

## JANUARY 2025 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

It has been almost five weeks since my knee replacement, and I am doing good with my therapy. Thank you all for your encouragement and prayers, as well as birthday wishes. Dates in February are; National Freedom Day the 1<sup>st</sup>, Valentine's Day the 14<sup>th</sup>, and President's Day the 17<sup>th</sup>. Take care of your hearts because February is American Heart Month, along with Black History Month, and Senior Independence Month. Enjoy the Super Bowl!

### **NEW BUSINESSES:**

**Honky Tonk Creamery** is having their ribbon cutting on February 6<sup>th</sup> at 11:30 am, and they are located at 1720 NMJRD.

**Sweet Biscuit Company** now has new owners and the business will be focusing on catering and events with popups throughout the year. They are located at 2654 NMJRD.

### **UPCOMING**

**1) MJ Rec/Aquatic Center Committee meeting:** The next committee meeting will be Thursday, February 6<sup>th</sup> at 6 pm to be held at the MJ Community Center. The MJ BOC voted to appoint myself as the new BOC representative on the committee, and I am committed to seeing this project through to completion. To see the latest conceptual rendering we will be discussing, you can [click here](#). From the January 2<sup>nd</sup> Committee meeting, it was decided (based on budget), to convert the 50-meter competition pool into two areas: a zero-entry family pool and a 25-yard competition pool. Additionally, we will include a gym with one NBA court, which can also be converted into two high school courts, along with locker rooms and a mezzanine above. This plan is based on budget, if costs exceed the budget, we will consider moving the 25-yard competition pool to a later phase of the project.

**2) Senior Center Work Session:** The MJ BOC will host a public work session to report on the buildout cost for the new location of the MJ Senior Center. The work session will be Monday, February 10<sup>th</sup> at 5:15 pm at City Hall. The new location will be in the current MJPD Headquarters once the new headquarters has been completed.

**3) February 20<sup>th</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](#).*

- **Silver Springs Village Rezone:** A Preliminary PUD plan has been submitted for a mixed-use development on 20 acres located at 2937 Curd Road. To see the plan, 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 plan, you can [click here](#).
- **John Wright property annexation:** A request for annexation has been submitted for 340 John Wright Road. To see the map, you can [click here](#).
- **Senior-Weller Life Community LUA/Rezone:** A Preliminary PUD plan has been submitted for a 33.5-acre (70 units) age-restricted multifamily development located at 535 Pleasant Grove Road. To see the plan, you can [click here](#).
- **6235 Central Pike PUD LUA/Rezone:** A preliminary plan has been submitted for medium density/multi-family residential located at 6235 Central Pike. To see the plan, you can [click here](#).
- **Lebanon Road property annexation:** A request for annexation has been submitted for the Hayes property at 9385 Lebanon Road. To see the map, you can [click here](#).
- **Slick City at Legacy Pointe:** Plans for an entertainment action park has been submitted within the Legacy Pointe development (near Costco). The proposal is for an indoor waterless water park. To see the plan, 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 Urban Growth Boundary. To see the plan, you can [click here](#).
- **Nichols Vale Phase 9:** A Preliminary Plat has been submitted for Phases 9 (1&2). To see the plan, you can [click here](#).
- **Wells Farm:** A Preliminary Plat Modification has been submitted for Wells Farm Subdivision on 280 acres located at 2850 Benders Ferry Road. This residential project is in the county within the MJ UGB. To see the plan, you can [click here](#).

**4) Annual State of the City Address:** MJ Mayor Maness will be giving the State of the City address during the MJ Chamber Luncheon on Wednesday, February 19<sup>th</sup> at 11:15 am. You may contact the Chamber at 615-758-3478 to check on the status of limited seating. The luncheon will be held at Rutland Place located at 435 NW Rutland Road.

**5) Walk Across Wilson:** Walk Across Wilson begins on March 23<sup>rd</sup> and will end on April 19<sup>th</sup>. All you have to do is register and log your daily activity minutes once it goes live. School and community-based teams are also encouraged to participate for bonus rewards. Activities include walking/running or any kind of fitness exercise that gets you moving. WAW is an annual event to promote fitness in Wilson County. The goal is to walk/exercise 30 minutes a day, six days a week, for four weeks, which is the equivalent of walking 36 miles across Wilson County, while improving your health. Follow Walk Across Wilson on Facebook for postings, or [click here](#) for website.

## UPDATES

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**1) MJ Parks Activity Center:** The center, located on Charlie Daniels Pkwy. next to the MJPD Headquarters, **held the ribbon cutting on January 25<sup>th</sup> to celebrate the official opening.** The center has teen activities, corn hole boards etc., as well as office space. It is also the location for the new toddler park for ages 3-5. Hours for the activity center will be Tuesday-Saturday, from 8 am to 4:30 pm.

**2) Central Pike/I-40 interchange:** In January, the MJ BOC approved the contract to pay TDOT the first installment of \$5M toward the \$25M investment toward the Central Pike/I-40 interchange project. This offer by the city is what secured all three capital road projects south of I-40 in TDOT's 10-year budget plan.

**3) Robinson Park:** The sewer project is complete, but the trail restoration is delayed because of wet weather. It will be sometime in the spring for completion before the park reopens. Robinson Park is located behind Dairy Queen on OLDRD.

**4) MJPD Guardian Shield/Automated License Plate Recognition readers:** (ALPR). **January:** 8 stolen vehicles/plates/wanted persons alerted that lead to 9 arrests/apprehensions. All vehicles were from out of county/state.

**5) MJ City sales tax revenues:** Revenues from city sales tax continue to stay above average by **11.5%** over this time last year. Keep shopping local and you help fund MJPD, FDMJ, road improvements/projects, and much more, including keeping property taxes low.

## STATUS REPORT: PROJECTS/CONSTRUCTION/DEVELOPMENTS

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*(**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, bidding to come.
- 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, is under construction. It consists 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 five 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. If you would like to see a map of Phases 1&2 with the new trailhead Park Glen, 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 75% 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.

**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. [I do not have a timeline of completion.](#)

#### **Signal improvements Phases 2 & 3:**

- Traffic signals along MJRD between Central Pike and Division will be undergoing improvements in [Phase 2](#). [The BOC approved the construction contract in December. Preconstruction meeting is scheduled this month,](#) and completion is expected this fall. 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 90% 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. The BOC was able to acquire \$25,000 toward the cost of the signal from another project.

**Traffic signal at W. Division/S. Greenhill Road:** Signal upgraded to steel poles and mast arms with signal equipment and railroad safety components. Project is [100% complete and operational.](#)

**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 This project has yet to be included in TDOT's funding plan.

**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 (90%) 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: Sewer work is complete in Phases 3&4, but trail restoration is delayed because of wet weather. It will be sometime in the spring before completion. Phase 5 received the start notice and is expected to begin soon.
- 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 installing 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**

**The MJ BOC meetings in February are the 10<sup>th</sup> and 24<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)

