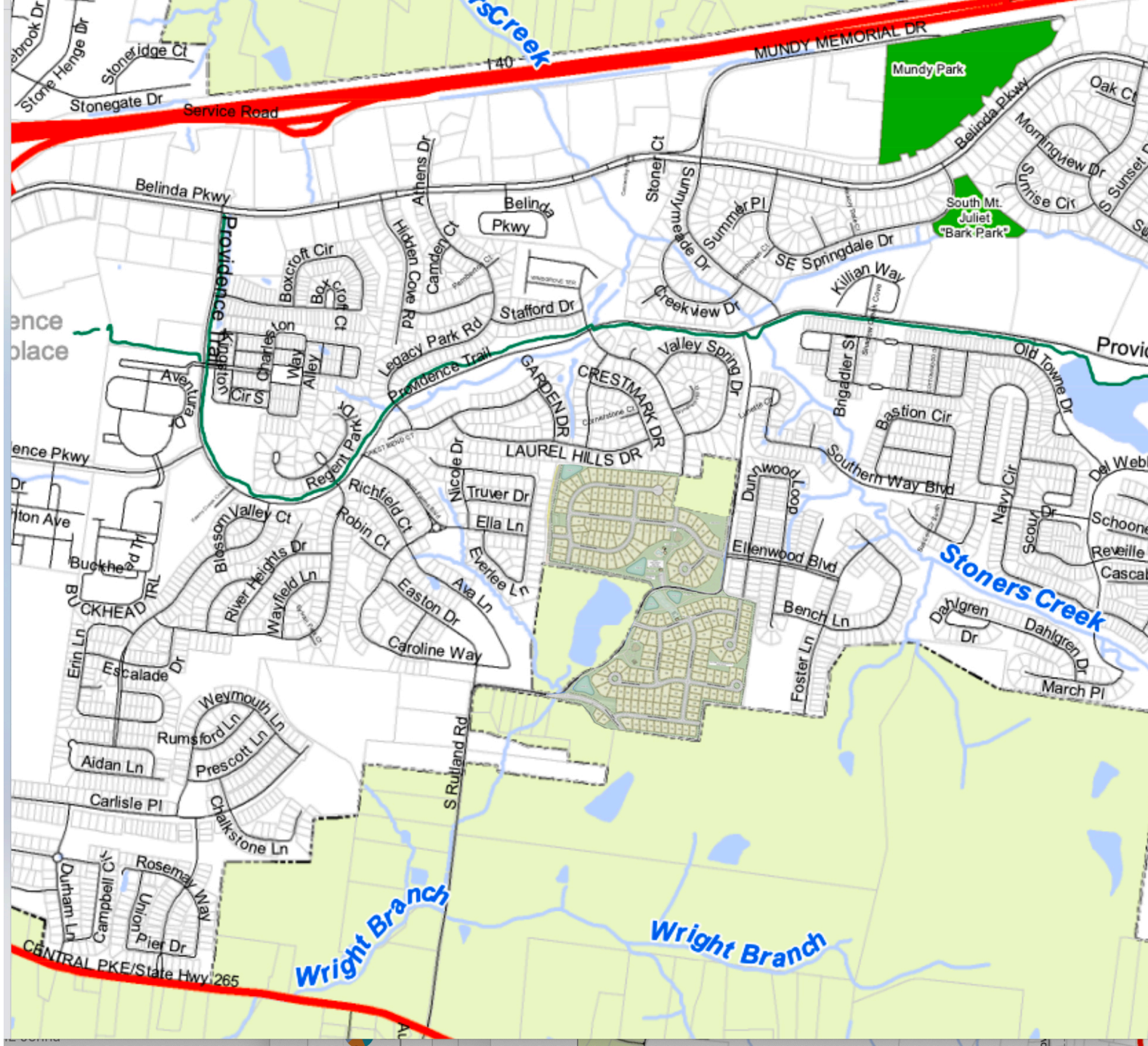
Wright Branch

Providence Commons Townhomes

120
3 story
7 acres
RM-16



**Waterford
Park
(formerly
Cawthon
Farms)**

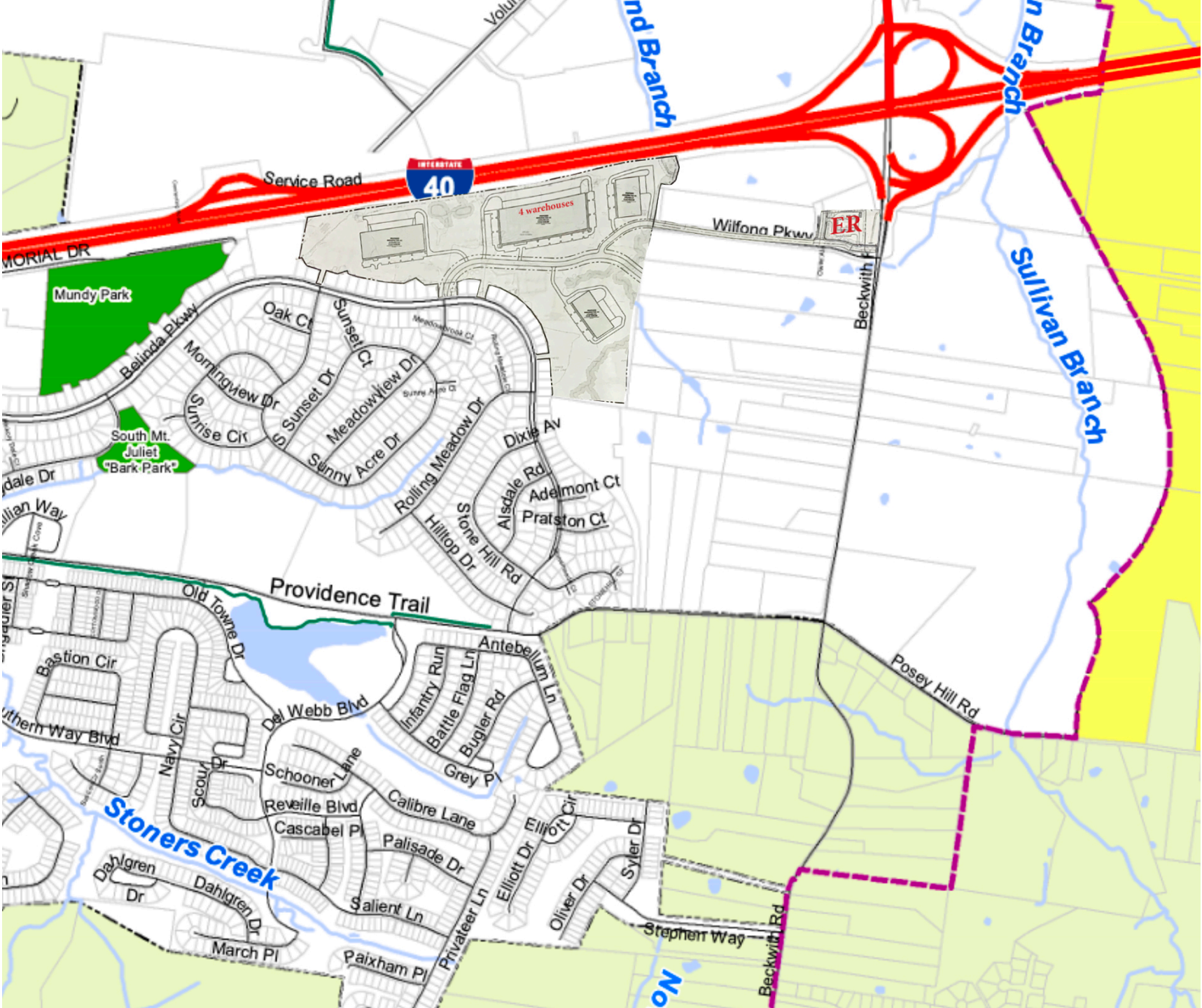


Waterford Park

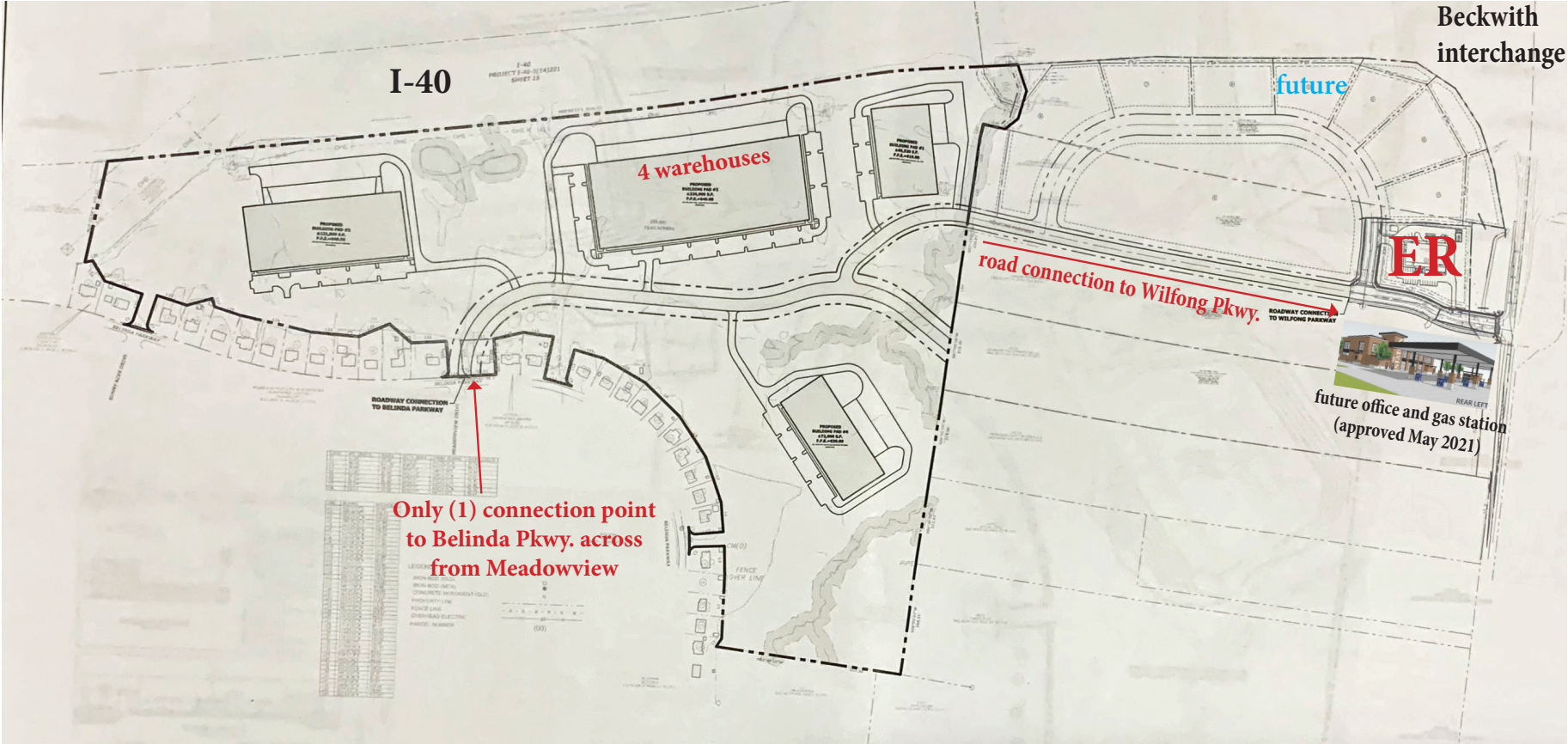
200
Single family
Homes
RS-15
zoning



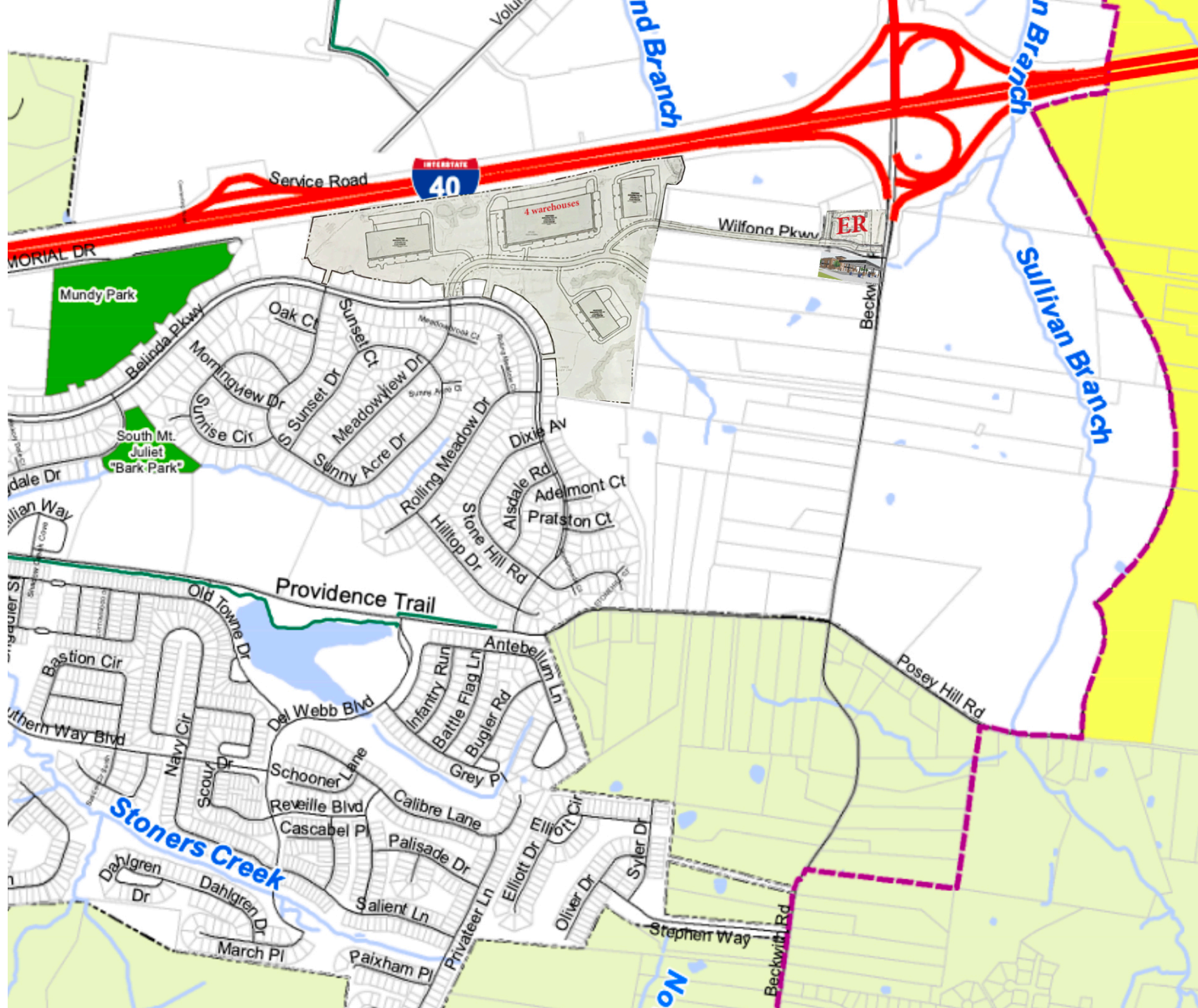
Beckwith Pointe



Beckwith Pointe



Industrial-Restricted zoning
Four warehouses, one access to Belinda Pkwy.

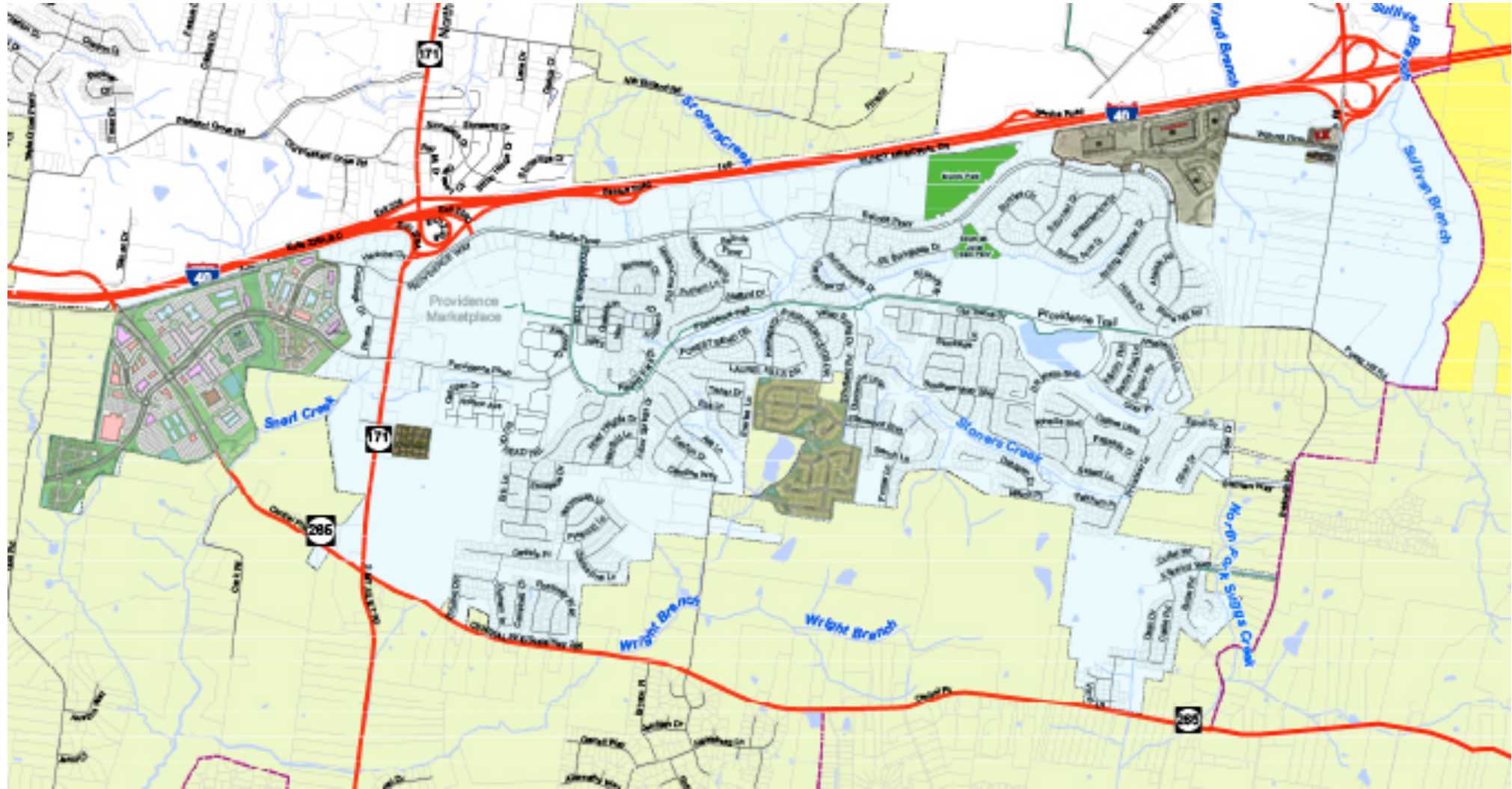


**Beckwith
Station**



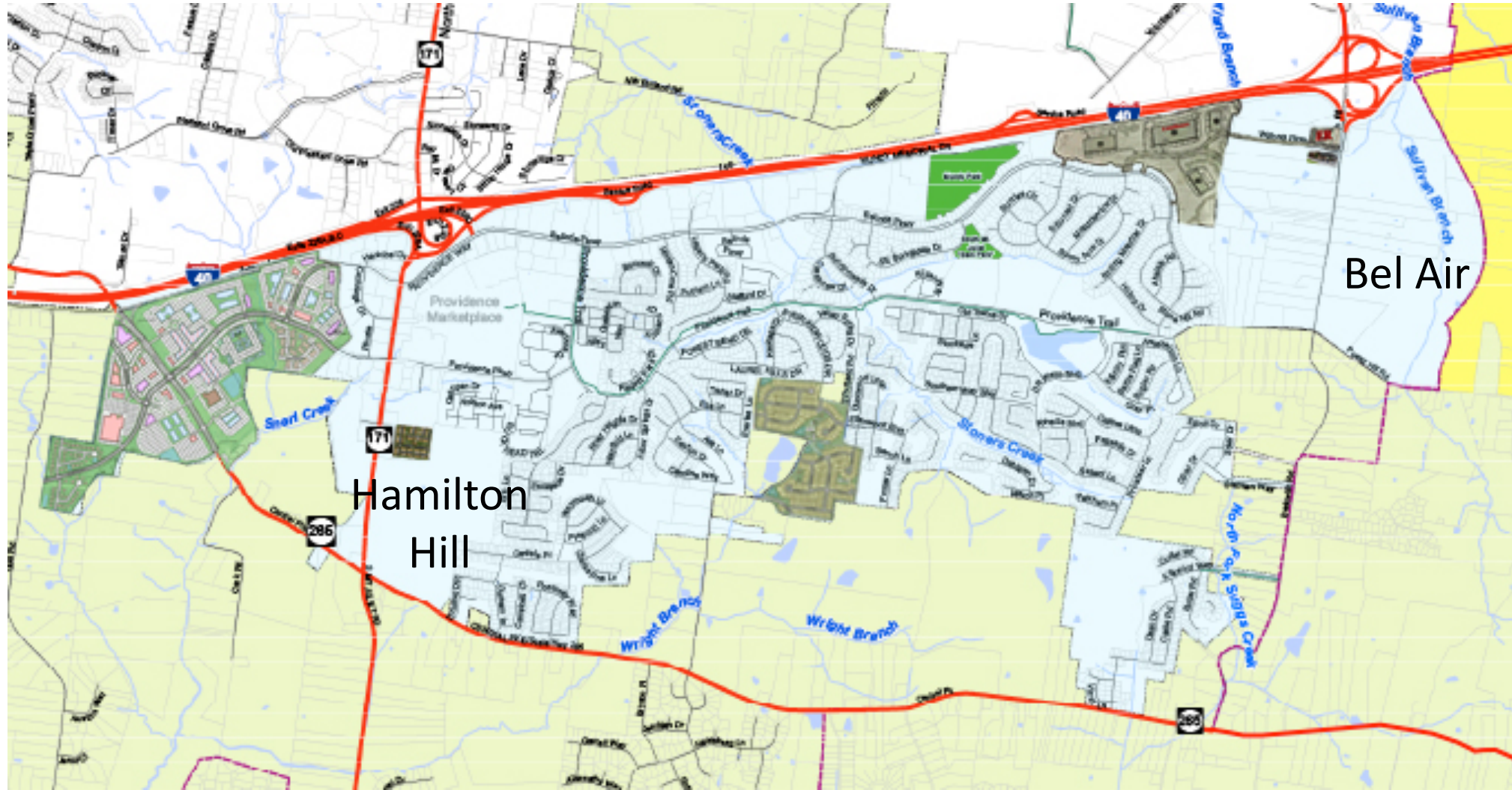
REAR LEFT

Current growth of city District 4

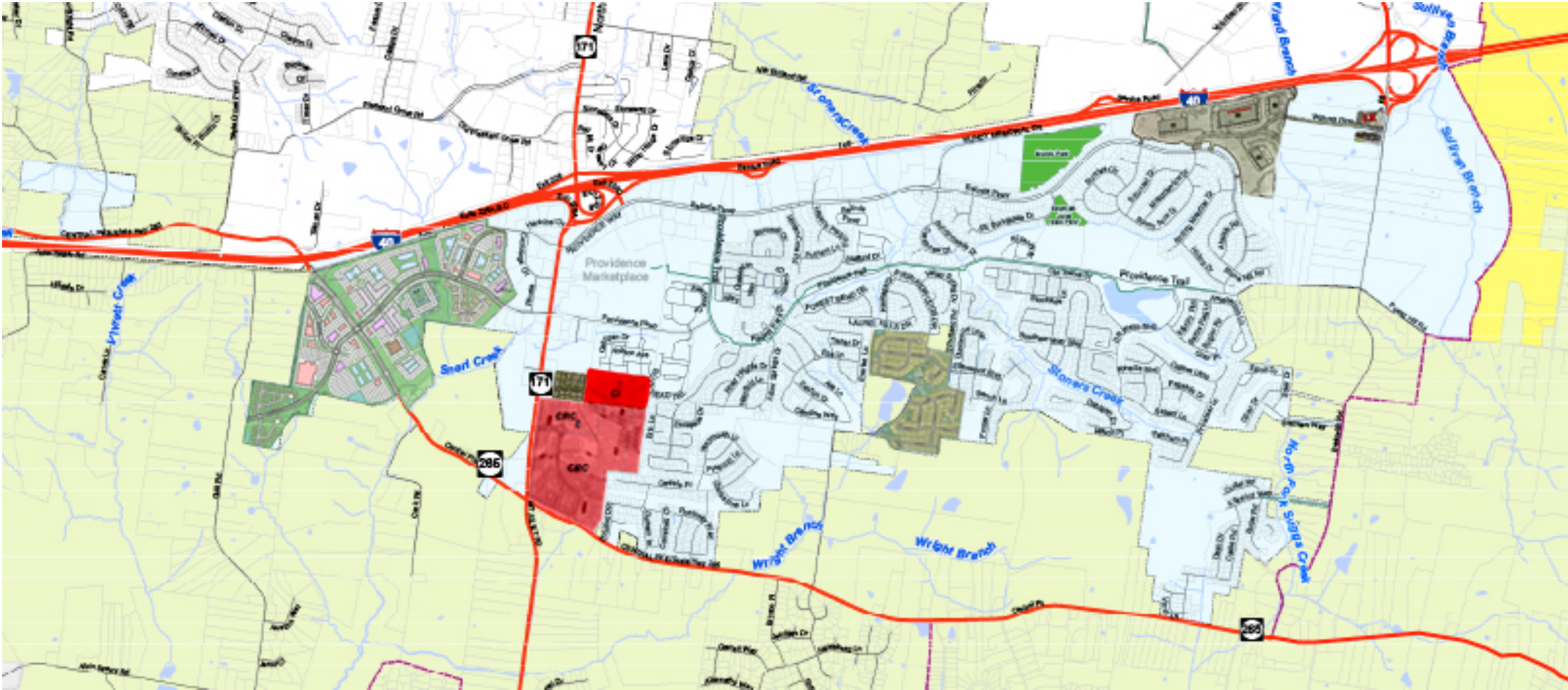


Future growth of MJ City District 4

Future growth of city District 4


























Hamilton Hill zoning



Bel Air zoning

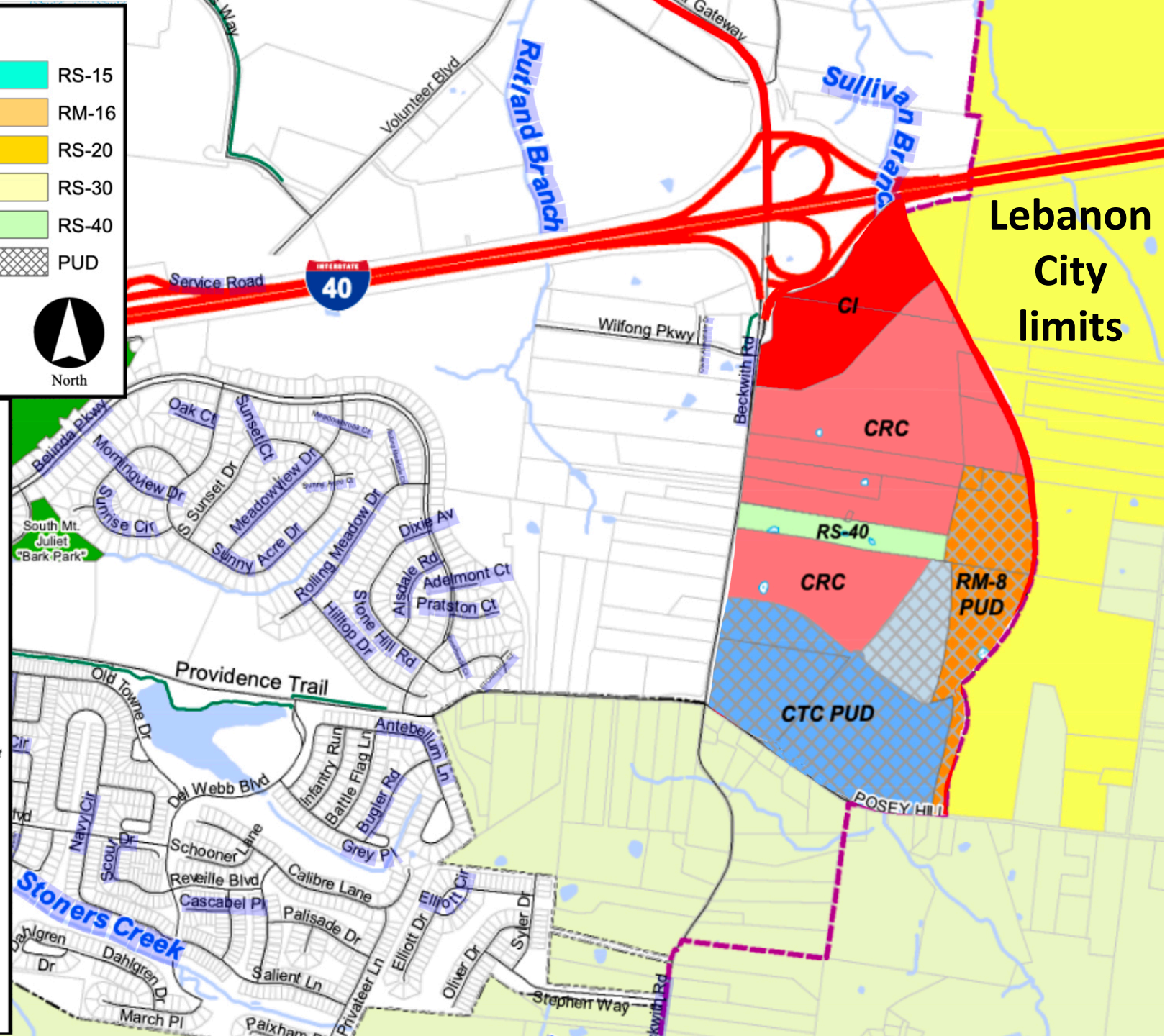
LEGEND

 City Limits	 CRC	 RS-15
 Water Bodies	 CTC	 RM-16
 Parcels	 I-G	 RS-20
Zoning Districts	 I-R	 RS-30
 AR-40	 OPS	 RS-40
 CG	 R-MHP	 PUD
 CI	 RM-8	
 CMU	 RS-10	
 CNS	 R-10	



Zoning District Terms

- AR-40, Agricultural/Residential District*
- CG, Commercial-General District*
- CI, Commercial Interchange District*
- CMU, Commercial Mixed Use District*
- CNS, Convenience Neighborhood Service District*
- CRC, Commercial Retail Center District*
- CTC, Commercial Town Center District*
- I-G, General Industrial District*
- I-R, Restrictive Industrial District*
- OPS, Office/Professional Service District*
- R-MHP, Manufactured Home Park Residential District*
- RM-8, Multifamily Residential District*
- RS-10, Single-Family Residential District*
- R-10, One-and Two-Family Residential District*
- RS-15, Single-Family Residential District*
- RM-16, Multifamily Residential District*
- RS-20, Single-Family Residential District*
- RS-30, Single-Family Residential District*
- RS-40, Single-Family Residential District*
- PUD- Planned Unit Development*



Bel Air



VICINITY MAP

CC CIVIL SITE
CONSTRUCTION CONSULTANTS, P.C.

CONCEPTUAL LAYOUT PLAN
PRELIMINARY PLANNED UNIT DEVELOPMENT & CONCEPT PLAN
BEL AIR AT BECKWITH INTERCHANGE
ADDRESS: W. B. BECKWITH ROAD
CITY OF MT ALLEN, WILSON COUNTY, TENNESSEE










OWNERS / DEVELOPERS
 MW WILSON COUNTY INVESTORS, LLC
 4624 INDIAN TRAIL BLVD
 VERNON, CA 90088
 CSM REAL ESTATE, LLC
 100 HARTMAN DRIVE
 SUITE 100, PMS 104
 LEGANON, TENNESSEE 37087

MAP 95 PARCEL 100' x 100'

P1.01

Land
For
sale

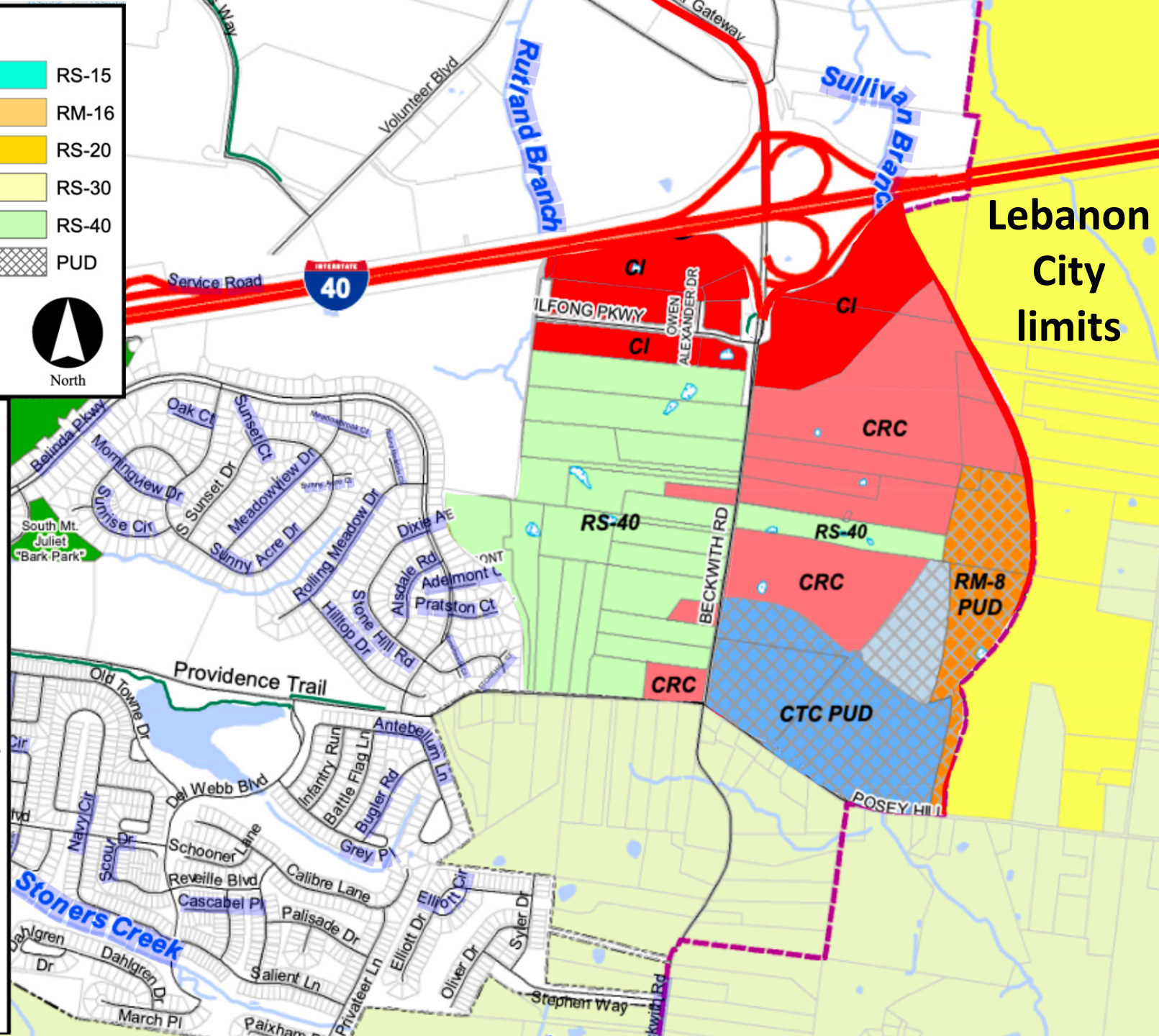
LEGEND

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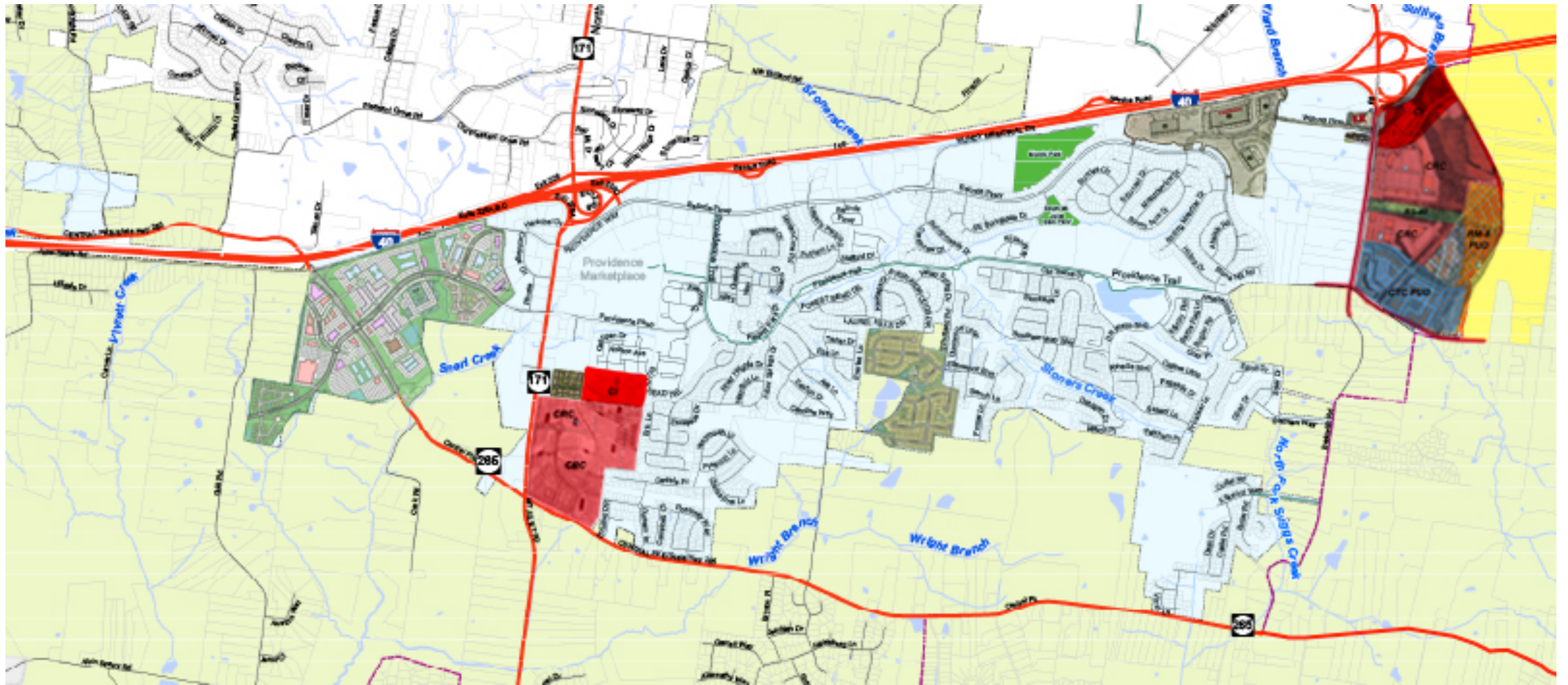
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- RS-20, Single-Family Residential District
- RS-30, Single-Family Residential District
- RS-40, Single-Family Residential District
- PUD- Planned Unit Development



Lebanon
City
limits

Future growth of city District 4



Future expansion of
MJ City District 4
(Urban Growth Boundary)

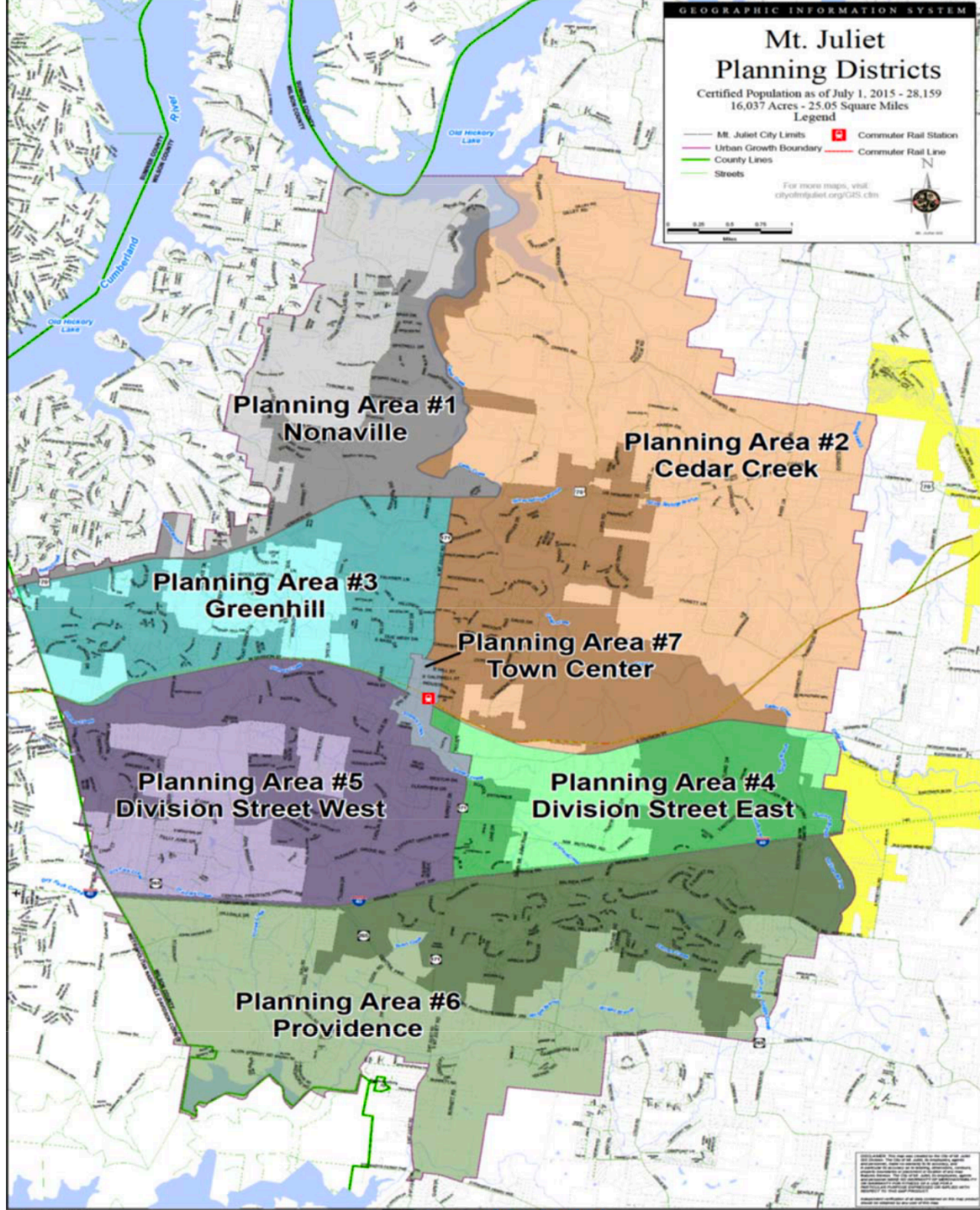
GEOGRAPHIC INFORMATION SYSTEM

Mt. Juliet Planning Districts

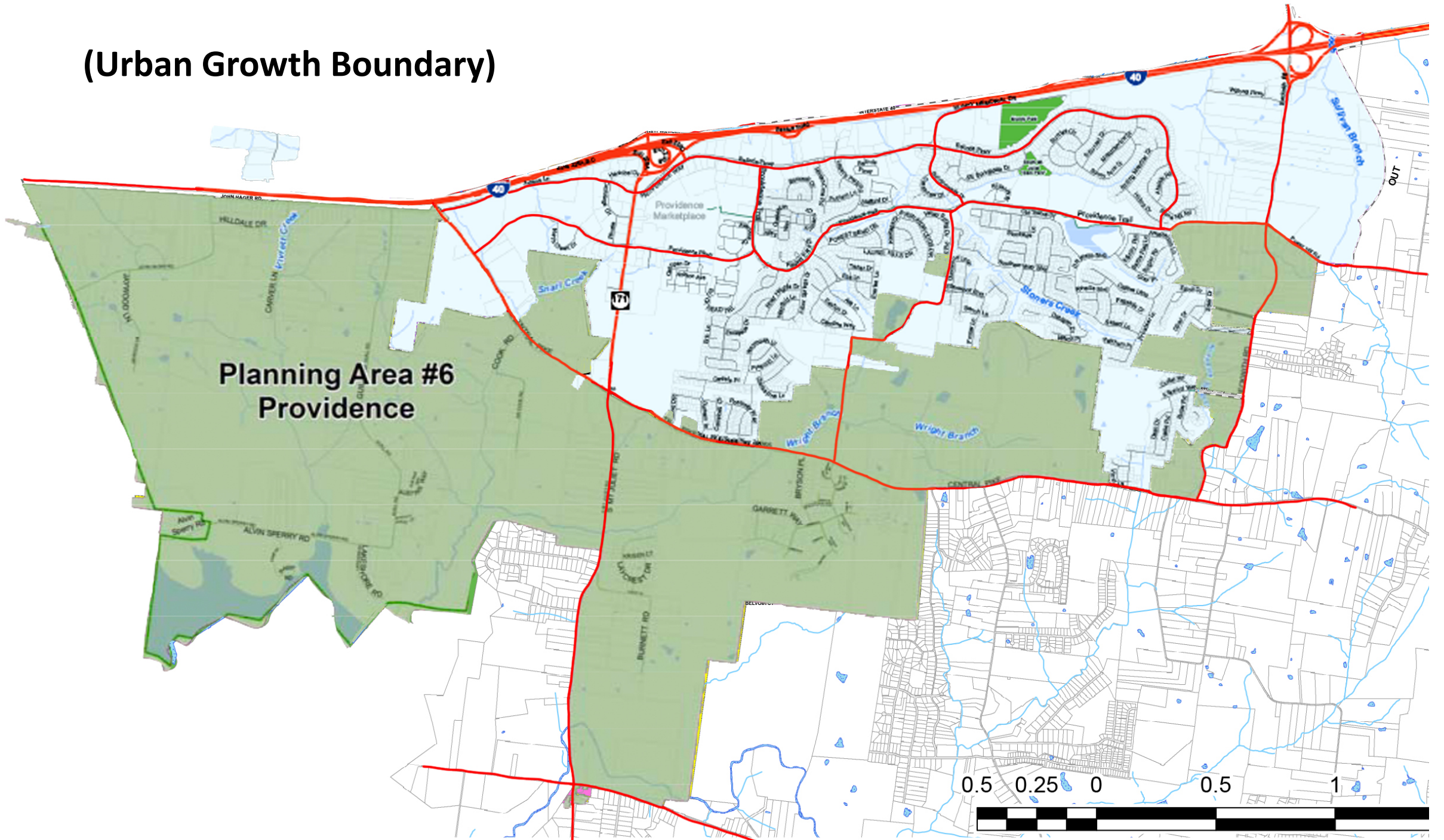
Certified Population as of July 1, 2015 - 28,159
16,037 Acres - 25.05 Square Miles
Legend

<ul style="list-style-type: none"> Mt. Juliet City Limits Urban Growth Boundary County Lines Streets 	<ul style="list-style-type: none"> ■ Commuter Rail Station Commuter Rail Line
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For more maps, visit cityofmtjuliet.org/GIS

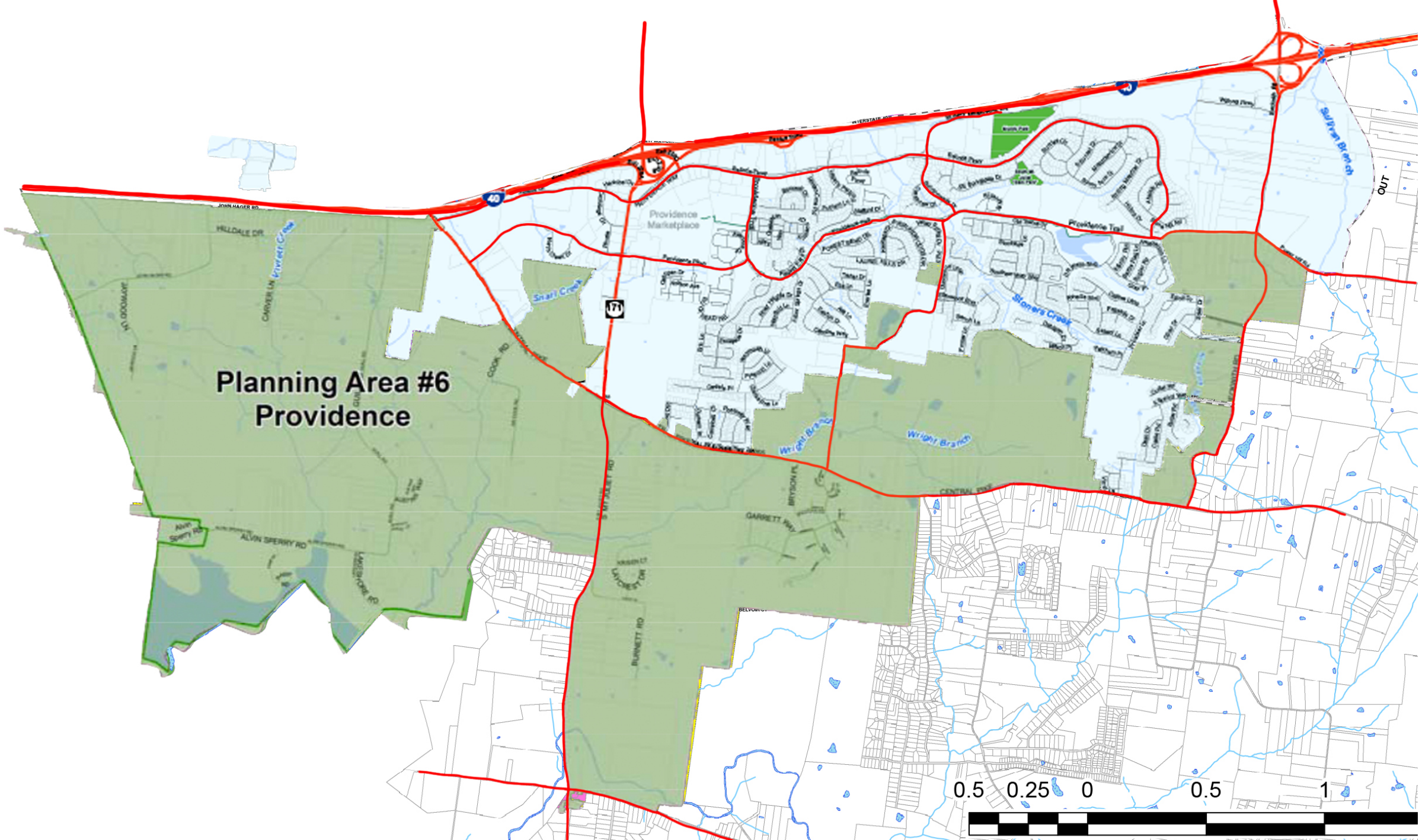


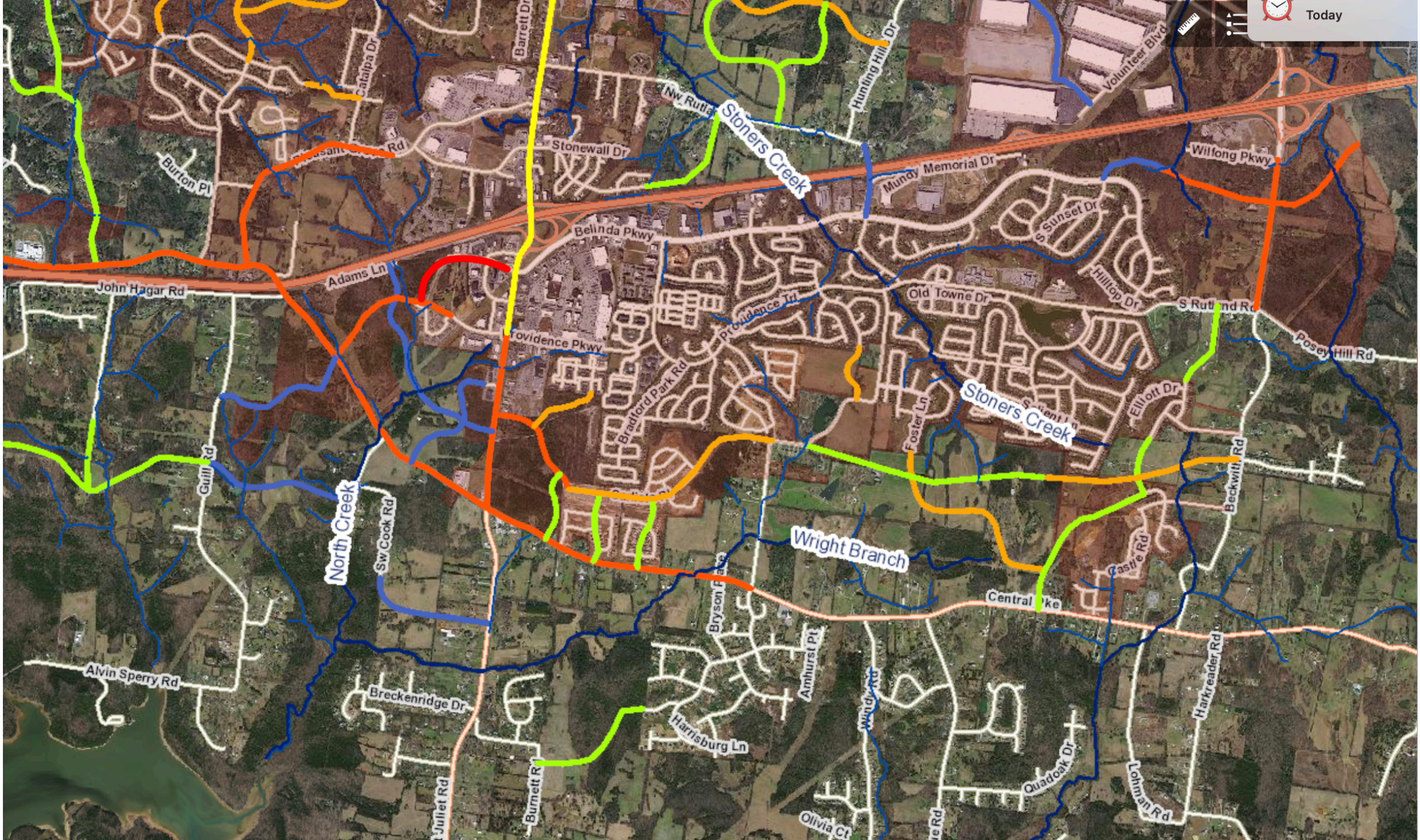
(Urban Growth Boundary)



What about roads & traffic?

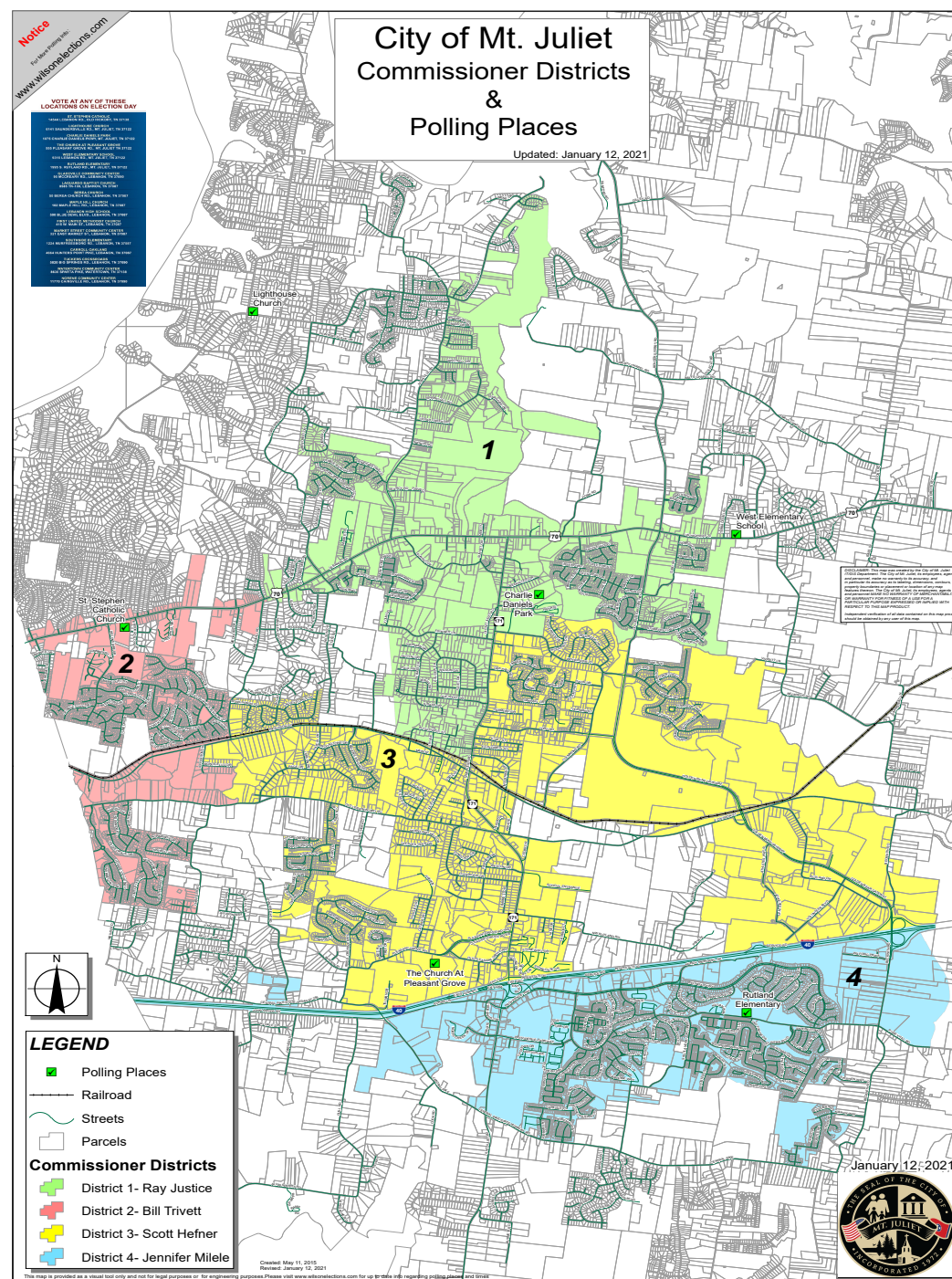
Planning Area #6 Providence



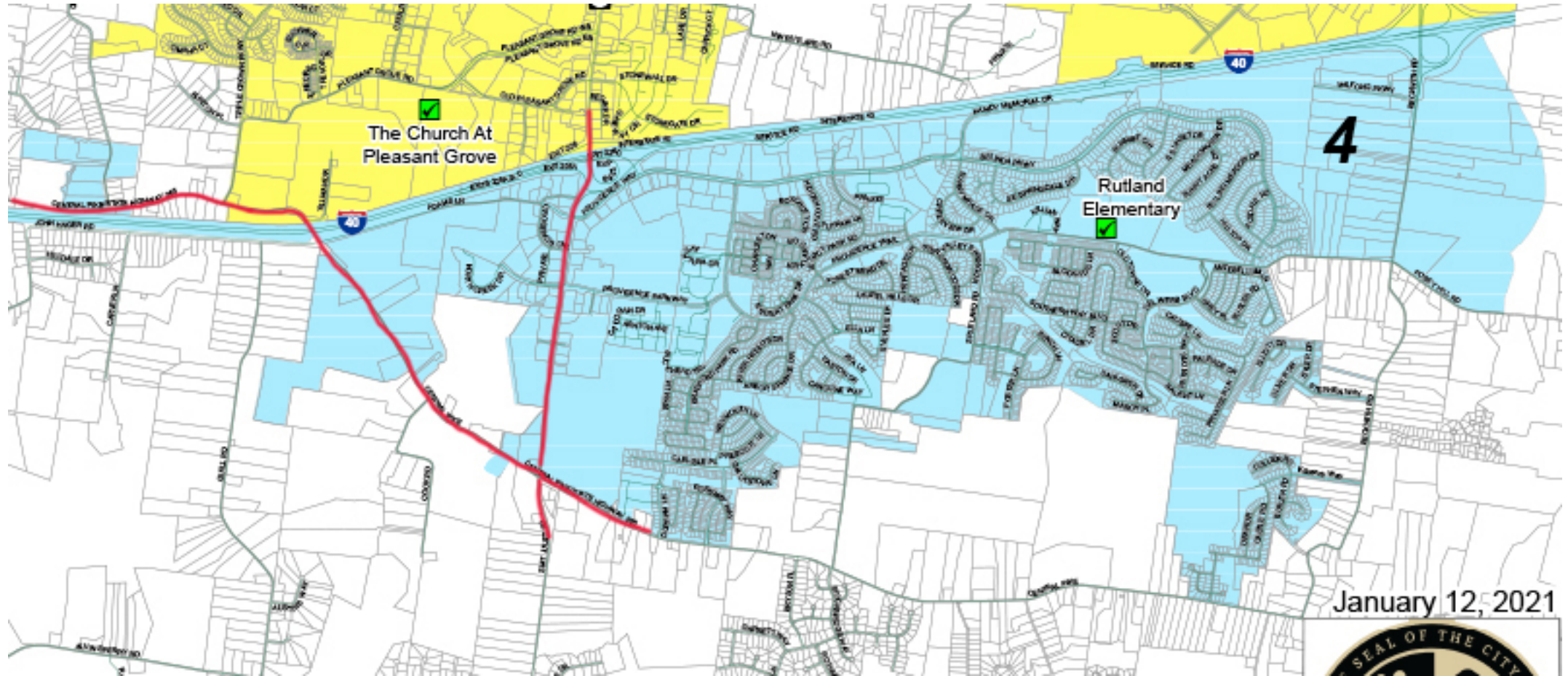


Redistricting
of voting/commission
districts in MJ

Current City Districts

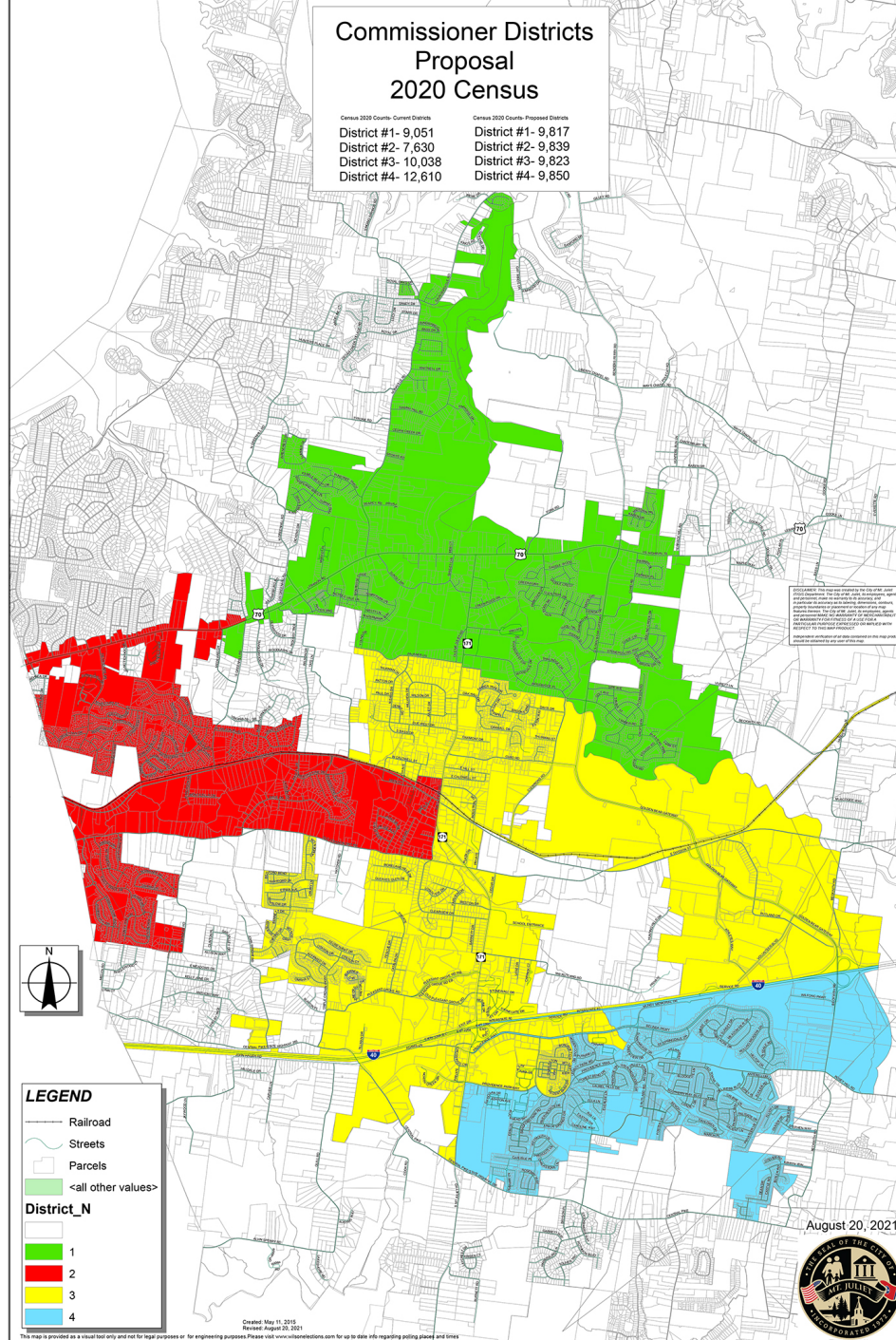


Current voting/commission City District 4



Commissioner Districts Proposal 2020 Census

Census 2020 County-Current Districts	Census 2020 County-Proposed Districts
District #1- 9,051	District #1- 9,817
District #2- 7,630	District #2- 9,839
District #3- 10,038	District #3- 9,823
District #4- 12,610	District #4- 9,850



LEGEND

- Railroad
- Streets
- Parcels
- <all other values>

District_N

- 1
- 2
- 3
- 4

DISCLAIMER: This map is provided for informational purposes only. It is not intended to be used for legal purposes. The map is provided as a visual tool only and not for legal purposes or for engineering purposes. Please visit www.comconline.com for up to date info regarding polling places and times.

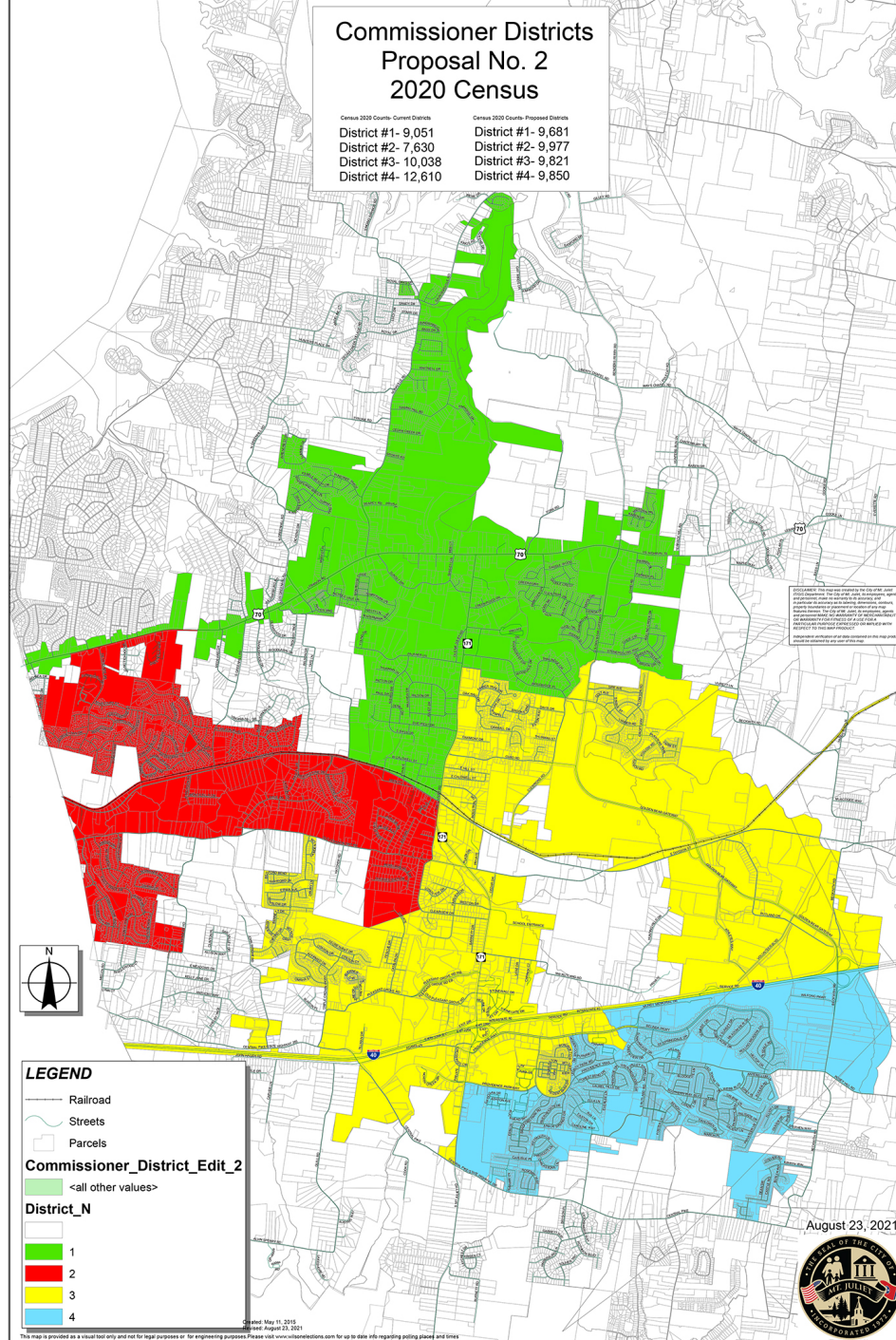


August 20, 2021

Created: May 11, 2015
Revised: August 20, 2021
This map is provided as a visual tool only and not for legal purposes or for engineering purposes. Please visit www.comconline.com for up to date info regarding polling places and times.

Commissioner Districts Proposal No. 2 2020 Census

Census 2020 County-Current Districts	Census 2020 County-Proposed Districts
District #1- 9,051	District #1- 9,681
District #2- 7,630	District #2- 9,977
District #3- 10,038	District #3- 9,821
District #4- 12,610	District #4- 9,850



LEGEND

- Railroad
- Streets
- Parcels

Commissioner_District_Edit_2

- <all other values>

District_N

- 1
- 2
- 3
- 4

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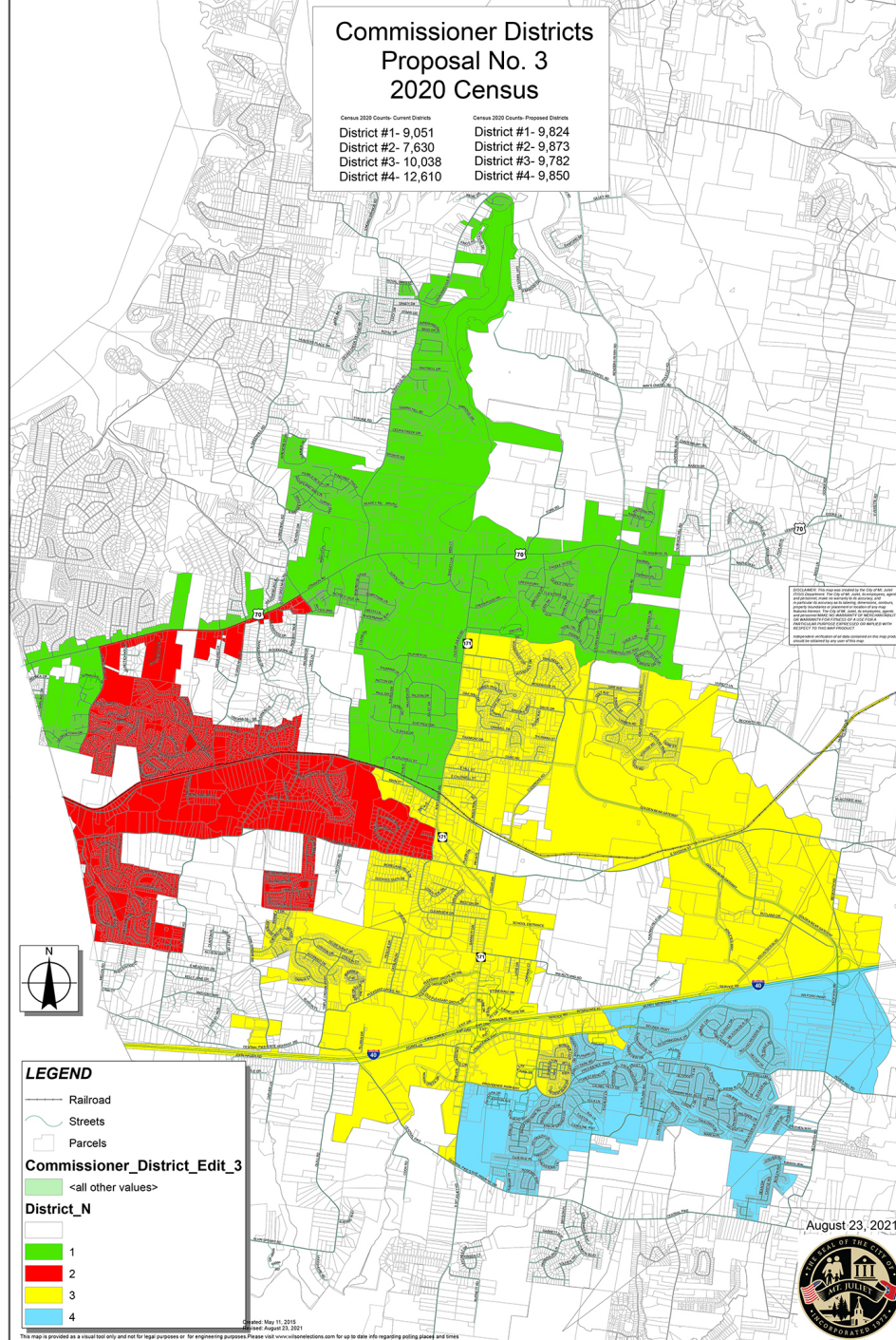
August 23, 2021



Created: May 11, 2015
Revised: August 23, 2021
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Commissioner Districts Proposal No. 3 2020 Census

Census 2020 Counts- Current Districts	Census 2020 Counts- Proposed Districts
District #1- 9,051	District #1- 9,824
District #2- 7,630	District #2- 9,873
District #3- 10,038	District #3- 9,782
District #4- 12,610	District #4- 9,850



LEGEND

- Railroad
- Streets
- Parcels

Commissioner_District_Edit_3

- <all other values>

District_N

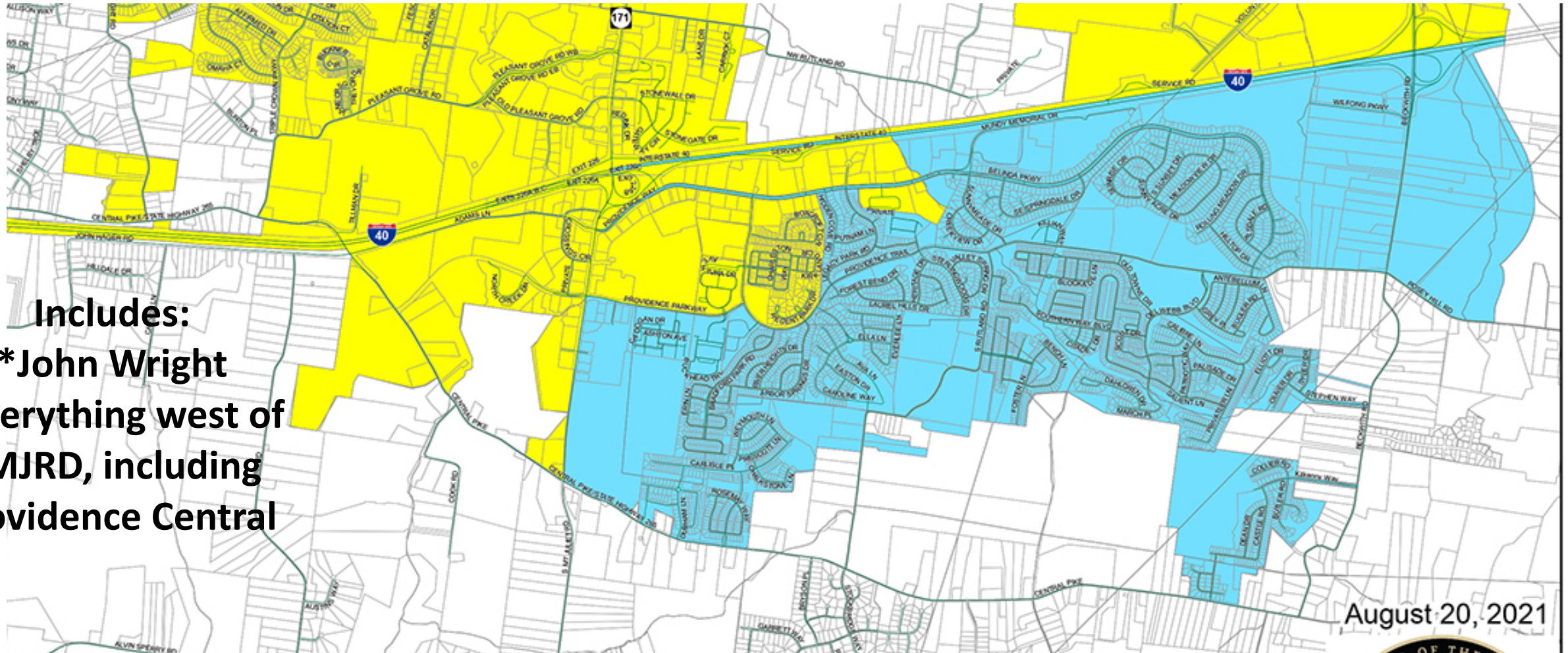
- 1
- 2
- 3
- 4

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August 23, 2021



Proposed voting/commission City District 4



Includes:

***John Wright**

***Everything west of SMJRD, including Providence Central**

going to Commissioner Scott Hefner, City District 3

***Providence Mktpl.
& all commercial
north of Providence
Pkwy., including
Kroger**

***All commercial in
yellow along
Belinda Pkwy.**



**FDMJ
Meridian
Maristone
Providence Trail
Apts.
The Cottages
The Villages
The Reserve
Stoner Creek Apts.
Forest View Apts.**

Thank you for coming tonight and
taking an interest in your city!

Please sign up to receive my monthly newsletters and
very important notices and updates

www.JenniferMilele.com

