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OCTOBER 2026 NEWSLETTER



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We are off Daylights Savings Time now. Other dates in November are: USMC Birthday the 10th, Veterans Day the 11th, Thanksgiving the 26th; Small Business Saturday the 28th; November is Veterans and Military Family Month, Child Safety and Protection Month, and National Senior Pet Month. Keep those non-profits in mind for Giving Tuesday on December 1st. Happy birthday Marines and thank you to all Veterans. Happy Thanksgiving everyone.

NEW BUSINESSES:
Greek Streak Cafe is now open, located at 2015 Golden Bear Gateway (formerly Milestone Deli).

UPCOMING

1) Ribbon cutting for sidewalk grant project: On Monday, November 2nd, the MJ BPAC will celebrate an official ribbon cutting at 3 pm for the new sidewalk connecting Belinda Pkwy. to the Rutland Elementary School walking path, located on SE Springdale Drive. We will meet in Will Sellers Park (Bark Park) parking lot. This was a grant from Duke Energy awarded to Friends of MJ BPAC, in conjunction with the city. All are welcome.

2) November 3rd Election: Registered voters can vote at any polling place within Wilson County. Remember, if you live inside the city limits of MJ, you will decide (yes/no) on the "Repeal of the Home Rule Charter," as well as decide on "MJ City Commission seats for Districts 2 & 4." Your vote does matter. To see the list of voting centers, click here. **If you are confused on the wording, a "yes" means you choose to return to the city's General Law Charter we had prior to 2006; whereas a "no" means you choose to remain under a Home Rule Charter.** The public meeting in my District 4, was held on September 22nd at Providence Church and the video is available for viewing. Click here to watch the meeting. This is a very important decision for the future of MJ. If you still have questions, please reach out to me. Whether you live inside MJ City or anywhere else within Wilson County, please make the effort to vote, it does make a difference.

3) Del Webb Lake Providence Arts & Crafts Fair: The public is invited to the 17th Annual Arts & Crafts Fair at Del Webb on Saturday, November 7th from 9 am - 1 pm, located in the Club House at 1100 S. Rutland Road. The annual event includes a variety of unique and talented items such as clothing, jewelry, paintings, leather items, woodwork, dog apparel, seasonal décor and much more. Admission is free. To see the flyer, click here.

4) Cheers to Giving Event (repeat/update): A fundraiser to benefit the MJ Help Center will be held at Circle P Ranch on Saturday, November 7th from 1-4 pm. There will be games, live music, tastings (eats/alcohol), and a silent auction. All proceeds will benefit the help center. Circle P Ranch is located at 563 E. Main Street. For tickets, click here.

5) Cocktails with Santa: On Thursday, November 12th, there will be a benefit for the Mt. Juliet-based non-profit "Give A Little Christmas" from 5:30-9:30 pm at the Capital Theatre located at 110 West Main Street in Lebanon. There will be live music, heavy hors d'oeuvres, drinks, silent auction, toy drive, and cash bar. To see the flyer, click here and to find out more about Give A Little Christmas, click here.

6) 14th Annual Home for the Holidays: On Saturday, November 14th, MJ's largest and longest running holiday vendor and craft fair will hold their 14th annual event at the MJ Community Center from 10 am - 3 pm. There will be live music, food trucks/vendors, plenty of vendor booths, and Santa will be available for pictures. MJ Community Center is located in Charlie Daniels Park. This event helps benefit Friends of Mt. Juliet Parks.

7) MJ Christmas tree lighting: Join us for the lighting of the Christmas tree to kick off the season on Tuesday, November 17th at the MJ Clock Tower located at the corner of NMJRD/E. Division Street. Bring the family for this exciting event, presented by Shiloh Baptist Church, that will be from 5-7 pm. To see the flyer, click here.

8) November 19th MJ 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.

- **Carlson properties:** Commercial Site Plans have been submitted, located at 9601 & 9619 Lebanon Road. To see the SP, click here.
- **The Sutton:** A Pre-Plat has been submitted on Golden Bear Gateway/E. Division Street/Rutland Road. To see the PrePlat, click here.
- **Verizon cell tower addition:** A plan, known as Fiddle, has been submitted, located at 4076 NMJRD. To see the Plan, click here.
- **Golden Bear Business Park:** A Site Plan has been submitted, located at 2563 Curd Road. To see the SP, click here.
- **Golden Bear West (formerly E. Division Street Industrial):** A Preliminary Plan has been submitted, located at 1271 E. Division Street. To see the PMDP, click here.

9) Celebrate Senior Dog Month: A benefit to help Old Friends Senior Dog Sanctuary will be held on Sunday, November 22nd from 7-9 pm at Topgolf Nashville. Join the fun and get your tickets ($25 each). Every ticket helps support the lifelong care of our Old Friends who live at the Senior Dog Sanctuary. Click here for tickets.

10) Christmas on Main Street: Previously known as Christmas in the Park, Christmas on Main Street invites local businesses,

organizations, and individuals to sponsor and decorate a Christmas tree long Main Street. The location is Circle P Ranch at 563 E. Main Street. All proceeds benefit your choice of a non-profit, Big Brothers of Middle Tennessee, or Give A Little Christmas. Participation cost is $100, and public displays begin December 1st. Decorating takes place between Monday, November 23rd and Monday, November 30th. There will be cash prizes, so reserve your tree, beginning today, Sunday, November 1st. Call the MJ Community Center at 615-758-6522. To see the flyer, click here.

11) Christmas Across Mt. Juliet Contest: The 7th Annual Christmas/Holiday lights contest may or may not be in the planning stage with the MJ Parks Board. Get your lights and decorations ready and watch for announcements. If planned, entries would begin around Sunday, November 29th (my guess based on the past). As of this writing, I have not heard any details.

12) MJ BPAC Christmas Lights Walk: The annual BPAC (Bicycle Pedestrian Advisory Committee) Christmas Lights Walk is scheduled for Tuesday, December 15th 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 21st. Willoughby Station will also hold a Toys for Tots toy drive, so please consider bringing a new unwrapped toy. Watch for a flyer notification.

UPDATES

1) Mt. Juliet Downtown Proposal: The idea of a walkable downtown Mt. Juliet has been around for well over 20 years. This past Wednesday, a public townhall meeting was held at the MJ Chamber to engage the public and get feedback. In order to plan for a future downtown area, rezone and land use proposals will be on the MJ BOC agenda for Monday, November 9th at 6:30 pm at City Hall. In addition, a project proposal has been submitted and selected to move forward on city property (pending sale agreement of $6.7M), located on about 6.75 acres located on NMJRD between E. Hill Street and E. Caldwell Street. To see the rezone and land use proposals, click here. To see the project plan submitted, click here.

2) Remaining MJ BOC meetings in 2026: There are only two meetings remaining in 2026: November 9th, and December 14th because of the holidays.

3) MJ City sales tax revenues: Revenues for August sales tax was up by 6.44% over same time last year. To see a chart of sales tax collections from FY2022 to FY2026, click here. Keep shopping local and you help fund MJPD, FDMJ, road improvements/projects, and much more. Keep it local.

STATUS REPORT: PROJECTS/CONSTRUCTION/DEVELOPMENTS

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

(Various in my District)
Beckwith Station: Construction is underway. This is for a (BP) gas station, office, and Tim Horton's, on the southwest corner of Beckwith Road and Summit Blvd. across from the ER. Note: This project did warrant a signal at this location and they are required to complete it within nine months of receiving their Certificate of Occupancy (CO).

(Trails and Sidewalks)
Cedar Creek Greenway Phase 2: Phase 2 will connect Charlie Daniels Park to Lebanon Road and currently, in final design. NEPA is complete, pending TDOT approval. Project is 50% 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: Construction has begun. It will extend from S. Greenhill Road to Mt. Juliet Elementary School, and include a trailhead parking lot. This phase of work will be paid for with Federal construction grant funds with 20% local match that was secured. Project is 70% complete and completion is expected within 12 months.
- 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 on both sides and is 100% complete with preconstruction activity. The Federal construction grant funds have been secured. Construction is underway (30%) and completion is expected in approximately eight months.

MJRD ADA upgrades Phase 2: This project will be upgrading ADA requirements on MJRD sidewalks between Weston Drive and OLDRD. Project bids will go out in January, and construction is expected to begin in Spring 2027.

(Signals and Lighting)
ITS & Signal improvements Phases 2 & 3:

- Traffic signals along MJRD between Central Pike and Division is undergoing improvements in Phase 2. Construction has begun, and is currently 90% 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.

- Phase 3 extends from Curd Road to Lebanon Road, covering six signals. This project is 90% complete with preconstruction activity. Final plans were approved by TDOT. Phase 3 is estimated to begin construction in 2026.

Traffic signal at NMJRD and Curd Road: Construction for road widening is operational. Poles are in place. The entire project (90%) is expected to be completed by the end of the year.

GBG/Beckwith Road Interchange Lighting: Construction is at 5% complete. It is funded 50% by TDOT and 50% by the city, with a portion city's being funded by development near the interchange.

(City Capital Road projects and TDOT Projects)
Beckwith Road (South): The consultant is currently working on preliminary design for the full corridor. NEPA studies are complete, pending approval by TDOT. Preconstruction is 30% complete. This area of Beckwith Road is between I-40 and south to the four-way intersection at S. Rutland Road/Posey Hill Drive. Development south of I-40 is likely and will help speed up the capital widening project. In addition, the Quick Start Project is waiting for the relocation of MTE poles. Bids will go out after utility completion, followed by construction for the Quick Start improvements. To see a closeup of the quick start plan, you can click here.

I-40/Central Pike Interchange: TDOT phase is in surveying, environmental, engineering, and finalizing design. Project is 80% complete with preconstruction activity. ROW acquisition is set to begin in 2026. The City will contribute $25 million towards the project. The City has funded $5 million of the $25 million thus far. MJ will receive a Federal BUILD Grant in the amount of $24,666,750 for the interchange project. TDOT announced the Central Pike interchange project has moved up by two years for construction, from 2031 to 2029. This also helps secure the $24.6M federal grant. Construction is expected to be three years.

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. Because of the City's financial commitment, TDOT has included this project in their 10-year plan for construction. TDOT announced SMJRD was moved up by one year for construction from 2032, to 2031.

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.

- Phase 1 is between I-40 and SMJRD and is 60% complete with preconstruction activity. The MJ BOC just approved $600,935 for the design of PH1, that is to be spread out over the next two to three years to complete the final

design phase of the project. Construction is set to begin in 2032.

- The Phase 2 TDOT project will be from I-40 to OHB and is 5% complete with preconstruction activity. Waiting on TDOT to budget the project.

Old Lebanon Dirt Road widening: Construction is underway and 10% complete. The speed limit has been reduced, so please use caution during this two-year project. 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 safety initiative project is a road widening, multimodal, stormwater, and sanitary sewer project all in one.

Lebanon Road widening (from Park Glen): The City was just awarded $12M in Federal grant money to fund the ROW acquisition of this project. This also means that the project is guaranteed to receive Federal funding for the construction phase when the time comes. The City has approximately two years remaining to complete the engineering phase. Preconstruction activity is 50% complete. The ROW acquisition is expected to start in late 2028/early 2029. NOTE: This project is inside the city limits. Beyond city limits is the jurisdiction of Wilson County/TDOT.

Pleasant Grove Road widening and realignment: The widening will be a 3-lane roadway from Old Pleasant Grove Road to Central Pike with multi-use paths on each side. Project is 30% complete with preconstruction activity. NEPA was approval. In final design with ROW plans.

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. Utility construction relocation is estimated to begin during 2026. The city was awarded a federal grant to implement safety improvements between Lebanon Road and Curd Road.

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 whole project is 20% complete with preconstruction activity, and currently doing NEPA technical studies. We expect to gain significant road improvements through development(s).

Sunset Drive widening: Design is complete. This project is 75% with preconstruction activity, and working with utilities on relocation. The city was awarded a federal grant. NEPA and preliminary design to begin.

E. Hill Street: E. Hill Street is part of the Lynnwood Station development project, paid for by the developer. It extents east and connects to Clemmons Road. The connection must be completed by the 100th Certificate of Occupancy (CO).

(Storm Water Utility Projects)

Belinda City stormwater system: There are three culverts to be upsized/rehabilitation around Belinda City through the Storm Water Utility (SWU) master plan.

- Culvert under Belinda Pkwy., is part of the Mundy Park detention pond project. This project is in conjunction with the project in Clearview. The BOC just approved the construction contract, so it should start soon. To see the design, click here.
- 121 SE Springdale Drive, in final design. Construction is expected Summer '27.
- 136 Sunnymeade Drive, in final design. Construction is expected Summer '27.
- The entire water drainage basin in this area is being studied and is in engineering.

Weston Drive/Clearview Drive drainage: Currently in easement acquisition. The plan is 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

There will only be one MJ BOC meeting in November due to Thanksgiving, which will be on the 9th at MJ City Hall.

NOTE: The public is welcome to come and speak and/or submit comments/questions to Jennifer Hamblen until 4 pm prior to the meeting at jhamblen@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. 7 years of service. A record of results.

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