

## AUGUST 2025 NEWSLETTER



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# Jennifer Milele

## Mt. Juliet City Commissioner, District 4

We had a dream vacation in the Bahamas, and would highly recommend The Royal on Paradise Island. Some dates in September are: Labor Day the 1<sup>st</sup>; Patriot Day the 11<sup>th</sup>; Constitution Day the 17<sup>th</sup>; First Day of Fall the 22<sup>nd</sup>; US Air Force/Air National Guard Day the 18<sup>th</sup>; National Voter Registration Day the 23<sup>rd</sup>. National Police Memorial Day the 28<sup>th</sup>; VFW Day the 29<sup>th</sup>; September is also National Suicide Prevention Month. Please make sure you are registered to vote, and have a great Labor Day.

### **NEW BUSINESSES:**

**Red River Nomad** plans for a Grand Opening on Saturday, September 27<sup>th</sup> at 10 am. The location is 13751 Lebanon Road (formerly Simply Vintage Antiques), and will have seating for live music and a boutique, with their nonprofit, "Songs for Heroes." **Winsome Dust Collective** is open at 11948 Lebanon Road that has vintage art, clothing items, and home décor. A portion of their proceeds benefit "Called to Peace Ministries."

**Tholos Mediterranean Restaurant** is now open, located in Sellars Station at 2240 NMJRD. Their menu consists of Kurdish, Turkish, Greek, and Italian traditions.

### **UPCOMING**

**1) CraftFare Before Christmas (repeat/update):** MJ Craft & Vendor Fair presents CraftFare Before Christmas that benefits the nonprofit Give A Little Christmas on Saturday, September 6<sup>th</sup> from 10 am - 4 pm. There will be food trucks, craft vendors, kid games, goody bags for the first 100 guests, door prizes, live music, and Santa and Mrs. Claus. Bring the family to the MJ Community Center, located in Charlie Daniels Park. This is a toy drive, so please consider bringing a new unwrapped toy as a donation for local children during Christmas.

**2) Fall Community Yard Sale (repeat/update):** Mt. Juliet Parks is hosting the 2025 Fall Community Yard Sale on Saturday, September 13<sup>th</sup> from 8 am - 12 pm in Charlie Daniels Park. [Click here](#) to register for a vendor booth (\$20 each) before the deadline of September 10<sup>th</sup>. The ARC truck will be available on-site to collect donations as well. [Click here](#) to see the list of acceptable donation items for ARC.

**3) September 18<sup>th</sup> Planning Commission:** *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](#).*

- **Major Subdivision Layout:** A Major Subdivision Layout has been submitted for 10 acres located at 115 Oakmont Drive. To see the plans, [click here](#).

- **Annexation:** An Annexation request has been submitted for 2964 Old Lebanon Dirt Road. To see the map, [click here](#).
- **Rezone:** A Rezone request has been submitted for 6600 Central Pike. To see the map, [click here](#).
- **Clearview Station:** A Field Survey has been submitted for Clearview Station located on the corner of Clearview Drive and NMJRD. To see the layout, [click here](#).
- **Tate's Landing:** A Subdivision Concept Plan for Annexation and Rezone has been submitted for Watermark Way. To see the layout, [click here](#).
- **Annexation:** An Annexation request has been submitted for 3150 Nonaville Road. To see the map, [click here](#).
- **Annexation:** An Annexation request has been submitted for 8526 Saundersville Road. To see the map, [click here](#).
- **Hamilton Reserve:** A Land Use Amendment and Rezone Plan has been submitted for Hamilton Reserve located at 12465 Lebanon Road. To see the plans, [click here](#).
- **Plat Subdivision:** An approved Plat has been submitted for three residential lots in the county on seven acres for the Renee Nash property, located at Farmstead Lane and Beckwith Road. To see the layout, [click here](#).
- **Tomlinson Pointe PH5:** A Final Plat has been submitted for Phase 5 of Tomlinson Pointe. To see the plans, [click here](#).
- **Secluded Valley Acres:** A Resubdivision has been submitted for 191 Second Avenue South. To see the plans, [click here](#).
- **Vintage Vines:** A Mass Grading Plan for 12 acres has been submitted for 855 Pleasant Grove Road. To see the plans, [click here](#).
- **Mundy Memorial Site Plan:** A Site Plan for a warehouse on five acres has been submitted for 230 Mundy Memorial Drive. To see the plans, [click here](#).
- **Subdivision Final Plat:** A Final Plat for a three-acre Subdivision has been submitted for 600 Red Ink Drive. To see the plans, [click here](#).
- **Hickory Station West:** A Site Plan for a commercial building has been submitted for 261 W. Main Street. To see the plans, [click here](#).
- **St. Stephens Columbarium:** A Site Plan has been submitted for 14544 Lebanon Road. To see the plans, [click here](#).
- **Bass Lane Plat:** A Preliminary Plan to subdivide 26 acres into 20 lots has been submitted for 448 Bass Lane in the county. To see the plans, [click here](#).

**4) 3<sup>rd</sup> Annual Live Like Ambria Day (repeat/update):** Bring the family to Charlie Daniels Park on Saturday, September 20<sup>th</sup> beginning at 8 am. This non-profit family fun day benefits Ambria's Oasis. Whether you prefer the 5K Walk/Run (8 am), Pickleball Open Play (8 am), or Volleyball Tournament (10 am), more activities start at 11 am that includes food trucks, vendors, face painting, foam party, petting zoo, inflatables, live music and more. The Closing Circle wrap-up will take place at 3 pm. To find out more information and to register for the event(s), you can [click here](#). The mission of Ambria's Oasis is to provide a place of restoration and renewal for parents/children experiencing grief over the loss of a child/sibling, as well as

raising awareness and promoting road safety with proper signage, guardrails, etc.

**5) New MJPd Ribbon Cutting:** Our new MJ Police Department Headquarters is planning an official ribbon cutting on Monday, September 22<sup>nd</sup> at 4 pm. The new headquarters is located on Charlie Daniels Pkwy., The public is invited.

**6) MJ Community Health & Wellness Fair:** Join MJ City and US Community Credit Union for a community-wide health and wellness fair on Thursday, September 25<sup>th</sup> from 3-6 pm in the MJ Community Center. There will be an array of health and wellness booths that provide valuable insights to overcome health challenges while improving physical fitness, financial well-being, and nutrition. In addition, Gibbs Pharmacy will onsite for flu shots. To see the flyer, you can [click here](#).

**7) Pickleball tournament benefiting MJ Animal Shelter (repeat/update):** MJ Parks is hosting the 3<sup>rd</sup> Annual CedarStone Bank Pickles for Pups Pickleball Tournament, benefiting the MJ Animal Shelter, on Saturday, October 4<sup>th</sup>. The tournament will begin at 8 am in Charlie Daniels Park. The entry fee per person is \$50 for one event only. Food trucks, music and prizes will be available. For registration, you can [click here](#). The MJ Animal Shelter, located at 115 Industrial Drive, has a non-profit 501C.3 called MJ Animal Shelter Volunteer Organization. The funds raised go toward veterinary expenses for animals in their care.

**8) A DogGone Good Old Time:** On Saturday, October 4<sup>th</sup> from 10 am - 3 pm, Old Friends Senior Dog Sanctuary is holding their annual fundraiser in Charlie Daniels Park. This free family-friendly event helps raise much needed funds for the nonprofit. Included, will be food trucks, vendors, fun games, and a silent auction. Bring the family and your furry friends for a day of fun.

**9) Jacque Benton Memorial Spaghetti Days:** The MJ Senior Center is holding their annual fundraiser on Thursday, October 16<sup>th</sup> and Friday, October 17<sup>th</sup>. Tickets (\$15) are on sale and can be purchased at 2034 NMJRD, or by calling 615-758-9114. The event is sponsored by MJ Breakfast Rotary Club. To see the delivery and pickup times, you can [click here](#).

## UPDATES

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**1) Fall paving schedule:** If you would like to see the fall paving schedule inside the city limits, you can [click here](#).

**2) MJ City sales tax revenues:** Revenues from FY25 sales tax was up by **11.23%** over this time in FY24. Keep shopping local and you help fund MJPd, FDMJ, road improvements/projects, and much more. Keep it local.

## 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, currently in survey and design.
- 121 SE Springdale Drive, in planning/design.
- 136 Sunnymede Drive, in planning/design.

**Beckwith Road:** The consultant is currently working on preliminary design for the full corridor. NEPA studies are complete, pending approval by TDOT. Preconstruction is 20% complete. This area of Beckwith Road is between I-40 and south to the four-way intersection at S. Rutland Road/Posey Hill Drive. In addition, design for the Quick Start Project at the four-way intersection is complete. ROW acquisition is complete for the Quick Start Project, and we are waiting for the relocation of utilities. Construction for the quick-start improvements is expected after utility relocation. 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. The road will have to be completed prior to occupancy. The road project has encountered some issues with the water utility, but it is hopeful to be completed within a couple of months. To review the plan, you can [click here](#).

**Beckwith Station:** Land clearing began but has stalled, however, construction should resume shortly. This is for a gas station, office, and eatery on the southwest corner of Beckwith Road and Summit Blvd. across from the ER. If you would like to view the layout, you can [click here](#).

**SMJRD widening:** 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 on the part of the city. The TDOT ROW acquisition and utility relocation phases will take around three years to complete. Per our agreement with TDOT, the City is required to fund all engineering for the project. So far, the City has spent \$1,452,832.52 on engineering. The estimated total cost for engineering is \$2,043,741.35 for this project. Because of the City's financial commitment, TDOT has included this project in their 10-year plan for construction to be funded in the year 2032. The City is working with TDOT to get the construction moved up earlier.

**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. Per our agreement with TDOT, the City was required to fund the preliminary engineering/NEPA phase of the project. Also, the City agreed to contribute an additional \$25 million towards the project. The City funded \$2,409,922.84 for the preliminary engineering/NEPA phase. No other funding is

needed to complete that phase. The City has funded \$5 million of the \$25 million thus far. Therefore, the City has an outstanding balance of \$20 million. Total project commitment is \$27,409,922.84. Because of the City's financial commitment, TDOT has included this project in their 10-year plan for construction to be funded in the year 2031. UPDATE: MJ will receive a Federal BUILD Grant in the amount of \$24,666,750 for the interchange project. This project will complete the engineering design, ROW acquisition, and construction. The City is working with TDOT to get the construction moved up to 2029.

#### **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. Per our agreement with TDOT, the city is required to fund all engineering and ROW acquisition for the project. The City has spent \$243,808 thus far on engineering. The estimated total cost for engineering is \$2 million for this project. The estimated total cost for ROW acquisition is \$4 million for this project. Therefore, the estimated total cost for the City is \$6 million. Because of the City's financial commitment, TDOT has included this project in their 10-year plan for construction to be funded in the year 2030. The City is working with TDOT to get the construction moved up earlier.
- 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 is complete, pending TDOT approval. 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, including a trailhead parking lot. Currently in final design, and NEPA studies are complete. The MJ BOC just approved an amendment to the engineering and inspection agreement for current fee rates. This phase of work will be paid for with Federal construction grant funds with 20% local match. Project is 90% 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 begin this fall.

**MJRD ADA upgrades Phase 2:** This project will be upgrading ADA requirements on MJRD sidewalks between Weston Drive and OLDRD. It is currently 80% complete with preconstruction activity and in final design. NEPA has been approved by TDOT, and waiting for them to obligate funds for final design.

**Signal improvements Phases 2 & 3:**

- Traffic signals along MJRD between Central Pike and Division is undergoing improvements in [Phase 2](#). Construction (materials ordered) has begun, and is currently 10% complete. Completion is expected in 2026. Project includes installing fiber optic communication between each of the 13 signals (Central Pike to Division) that will connect to City Hall. The project 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. Construction plans have been finalized, and acquiring permits from TDOT.

**GBG/Beckwith Road Interchange Lighting:** Contract between MJ City/TDOT to improve lighting at the interchange was finalized and TDOT has begun design. Bids are expected to go out in January and begin construction early 2026. It is funded 50% by TDOT and 50% by the city, with a portion city's being funded by development near the interchange. Project is 75% complete with preconstruction activity.

**FDMJ Station #3:** The new fire station under construction on Old Lebanon Dirt Road is ahead of schedule. Targeted completion is the end of this year. This location will replace the current Station #3 on E. Hill Street.

**MJPD Headquarters:** The new police headquarters is nearing the end, located on Charlie Daniels Pkwy. [Please see #5 above under Upcoming for Ribbon Cutting.](#)

**Old Lebanon Dirt Road widening:** Project is 95% complete with preconstruction activity and ROW acquisition. Estimated construction is Spring 2026. Utility relocation has begun and is expected to complete in the Spring of 2026. Construction will follow and will take about two years to complete. The primary purpose of this project is safety improvements and not roadway capacity improvements. This widening project seeks to correct these issues and decrease the crash rate along the corridor. The

limits of the first phase of the project are from Moreland Drive to Chandler Road. Other components of the project will include providing a 10-foot trail on one side of the road for multimodal transportation options, improving poor drainage and flooding along the corridor, and extending sanitary sewer along a portion of the project. Therefore, this project is a road widening, multimodal, stormwater, and sanitary sewer project all in one.

**Lebanon Road widening (Park Glen to GBG):** Project is 50% complete with preconstruction activity. 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. Per our agreement with TDOT, the City is required to fund all engineering for the project. So far, the City has spent \$855,473.17 on engineering. This project is currently on hold because TDOT has not chosen to fund the ROW acquisition phase or the Construction Phase yet. Once those phases are funded by TDOT, the City will be required to resume engineering expenses. The estimated total cost for engineering is \$2 million for this project. TDOT is constructing a safety plan improvement in front of West Elementary to add a center turn lane. Project will complete by August 2026.

**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. NEPA is complete, pending TDOT approval. The ROW design is estimated to be completed mid-year. 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 90% complete with preconstruction activity. ROW acquisition is complete, and waiting on utility relocation. Construction is estimated to begin during 2026.

**E. Division Street widening:** NEPA is complete, pending TDOT approval. In addition, a Quick Start Project is in design for 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:** Design is complete, This project is 75% with preconstruction activity, and working with utilities on relocation.

**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.

**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**

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**The MJ BOC meetings in September are on the 8<sup>th</sup> and 22<sup>nd</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.

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