

## OCTOBER 2024 NEWSLETTER



**CONTACT:**  
(615) 393-4356

**WEBSITE:**  
[JenniferMilele.com](http://JenniferMilele.com)

**EMAIL:**  
[jmilele@mtjuliet-tn.gov](mailto:jmilele@mtjuliet-tn.gov)



# Jennifer Milele

## Mt. Juliet City Commissioner, District 4

I am typing this with one hand again because of a second wrist surgery from where I broke it last year. Remember Daylights Savings Time ends on November 3<sup>rd</sup>; Other dates in November are: US Presidential Election the 5<sup>th</sup>; USMC Birthday the 10<sup>th</sup>; Veterans Day the 11<sup>th</sup>; Thanksgiving the 28<sup>th</sup>; Small Business Saturday the 30<sup>th</sup>; November is Veterans and Military Family Month, and Child Safety and Protection Month. Keep those non-profits in mind for Giving Tuesday on December 3<sup>rd</sup>. Happy Thanksgiving everyone.

### **NEW BUSINESSES:**

**BJ Hot Chicken** will be going in the old PDK location at 1984 Providence Pkwy.

**Honey Baked Ham** is now open at 1400 NMJRD.

### **UPCOMING**

**1) Local Joe's "Spay"ghetti Fundraiser:** On Saturday, November 2<sup>nd</sup>, Local Joe's is hosting a fundraiser for the MJ Animal Shelter. The spaghetti fundraiser will take place from 11 am to 2 pm. Tickets are \$20 adults/\$15 children, and all proceeds will go to the shelter. Local Joe's is located at 2037 NMJRD. For tickets, you can [click here](#).

**2) 15<sup>th</sup> Annual Holiday Arts & Crafts Fair (repeat/update):** On Saturday, November 2<sup>nd</sup> from 9 am - 1 pm, Dell Webb Lake Providence is holding their annual arts & crafts fair in the clubhouse, located at 1100 Dell Webb Blvd. (off S. Rutland Road). The event is free and open to the public.

**3) Election Day:** The November 5<sup>th</sup> General Election takes place on Tuesday. If you didn't get to early vote, please take this opportunity to cast your vote. To see a sample ballot, you can [click here](#).

**4) Daniel Baker Fundraiser:** The owner of Firehouse Subs in MJ has organized a fundraiser for a local firefighter recently diagnosed with ALS, on Wednesday, November 6<sup>th</sup>, from 5-7 pm. The free event will be held in Charlie Daniels Park and includes up-and-coming musical artists. The proceeds aim to help Daniel and his family make their home more accessible, enhancing his quality of life. To see the flyer, you can [click here](#).

**5) Ribbon Cutting for Veterans Wall:** A Ribbon Cutting for the new Veterans Memorial Wall is Friday, November 8<sup>th</sup> at the MJ Clock Tower located at NMJRD/E. Division Street. The time is 10 am and all are welcome to attend. The insignias have been added to the exterior wall. The final pieces are the two black marble benches and electricity. The installation of the granite

wall is yet to be installed. If you would like to see a draft, please [click here](#).

**6) MJSAC Indoor Yard Sale (repeat/update):** On Saturday, November 9<sup>th</sup>, the MJ Senior Center will hold their annual Indoor Fall Yard Sale from 8 am - 1 pm at 2034 NMJRD.

**7) 12<sup>th</sup> Annual Home for the Holidays (repeat/update):** MJ Parks is hosting the 12<sup>th</sup> Annual Home for the Holidays on Saturday, November 9<sup>th</sup>. The free annual event will be from 10 am - 4 pm at the MJ Community Center, located in Charlie Daniels Park. There will be 50+ vendors and food trucks, so bring the family for a magical day of fun. Santa will be there from 11 am - 3 pm offering free photo opportunities. Proceeds help benefit the nonprofit Friends of the Park, that helps fund needs for our city parks, such as a new Funbrella, a new bench, etc.

**8) MJ BPAC (Bicycle Pedestrian Advisory Committee):**

- A special BPAC StoryWalk is scheduled for Sunday, November 10<sup>th</sup> from 2-4 pm in Mundy Park, located at 300 Mundy Memorial Pkwy. Bring the kids and meet under the pavilion. The featured book will be *Sally the Stone and Friends*. The rainout date is November 17<sup>th</sup>. To see the flyer, you can [click here](#). The 4<sup>th</sup> Annual StoryWalk Week is November 10-16, 2024.
- Christmas Lights Walk is scheduled for Monday, December 2<sup>nd</sup> at 6 pm. Bring the family for a magical night walking through Willoughby Station off S. Greenhill Road. We will meet in the parking lot at 1326 Sydney Terrace, have music, snacks, and hot chocolate before the walk. The community is welcome to join the walk and festivities. The rainout date is December 16<sup>th</sup>.

**9) Groundbreaking for Everett Downs:** The groundbreaking for Everett Downs commercial/mixed use development, where Sprouts is going, will be November 14<sup>th</sup>. As of this writing, the time had not been decided, so watch for the announcement. Everett Downs is located at 1919 NMJRD. All are welcome to attend.

**10) Annual Holiday Helping Hands:** With the help of Tracy Lawrence Mission Possible, Jesus Provisions Ministries in MJ is hosting their annual event, providing 200 families a Thanksgiving meal. JPM is a 100% non-profit 501c3. To find out more about the ministry and how you can help, you can [click here](#).

**11) November 21<sup>st</sup> Planning Commission, 6:30 pm:** *Note: There are other items submitted as well, and there could be more added before the final deadline. You can watch for the agenda to be posted closer to the meeting date by [clicking here](#).*

- **LP Retail at Legacy Pointe:** A Site Plan Amendment has been submitted, located at Legacy Point Blvd./Rutland Drive. To see the plans, you can [click here](#).
- **Golden Bear Retail Center:** A final plan has been submitted located at 1995 Golden Bear Gateway, to include a Tim Horton's. To see the plans, you can [click here](#).

- **Fifth Third Bank:** A Site Plan has been submitted located at GBG/Volunteer Blvd. To see the plans, you can [click here](#).
- **Smiley Property Subdivision:** A Plat to Subdivide has been submitted located at 815 John Wright Road. To see the plans, you can [click here](#).
- **LC Mt. Juliet II:** A 63-acre development plan has been submitted for a multi-family mixed-use development at 7800 Central Pike. This project is currently in the county within MJ UGB. To see the plans, you can [click here](#).
- **Courtyards at McFarland:** A plan for annexation and rezone, with a traffic study, has been submitted for a commercial mixed-use development with age-restricted single-family homes and townhomes with public park space to be located at 5025 Old Lebanon Dirt Road. This project is currently in the county within MJ UGB. To see the plans, you can [click here](#).
- **Mira Bella Subdivision:** A 400-acre (+/-) residential development plan has been submitted located at Beckwith Road, connecting to Bass Lane and Lebanon Road. This project is currently in the county within MJ UGB. To see the plans, you can [click here](#).
- **McFarland Heir Subdivision:** A 6.6-acre subdivide survey has been submitted located at 654 Burnette Road (off SMJRD). This project is in the county within MJ UGB. To see the plans, you can [click here](#).
- **Willow Landing:** A Final Plat Plan has been submitted for a 35-acre residential development located north of Mays Chapel Road. This project is in the county within MJ UGB. To see the plans, you can [click here](#).

**12) Christmas Across Mt. Juliet Contest:** The 5<sup>th</sup> Annual Christmas/Holiday lights contest is in the planning stage with the MJ Parks Board. Get your lights and decorations ready and watch for announcements.

**13) \*New\* Christmas in the Park:** This new event will feature beautifully decorated Christmas trees along the walking trail at Charlie Daniels Park, sponsored and decorated by local businesses, schools, and individuals. The decoration of the trail will take place on November 30<sup>th</sup> and December 1<sup>st</sup>. The display will open for viewing on Monday, December 2<sup>nd</sup>, and will remain up through the New Year. Participation cost is \$200 for decoration purposes, such as advertising, honoring a loved one, or showcasing school spirit. The registration deadline is Friday, November 15<sup>th</sup>, or until the first 50 participants have registered. If you want to see the flyer, [click here](#), or for the direct registration link, please [click here](#).

**14) MJ Christmas tree lighting:** Join us for the lighting of the Christmas tree to kick off the season on Friday, December 13<sup>th</sup> at the MJ Clock Tower located at the corner of NMJRD/E. Division Street.

**15) MJ Christmas Parade:** The 2024 MJ Christmas Parade will be held on Saturday, December 14<sup>th</sup> from 11 am to 1 pm. The theme this year is "A Musical Christmas," and the rainout date is scheduled for December 15<sup>th</sup>. The route this year will begin at West Wilson Middle School and end at MJ Middle

School/Charlie Daniels Park. **NOTE:** If you are driving a vehicle/float in the parade, there is a mandatory driver's meeting on Friday, December 13<sup>th</sup> at 6 pm at the MJ Clock Tower, just prior to the Christmas tree lighting.

## UPDATES

---

**1) Golden Bear Place:** The BOC voted to remove the age (55+) restricted requirement for one of the residential sections and allow market-value townhomes that would include 1, 2, and 3 bedrooms. I did not support it, but it passed by majority vote. Golden Bear Place is a large commercial/residential development located across the street from Costco, on the eastside of Golden Bear Gateway (GBG).

**2) MJ City Budget Report:** The MJ BOC held a 24/25 2<sup>nd</sup> quarter fiscal calendar budget work session in October. If you would like to view the presentation, please [click here](#).

**3) New location for MJ Planning Department:** MJ Planning and Zoning has relocated to 71 E. Hill Street.

**4) MJ Parks Annex building:** The MJ BOC approved the construction bid to renovate the new annex building for MJ Parks. This recently purchased building is next to the new MJPD Headquarters that is under construction. The new annex building is where the new toddler park is going, as well as a teen center and other park amenities. Construction is set to begin early November.

**5) New Cedar Creek Greenway Trailhead:** The Cedar Creek Greenway has added a new trailhead within the Park Glen subdivision. It includes parking, a gazebo, picnic table, a pet waste disposal station, as well as a trash can. The developer has provided a pickleball court and dog park for public use. The Cedar Creek Greenway begins in the back of Charlie Daniels Park. To see a map, you can [click here](#).

**6) Remaining MJ BOC meetings in 2024:** There are only two meetings remaining in 2024: November 25<sup>th</sup> (including the swearing in ceremonies for the newly elected officials of Districts 1, 3, and city mayor); and December 9<sup>th</sup>.

**7) MJ City sales tax revenues:** Revenues from city sales tax continue to stay above average by 19.6% over this time last year. Keep shopping local and you help fund MJPD, FDMJ, road improvements/projects, and much more.

## STATUS REPORT: PROJECTS/CONSTRUCTION/DEVELOPMENTS

---

*(Note: updated information since last month is in color.)*

**Belinda City stormwater system:** There are three culverts to be upsized/rehabilitation around Belinda City through the Storm Water Utility (SWU) master plan. The MJ BOC just approved the engineering contract.

- Culvert under Belinda Pkwy., as part of the Mundy Park detention pond project, high priority.

- 121 SE Springdale Drive, in planning/design.
- 136 Sunnymeade Drive, in planning/design.

**Beckwith Road:** The consultant is currently working on preliminary design for the full corridor. In addition, design for the quick start project at the four-way intersection to make temporary turn lane improvements is complete. The City has begun ROW acquisition on the quick-start improvements. NEPA studies and planning report are underway. This area of Beckwith Road is between I-40 and south to the four-way intersection at S. Rutland Road/Posey Hill Drive. Currently, all pre-construction phases are being funded by the city and are 20% complete. The City plans to apply for grant funding to cover 80% of the construction costs, when they become available. Construction for the quick-start improvements is targeted for 2025. To see a closeup of the quick start plan, you can [click here](#).

**Beckwith Point:** The Beckwith Point project on 75 acres between Belinda Pkwy. and I-40, has pulled land disturbance permits to begin construction and they have started laying sewer. It will consist of three distribution warehouses with a road connecting from Beckwith Rd. to Belinda Pkwy., across from Meadowview Drive. Concrete pouring will occur twice a week beginning at 1 am over the next few weeks. The road will have to be completed prior to occupancy. To review the plan, you can [click here](#).

**Beckwith Station:** Land disturbance permits have been issued for Beckwith Station. This is for a gas station, office, and eatery on the southwest corner of Beckwith Road and Summit Blvd. across from the ER.

**SMJRD widening:** The MJ BOC approved the consultant contract to start the design process. TDOT ROW is in the early stage of acquisition, and utility relocation coordination. Field work has begun for survey, with ongoing environmental phase, final design, and engineering. This TDOT project is 80% complete with preconstruction activity. The TDOT ROW acquisition and utility relocation phases will take around three years to complete. TDOT announced in December, this project is 100% funded in their 10-year plan. TDOT construction is estimated to align with the interchange project.

**I-40/Central Pike Interchange:** TDOT phase is in surveying, environmental, engineering, and finalizing design. Project is 50% complete with preconstruction activity. ROW acquisition is set to begin in 2026. TDOT announced in December, this project is 100% funded in their 10-year plan.

**Central Pike widening:**

This TDOT widening project to 5 lanes extends from SMJRD to Old Hickory Blvd., and currently TDOT has finalized and approved the transportation report. TDOT has budgeted to begin NEPA and preliminary engineering phases. TDOT construction is estimated to align with the interchange project.

- [Phase 1](#) is between I-40 and SMJRD and is 10% complete with preconstruction activity. The City funding the engineering/ROW acquisition will likely save many years on the ultimate completion of Phase 1. TDOT announced

in December, construction will be 100% funded in their 10-year plan, and they will manage the ROW acquisition.

- The [Phase 2](#) TDOT project will be from I-40 to OHB and is 5% complete with preconstruction activity.

**Cedar Creek Greenway Phase 2:** [Phase 2](#) will connect Charlie Daniels Park to Lebanon Road and currently, in design. NEPA and preliminary engineering is underway. Project is 20% complete with pre-construction activity. [Please see #5 under Updates above for the addition of a new trailhead. If you would like to see a map of Phases 1&2 with the new trailhead, you can \[click here\]\(#\).](#)

**Town Center Trail:**

- [Phase 3](#): Design for the 3<sup>rd</sup> Phase of the TCT has begun that will extend from S. Greenhill Road to Mt. Juliet Elementary School. Currently in final design, and NEPA studies are complete. Project is 60% complete with preconstruction activity.
- [Phase 4](#): The City received approval from the Nashville and Eastern Railroad Authority (NERA) and RJ Corman for an easement to install a greenway trail in the railroad ROW. This trail will be installed by the Lynwood Station developer from the Train Station east to Clemmons Road. Then, the trail will follow alongside Clemmons Road to the Lynwood Station site. To see a map, you can [click here](#).

**Lebanon Road sidewalks Phase 3:**

- [Phase 3](#) will be between Nonaville Road and Green Hill High School and is 99% complete with preconstruction activity. ROW, NEPA and final design are complete. Waiting on TDOT construction fund obligation. Construction is expected to start [this winter](#).

**MJRD ADA upgrades Phase 2:** This project will be upgrading ADA requirements on MJRD sidewalks between Weston Drive and OLDRD. It is currently 60% complete with preconstruction activity and in final design. NEPA has been approved by TDOT, and waiting for them to obligate funds for final design.

**Woodridge Place sidewalks:** Construction of the Phase 2 sidewalk project on Woodridge Place, connecting to GBG, is [50% complete](#). Completion should be by the end of the year.

**Signal improvements Phases 2 & 3:**

- Traffic signals along MJRD between Central Pike and Division will be undergoing improvements in [Phase 2](#). The City received authorization to begin construction. [Bid documents are being revised and are expected to go out soon. Contract is expected to be on the December BOC agenda for approval](#), and have a fall 2025 completion. Project includes installing fiber optic communication between each of the 13 signals (Central Pike to Division) that will connect to City Hall. The project is 100% complete with preconstruction activity, and will take about 18 months to complete.
- [Phase 3](#) is in final design, which will extend from Curd Road to Lebanon Road, covering six signals. This project



is 75% complete with preconstruction activity, and in final design. NEPA was approved. Phase 3 is estimated to begin construction in fall 2025.

**Traffic signal at NMJRD and Curd Road:** The signal project is 80% complete with preconstruction activity, which will include some widening. Design is complete and currently acquiring ROW and utility coordination. [MJ Traffic Coordinator is also working with USPS for needed easements.](#)

**Traffic signal on GBG and Volunteer Blvd.:** The contractor has installed conduit, wiring, and pole foundations. [Contractor is waiting for the signal cabinet, signal poles, and mast arms to be delivered. Once installed, the signal will be in flash mode for seven days.](#) Project is 99% complete with construction, and is expected to be completed [by the end of the month.](#)

**Traffic signal at W. Division/S. Greenhill Road:** Signal is being upgraded to steel poles and mast arms with signal equipment and railroad safety components. Project is 75% complete. Currently, the contractor has installed conduit, wiring, and pole foundations, and is waiting for the signal cabinet, signal poles, and mast arms to be delivered. Estimated completion is by the [end of November/December.](#)

**GBG/Beckwith Road Interchange Lighting:** Contract between MJ City/TDOT to improve lighting at the interchange was finalized and TDOT has begun design. Project is 15% complete with preconstruction activity.

**Old Lebanon Dirt Road widening:** Currently in process of appraisals for ROW acquisition and utility coordination. The City's sewer consultant is currently preparing design and drainage plans. Project is 90% complete with preconstruction activity. The City has [closed on 77 out of the 90 tracts.](#) Estimated construction is fall 2025, depending on utility relocation, and the project will take about two years to complete.

**Lebanon Road widening (Park Glen to GBG):** Project is 50% complete with preconstruction activity, waiting for TDOT to fund the ROW phase. The City has applied for the Statewide Partnership Program and allocated \$3 million toward the ROW Phase to get TDOT to fund the remaining cost for ROW. Total cost for ROW is estimated around \$15 million. In the TDOT announcement in December, this project was not included in their funding plan. We do not know, or understand the reasons.

**Pleasant Grove Road widening and realignment:** The widening will be a 4-lane median divided roadway from Old Pleasant Grove Road to Central Pike with multi-use paths on each side. Project is 20% complete with preconstruction activity, and performing preliminary design and NEPA phases. The ROW design is estimated to be complete by July 2025. To see a map, you can [find it here.](#)

**Golden Bear Gateway widening (Eastern Connector Phase 2):** The widening on GBG between the Cedar Creek bridge and Palermo/Curd Road is 80% complete with preconstruction activity. Utility relocation and ROW acquisition have begun.

There are 28 tracts for ROW, and 13 are complete. Construction is estimated to begin during 2026.

**E. Division Street widening:** The consultant, along with performing environmental technical studies, has collected the survey data and traffic data, and is currently developing the planning report for the whole corridor, which determines what the roadway typical section needs to be based on future traffic projections. In addition, they are currently designing a quick start project at the intersection of NMJRD and E. Division Street, which includes turn lane improvements. The project is 20% complete with preconstruction activity, and will include a 4-lane median divided roadway with multi-use paths on each side, from NMJRD to just east of GBG.

**Sunset Drive widening:** This project is 75% with preconstruction activity, and working with utilities on relocation. Design is complete.

**Weston/Clearview Drives drainage:** The planning and design phase has begun to alleviate flooding from an undersized swale/culvert system. This project is part of the Storm Water Utility (SWU) engineering master plan.

**Sewer upgrade projects:** There are/will be maintenance and upgrade projects being performed on sewer lines around the city.

- Belinda City lateral lining project. They are working in different areas off of Belinda Pkwy. and project is 75% complete with construction.
- Stoner Creek Interceptor Upsizing project: Phases 3&4 has an expected November/December completion. It is preparing to cross Old Lebanon Dirt Road (OLDRD). Phase 5 received the start notice and is expected to begin in January.
- Timber Trail Pump Station Rehab project is 10% complete with construction. Once contractor receives materials, construction will begin.
- Old Lebanon Dirt Road (OLDRD) West Pocket Plan project is 100% complete with preconstruction activity, which will install sewer along OLDRD and Page Drive. Design phase is complete and ROW acquisition is being finalized. Construction will coincide with the widening project.
- John Wright Pocket Plan project is under construction.
- EQ Basin on OLDRD will be the biggest sewer project the city has seen since the late 70s/early 80s. Currently, this project is preparing for construction bidding.
- City-wide sewer manhole rehabilitation is underway and ongoing.

**Project note:** To save you the time and effort, I provide a list of various updates for your convenience. The information listed is reflected on the city website and is updated each month, as referenced here [Capital Projects Selector](#) and [Development Tracker](#).



## **MJ BOARD OF COMMISSIONERS MEETINGS**

**There will only be one MJ BOC meeting in November, which will be on Monday, the 25<sup>th</sup> at 6:30 pm at MJ City Hall.**

**NOTE:** The public is welcome to come and speak and/or submit comments/questions to Sheila Luckett until 4 pm prior to the meeting at [sluckett@mtjuliet-tn.gov](mailto:sluckett@mtjuliet-tn.gov). The meeting is also aired live on MJTV (Comcast channel 3 or TDS channel 6) and on the City's website, as well as YouTube. It is too early for the agenda, therefore look for notices prior to each BOC meeting.

If you have any questions, suggestions, ideas, comments, complaints, or just something to share, please let me know. If you would like to sign up for my monthly email newsletters, you will find the option to do so on my website. It is an honor serving you and being your citizen advocate.

**Jennifer Milele**  
**MJ City Commissioner District 4**  
**(615) 393-4356**  
website: [JenniferMilele.com](http://JenniferMilele.com)  
email: [jmilele@mtjuliet-tn.gov](mailto:jmilele@mtjuliet-tn.gov)