



Mt. Juliet, Tennessee  
**Comprehensive  
 Transportation Plan  
 2020**

Date Commissioned - April 25, 2016  
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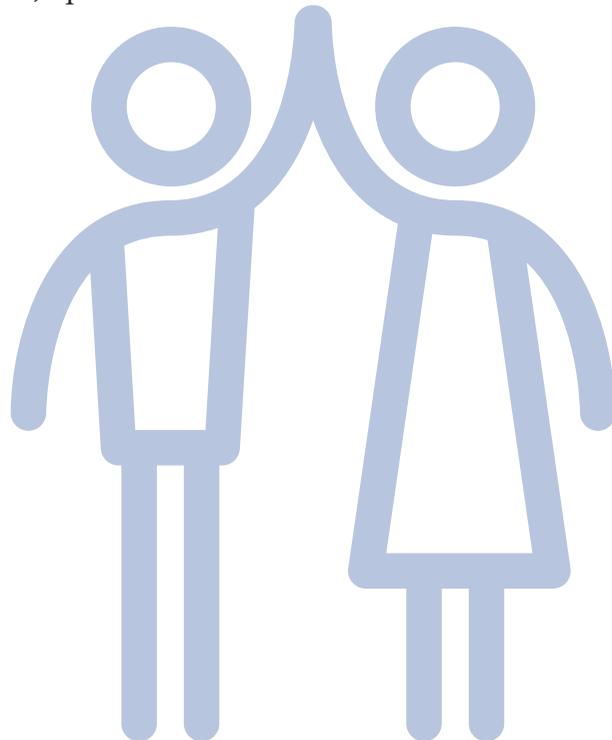
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# Introduction & Vision





## **Mt. Juliet's transportation system is a network of structures - highways, arterial streets, local streets, rail, trails, bikeways, and many other facilities.**

It enables the movement of people and goods throughout the City and the region. The transportation system is a link among land use patterns, population growth, economic opportunities, and other facets of growth. The transportation system is a vital component of Mt. Juliet's social, economic, and physical structure. Long term, it influences patterns of growth and economic activity by providing access to different land uses. Planning for the development and maintenance of the transportation system is a critical activity, both for promoting the efficient movement of people and goods, and for optimizing the role transportation can play in attaining other community objectives.

The Comprehensive Transportation Plan, as adopted by the Planning Commission and Board of Commissioners, is the guideline for long-range transportation planning in Mt. Juliet. It functions solely as a guide for development of the transportation system. The Plan evaluates the existing system by identifying key assets and improvement needs. This Plan is multi-modal, addressing all forms of transportation in Mt. Juliet including the street network, non-motorized travel, and transit. Evaluating all modes uniformly enables the City to address its future network needs in a more comprehensive and balanced manner. Since funding is limited, the City must select among competing needs and prioritize the improvements it would like to make in the City. Today, this means a heavy priority on improving roadway capacity and alternate routes. In the future, priorities will likely shift to system maintenance and alternative modes of transportation as many widening projects are completed. Most importantly, this Plan will assist in securing funding for these transportation projects from Federal, State and Local transportation agencies (i.e. TDOT, MPO, etc.).





**Located just miles from Nashville, there's no wonder why Mt. Juliet has become an attractive community to work, live, and play. While there are so many economic, social, and educational advantages that accompany rapid growth, there are also trade-offs associated with these benefits.**

Mt. Juliet is experiencing tremendous growth due to its proximity to Nashville and connectivity to I-65, I-40, I-24, and I-840. It's important for Mt. Juliet to accommodate continued future growth while maintaining the community's values and unique "small town" feel. In the past 17 years, Mt. Juliet has experienced a 136 percent increase in population. This tremendous incline strains the transportation network.

With growth as a backdrop, the City has already been placing significant investments in projects (over \$20 million) with the goal of increasing roadway capacity and establishing a more robust multimodal network. Recent construction projects include the recently opened Golden Bear Gateway (a new north-south arterial), one of the first adaptive traffic signal systems in the state, and Phase II of the City's Town Center Trail. These types of projects have and will continue to be high priorities for the foreseeable future, with 17 total projects currently budgeted. This is outside of improvements and roadway connections that are being provided with developments. Needless to say, the need for cohesive transportation planning is greater now than ever.

Growth in any community comes with opportunities and challenges, so it's imperative to develop a comprehensive transportation plan that will shape the future transportation system in Mt. Juliet. This plan supports regional mobility and safety while addressing local access needs - now and in the future - to create a viable comprehensive transportation plan. This comprehensive multi-modal plan will address the city's transportation needs and establish the goals and objectives in order to improve access and circulation. It will also create multi-modal opportunities, transit oriented development, and improve the connectivity between the city and the Nashville region. The character of Mt. Juliet mixes the charm of a small town with the dynamics of a larger city, so we understand the need to create a community that benefits from providing a safe, reliable transportation network where vehicular demands and alternate modes of travel are integrated into one cohesive system.





## Mt. Juliet continues to grow and change significantly in ways that affect transportation.

The Mt. Juliet Comprehensive Transportation Plan will guide decision making for the future by recommending improvements for all modes of transportation, including walking, cycling, and vehicles. The City seeks to embrace the concept of "complete streets" by providing strategies and polices to improve mobility. Roadways should become public spaces for multi-modal travel meeting current and future mobility needs. The results of this project are a series of recommendations to help the City address transportation problems that will help the area grow to become a livable and sustainable community.

The process is designed to include input from local citizens, business owners, City and County staff, and local officials. In the Spring of 2016, City officials developed a scope for the project that outlined the process of developing the plan with a steering committee to help lead the project and a time-line for the project.

The following sections describe the existing system, usage, and performance for travel modes in the study area. These performance measures define the final project recommendations.



### Planning Process

- 1 PROJECT INITIATION**  
Data Collection, Review of Existing Plans & Studies, Area Tour
- 2 CITY ASSESSMENT**  
Assessment of Current and Emerging Conditions, Identification of Issues & Opportunities

- 3 PLAN DEVELOPMENT**  
Evaluation of Current Policies and Testing of Alternatives to Define a New Direction to Better Achieve Stated Goals
- 4 POLICY RECOMMENDATIONS & IMPLEMENTATION STRATEGIES**  
Policies and Action Steps to Realize the Desired Transportation Options
- 5 PLAN DOCUMENTATION**  
Transportation Plan Document



**Guiding development of the Plan is an inclusionary public engagement process. Understanding community values today ensures that this Plan, implemented in accordance with the recommendations, supports and advances those priorities over the long term.**

### Advisory Committee Meetings

This effort was guided by the Advisory Committee, made up primarily of business owners, residents, City staff, and property owners in the area. Also included on the committee were representatives from local governing agencies. Regular meetings of this group throughout the process were held to set goals, provide feedback, and advise the project team on plan concepts and recommendations. A list of the Advisory Committee members can be found in the Acknowledgments section of this document.

*“The only place I walk is in my neighborhood because the area lacks sidewalks”*

—Survey respondent

### Meetings & Symposiums

Community meetings were held throughout the process to provide an opportunity for property owners, residents and other interested stakeholders to

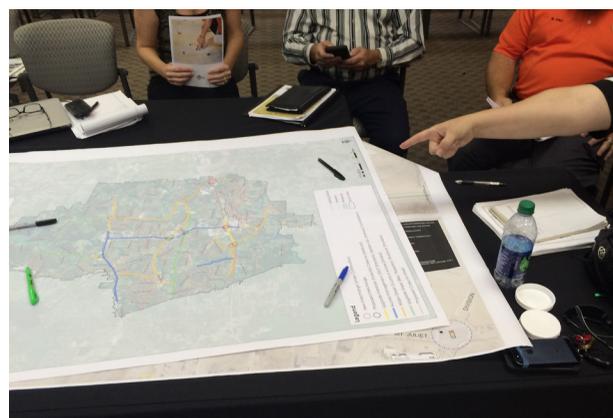
learn about the project, refine the goals established by the Advisory Committee, provide comments on plan components, react to concepts developed in response to that input, help define the future land use vision, and suggest ways in which the Plan can be effectively implemented over time.

### Stakeholder Interviews

Stakeholder interviews were conducted to verify and supplement the data gathered, to explain the conditions observed, and to further understand the issues and opportunities that affect the study area. Their input supplemented the feedback received directly from citizens and property owners participating in the process. The stakeholders included key personnel from City departments as well as representatives of interest groups who addressed questions about the following topics: economic development, transportation, and neighborhoods.

### Website

To supplement the information gathered during community meetings, a project website ([www.gomj.info](http://www.gomj.info)) was created so residents, property owners, business owners and other stakeholders could access information and provide input throughout the process. Such input was recorded, and like the input shared at the community meetings, used to clarify the concerns and desires of the community.





## Past planning documents provide valuable insight and background on the community and have influenced the development of this Plan.

The following plans were reviewed early in the planning process as they relate to existing conditions and future needs for transportation improvements.

The table below encapsulates the types of recommendations found in each plan

The 2020 Comprehensive Transportation Plan will serve as a holistic document that combines the services provided in previous pedestrian, bicycle, and roadway plans.

## Mt. Juliet Town Center Master Plan

Leadership in Mt. Juliet recognized changes happening in the area and heard the desire from local businesses and citizens for the City to establish a new Town Center identity. The Plan focused on properties along Mt. Juliet Road from Old Lebanon Dirt Road to just north of Oakmont Drive. This district contains significant civic buildings such as the Library, City Hall, Post Office and Mt. Juliet Elementary Schools. The Plan was developed with goals to reduce reliance on Mt. Juliet Road and promote alternative forms of transportation along the corridor, encourage mixed-use development, and encourage connections between adjacent neighborhoods by multi-modal transportation infrastructure.

Plans	Types of Recommendations Found in Each Plan Reviewed						
	Roadway	Sidewalk	Bicycle	Greenway & Trail	Public Transport	Design Guidelines	Land Use & Zoning
Mt. Juliet Town Center Master Plan	●	●	●				●
Mt. Juliet Greenway, Bike and Pedestrian Master Plan		●	●	●		●	
Nashville MPO Regional Bicycle and Pedestrian Study		●	●	●			
Wilson County Bicycle and Pedestrian Master Plan		●	●	●		●	
MPO Tri-County Transportation & Land Use Study	●	●	●	●	●		
Middle Tennessee Connected 2016-2040 Regional Transportation Plan	●	●	●	●	●		
MPO Southeast Area Land Use Study	●	●	●	●	●	●	●
City of Mt. Juliet Land Use and Transportation Plan (2008)	●	●	●	●	●	●	●



### **Relationship to the City of Mt. Juliet Multi-Modal Transportation Plan**

The Town Center Plan presents the needs and ideas for the future as it pertains to Mt. Juliet Rd. The plan identifies opportunities and constraints to future development and strategies to encourage new development, such as rezoning and new zoning overlays. Ideas for streetscaping, intersection, and roadway standards are presented to transform local roads into a gateway for the Town and encourage multi-modal transportation options.

### **Mt. Juliet Greenway, Bicycle and Pedestrian Master Plan**

The Greenway, Bicycle and Pedestrian Master Plan identifies multi-modal facility needs on and off roadways as well as policies that should be implemented during development to address impacts. Objectives of the plan include:

- » Promote a greenway system that connects public and private open spaces and attracts a wide range of users.
- » Encourage local support for greenway development.
- » Create a greenway system that enhances economic development.
- » Preserve and enhance sensitive features.

### **Relationship to the City of Mt. Juliet Multi-Modal Transportation Plan**

The Master Plan advocates the need for a multi-objective trail system in Mt. Juliet as well proactive policies for avoiding impacts during development. The recommendations detailed in the Plan are used to guide the recommendations in the Multi-Modal Plan.

### **Nashville MPO Regional Bicycle and Pedestrian Study**

The Nashville Metropolitan Planning Organization undertook a regional study to improve walking and biking in the greater Nashville region. Mt. Juliet was included in the study area for the development of the Plan. The Study

included a comprehensive inventory of existing on- and off-road facilities, a traffic analysis to define congestion along corridors, a non-motorized demand analysis, and identification of barriers to walking and biking to understand the region's issues and needs.

### **Relationship to the City of Mt. Juliet Multi-Modal Transportation Plan**

The Regional Bicycle and Pedestrian Study is intended to serve as a means of guidance for future policies and programs to maximize walking and biking opportunities. The Plan provides an improvement list for bicycle and pedestrian facilities and will serve as a framework for prioritizing future projects.

### **Wilson County Bicycle and Pedestrian Master Plan**

The overall goal of the Wilson County Bicycle and Pedestrian Master Plan is to provide a connectivity and access plan for area communities. The Plan includes an evaluation of existing conditions and a final set of recommendations for enhancing multi-modes of travel within Wilson County.

### **Relationship to the City of Mt. Juliet Multi-Modal Transportation Plan**

The purpose of the Bicycle and Pedestrian Master Plan is to provide municipalities in the County a list of recommended improvements that can be integrated with future multi-modal transportation plans. A few of the projects in the Plan, including the addition of bicycle lanes on Mt. Juliet Road, have been completed. Project and policy recommendations from the Master Plan will be considered in the Multi-Modal Plan.



## Middle Tennessee Connected 2016-2040 Regional Transportation Plan.

The Middle Tennessee Connected 2016-2040 Regional Transportation Plan, compiled by the MPO, is a comprehensive Plan defining solutions to transportation infrastructure issues in the region. The overall goal of the Plan is to improve mobility across the region. Over 200 improvement projects were identified and prioritized according to the goals and objectives of the Plan.

### Relationship to the City of Mt. Juliet Multi-Modal Transportation Plan

The Regional Transportation Plan designed a vision for the future in regard to roadways, active and walkable communities, and transit infrastructure for Wilson County. Major corridors in the area were considered for improvements to maximize economic impacts of limited dollars to prepare roadways for the future. The Plan contains detailed information in regards to trends, growth, accidents, and transportation needs in the study area and provides recommendations regarding expansion of transit, multi-modal infrastructure, and design guidelines for the region.

### NMotion Nashville Mt.A/RTA Strategic Plan

The Nashville Metropolitan Transit Authority and Regional Transportation Authority developed a Strategic Plan to address public transit needs for the Greater Nashville area. The area continues to grow at a rapid pace, as does ridership for regional bus and train service. Routes and new technologies in the Plan were studied to determine feasibility of the various options proposed.

### Relationship to the City of Mt. Juliet Multi-Modal Transportation Plan

The Plan not only includes transit elements, it includes recommendations to improve accessibility for every neighborhood by improving pedestrian and bicycle access.

### MPO Tri-County Transportation and Land Use Study

The Tri-County Transportation and Land Use Study was conducted by the MPO and completed in 2012. The study area consisted of Robertson, Wilson, and Sumner counties in Middle Tennessee. The study area is located in a high growth area in Middle Tennessee. The Study was conducted to assist the MPO in identifying the needs and priorities for the study area in regards to transportation projects in the Region. The Tri-County Transportation and Land Use Study focused on the future land uses and the local governmental growth plans for the communities and the goal was to improve regional mobility and to plan for an efficient transportation network that supported the growth patterns. The Study also served as a precursor to the MPO's 2035 Long Range Transportation Plan for the entire Middle Tennessee Area. The local governments in the Tri-County area used the Study to develop and improve their Comprehensive Plans.

### Relationship to the City of Mt. Juliet Multi-Modal Transportation Plan

Wilson County and the City of Mt. Juliet are included in the Tri-Study area. The Study has been used by the City to update their Land use and Transportation Plan and also in the development of this effort to create a Multi-Modal Transportation Plan. The Study contains detailed information in regards to growth patterns in the study area and provides detailed Regional and Local transportation improvement recommendations including adoption of Complete Streets Policies to increase



mobility for bicycles and pedestrians. Many of these recommendations have been included in the City of Mt. Juliet Future Land Use and Transportation Plan and in the current update taking place today.

## City of Mt. Juliet Land Use and Transportation Plan (2008)

The 2008 Mt. Juliet Land Use and Transportation Plan provides the foundation for the City's future land use and development policies. The Plan was officially adopted by the Mt. Juliet Planning Commission and Board of County Commissioners in 2008. The Plan was updated during 2016. The purpose of the Plan is to guide the future development and redevelopment of the City of Mt. Juliet and the surrounding area and to establish a long-range vision for the City of Mt. Juliet.

The 2008 Mt. Juliet Land Use and Transportation plan was adopted by the City based upon five principles as outlined in the Plan:

- » To be a safe place for people to live;
- » To have viable neighborhoods working together as a community;
- » To be an attractive, clean, and aesthetically pleasing City;
- » To be a financially responsible City government providing high quality services and infrastructure; and
- » To achieve economic vitality through healthy business. (2008 Mt. Juliet Land Use and Transportation Plan).

Overall the Plan provides a "road map" for future growth and redevelopment. More specifically, the Plan details the existing physical conditions and summarizes the growth issues and planning initiatives that have taken place in the region at the time of Plan adoption. More specifically, the Plan identifies the key policy issues to be addressed in the Mt. Juliet Land Use and Transportation Plan, and it sets the goals and policies for future growth. The Plan provides specific recommendations for the following:

Land Use, Transportation, Community Facilities and Services, Natural Resources, Economic Development, Housing, and Parks and Recreation. The bulk of the Plan is dedicated to the Future Land Use Element, which is referred to as the Development Plan. The Development Plan illustrates future growth and development patterns for the City of Mt. Juliet.

### Relationship to the City of Mt. Juliet Multi-Modal Transportation Plan

As the main Planning document directing development in the City of Mt. Juliet, the Plan advocates for efficient, quality and fiscally sound growth; conservation and protection of natural resources; open space preservation; efficient public facilities and Services; and transportation and land use integration. Mt. Juliet is transitioning from a suburban residential community to a more self-sustaining urban city and the Plan proposes to continue to allow suburban residential densities in the majority of the City; however, it limits suburban densities at the City's fringe in order to protect the rural areas. The Plan further discourages the expansion of city services to low density areas. The Plan encourages the development of neighborhood and employment commercial centers.

The Transportation Element of the Plan recognizes the importance of integrating land use and transportation. The long term goal is to provide a transportation system in Mt. Juliet that is convenient, accessible, efficient, and economical. The Plan adopts specific transportation policies which support multi-modal choices, including transit, walking, bicycling, and driving. Additional policies strive to reduce dependence on the automobile and require the City to develop a transportation demand program. The 2008 Land Use and Transportation Plan encourages mixed uses, employment centers and other activity centers that must be supported by a network of pedestrian, bicycle, and automotive systems. In addition to the policies, there are a number of specific



road improvements recommended in the 2008 Land Use and Transportation Plan. Finally, the Plan recognizes the need to have the Major Thoroughfare updated, a key component of the current effort to create a Multi-Modal Transportation Plan. This effort will use the Land Use Plan to identify the anticipated growth patterns and identify the transportation system improvements that will be necessary to accommodate the future land uses.

### City of Mt. Juliet Land Use and Transportation Plan (2015 Update)

The 2015 Mt. Juliet Land Use and Transportation Plan (herein referred to as the Update) was adopted by the City of Mt. Juliet in 2016.

The Mt. Juliet Vision Statement was expanded and updated to emphasize Mt. Juliet's commitment to maintaining a sense of community and a place for its residents and future generations. The new Vision Statement also incorporates the need to provide for a variety of housing and transportation choices in order to allow residents to live and work in Mt. Juliet. The Update includes an extensive review of the existing conditions and considers recent regional and state planning efforts that are occurring in the Middle Tennessee area. During the update process, a number of meetings and discussions were held with the general public, key stakeholders, and elected officials in the region and the City.

The Update contains a number of new goals, objectives and policies that encourage the City of Mt. Juliet to:

- » Maintain and improve design guidelines for future development
- » Protect and preserve open space, park lands and environmentally sensitive areas
- » Create a Town Center to “recapture” the small town feel of Mt. Juliet

### Relationship to the City of Mt. Juliet Multi-Modal Transportation Plan

In this draft Update, the Development Plan divides the City of Mt. Juliet into six planning areas for the purpose of recognizing the unique set of strengths and weaknesses of each geographic. For each of the planning areas, the Update analyzes the existing conditions, growth patterns, and land uses, and identifies issues in these areas. In addition, the Update includes specific transportation needs and recommendations for each of the planning areas. While the Update is not officially adopted, the data and recommendations will be considered during the planning process for the Multi-Modal Transportation Plan.

### MPO Southeast Area and Land Use Study

The Southeast Area Transportation and Land Use Study was conducted by the Nashville Metropolitan Organization (MPO). The purpose of the Southeast Area Transportation & Land Use Study was to plan for future growth in the southeastern portion of the Nashville-Murfreesboro metropolitan area, and to establish a shared vision among regional and local partners in the area paralleling I-24 between I-40 and I-65 in Davidson, Rutherford, Williamson, and Wilson counties. The southeast area continues to experience strong population and job growth in the region. The Study seeks to coordinate plans for future development among participating agencies and jurisdictions so that they can put in place the multi-modal transportation improvements and land use policies necessary to support long-term prosperity and quality of life throughout the area.

Recommendations for improving roadways and intersections, transit routes, sidewalks, and bicycle lanes will be provided to the participating jurisdictions and agencies, and to the MPO -- the regional agency responsible for selecting transportation projects for federal funding

and coordination with TDOT. The project team will define needs for transportation infrastructure and services based on (1) the systems and services that exist today, (2) those that are needed to support the preferred growth vision, and (3) the gap between them.

### **Relationship to the City of Mt. Juliet Multi-Modal Transportation Plan**

Wilson County and the City of Mt. Juliet are included in the Study area. This Study can be used by the City to update their Land use and Transportation Plan and in the development of the Multi-Modal Transportation Plan. The Study contains detailed information in regard to growth in the study area and provides detailed transit service and improvement recommendations along the I-24 corridor.





# Existing Conditions





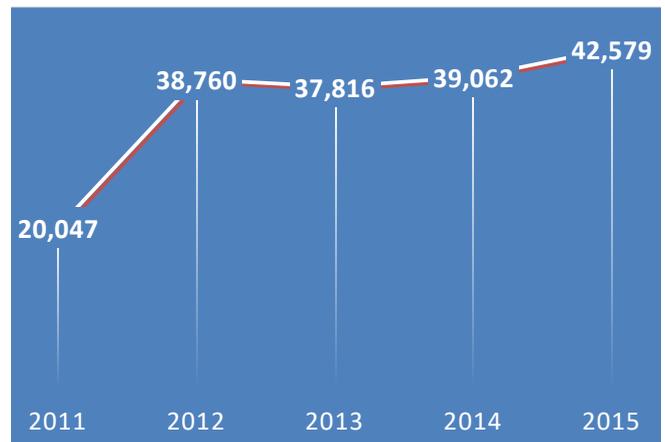
## Identifying the characteristics and operations of the community provide an understanding of how the system is currently operating.

Mt. Juliet is located just east of Nashville, a large metropolitan city, in Middle Tennessee. The study area for the Mt. Juliet Comprehensive Transportation Plan encompasses over 55 sq. miles of Wilson County and includes all areas within the Mt. Juliet urban growth boundary. The study area has grown significantly in the last decade. The population has increased by 136% since 2000 deeming Mt. Juliet as one of the fastest growing cities in Tennessee. Recent growth paired with close proximity to Nashville are indicators for more growth. Motorists experience delays and congestion on area roadways currently. Additional growth in the study area will continue to impact the already suffering roadways. The plan will address the potential effects of additional growth by reviewing the conditions and understanding where issues and deficiencies are occurring. Final recommendations will be developed based on the findings.

Unique to the State of Tennessee, Mt. Juliet offers limitless scenic beauty. Dominant features of the area include historic agricultural lands, scenic waterways, and parkland. Choices in lifestyle range from suburban neighborhoods to rural living. The roadway network in the study area consists of an Interstate Highway (I-40), several major roadways and local streets. Critical corridors in the area consist of Lebanon Rd (US Highway 70, State Route 24), Mt. Juliet Rd (State Route 171), I-40, Division St and Old Lebanon Dirt Rd. Recent progress on area roadways include bicycle lanes added to Mt. Juliet Rd and Lebanon Rd. A majority of the existing sidewalks can be found in residential areas, newer commercial

areas such as Providence, and those along Mt. Juliet Rd. Connectivity by alternative forms of transportation are limited in the area. The Plan should provide recommendations for regional sidewalk and bicycle connectivity.

Public transportation is a growing need for the community. Currently there is no bus operation in the study area. The Middle Tennessee Regional Transportation Authority operates a commuter train service in Mt. Juliet. The station is located near the intersection of Division St and Mt. Juliet Rd. In 2015, 42,579 riders were reported at the Mt. Juliet Music City Star Station. Ridership for the line continues to grow each year. The commuter train offers alternative transportation into Nashville for work and recreation. There have also been development proposals for Transit Oriented Development at this location.



Music City Star Ridership 2011-2015

### Did you know there are...

**662 miles of roadway**

**80 miles of sidewalks**

**9 miles of greenways/trails**

**13 miles of bicycle lanes**

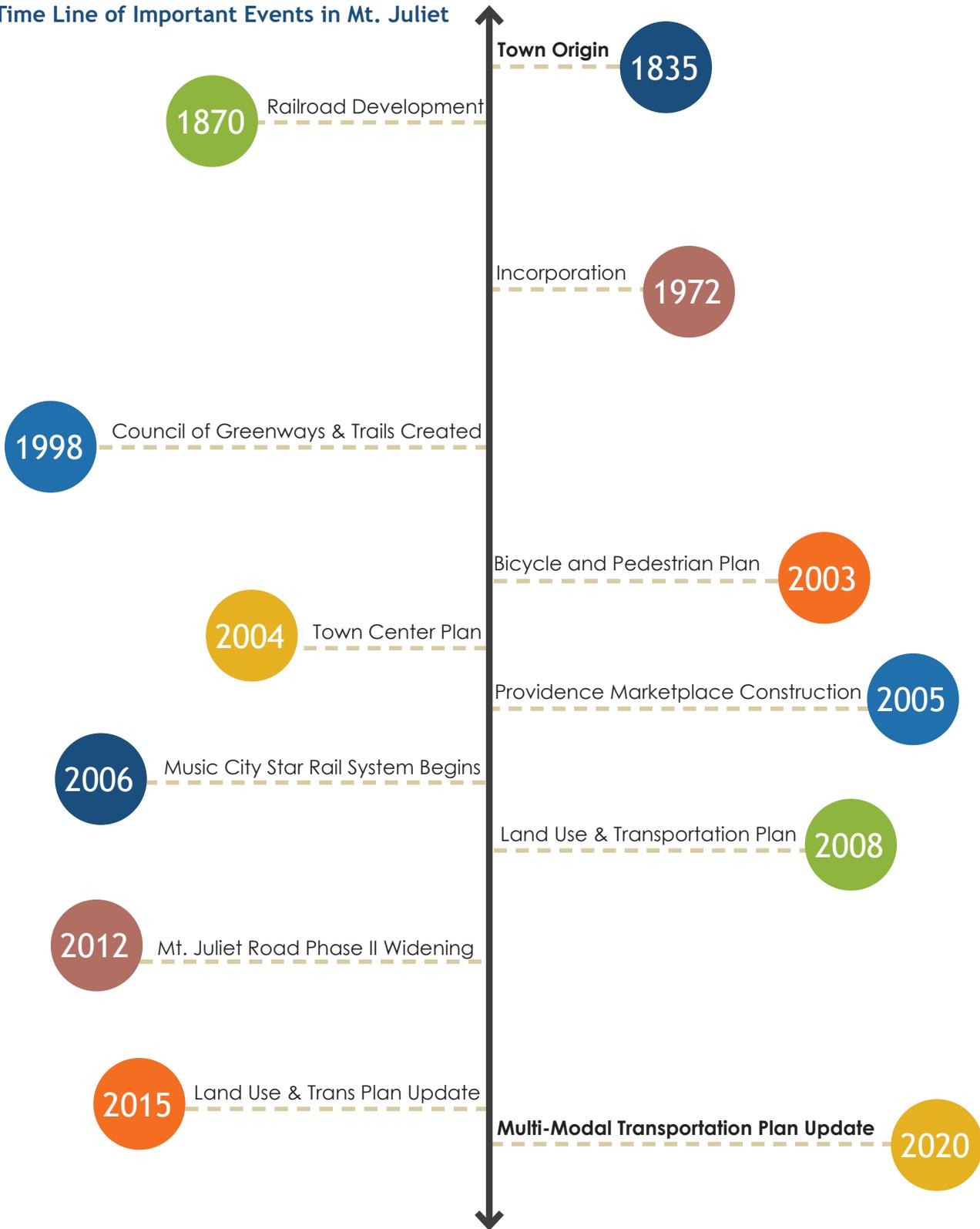
**AND**

**90% of population drive to work**





### Time Line of Important Events in Mt. Juliet

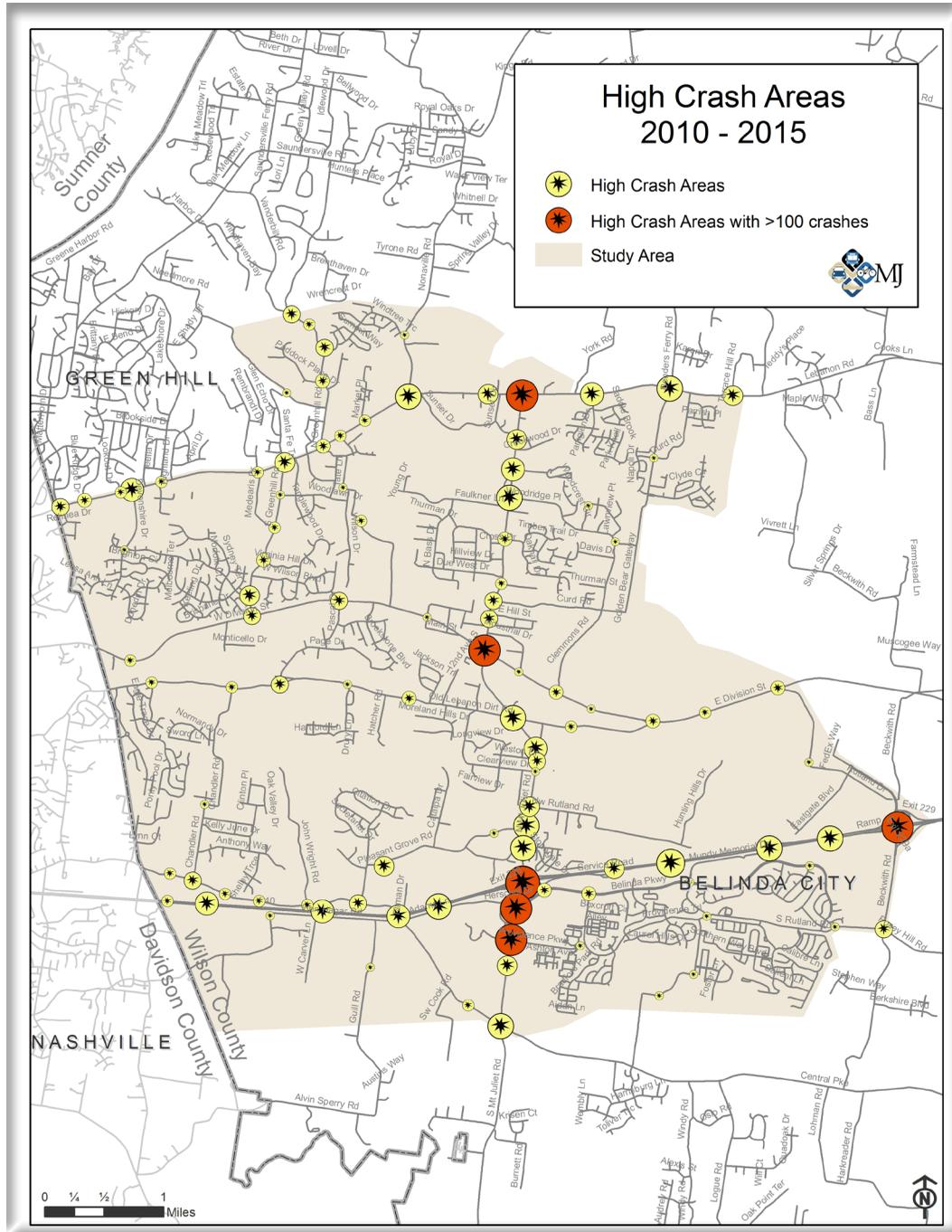




### Crash Analysis

An assessment of high-crash severity intersections was completed using crash data from State of Tennessee Highway Patrol's safety database. Analysis of vehicle crashes was conducted for the study area. The data was derived from January 2010 to December 2015 reported crash data along the major roadways in the area. The map below shows areas in yellow that reported less than 100 crashes

and the red depicts areas that reported more than 100 crashes for that location. Crashes are an indicator of specific locations that are experiencing issues. An assessment of the data reveals significant issues at or near intersections along Mt. Juliet Rd and Lebanon Rd. Further studies will be completed to define safety enhancements needed to reduce the number of accidents in the high crash areas.





The City of Mt. Juliet enjoys a strategic location just a half-hour (or an hour using the Music City Star train service) away from downtown Nashville, one of the Southeast's most dynamic cities. Heralded as the number one housing market in the U.S.; number one metro area for creating white-collar jobs; top retirement destination; and one of the best cities in the country in general, Nashville has many admirers. As many satellite communities in Tennessee elsewhere have developed, their evolution has included some common themes that are shared with Mt. Juliet.

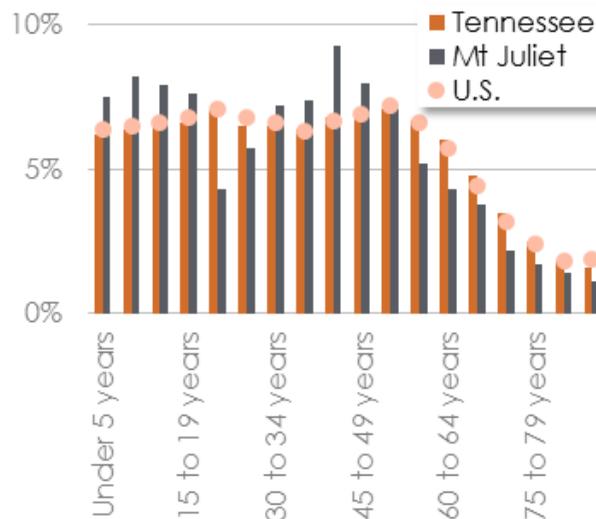
**Mt. Juliet in the Middle.** Over 28% of the residents of Mt. Juliet arrived in their current home in 2010 or later; nearly two-thirds of those renting homes have moved in since 2010. Mt. Juliet's current population skews heavily towards middle-aged families. Both the young (under 30) and older (over 60) percentages of the population are much lower in Mt. Juliet than in the State of Tennessee.

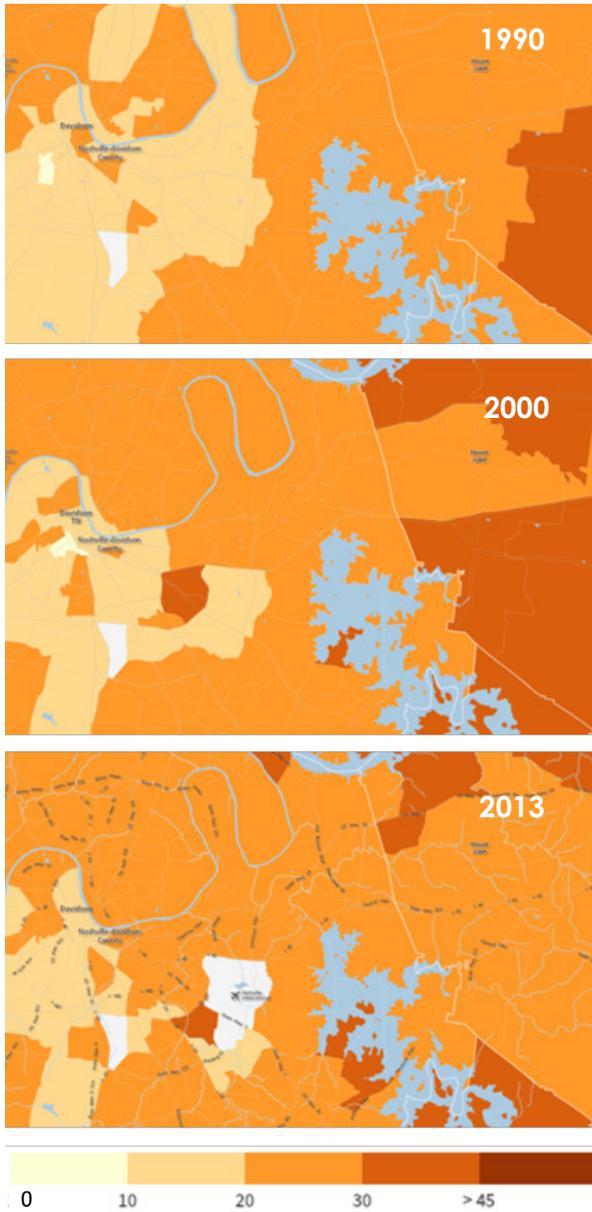
### A Good and Fast Alternative.

People that want to work in Nashville have to contend with escalating housing prices that follow in the wake of the City's success.

However, Mt. Juliet offers a reasonably affordable alternative without an unreasonable commute time to work (about 28 minutes, on average – see Figure 2).

**Figure 1. 2014 Ages in Mt. Juliet, Tennessee, and the U.S.** The middle-age family composition of Mt. Juliet is evident (these figures do not reflect the special (re-) count of the Census conducted in Mt. Juliet in 2015).

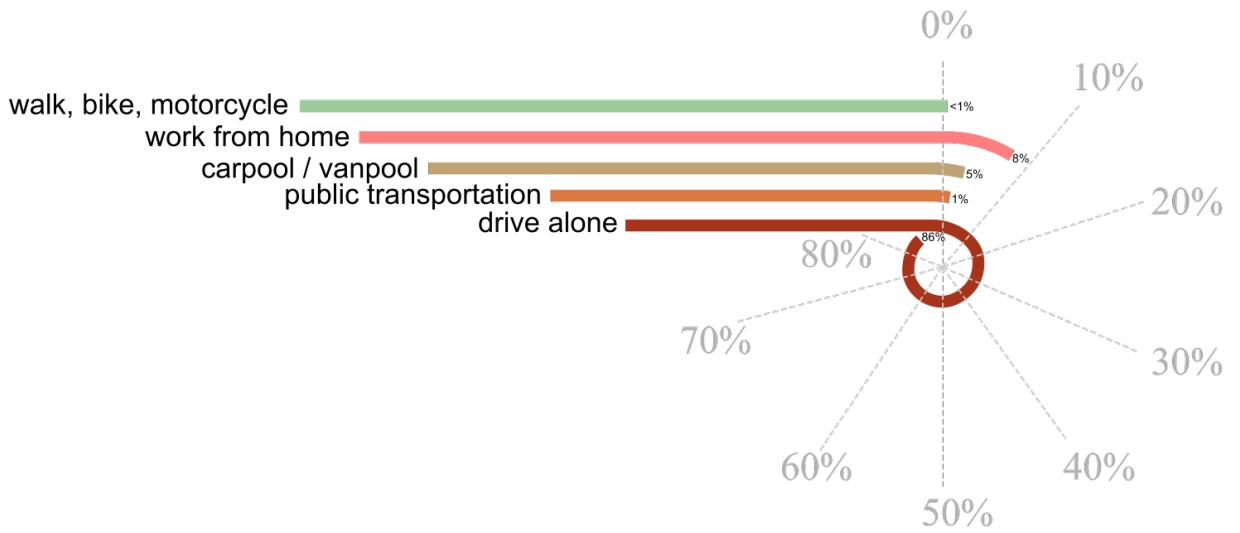




The U.S. Bureau of the Census conducts partial surveys of commuters, including in Mt. Juliet. Transportation should mean something, and the trip to work is one of the most common trip types where success is achieved (or not).

By far, automobile travel is the preferred choice for commuting in Mt. Juliet (and just about everywhere else): over 85% of all commute trips were made in a car - alone. Transit use in 2015 only accounted for 1% (149) of all commute trips; walking had nearly as many (109). Working from home garnered nearly 10% of all work trips, more than all of the other non-single occupant vehicle commute trips combined (walking, biking, transit, carpool/vanpool).

**Figure 2. My Commute Got Better?**  
Census results of work trips from 1990 (top), 2000 (middle), and 2013 (bottom) suggest fewer places have commute times of over 30 minutes.



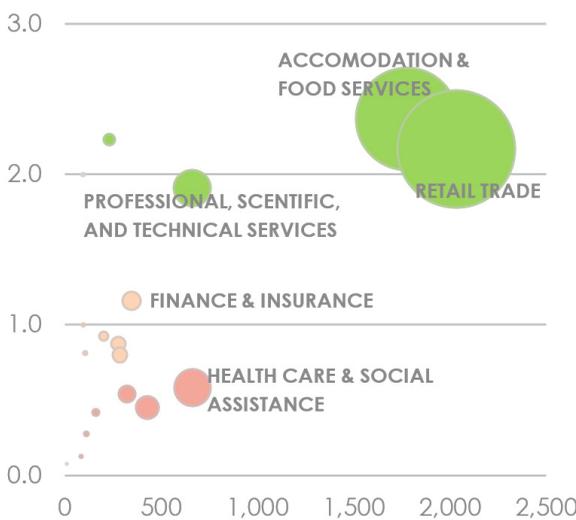


**An Incomplete Picture.** Although the term “bedroom community” doesn’t necessarily apply to all aspects of Mt. Juliet, the City doesn’t possess every type of business required to support its residents now. Figure

3 illustrates employment across major sectors of the economy, as well as how Mt. Juliet’s employment stacks up proportionately compared to Tennessee.

Industry	Tennessee	Mt. Juliet	LQ
Accommodation and Food Services	261,909 9.50%	1,776 22.50%	2.4
Real Estate and Rental and Leasing	36,014 1.30%	232 2.90%	2.2
Retail Trade	327,953 11.90%	2,032 25.80%	2.2
Utilities	16,843 0.60%	94 1.20%	2.0
Professional, Scientific, and Technical Services	122,099 4.40%	661 8.40%	1.9
Finance and Insurance	103,118 3.80%	346 4.40%	1.2
Arts, Entertainment, and Recreation	31,669 1.20%	96 1.20%	1.0
Other Services (excluding Public Administration)	74,360 2.70%	201 2.50%	0.9
Construction	110,863 4.00%	278 3.50%	0.9
Information	44,645 1.60%	104 1.30%	0.8
Wholesale Trade	124,669 4.50%	285 3.60%	0.8
Health Care and Social Assistance	394,921 14.40%	663 8.40%	0.6
Administration & Support, Waste Management	208,616 7.60%	323 4.10%	0.5
Manufacturing	330,342 12.00%	428 5.40%	0.5
Public Administration	132,574 4.80%	160 2.00%	0.4
Transportation and Warehousing	140,194 5.10%	112 1.40%	0.3
Educational Services	240,455 8.70%	83 1.10%	0.1
Management of Companies and Enterprises	36,995 1.30%	9 0.10%	0.1
Agriculture, Forestry, Fishing and Hunting	7,562 0.30%	0 0.00%	0.0
Mining, Quarrying, and Oil and Gas Extraction	3,342 0.10%	0 0.00%	0.0

**Figure 3. Employment Representation in Mt. Juliet, Compared to Tennessee (2014).** This table shows the number and percent of employees working in basic employment sectors in Tennessee and Mt. Juliet. The far-right column (LQ, or Location Quotient) shows which industries have (compared to Tennessee) a relatively high (green), equivalent (orange), and low (red) proportion of workers engaged in various sectors of the economy.



The chart at left shows the same information just for Mt. Juliet – the size of the circle is the percent of all employees; the left axis shows the comparative (to Tennessee) ratio of those employees, and the bottom axis shows the total number of employees in that sector of the economy. Retail trade and Accommodation / Food Services have large total numbers of employees, and both are over-represented compared to the percentages of those employees in Tennessee. Health Care & Social Assistance employment and Educational Services typically have to be sought outside of Mt. Juliet.



**A (Not) Single Community?** As more homes are added to the area, the pressure will increase to add more service types. Promoting this evolution is critical to the transportation system since many people traveling farther for goods and services creates more traffic congestion. Exacerbating these effects is the fact that these types of trips are poorly suited to public transit service since bus and rail services are set up to handle commuting trip patterns, not shopping, health care, school, or other kinds of trips-making.

The average household size of Mt. Juliet (2.75 people) is just over 10% more than

that of the State of Tennessee, which correlates with the age cohort discussed earlier. A third of these households fall squarely into the “Soccer Mom” segment (Figure 4): suburban lifestyles, dual workers, owner-occupied housing, highly educated, and low unemployment are commonplace – and that is true of many residents here. Household incomes are 50% higher in Mt. Juliet, on average, compared to Tennessee as a whole, and the percentage of people in poverty (9.3%) is half that of the State. Mt. Juliet is not as racially diverse as the State: 87% of the population is White, according to the 2010 decennial census count.



**Figure 4. 2014 Description of Life Mode: Soccer Moms Demographic**



**Presenting: The Future...** Although predicting the future changes in Mt. Juliet isn't possible with absolute certainty, we do know that many suburban communities behave much the same way as they continue to add people and employment locally. Mt. Juliet could see its large middle-age cohort grow up (as will their children) in place – provided that strong schools and transportation are there to support their lifestyles. Attracting younger age groups to the City also has implications that suggest a stronger dependence on “walkable” lifestyles and a more diverse entertainment market than is currently the case.

A strong asset that the City has not fully realized is the development of the emerging City Center near the passenger train station, the subject of a 2005 planning study conducted for the City. Concepts are currently being discussed that would see the potential for a great mix of uses and a push towards a more walkable, village center development style. The interchange areas that have helped drive the kinds of retail growth seen in the preceding figures do not have to always end up as the same kind of auto-only development. Good examples exist throughout the Southeast of mixed-use communities that employ both vertical (multi-story, generally) and horizontal mixtures of retail, office, and variable lot sizes of residential uses. Supporting these higher-density nodes of development will be crucial to creating a more “closed” system in Mt. Juliet, one that doesn't rely on longer external, or as many internal, automobile trips. Planning this way can help focus precious public investment dollars to enhance the community in ways besides large roadways. Wilson County is imposing tax increases to accommodate the same growth that is driving the demand for transportation services.

High-growth areas share one thing in common if they are successful: traffic congestion. The growth in vehicular traffic congestion closely tracks with greater commercial success; therefore, creating a more diverse set of planning-level indicators to enhance our understanding of success is paramount to managing expectations and accurately planning for this future. The following considerations are therefore incorporated into the concept of performance measures and guiding principles for the development of this Plan:

- » **Multi-modal Quality Service Standards** – instead of traditional, vehicular delay-only measures used in development reviews to ensure a more walkable, aesthetically focused community;
- » **Remember Safety as a Measure** – to reflect that more crashes equal more delay (as much as 40% of all travel delay can be attributed to crashes), as well as greater human misery and costs in a community; and
- » **Utilize Mt. Juliet's Assets** – while they are still here. The commute times, while still reasonable, are already four minutes longer than the State average; it's not likely that figure will decrease going forward. Opportunities like developing a downtown core, leveraging the demand for premium Interstate access, and a population that is both relatively homogeneous and prosperous aren't “forever” conditions – and once they are exhausted, they are hard or impossible to replace. Mt. Juliet needs to take steps to ensure that new and redeveloped properties reflect the values and quality of construction that the City wants to have for a long time to come.





**Transportation and land use planning are integrated and should be planned together. A transportation network allows access to destinations, if a network is not present then destinations would be impossible to get to and if there are no destinations, then a network is not necessary.**

A land use analysis was completed for the study area to define which areas has the most potential for future development. CommunityViz™ software was used for this task. CommunityViz™ is a scenario planning software tool that allows decision-makers to evaluate the impacts related to development. It helps translate complex planning data into easily understandable outputs. Using existing land use data, including land use types, building heights, and floor to area (FAR) ratios, the tool can reasonably estimate figures for a number of metrics, such as total population, total employment, total dwelling units, water and sewer impacts, number of students (K – 12), and trips generated from different land use types.

Working with the Mt. Juliet officials, a variety of data inputs were generated for use in the CommunityViz model for the study area. To begin, each parcel in the study area was coded for development status and place type. The development status element consists of five groups, underdeveloped, undeveloped, developed, committed development, and permanent open space, while the place type refers to the specific land use. Development status is very important, as only those parcels designated as

underdeveloped or undeveloped are able to accommodate new growth. The placetype codes are also very important and provide the basis for applying metrics to each specific land use type. Placetypes were created using aerial imagery and by examining the land use and zoning data for the area and aerial photography. Existing and future facilities as well as constraints are included in the scenario planning analysis. Factors such as slopes, wetlands, flood prone areas, wildlife management areas, historic properties, century farms, locality near major activity centers, and current and future water and sewer service are used when factoring potential for development.

Based on the results, (Figure 5) the scenario planning revealed most of the areas on the southern and northern portion of the study area are least likely to development. These areas present the most challenges due to steep slopes (>15%). The central portion of the study has a higher probability of development due to the locality within the current network, current or future water service prevalent and lower elevations. The scenario planning activity identified two catalyst site project areas for future studies. The site for the future interchange at I-40 and Central Pike and vacant parcels near Golden Bear Gateway, Industrial Drive, and Division Street were identified as areas with higher opportunity to development and to receive a return on investment if developed. More detailed market and economic analysis will provide an opportunity to better understand development potential.

**“Stop developing without proper infrastructure”**

—*Survey Respondent*

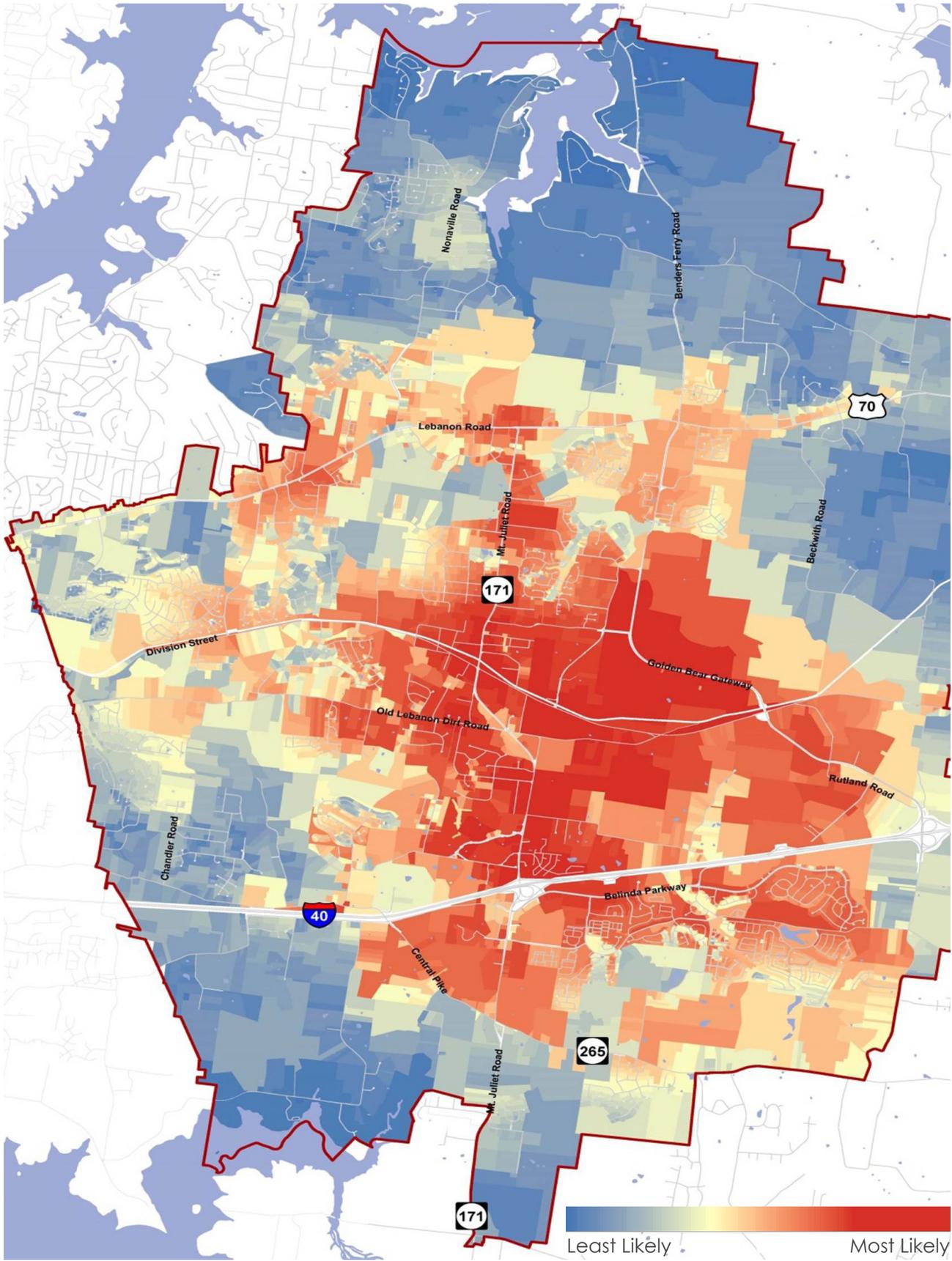


Figure 5. Likelihood of Development Map



Transportation planning models are tools used to predict future roadway and travel conditions for all users. Identifying deficiencies define needs and assist in building project recommendations.

### Roadway Deficiencies

The 2010 base year highway network was compared with the 2040 E+C (Existing plus Committed projects) roadway network using the results from the Nashville Area Metropolitan Planning Organization Regional Travel Demand Model (TDM) volume to capacity analysis.

According to the travel model, most of the study area roads experience a significant increase in traffic capacity in 2040. Congestion issues caused by the increase will be addressed through the recommended roadway projects. Figures 7 and 8 define existing and future traffic capacity for area roadways.

### Level of Service

Level of Service (LOS) describes measures of effectiveness for various transportation operations. The idea of LOS presents a report card on how area roadways are performing in regard to moving vehicles, pedestrians, and cyclists. LOS ranges from A to F. LOS D and E indicate roads that are operating with longer vehicle delays and are getting closer to capacity. LOS F indicates a road has exceeded capacity and vehicles are experiencing the longest delays. A low LOS indicates pedestrians and cyclists experience safety issues and delays as they maneuver area roadways.

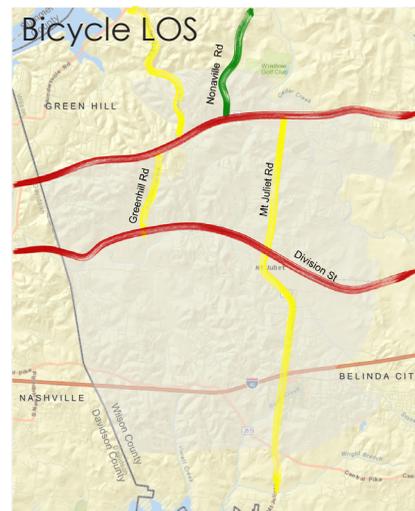
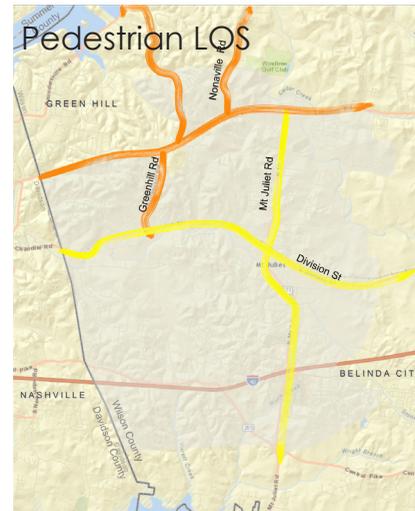
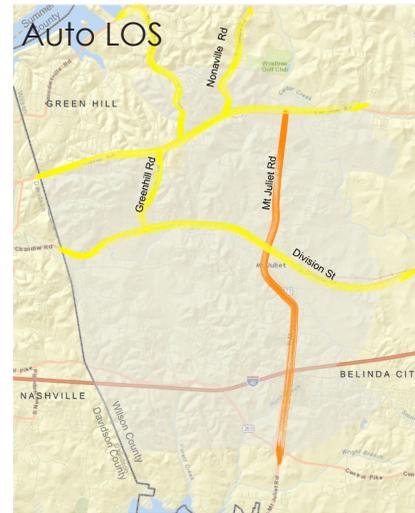


Figure 6. Level of Service (LOS)

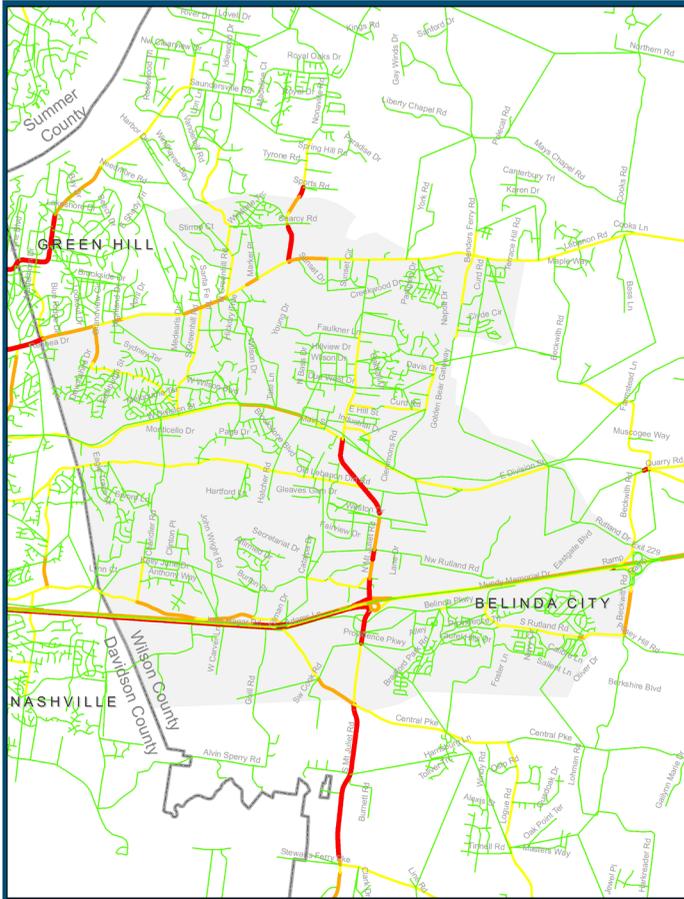


Figure 7. 2015 Peak Hour Traffic Capacity

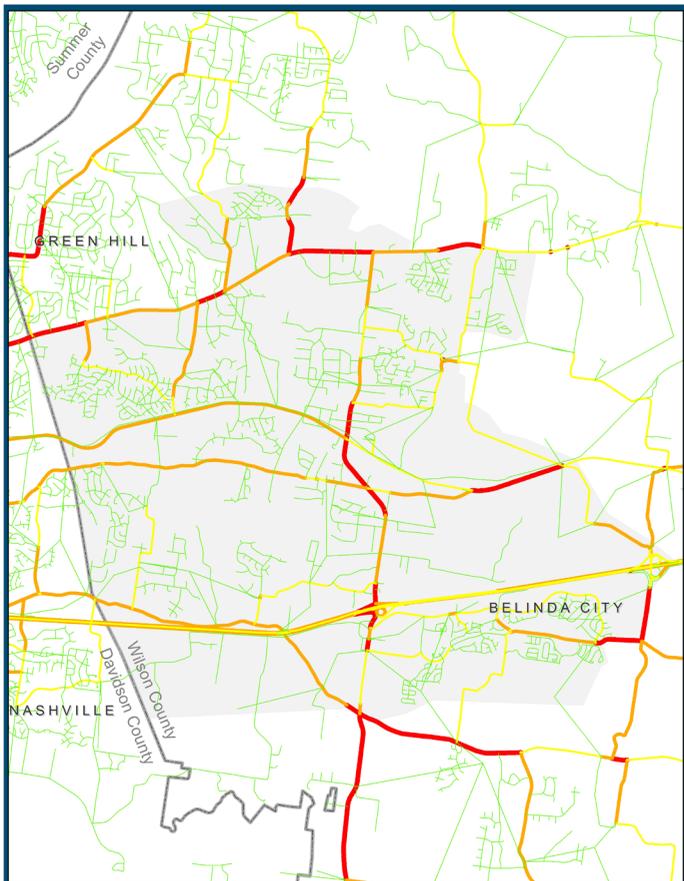


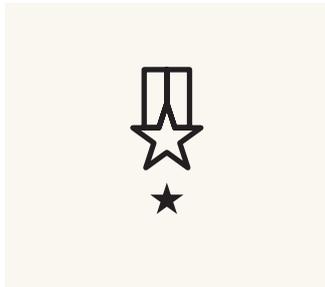
Figure 8. 2040 Peak Hour Traffic Capacity





## Directions for Mt. Juliet

The preceding section describes some of the current conditions in the City, as well as some of the places we expect the City could go in the near future. The following is a brief summary of some of the major trends that the Mt. Juliet Comprehensive Transportation Plan will have to address to ensure it remains economically competitive, enjoys a high level of mobility, and improves the safety and security of its residents. Going forward, each of the following sections will address these directional issues and identify specific recommendations for each major mode of travel.



### Congestion is Coming

And is already Here, Sometimes

The periodic congestion that is seen at key intersections now will continue to worsen, spreading to peak period “shoulders” as time goes on. People will tend to leave earlier from home to reach work, or simply travel out of the current peak hours of travel, thereby extending the period of time when traffic congestion is noticeable.

To an extent, traffic congestion is both unavoidable and desirable: only areas that are dying have lowering levels of traffic congestion. A multi-pronged approach of increasing connectivity, capacity, smarter signals, crash (delay) reductions, and enhancing mobility choices will be necessary to keep traffic congestion manageable.



### Isolation Hurts

More Connections = Better Travel

Highly interconnected cities and towns tend to have much lower levels of congestion. Even when congestion does appear, it is relatively short-lived and avoidable by taking a different route. Mt. Juliet has a relatively low level of connectivity now, but it is important to build on these connections, especially as new / redeveloped properties are planned.

Putting these connections in place sooner rather than later helps reduce the amount of push back received by concerned neighbors, as does a more thoughtful set of design criteria that includes requirements for roadway curvature, traffic calming, and streetscaping.



### Diversity of Product

Design for Success

In nearly every marketplace across the country that is growing, there is market-driven call for more multifamily development. The old-school, poorly constructed and maintained multifamily developments that eventually become eyesores are largely gone now, but ensuring a quality of materials, design features, and appropriate location is still very important to ensure that existing properties are not damaged and roadway capacity is not completely absorbed.

Housing, experiential retail, and even offices come in many different “flavors” now, some of which are vertically or horizontally integrating various land uses. This close proximity of complimentary land uses reduces the number of automobile trips and trip lengths while improving reliability.



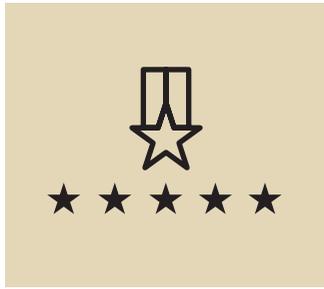


### A Place to Walk

(And Bike)

In years past, a company's CEO would dictate where their employees would relocate by deciding on a house or neighborhood that suited that one person. Now, places dictate where valuable people want to go to live and work, often in an environment that is walkable, scenic, and with many nearby destinations like schools, parks, shopping, and workplaces. The CEO then follows their workers to set up the new office.

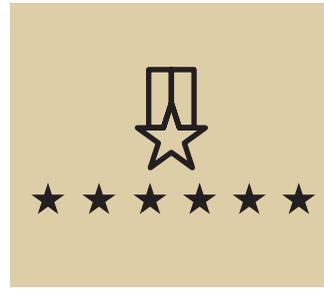
To continue to attract Millennials and young families, a place should have sidewalks, street trees, integrated parks, and possess a fine-grained street network. Even if one more person doesn't make one more trip by walking or biking (though they will), walkable spaces are attractive to these young professionals.



### Adjust the Spine

It's All About Mt. Juliet (Road)

Proposals to change Mt. Juliet Road need to address key intersections at Interstate 40, Division Street, Old Lebanon Dirt Road and Lebanon Road. Encouraging stricter management of new driveways entering the road should be coupled with better management of crossing traffic through the use of directional access controls, cross-access between properties, rear access, and driveway channelization.

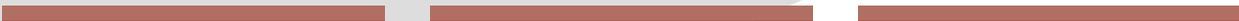


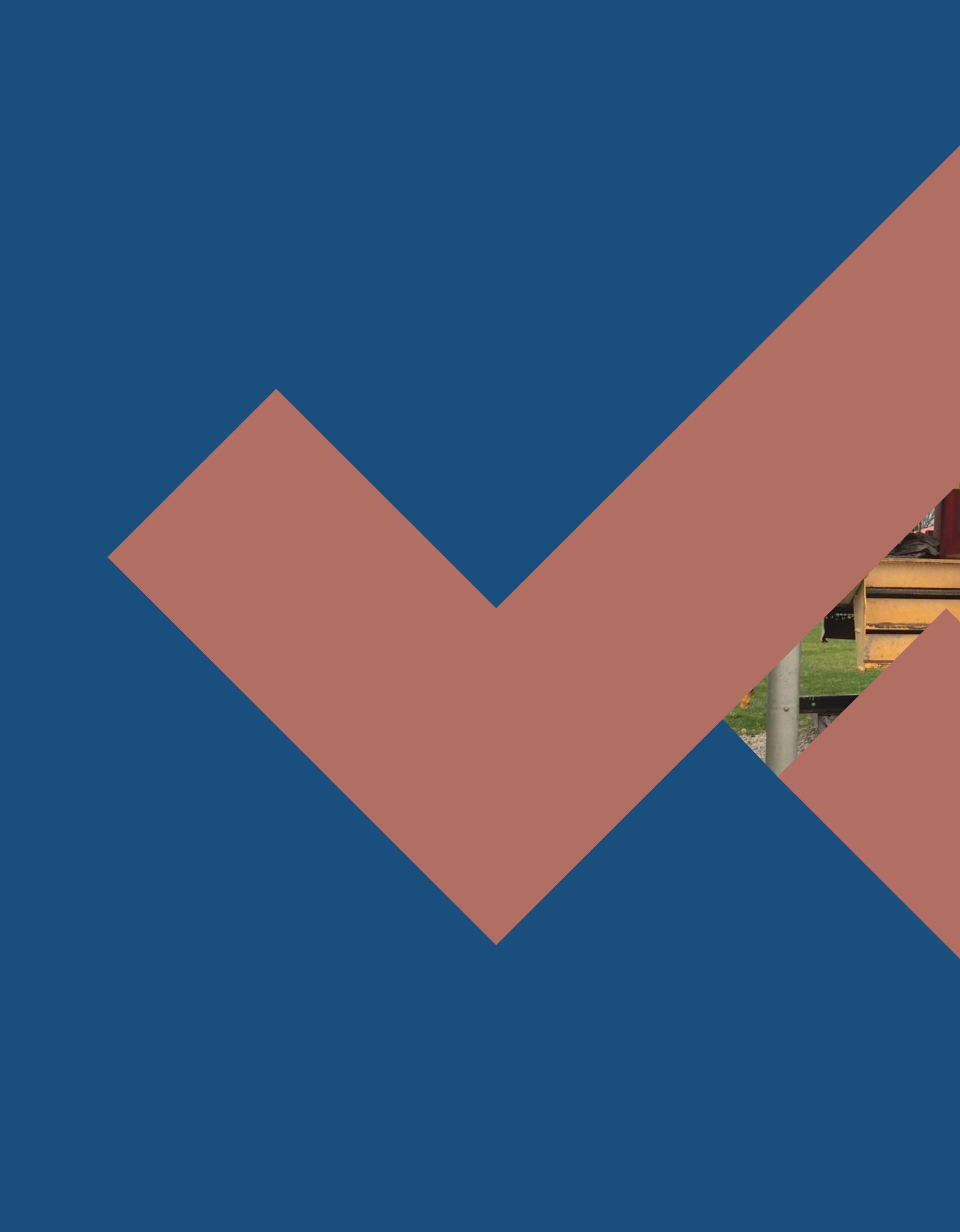
### Tie It Together

Land & Transport Go Together

People use the transportation system because they want to go someplace. Transportation improvements become necessary because too many people are using (or sometimes, abusing) the roadway or other transportation space and services available to them.

To get the most out of our public and private investments, it is necessary to plan for both land use / development and transportation together. Questions about resiliency, choices, capacity, design, density, external v. internal demand, diversity of uses, connectivity, and policy have to come together to make a great transportation system. Simply reacting to new development won't be enough.





# Roadway & Freight Element





## With 85% of Mt. Juliet residents driving - alone - to work each day, roadway congestion and alleviating it will be a major point of discussion for years to come.

The most significant traffic issue, both in terms of public commentary and observations analysis is Mt. Juliet Road, the north-south "spine" of the City. Typically, a five-lane roadway with a center two-way continuous left-turn lane, this road is where a majority of all crashes occur in the City.

Other roadways that the public noted as needing improvement included the following:

- » Division Street
- » Lebanon Road
- » Old Lebanon Dirt Road
- » Nonaville Road
- » North Greenhill Road
- » Central Pike

To address the most common concerns brought up by the public - traffic congestion and safety, as well as better connections for biking, walking, transit, and automobiles - several overarching strategies are proposed. These strategies work much better when they are implemented together: each tends to reinforce the others in a "virtuous circle" of improvements.



### Increase Capacity

#### Build the Road

It seems obvious: if freight and travelers encounter congestion, then simply expand the capacity of the road(s) to accommodate them. In isolation, such as the case with limited-access freeways and Interstates, this approach makes a lot of sense (although it is often breathtakingly costly to implement). However, in real-world communities, the advantages of bigger roads have to be weighed against needs beyond short-term (and it is short-term in a growing region) congestion relief: right-of-way / private property acquisitions, disruption due to construction, damage to streams, and the costs to appearance and aesthetics. While this last category of impact is less tangible, its impact is felt keenly in communities that have lost, or given away, a sense of place, economic vitality, and historic character in exchange for temporary traffic relief. Adding more lanes to a road or intersection as well as building new roads fall into this category. Special considerations for freight are necessary on major truck routes, including intersection design and pavement depth and width, as well as accommodating pedestrians, cyclists, and transit patrons to create complete streets.

*"My daddy said that's what I get for putting 50 pounds of mud in a five-pound bag."*

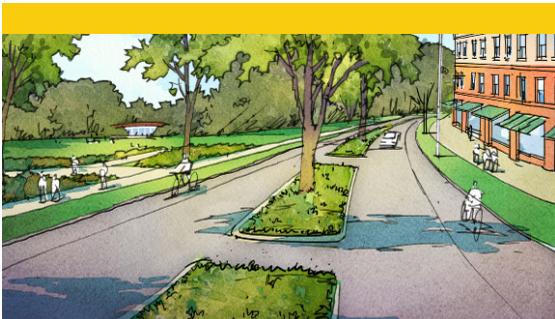
- Dolly Parton, 1978 CMA Awards Show, during acceptance speech shortly after splitting her dress



### Continue Creating the Options

Walk, Bike, Bus, Transit Connections

Biking, walking, and public transportation are good options in Mt. Juliet because of relatively short distances and existing infrastructure. Promoting connectivity through street extensions, streetscaping, and better, safer intersection and street design will continue to improve on critical options to offer relief (and health) to more people in Mt. Juliet. A bonus is that more people and businesses are favoring “walkable” communities - as are older populations.



### Manage Access

Preserving Precious Road Capacity

Regardless of how many new roads are built, the benefits don't last long if access to them isn't managed. Driveway spacing standards, left-turn controls (e.g., with medians), and cross-access requirements are key elements of an access management policy. Generally, new roadways should be constructed with strong access management controls in place. This practice can, if implemented consistently and fairly, preserve accessibility to existing businesses, accommodate traffic from future businesses and grow fiscal revenues without incurring downstream costs for major roadway improvements.



### Controlling Demand

Policy and Land Use Integration

Ultimately, congestion compromises any roadway if more development and travelers are added to the network than it can handle. Land use and development should respond to known constraints, and help pay for future improvements. In broad stroke terms, this practice of balancing infrastructure capacity with the development types and quantities that create demand is called *concurrency* planning. Many of the survey respondents requested measures along these lines, often citing the need to slow or halt development until the infrastructure can “catch up” with the existing or future needs. As with Access Management, a balance between mobility and a supportive business environment has to be struck for land use planning to be long-lived partner in helping to build a successful transportation system: it's important to remember that places with traffic congestion are often successful economically. Ghost towns in the midwest have no traffic and not much else. Creating a permanent dialogue with the public is the best way to continuously “plan-do-check-act” the roles, strategies, and effectiveness of land-transportation partnerships. Part of that dialogue should be understanding how to create transit- and walk-supportive densities without apartments: auxiliary units, rear alley-loading, and a variety of attached townhomes can accomplish this objective near the developing downtown core.



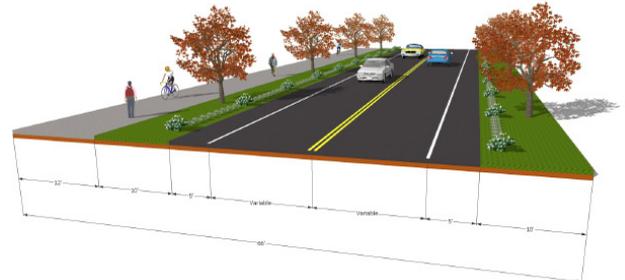
## Recommendations

Map ID	Street	From	To	Length (mi.)	Type
1	Benders Ferry Road	Lebanon Road	Mays Chapel Road	2.6	Widening 2/3 Lanes
2	Nonaville Road	Windtree Trace	Saundersville Road	2.8	Widening 2/3 Lanes
3	Nonaville Road	Lebanon Road	Windtree Trace	0.5	Widening 2/3 Lanes
4	John Wright Road	Central Pike	New Collector Street	1.4	Widening 2/3 Lanes
5	Mt. Juliet Road	Providence Parkway	NW Rutland Road	1.5	Access Management*
6	N. Mt. Juliet Road	W. Division Street	Lebanon Road	2.2	Access Management*
7	Lebanon Road	Devonshire Drive	Nonaville Road	2.5	Access Management*
8	Lebanon Road	Nonaville Road	York Road	1.4	Access Management*
9	Central Pike	County Line	Tillman Drive	2.2	Widening 4 Lane Divided
10	Central Pike	N. Mt. Juliet Road	Tillman Drive	1.4	Widening 4 Lane Divided
11	Mt. Juliet Road	Central Pike	Providence Parkway	0.7	Widening 4 Lane Divided
12	E. Division Street	N. Mt. Juliet Road	Golden Bear Pkwy (fut.)	2.4	Widening 4 Lane Divided
13	Lebanon Road	York Road	Dogwood Trail	2.1	Widening 4 Lane Divided
14	Greenhill Road	Division Street	Lebanon Road	1.4	Widening 3 Lanes
15	Central Pike	Mt. Juliet Road	Stockbridge Way	1.2	Widening 4 Lane Divided
16	Beckwith Road	S. Rutland Road	I-40 EB Ramp	0.6	Widening 4 Lane Divided
17	New Location	Golden Bear Gateway	Eastgate Boulevard	2.5	New Location 4 Lane Divided
18	Golden Bear Gateway	Curd Road	Lebanon Road	1.9	Widening 4 Lane Divided
19	N. Mt. Juliet Road	NW Rutland Road	Division Street	1.5	Access Management*
20	W. Division Street	Greenhill Road	N. Mt. Juliet Road	2.1	Widening 4 Lane Divided
21	Old Lebanon Dirt Road	Division Street	County line	4.7	Widening 2/3 Lanes

Some projects listed herein are already under development; others would be financed by either or both public and private sector sources. For example, the connector streets shown on the map are likely to be under developer requirements. However, these connector streets are intentionally narrow (two lanes), curvaceous (to self-enforce slower speeds), and indirect (to accomplish movement of all types within an area) to reduce cut-through traffic volumes while promoting walking, biking, and low-speed automobile travel.

\*Encouraged as part of future development plans and/or as part of capital improvement plans as identified by the Board of Commissioners

Source: Congress for New Urbanism



We used to know how to build new streets and neighborhoods that supported people; then we started building streets for cars.

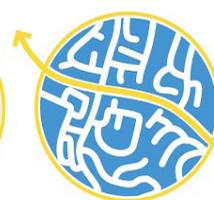
Good streets respect a specific purpose: moving lots of cars quickly is desirable in one place and perceived as dangerous and detrimental in another. The collector street connections proposed should be built to people scale, with narrow lanes, curvy paths, lighting (as needed), streetscaping, and provisions for putting more people on them walking and biking.



TRADITIONAL GRID DESIGN (PRE-1900)



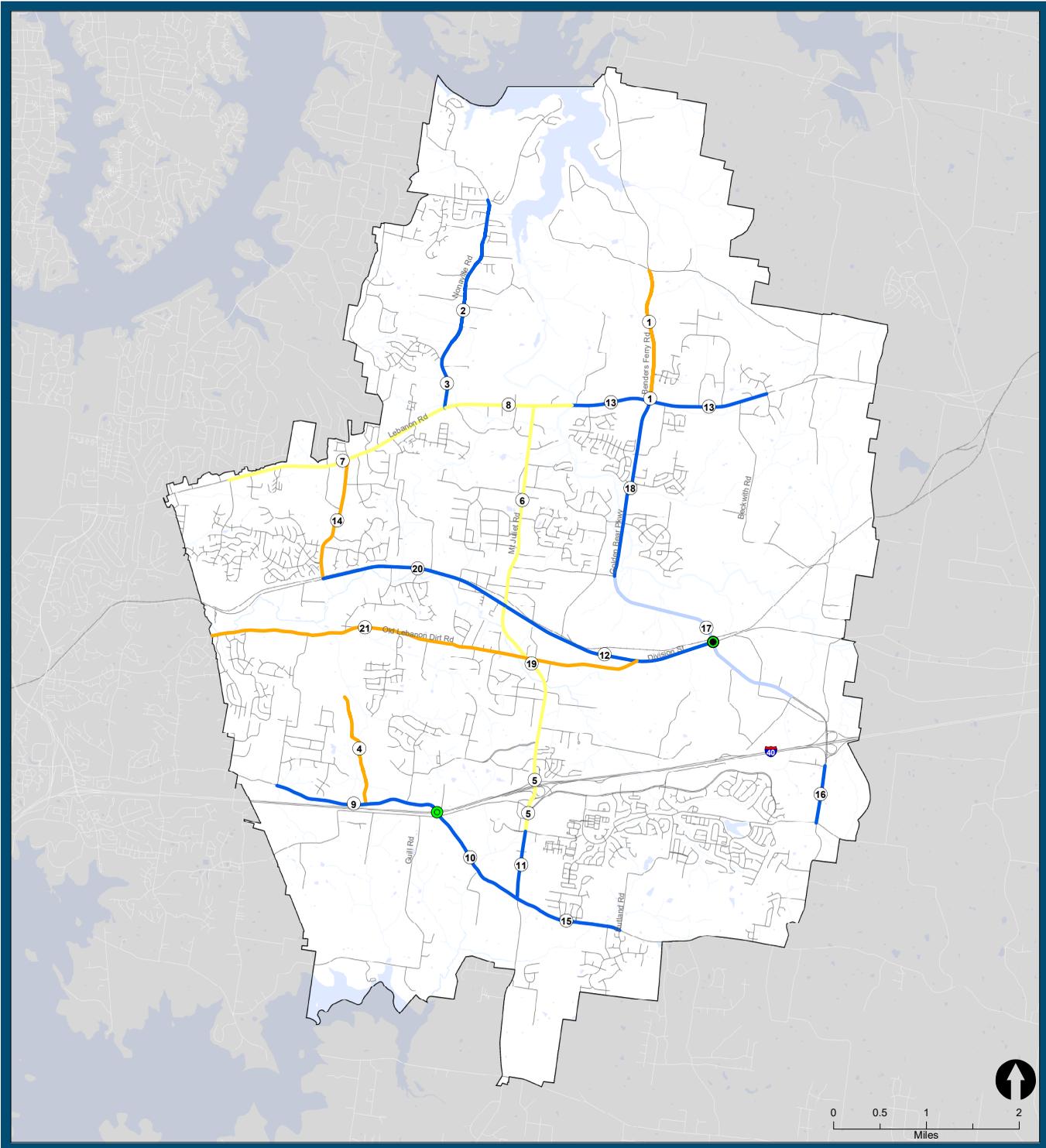
CURVILINEAR LOOP DESIGN (1930-1950)



BEGINNING OF CUL-DE-SAC (1930-1950)



CONVENTIONAL CUL-DE-SAC (since 1950)



**Intersections**

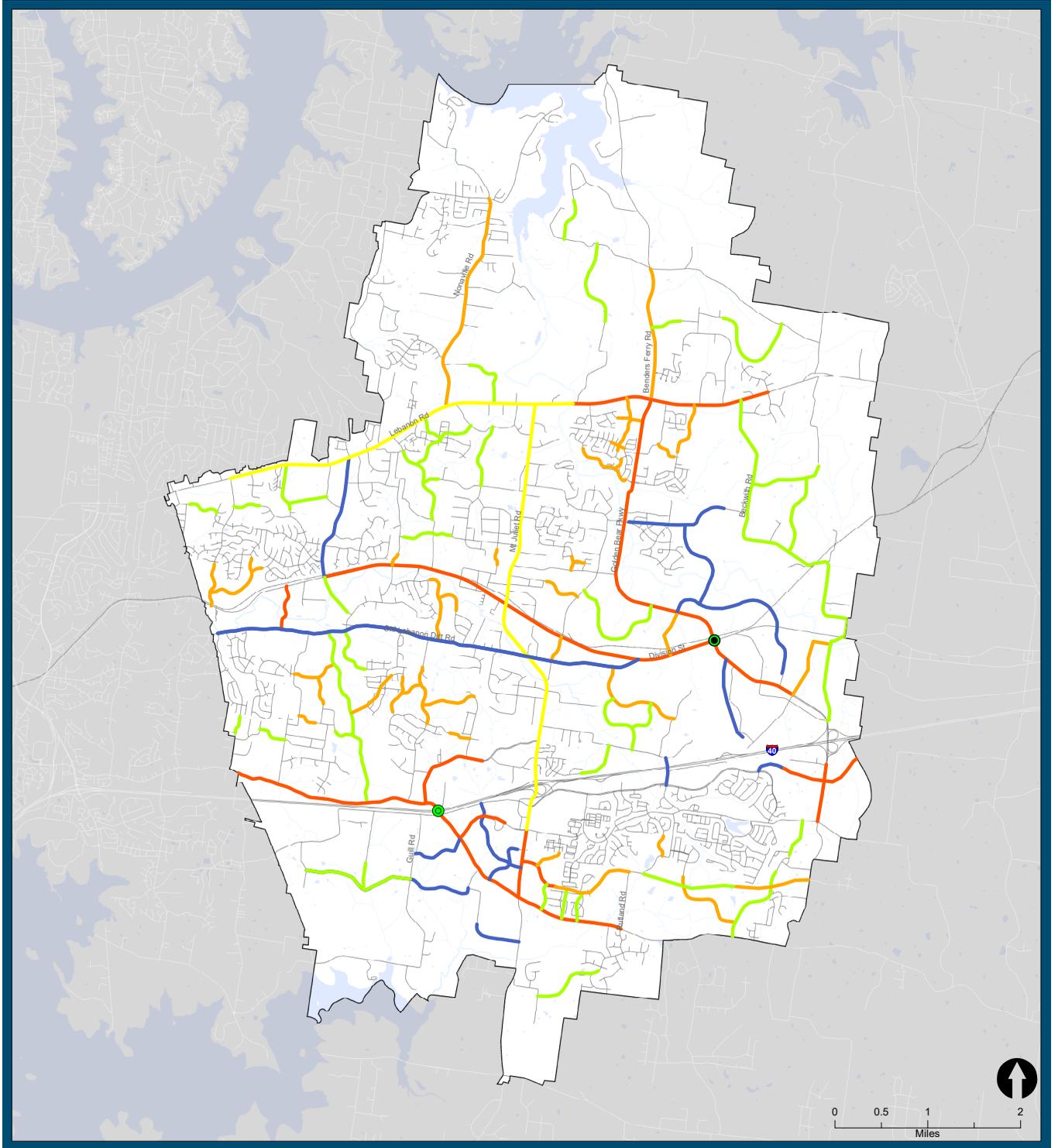
- High-Priority (I-40 / Central Pike)
- Under construction (Golden Bear / Division Street)

**Priority Roadway Projects**

- Access Management
- New Location 4 Lane Divided

- Widening 2/3 Lanes
- Widening 4 Lane Divided

**Figure 9. Roadway Projects**



**Intersections**

- High-Priority (I-40 / Central Pike)
- Under construction (Golden Bear / Division Street)

**Laneage Type**

- Rural Collector (2 Lanes)
- Residential Collector (2 Lanes)
- Commercial (2-3 Lanes)
- Multi-Lane (4 Lanes Divided)
- Access Management

**Figure 10. Proposed Laneage Map**





# Bicycle, Pedestrian, & Transit Element





**Every other mode of travel depends on walking (or moving in a wheelchair, on crutches, etc.). In fact, walking is so obvious that, when asked to record their daily travel for transportation studies, people forget most of the walking trips they make during the day.**

Walking, and its cross-town cousin, bicycling, is conducted in a way that is much more intimate and personal than driving a car. Walking or biking is to driving as driving is to riding in an airplane: a person senses details of the environment that are simply missing and missed when traveling in a car. The Mt. Juliet Comprehensive Transportation Plan therefore had to rely on people telling us about the state of walking and biking across the city, along with crash data, to help understand barriers, concerns, gaps, and necessary improvements. In most cases, biking and walking don't have to compete with the car for trips. Instead, people choose to walk or bike because it rewards them with better health, better attitudes, or as an escape from the more commonplace but less soulful method of traveling in an automobile.

Riding public transportation is also very different from auto travel in that it is, by definition (traditionally) conducted in the presence of strangers. The trade-offs of waiting for buses or trains are at least partially offset by creating personal space to conduct work, read a book, and generally slow down for a few minutes while we are moved to the places we want to be from the places we were. Public transportation works best when it is time-competitive with

automobile travel: the closer the time between automobile travel and transit travel the more likely people are to use public transportation as a real choice. For many riders of today's system, the Music City Star represents a benefit that many probably take for granted, but it is a rare gift to Mt. Juliet to have commuter rail transportation both anchoring an emerging downtown core and providing premium transit service to the city's residents.

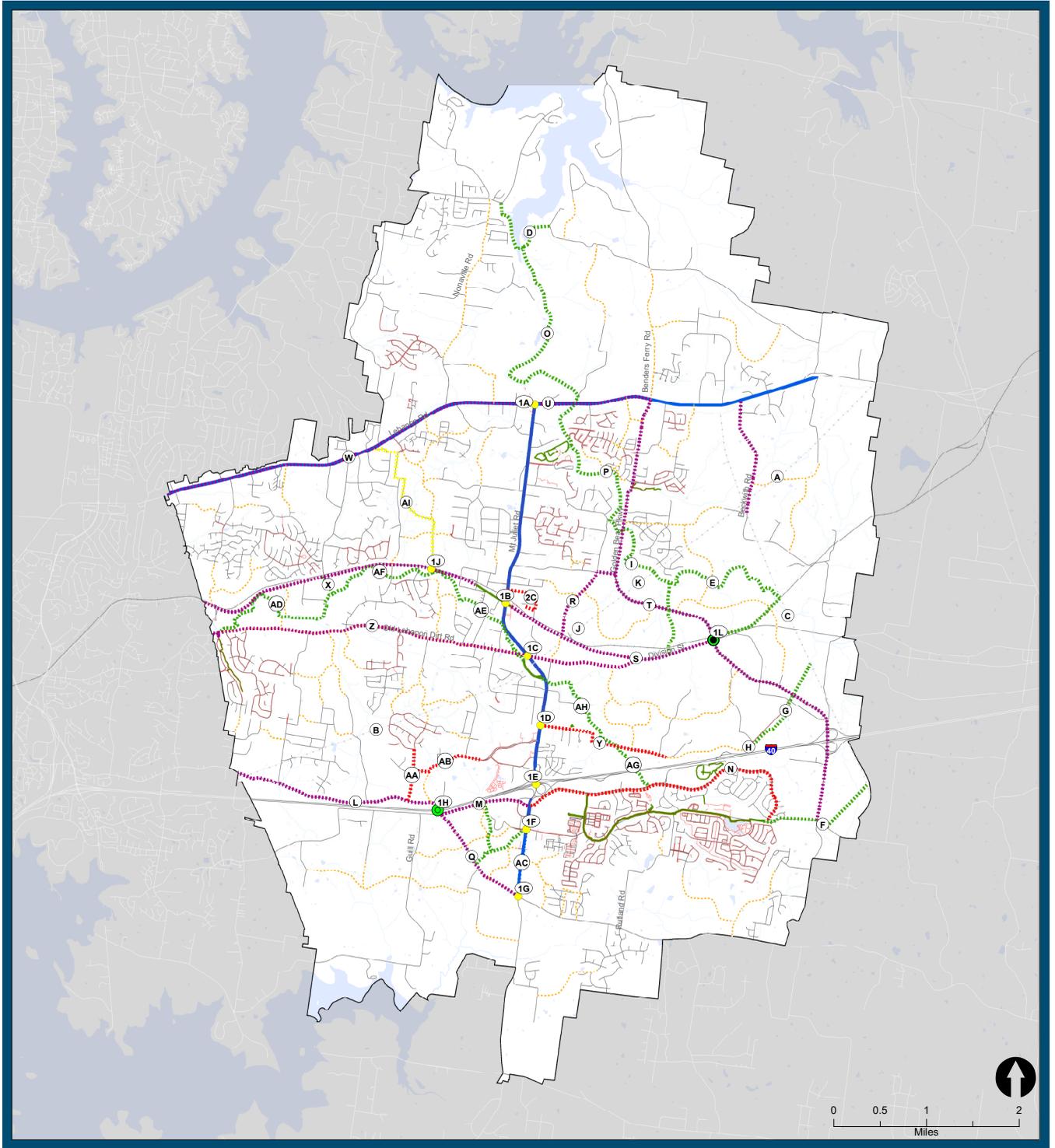


## Recommendations

The following pages illustrate the key recommendations for biking, walking, and public transportation that emerged from the planning process. The following map and points and lines correspond to the table on the right-hand side that describe specific improvements.



**A Challenging Ride.** The bicycle lane on Lebanon Road sits next to high volumes of fast traffic. Few venture here during rush hours, making the facility an occasionally used treatment for more experienced cyclists and recreational trips.



**Intersections**

- High-Priority (I-40 / Central Pike)
- Under construction (Golden Bear / Division Street)
- Recommended Crossing Treatments

**Roadway Improvements**

- Proposed Road with Sidewalk

**Active Mode Recommendations**

- Proposed Sidepath
- Proposed Sidewalk
- Proposed Greenway
- Proposed 5' Bike Lane
- Proposed Shared Signage
- Utility Corridor (Future Greenway)

**Existing Facilities**

- Existing Sidewalks
- Outside or Shared Bike Lane
- Existing Greenways and Trails

Figure 11. Active Mode Recommendations



## Intersection and Crossing Recommendations

Map ID	Priority	Type	Location
1A	High	Intersection	Mt. Juliet/Lebanon Road
1B	High	Intersection	Mt. Juliet/Division Street
1C	Medium	Intersection	Mt. Juliet/Old Lebanon Dirt Road
1D	Medium	Intersection	Mt. Juliet/NW Rutland Road
1E	Medium	Interchange	Mt. Juliet/I-40 Interchange
1F	Medium	Intersection	Mt. Juliet/Providence Parkway
1G	Medium	Intersection	Mt. Juliet/Central Pike
1H	Medium	Interchange	I-40/Central Pike
1I	High	Interchange	Golden Bear/E. Division St (under construction)
1J	Low	Mid-Block	Tate Ln/W. Division St; w/Stoner's Creek Greenway

## Trail and Sidewalk Recommendations

Map ID	Priority	On Street	From	To	Length (mi.)	Type
A - K	Vision				variable	Greenway/ Util.
L	Vision	Central Pike	County Line	Tillman Road	2.2	10' Sidepath
M	Low	Adams Lane	Mt. Juliet Road	Central Pike	1.1	10' Sidepath
N	High	Belinda Parkway	Stoner's Creek	Mt. Juliet Road	1.3	Sidewalk
O	Medium	Cedar Creek	Lebanon Road	Saundersville Road	3.3	12' Greenway
P	High	Cedar Creek	Golden Bear	Lebanon Road	0.5	12' Greenway
Q	High	Central Pike	S. Mt. Juliet Road	Tillman Road	1.4	10' Sidepath
R	Medium	Clemmons Road	Curd Road	East Division Street	0.8	10' Sidepath
S	Medium	East Division Street	Clemmons Drive	Music City Star station	0.6	10' Sidepath
T	High	Golden Bear Gateway	Lebanon Road	South of Stoner's Creek	1.5	10' Sidepath
U	Medium	Lebanon Road	Nonaville Road	Cedar Creek	1.4	10' Sidepath
V	Vision	Lebanon Road	Matterhorn Drive	Andrew Jackson Pkwy	0.8	5' Bike Lane
W	Low	Lebanon Road	Nonaville Road	County line	3.2	Sidewalk
X	Medium	New Location	S. Greenhill Road	Cedar Creek Greenway	0.2	10' Greenway
Y	High	NW Rutland Road	Mt. Juliet Road	Proposed Collector	1.5	Sidewalk
Z	High	Old Lebanon Dirt Road	Kelsey Glen Road	Moreland Drive	0.8	10' Sidepath
AA	High	Pleasant Grove Road	Triple Crown Ln	Central Pike	0.6	Sidewalk
AB	Medium	Pleasant Grove Road	Triple Crown Pl	Old Pleasant Grove Road	0.8	Sidewalk
AC	High	South Mt. Juliet Road	Providence Parkway	Central Pike	0.7	5' Bike Lane
AD	Low	Stoner's Creek Greenway	Greenhill Greenway Stub	Cobblestone Landing	2.0	12' Greenway
AE	Low	Stoner's Creek Greenway	Existing Greenway	Stoner's Creek Greenway	1.6	12' Greenway
AF	Medium	Stoner's Creek Greenway	Tate Lane Greenway Stub	Greenhill Greenway Stub	1.3	12' Greenway
AG	Vision	Stoner's Creek Greenway	NW Rutland Road	Belinda Parkway	0.6	12' Greenway
AH	High	Stoner Creek Greenway	Mt. Juliet Road	NW Rutledge Road	1.3	12' Greenway
AI	Medium	Tate Lane	Division Street	Lebanon Road	1.9	Shared
AJ	High	Woodridge Place	N. Mt. Juliet Road	Golden Bear Gateway	1.2	Sidewalk





## Public transportation enjoys a special place in Mt. Juliet, thanks to the presence of a rail station in the center of town.

Future plans for the city's redeveloped core area intentionally contemplate the role that the transit station plays now and will continue to fulfill in the future. The station is very popular now, with the parking lot servicing the facility at or near capacity on weekdays.

### Recommendations

The following page provides information on four key transit recommendations, also supported in the text below.

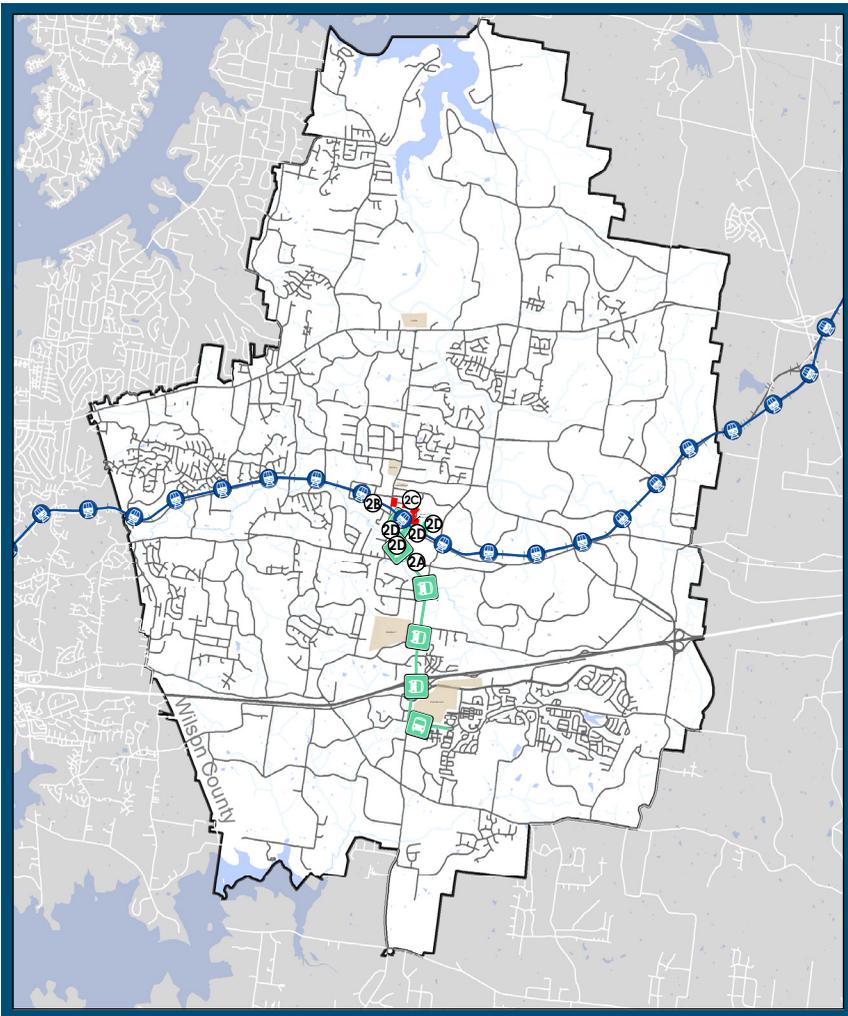
- 1. Create a new circulator connecting Providence area to Music City Star Station (long-term).** Many respondents noted the need for better accessibility to Providence, and connecting new developments at the town center will help articulate the energy from the I-40 / Mt. Juliet interchange inwards to those investments. The service should be considered for route-deviation capabilities, allowing people to call in or use the Internet to create specialized deviated routes for pick-up and drop-off to destinations within three-quarters of a mile of the main route (thereby avoiding the need to provide complimentary paratransit services).
- 2. Work with RTA to add more service during the peak periods of travel (medium-term).** The most consistent, transit-related comment received concerned adding more service to the existing station. Currently, only three stops are made in the morning (with the latest being 7:45) and the last afternoon train arriving at 6:12pm from Riverfront station. Additional trains departing Mt. Juliet after 7:45am and Nashville between the current 5:05pm and 5:45pm trains would likely be popular. A mid-day and Saturday service should also be considered.
- 3. Construct sidewalk connections to station, including along Industrial Drive (medium-term).** As the core part of the City is further developed, pedestrian connections like sidewalks and new crossing treatments will be crucial to getting people to and from the existing station on foot and by bike, avoiding the need for additional parking spaces.
- 4. Create park-and-ride lots in the vicinity of the Music City Star station (short-term).** Creating nearby overflow parking coupled with pedestrian crossing treatments will help address the immediate parking capacity concerns at the station.





## Transit Recommendations

Map ID	Priority	Type	Location
2A	Low	Service	Circulator (30-minute headway, 2 vehicles)
2B	Medium	Service	Add 2 additional Music City Star peak-period runs (4 total)
2C	Medium	Sidewalk	Industrial Drive (to Music City Star terminal)
2D	High	Park-and-Ride	Various (south of Music City Star)



“...within Providence shopping areas, a shoppers’ shuttle would be great and cut down on traffic congestion.... People could park in one place and hop on and hop off as needed.”

- survey respondent

- Music City Star Transit Line
- Circulator (Long-Term)
- Sidewalk (Short-Term)
- Park and Ride Recommendations

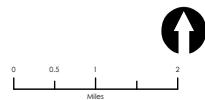


Figure 12. Transit Recommendations







# Development





**Mt. Juliet is an area divided into two very different places in terms of land use. The central portion of the area includes higher density development of commercial and residential. The outer bands of the region are more rural and residential with little commercial.**

Included as part of this Plan, two sites were identified in the City of Mt. Juliet by the Steering Committee that are potentially prime for development in the near future. The purpose of identifying these catalyst sites in such a detailed way allows City of Mt. Juliet residents to see what the future might hold for their growing city.

### **About the Catalyst Sites**

The sites were studied to visualize and illustrate how potential new development

can represent some of the best design practices (not specific build out) that demonstrate the recommendations of this plan such as preserve roadway capacity create interconnected travel, and connectivity.

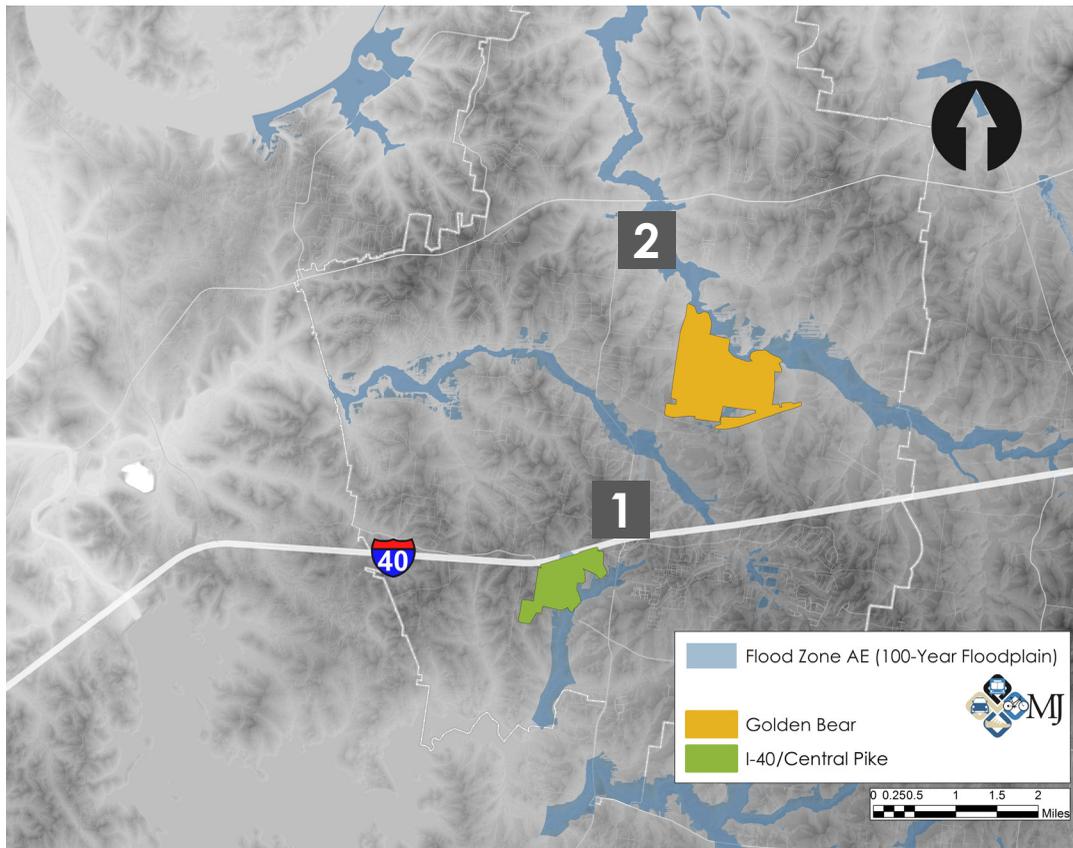
The plans shown in this section are intended to be conceptual visions for two primarily vacant and significant parcels of land that are prime for development in the near future. The purpose of these conceptual plans is to show general patterns and intensities and potential development/redevelopment opportunities that are consistent with the community's goals. The plans do not consider a specific program and no market analysis was generated.

Future development and redevelopment proposals for these sites reflect the following aspects of the concept plans: the general street network; street connections and rights-of-way; open space areas and usable public spaces; general intensity of development; urban pattern (relationship of buildings to the streets and adjacent properties); building massing; street and pedestrian circulation patterns. Further, developments on these sites should mix uses both horizontally (within sites) and vertically (within buildings), where appropriate.

*The proposed plan is designed as a complete community where people can live, work, and play. Residents, visitors, and employees will keep the place vibrant throughout the day. It is designed to be a memorable and unique place, not "Anywhere USA."*



## Development/Catalyst Sites



Catalyst sites #1 (I-40 at Central Pike) and #2 (at Golden Bear Parkway) are shown here on top of a topographic overlay, floodplains, and roadway system.

- Catalyst Site 1: **I-40/Central Pike**. Area near the new interchange of I-40 at Central Pike.
- Catalyst Site 2: **Golden Bear Gateway**. End of Golden Bear Gateway at Curd Road.

Both sites are ripe for development, as most of the land is vacant and is in close proximity to existing development and main thoroughfares.

The Catalyst sites chosen are ripe for development, primarily vacant and selected for their ample acreage, central locations, proximity to existing development, and main thoroughfares. These sites reflect the prime locations for development based on the Land Suitability analysis discussed previously.

# I-40 Interchange (at Central Pike)

The Providence Central Site is generally located at the Southeast and Southwest corners of Central Pike and I-40 in Mt. Juliet. The site is comprised of approximately 231 acres and encompasses multiple parcels.

This site was chosen due to the proposed future I-40 Interchange at Central Pike and the site's close proximity to the Providence Community and Providence Marketplace located east of the site. The site is most likely to develop in the near future. The development potential for the site was explored and the current plan was studied to determine the feasibility of additional and improved development options for the site that incorporate best planning practices.

The future land use designation for the property is Mixed Use and the current zoning on the property is Commercial Mixed Use District and Planned Unit Development (CMU/PUD).

The developer's conceptual site plan proposes a mix of commercial, office, and residential uses. The Plan is designed with large blocks and consists primarily of office and retail space with surface parking visible from the street which impairs the walkability and connectivity within the development and to adjacent properties.

The "improved" conceptual plan for Central Providence has considered the future Central Pike I-40 interchange and is designed as a compact and walkable development that creates a sense of place. This plan includes a mixed-use neighborhood center that includes ground floor retail with commercial and residential uses on the second floor. More traditional corporate office space is provided on the site as well, taking advantage of freeway visibility and the site's adjacency to I-40. The buildings are anticipated as two-story mixed use, however, if the market were to dictate, the buildings could increase in height and structured parking could be implemented as necessary. The current site design uses surface parking that is predominately screened from pedestrian view along the street.

The street network is designed to be highly walkable by providing pedestrian scaled blocks, smaller blocks. Development with active uses is envisioned to be built up to the sidewalk which helps to activate the street. The entryway from Providence Parkway has been curved down to

intersect the neighborhood center area. The streets are designed as "complete" streets, providing access and connectivity for multiple users such as automobiles, bicyclists, and pedestrians and including sidewalks and street trees.

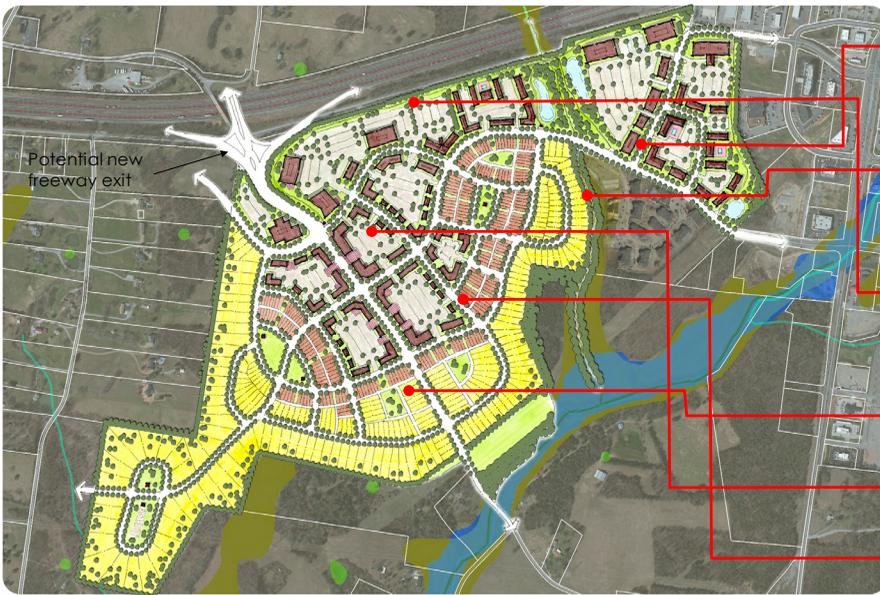
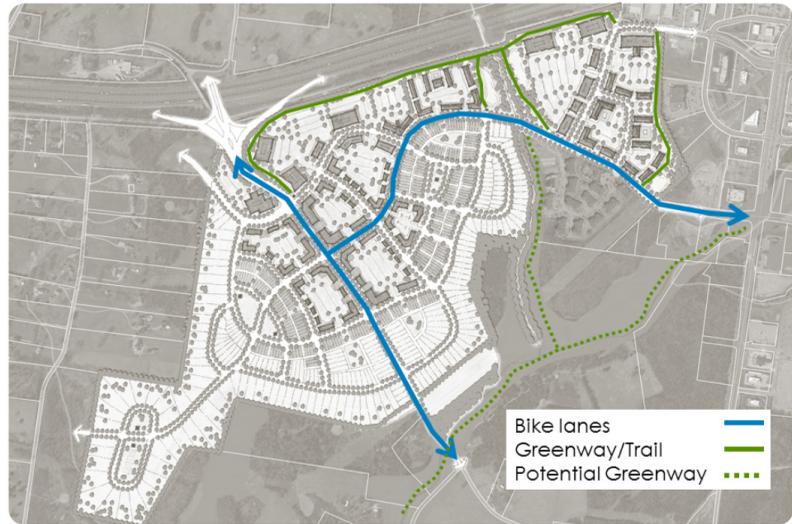
The overall development concept consists of a compact, urban environment focused around a town center near Central Pike with less density at the southern and western ends. The proposed buildings are located closer to the streets and the street networks, open space and the buffers all respect natural features and existing topography of the site, making it more sustainable. The plan includes a number of formal and informal parks, neighborhood greens and opens spaces with multiple trail and greenway opportunities.

The proposed plan allows for flexibility of land uses such as office and hotels that can take advantage of visibility from the interstate.

The plan increases connectivity with the addition of off street trail or greenway opportunities for pedestrians and cyclists. In particular, bike lanes, sidewalks, and multi-use paths are proposed along Providence Parkway and Central Pike in the conceptual plan. A potential greenway is also shown along Adams Lane at the north property line and connecting to the Providence community to the east. Additional greenways are also proposed along the streams and creeks in the project's vicinity. These greenways would connect to the pedestrian, bike, and greenway elements as outlined elsewhere in this plan.

The overall strategy of the proposed plan accommodates a variety of product and allows for flexibility. It can be adjusted for future market demand, but what remains consistent in this design is that it provides a great street network that creates a walkable place where people want to be. Key objectives of the site layout and design are to provide transportation connectivity, internal trip capture, and non-motorized trips to reduce vehicular traffic demand. The proposed plan is designed as a complete community where people can live, work and play. Residents, visitors and employees will keep the place vibrant throughout the day. It is designed to be a memorable and unique place, not "Anywhere USA."

## Alternative Concept



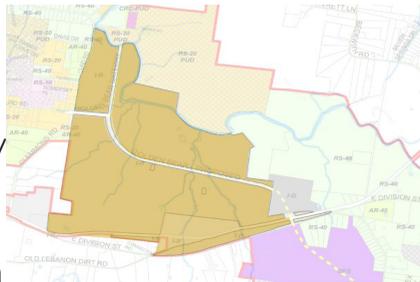
- Streets Respect Natural Features, as Does Open Space / Buffers
- Walkable street network/pedestrian scale block sizes
- Network of formal and informal parks and open space with trail opportunities
- Various lot sizes and housing types
- Highway exposure for Class A office
- Mixed-use Town Center

## Approved Development



# Golden Bear Gateway

The second catalyst site is comprised of approximately 620 acres located along Golden Bear Parkway which has recently been completed. The current Future Land Use designation is Mixed Use and the property is currently zoned Industrial District Restricted (IR) which generally does not allow residential. No site plan has been approved by the City thus far.



Three potential neighborhood centers are proposed along Golden Bear Parkway, each within a five (5) and ten (10) minute walk from adjacent development on the site. A variety of development types are possible for the site and a thorough market analysis is necessary to determine the most appropriate. Given the vast acreage, the site is likely to develop in phases over time.

A key theme of this conceptual plan is to create value by increasing connectivity not only through the network of streets and blocks, but through the use of formal and informal open spaces and by providing trail opportunities throughout the development.

Access to the site is provided via Golden Bear Gateway, but there are several constraints to note. Cedar Creek runs along the property on the north side and a significant portion of land adjacent to the creek is located within the floodplain. Tributaries that feed into Cedar Creek also cut through the center of the site from south to north.

Preserved open spaces are proposed along the northern property line that are located in the floodplain and along Cedar Creek. The existing cemeteries are also preserved. The proposed trails and greenways provide exceptional amenities for future communities and also extend and connect to the pedestrian, bike, and greenway elements as outlined elsewhere in this plan.

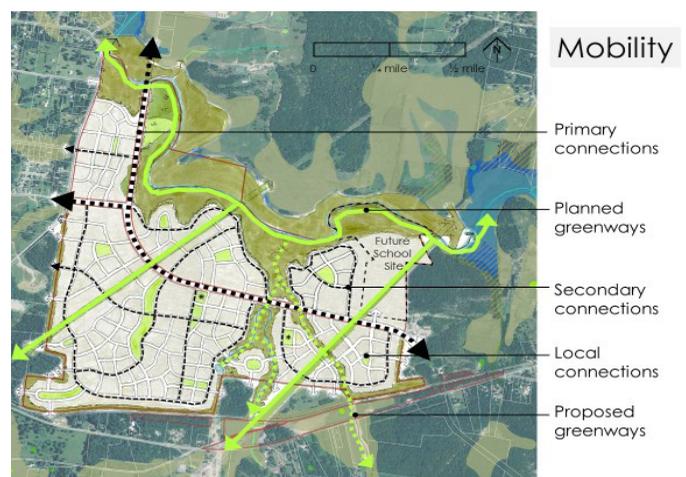
Overhead high voltage and gas transmission lines cut across the eastern and central portions of the property, respectively. Two cemeteries also exist on site and have been preserved in the plan. In addition, there is a future school site on the northeast side of the property. Rail lines serving commuter and freight rail exist along the southern property line.

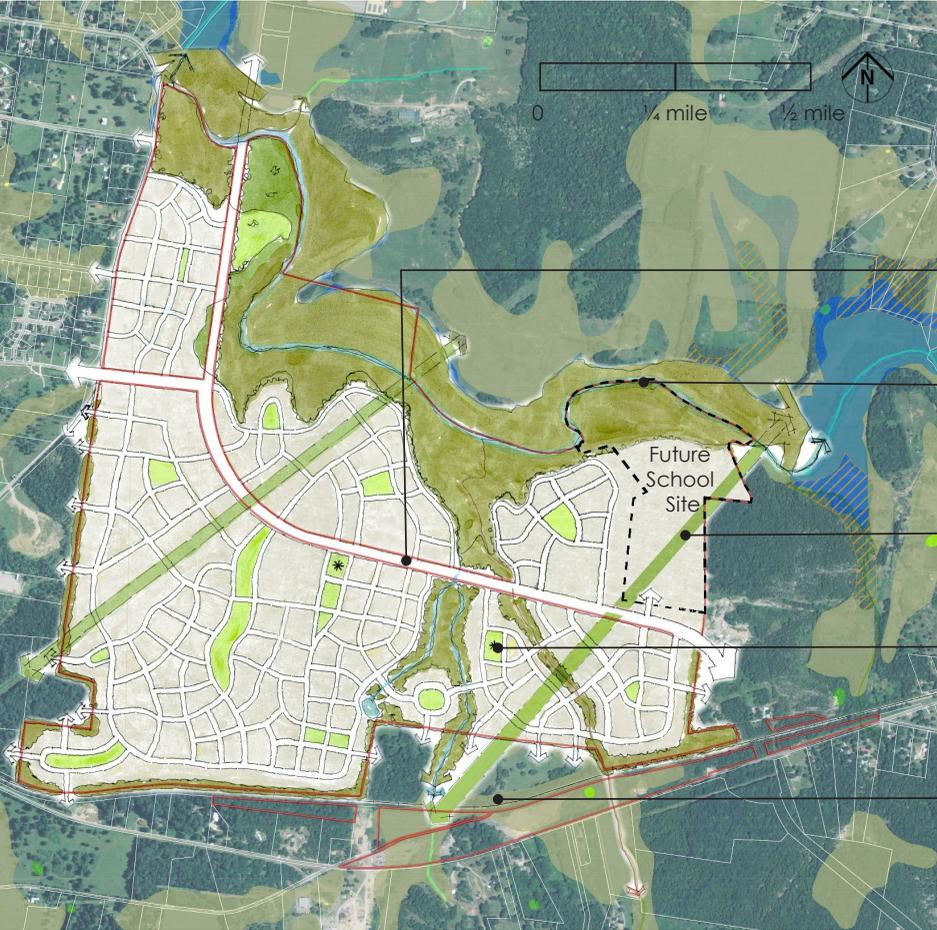
A core principle of the proposed plan is to illustrate how a large site like this can be developed with a high degree of connectivity and walkability while preserving strategic open space and taking into consideration the existing topography, floodplain, and other constraints. This plan provides a framework and development strategy that includes a flexible network of streets and blocks that can accommodate future market conditions while incorporating best design practices including walkability, complete streets, and open space provision and preservation.

The proposed plan illustrates a conceptual network of streets and blocks that is walkable with a high degree of connectivity. Typical block size is 300 feet x 300 feet to provide flexibility for a variety of development scenarios. This conceptual network allows for a mix of uses including commercial, retail and residential.

Golden Bear Gateway serves as the primary connection to the existing high school and neighborhoods located to the north of the site, as well as areas to the east and west of the site. While the parkway is the major connector to and through the site, a variety of connected secondary and local roads are also proposed here. In addition, a commuter train station may be possible along the southeastern property line in the future.

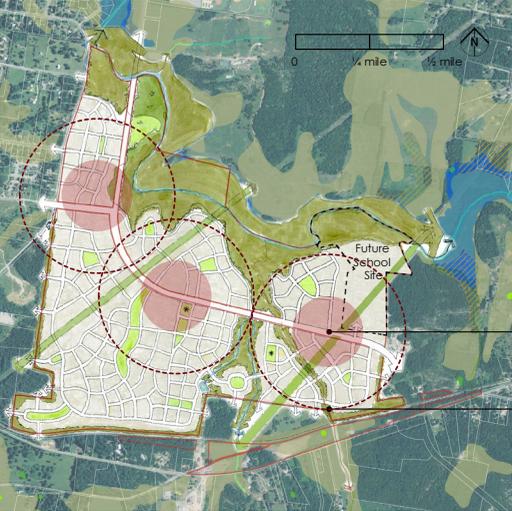
While this site plan does not specify building footprints, only streets and blocks, we have recommended the most appropriate locations for mixed use centers.





# Context

- Parkway recently completed
- Cedar Creek
- Gas Transmission Lines
- Existing Cemetery
- Rail line



# Activity Centers

- Potential neighborhood center
- 5-10 minute walkshed



# Open Space

- Network of connected informal open spaces
- Planned formal open spaces - walkable to each other
- (2) Existing Cemeteries preserved



# Action Plan: Recommendations & Priorities





## Funding Sources

The core of implementing transportation recommendations is the development of partnerships that will allow Mt. Juliet to finance, design, construct, and maintain projects. The following summary of action items is therefore organized around this principle of shared responsibilities for implementation, being broken out into local government (Mt. Juliet), regional planning (Nashville Metropolitan Planning Organization), state government (TDOT), and private sector responsibilities. The resources and key implementation characteristics of each one are presented. The list of projects contained in prior sections is also reproduced and summarized.



### Private Sector Developers and Property Owners

Mt. Juliet is a desirable place to live and, as more people move in, demand for new development to accommodate, feed, and employ them will increase. This development creates demand for transportation that the new development should fairly pay for through taxes, fees, wages, and other contributions.

**Keys:** Land development ordinances have to create specific requirements that tie back to the demands that each new development creates.

**Projects:** Mostly collector streets, sidewalks, intersection improvements, rights-of-way for transit stops.



### Local Government Mt. Juliet, Tennessee

City policy influences nearly every aspect of the demand for transportation services through land use / zoning codes, plans, and individual actions of officials. The ability of any individual city (unless it is a very large city) to construct transportation projects is more limited, a disparity that leads to demand outstripping supply - congestion. Mt. Juliet funding sources follow:

**State Street-Aid Fund.** Direct distribution to municipalities based on a population proportionate formula.

**Property Tax.** As property taxes are dependent on economic conditions a separate tax for transit operations and capital can be administered by voter approval.

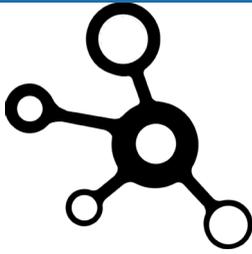
**Sales Tax.** The Wilson County sales tax rate of 2.25% could be raised to 2.75%, helping finance transportation improvements.

**Wheel Tax.** Wilson County's rate of \$25/vehicle is low compared to the 59 counties that apply this tax.

**Development Impact Fees.** Mt. Juliet has both a square footage and per unit impact fee. An impact fee study is expected after the passage of this plan. Raising fees would have to be done carefully and consider impacts to affordable housing.

**Keys:** Potential for raising the Wheel Tax exists; Mt. Juliet can fund modest improvements, or work with other partners to match funds for larger-scale improvements.

**Projects:** Regulation changes, intersection improvements, safety improvements, ADA-compliance measures, repairs/resurfacing/stripping/signage, and matching funds for larger, more capital-intensive efforts.



## Regional Government Metropolitan Planning Organization

The metropolitan planning organization (MPO) that covers Mt. Juliet and surrounding cities and counties provides some funding options for projects in Mt. Juliet, but also serves as a gatekeeper to state and federal funding. The State Transportation Improvement Program (STIP) and Metropolitan Transportation Improvement Program (Mt.IP) must show the same projects to be compliant with federal requirements. Furthermore, the Mt.IP is a subset of the long-range transportation plan (Regional Transportation Plan, or RTP) that is updated at least every five years by the MPO.

State and federal funding sources and applications are numerous, complex, and sometimes change, as do the project priority mechanisms employed by MPOs. Details should be sought out on the MPO website ([www.nashvillempo.org](http://www.nashvillempo.org)) or by contacting their staff.

**Keys:** Attend technical and policy board meetings regularly; schedule one-on-one coordination meetings with MPO staff at least twice per year; and be aware of the MPO's way of prioritizing projects and planning / funding cycles.

**Projects:** Nearly every kind of project, including transit, biking, walking, roadway widenings / new location, demand, and programs can be funded by one or more of these programs.



## State Government Tennessee Department of Transportation

In many ways, Mt. Juliet accesses the talents and resources of the State Department of Transportation (TDOT) through the metropolitan planning organization. However, TDOT plays a major role in prioritizing, designing, and maintaining major roadways across the state, and is therefore a critical partner in transportation solutions and regulations. The regulatory aspect is important, since everything from driveway permitting to design standards is managed by the State.

**Keys:** Maintaining a close working relationship with both the Region (3) and District (37) representatives is important to Mt. Juliet. For example, understanding repaving schedules and minor improvements can help coordinate accessibility, sidewalk, bicycle, aesthetic, access management, and other priorities on Mt. Juliet's major roadways that otherwise could be missed.

**Projects:** As with the MPO, the state department of transportation affords opportunities for many projects, with the exception of collector street facilities that "fall below the radar" of the state's purview (although their design and connections to major arterials will still involve state officials).

The following is a detailed list of prioritized projects (by tiers) for ALL modes including Roadway, Intersection/ Interchange, Bike, Pedestrian, and Transit. The City of Mt. Juliet and their elected officials should re-prioritize this list of projects on an annual basis. Community priorities may change based on transportation needs, technology, demographics, and public support.



**Action Plan: Project Recommendations and Funding** (\*Encouraged as part of future development plans and/or as part of capital improvement plans as identified by the Board of Commissioners.)

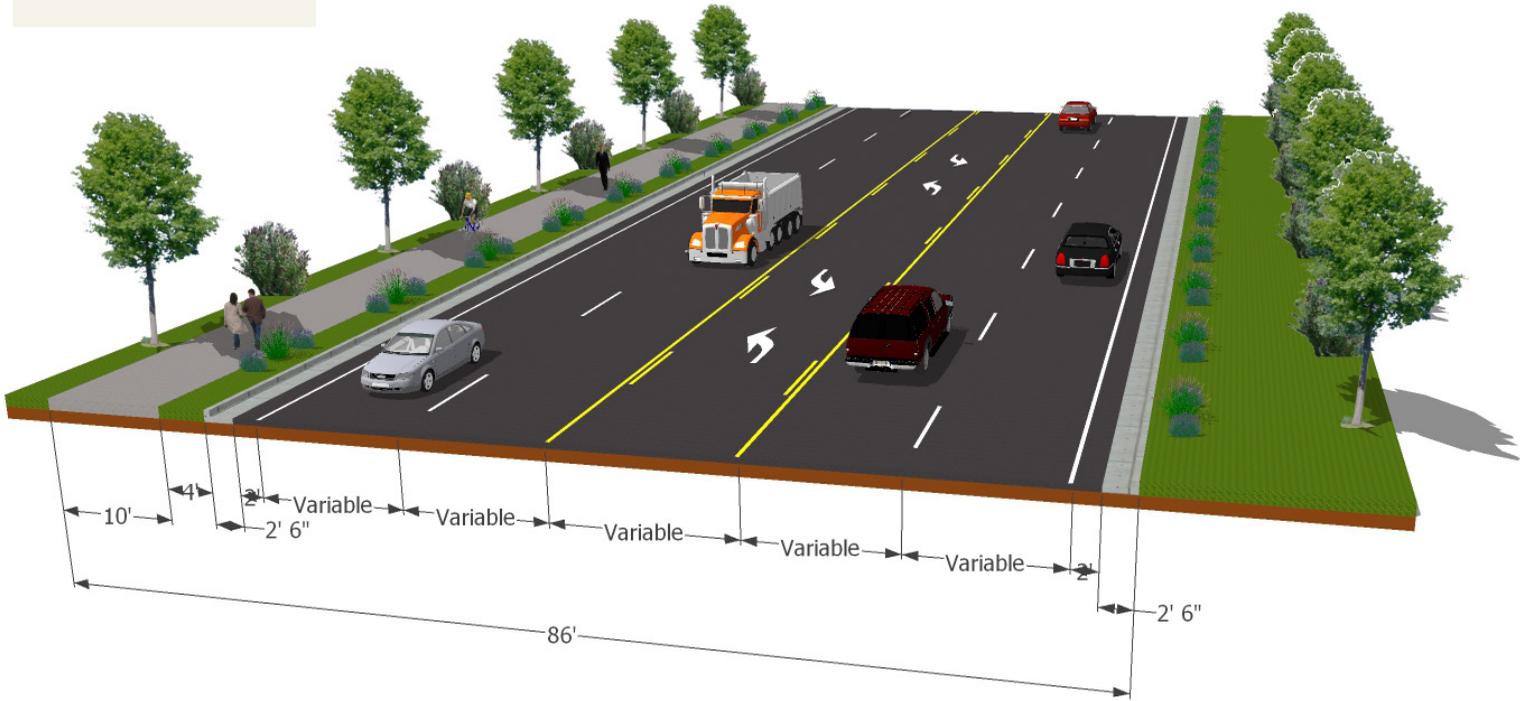
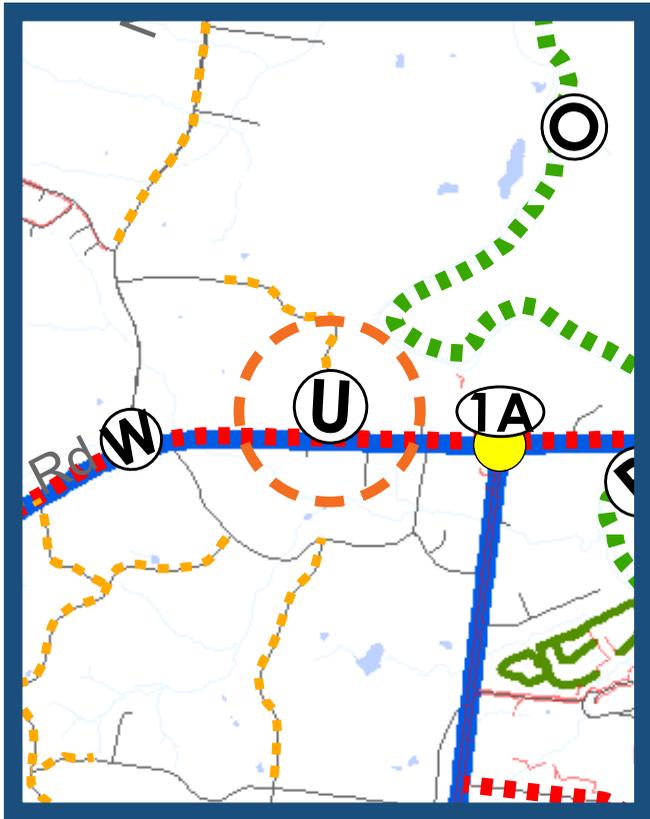
Map ID	Priority	Type	Location	Cost Est.	Funding
1	Low	Widening 2/3 Lanes	Benders Ferry Rd from Lebanon Rd to Mays Chapel Rd	\$8,923,000	
2	Low	Widening 2/3 Lanes	Nonaville Rd from Windtree Trace to Saundersville Rd	\$9,784,000	
3	Low	Widening 2/3 Lanes	Nonaville Rd from Lebanon Rd to Windtree Trace	\$1,846,000	
4	Low	Widening 2/3 Lanes	John Wright Rd from Central Pike to New Collector Street	\$8,664,000	
5	High	*Access Management	Mt. Juliet Rd from Providence Pkwy to NW Rutland Rd	\$9,100,000	
6	High	*Access Management	N. Mt. Juliet Rd from W. Division St to Lebanon Rd	\$1,900,000	
7	Medium	*Access Management	Lebanon Rd from Devonshire Dr to Nonaville Rd	\$18,644,000	
8	Low	*Access Management	Lebanon Rd from Nonaville Rd to York Rd	\$8,663,000	
9	High	Widening 4 Lanes	Central Pike from County Line to Tillman Dr	\$5,964,000	
10	High	Widening 4 Lanes	Central Pike from S. Mt. Juliet Rd to Tillman Dr	\$8,771,000	
11	High	Widening 4 Lanes	Mt. Juliet Rd from Central Pike to Providence Pkwy	\$35,000,000	
12	Medium	Widening 4 Lanes	E. Division St from N. Mt. Juliet Rd to Golden Bear Pkwy (future)	\$15,304,000	
13	High	Widening 4 Lanes	Lebanon Rd from York Rd to Dogwood Trail	\$20,000,000	
14	Medium	Widening 3 Lanes	S. Greenhill Rd from Division St to Lebanon Rd	\$4,955,000	
15	Medium	Widening 4 Lanes	Central Pike from Mt. Juliet Rd to Stockbridge Way	\$20,000,000	
16	Medium	Widening 4 Lanes	Beckwith Rd from S. Rutland Rd to I-40 EB Ramp	\$10,000,000	
17	High	New Location 4 Lanes	New Location from Golden Bear Gateway to Eastgate Blvd	under construction	
18	High	Widening 4 Lanes	Golden Bear Gateway from Curd Rd to Lebanon Rd	\$12,324,000	
19	High	*Access Management	N. Mt. Juliet Rd from NW Rutland Rd to Division St	\$9,371,000	
20	Low	Widening 4 Lanes	W. Division St from Greenhill Rd to N. Mt. Juliet Rd	\$13,110,000	
21	High	Widening 2/3 Lanes	Old Lebanon Dirt Rd from E. Division St to County Line	\$15,000,000	
1A	High	Intersection	Mt. Juliet/Lebanon Road	\$750,000	
1B	High	Intersection	Mt. Juliet/Division Street	\$250,000	
1C	High	Intersection	Mt. Juliet/Old Lebanon Dirt Road	\$250,000	
1D	Medium	Intersection	Mt. Juliet/NW Rutland Road	\$500,000	
1E	Medium	Intersection	Mt. Juliet/I-40 Interchange	\$250,000	
1F	Medium	Intersection	Mt. Juliet/Providence Parkway	\$2,000,000	
1G	Medium	Intersection	Mt. Juliet/Central Pike	\$250,000	
1H	Medium	Interchange	I-40/Central Pike	\$30,000,000	
1I	High	Interchange	Golden Bear/E. Division St (under construction)	under construction	
1J	Low	Mid-Block	Tate Ln/W. Division St; w/Stoner's Creek Greenway	\$50,000	



Map ID	Priority	Type	Location	Cost Est.	Funding
A - K	Vision	Greenway	Several locations	Various	
L	Vision	10' Sidepath	Central Pike from County Line to Tillman Rd	\$2,570,204	
M	Low	10' Sidepath	Adams Ln from Mt. Juliet Rd to Central Pike	\$1,364,000	
N	High	Sidewalk	Belinda Pkwy from Stoner's Creek to Mt. Juliet Rd	\$448,000	
O	Medium	12' Greenway	Cedar Creek from Lebanon Rd to Saundersville Rd	\$3,821,000	
P	High	12' Greenway	Cedar Creek from Golden Bear Gateway to Lebanon Rd	\$1,700,160	
Q	High	10' Sidepath	Central Pike from S. Mt. Juliet Rd to Tillman Rd	\$1,543,000	
R	Medium	10' Sidepath	Clemmons Rd from Curd Rd to E. Division St	\$882,000	
S	Medium	10' Sidepath	E. Division St from Clemmons Dr to Music City Star station	\$661,000	
T	High	10' Sidepath	Golden Bear Gateway from Lebanon Rd to south of Stoner's Creek	\$517,000	
U	High	10' Sidepath	Lebanon Rd from Benton Douglas Pkwy to Park Glen Dr	\$700,000	
V	Vision	5' Bike Lane	Lebanon Rd from Matterhorn Dr to Andrew Jackson Pkwy	\$50,000	
W	Low	Sidewalk	Lebanon Rd from Nonaville Rd to County Line	\$1,192,000	
X	Medium	10' Greenway	New Location from S. Greenhill Rd to Cedar Creek Greenway	\$220,000	
Y	High	Sidewalk	NW Rutland Road from Mt. Juliet Rd to Hunting Hills Dr	\$500,000	
Z	High	10' Sidepath	Old Lebanon Dirt Rd from Kelsey Glen Rd to Moreland Dr	\$882,000	
AA	High	Sidewalk	Pleasant Grove Rd from Triple Crown Ln to Central Pike	\$280,000	
AB	Medium	Sidewalk	Pleasant Grove Rd from Triple Crown Pl to Old Pleasant Grove Rd	\$276,000	
AC	High	5' Bike Lane	S. Mt. Juliet Rd from Providence Pkwy to Central Pike	\$300,000	
AD	Low	12' Greenway	Stoner's Creek Greenway from Greenhill Greenway Stub to Cobblestone Landing	\$2,205,000	
AE	Medium	12' Greenway	Stoner's Creek Greenway from Existing Greenway to Stoner's Creek	\$1,764,000	
AF	Low	12' Greenway	Stoner's Creek Greenway from Tate Lane Greenway Stub to Greenhill Greenway Stub	\$1,433,000	
AG	Vision	12' Greenway	Stoner's Creek Greenway from NW Rutland Rd to Belinda Pkwy	\$661,000	
AH	High	12' Greenway	Stoner's Creek Greenway from Mt. Juliet Rd to NW Rutland Rd	\$1,433,000	
AI	Medium	Shared	Tate Lane from Division St to Lebanon Rd	\$4,000	
AJ	High	Sidewalk	Woodridge Place from N. Mt. Juliet Rd to Golden Bear Gateway	\$1,500,000	
2A	Low	Transit: Service	Circulator (30-minute headway, 2 vehicles)	\$170,000/\$130,000	
2B	Medium	Transit: Service	Add 2 additional peak-period runs (4 total)	\$1,560,000	
2C	Medium	Transit: Sidewalk	Industrial Drive (to Music City Star terminal)	\$140,000	
2D	High	Transit: Park-and-Ride	Various (south of Music City Star)	\$454,000	

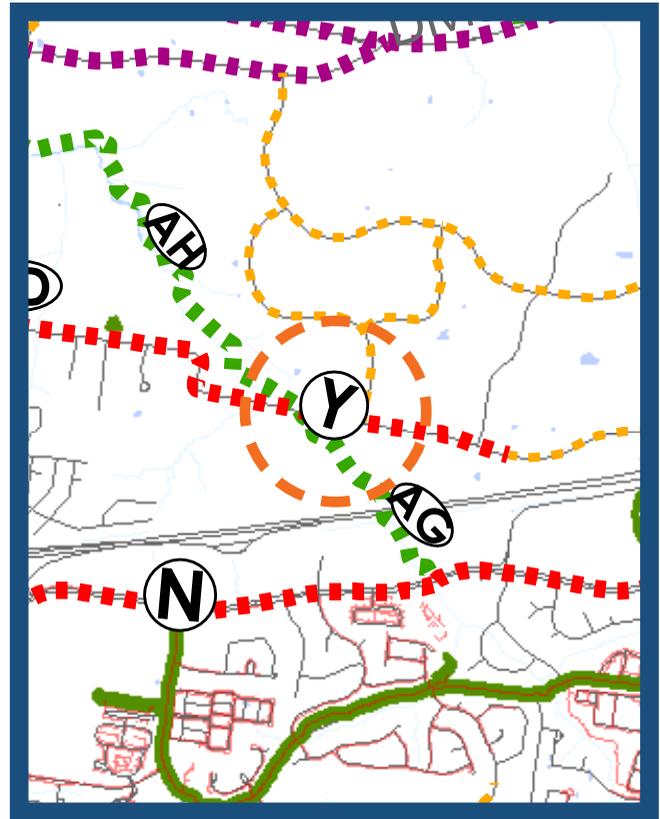
# Lebanon Rd from Benton Douglas Pkwy to Park Glen Dr-Map Id U

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	10' Sidepath (Multiuse)
<b>Length (miles)</b>	1.4
<b>Estimated Cost to Construct</b>	\$1,100,000
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	Construct a 10' wide multiuse path (Sidepath) on the north side of Lebanon Road, in back of the curb and gutter. This includes a four (4) foot planting strip (where allowed) and street trees, and curb ramps.
<b>Project Notes</b>	



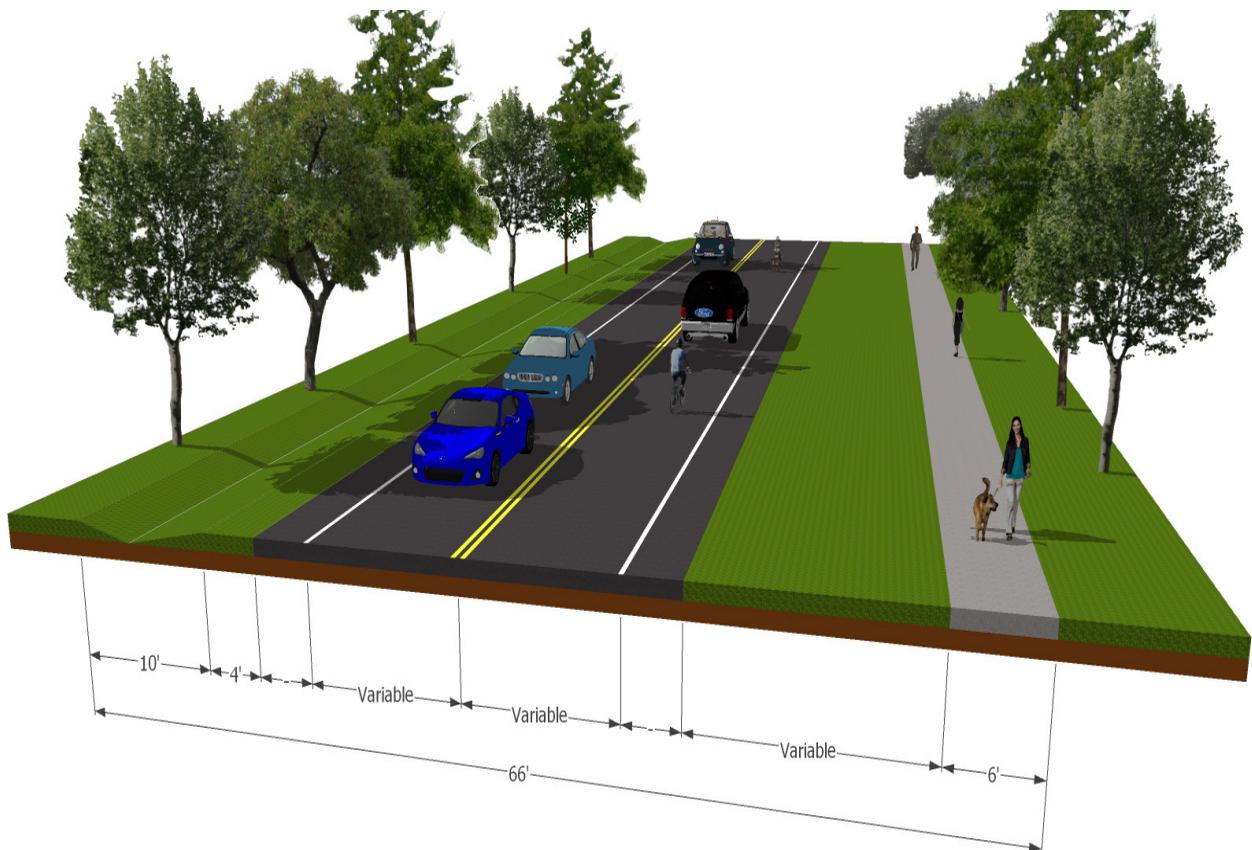
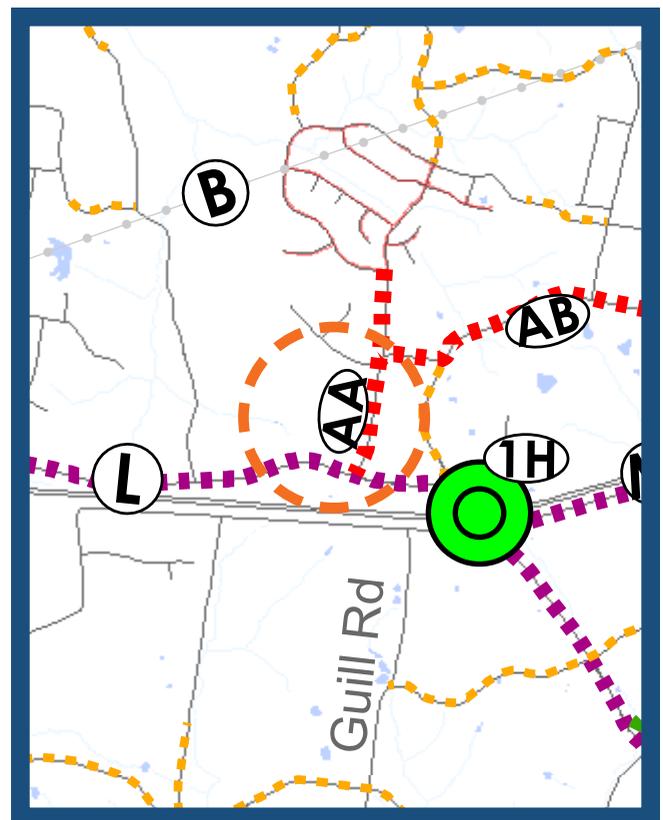
# NW Rutland Road from Mt. Juliet Rd to Hunting Hills Dr-Map Id Y

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Sidewalk
<b>Length (miles)</b>	1.5
<b>Estimated Cost to Construct</b>	<b>\$500,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	6' Sidewalk on both sides of the street
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>6' sidewalk with planting strip between curb and gutter and sidewalk</li> <li>Street trees provide shade and extend life of pavement</li> </ul>



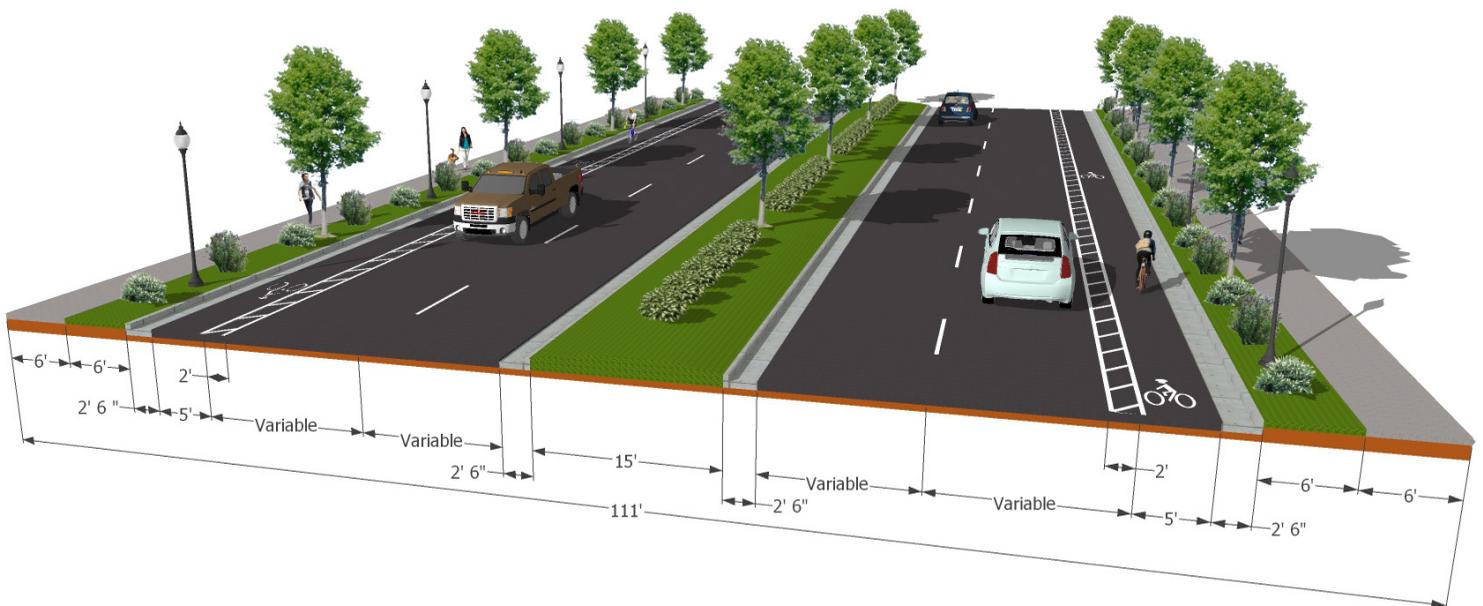
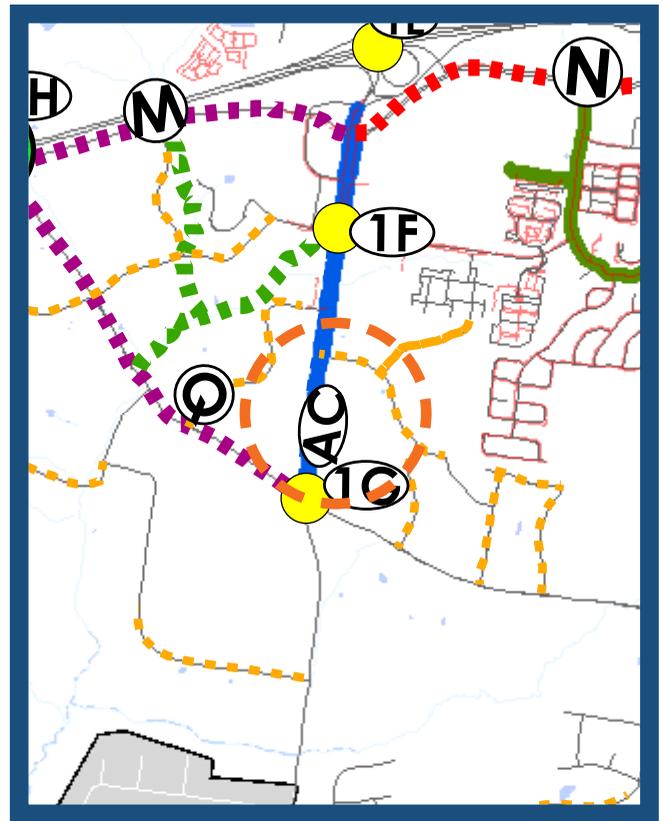
# Pleasant Grove Rd from Triple Crown Ln to Central Pike-Map Id AA

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Sidewalk
<b>Length (miles)</b>	0.6
<b>Estimated Cost to Construct</b>	<b>\$280,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	6' Sidewalk on one side of the street
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>6' sidewalk with planting strip between roadway and sidewalk</li> <li>Street trees provide shade and extend life of pavement</li> </ul>



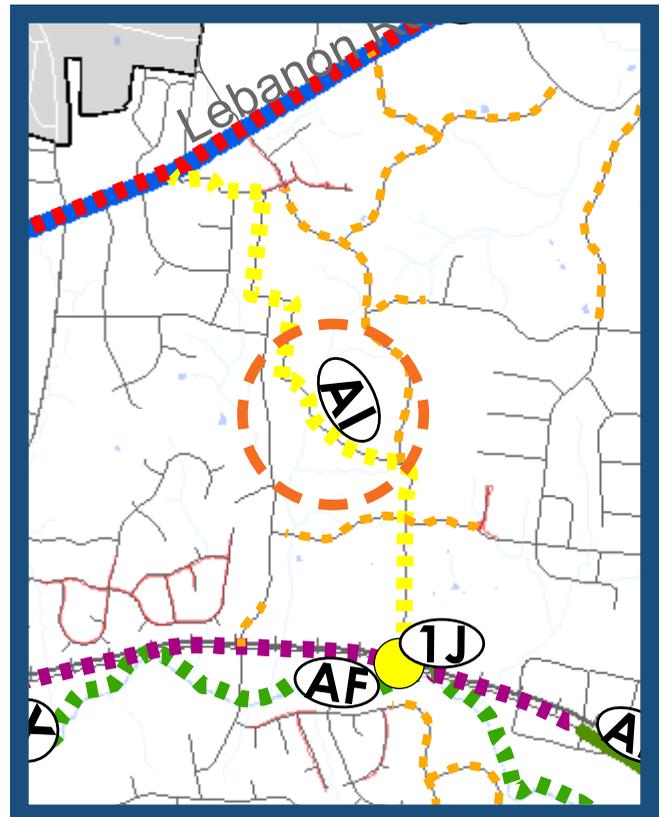
# S. Mt. Juliet Rd from Providence Pkwy to Central Pike -Map Id AC

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	5' Bike Lane
<b>Length (miles)</b>	0.7
<b>Estimated Cost to Construct</b>	\$300,000
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	5' Buffered Bike Lane on both sides of the street <ul style="list-style-type: none"> <li>Bike lane would connect North Mt. Juliet Road to south side and Providence Development</li> </ul>
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>May require simple widening and restriping</li> <li>Incorporated with widening project</li> </ul>



# Tate Lane from Division St to Lebanon Rd- Map Id AI

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Shared Bikeway/Road
<b>Length (miles)</b>	1.9
<b>Estimated Cost to Construct</b>	<b>\$560,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Local
<b>Project Description</b>	Bikes share the roadway
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>• Signage and bike lane stenciling</li> <li>• Sidewalk on one side of roadway</li> </ul>

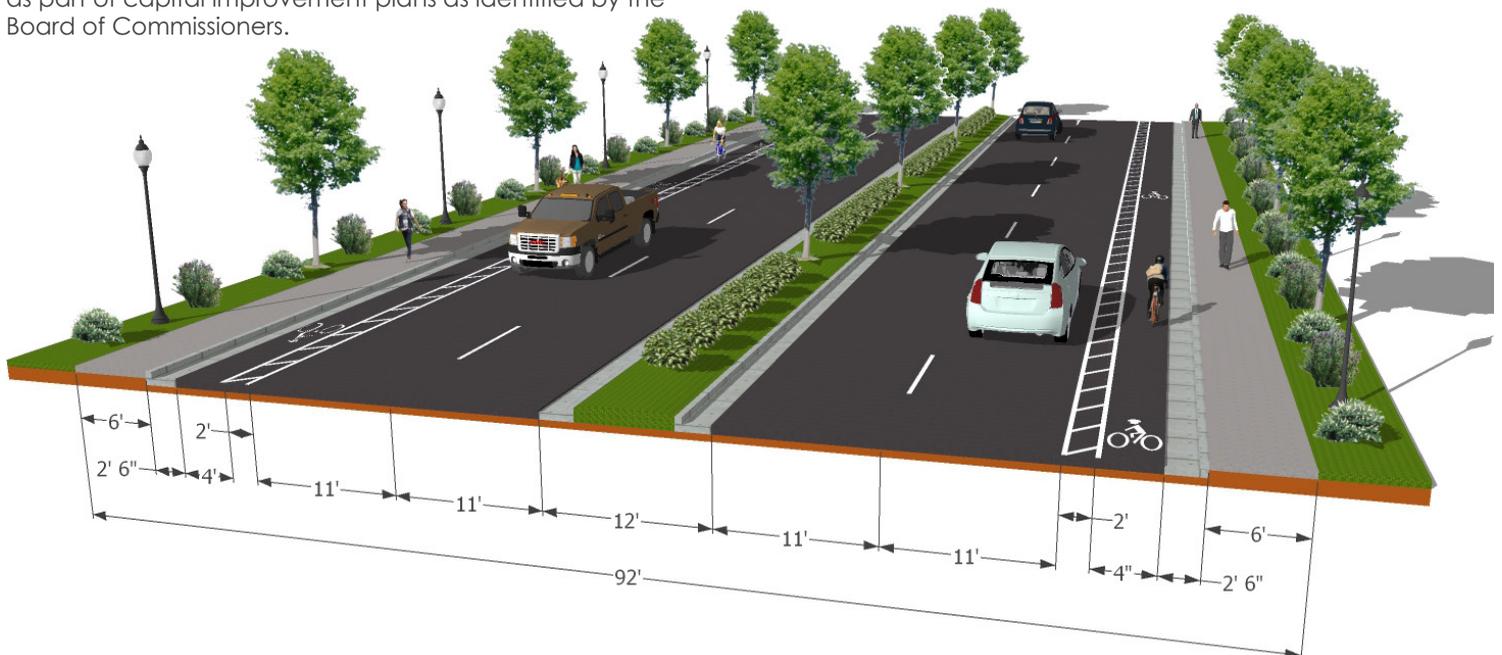


# Mt. Juliet Rd from Providence Pkwy to NW Rutland Rd - Map ID 5

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Access Management
<b>Length (miles)</b>	1.54
<b>Estimated Cost to Construct</b>	<b>\$9,100,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	Plantable median pockets with buffered bike lanes and sidewalks on both sides  Assumes a modified or new bridge over I-40. This includes plantable, curbed median pockets along the entire section.
<b>Project Notes</b>	Also, this includes driveway consolidation and cross access improvements.



\*Encouraged as part of future development plans and/or as part of capital improvement plans as identified by the Board of Commissioners.

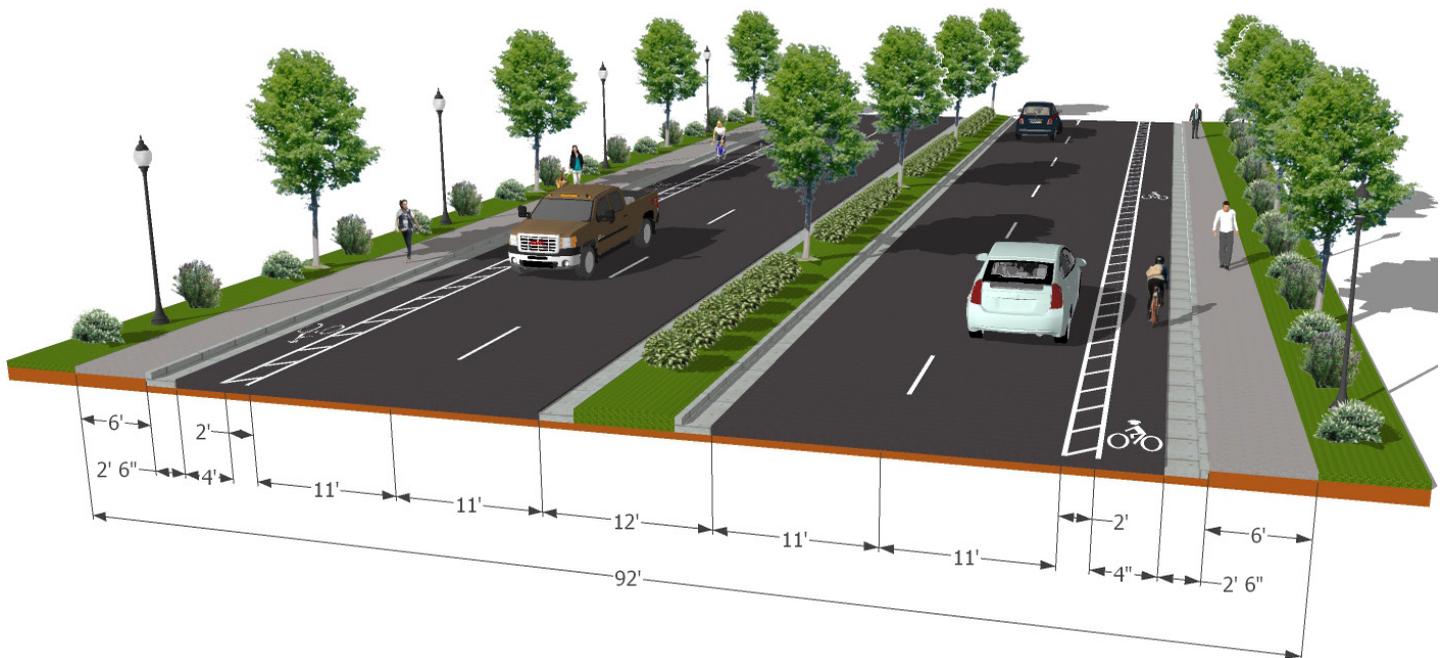


# N. Mt. Juliet Rd from W. Division St to Lebanon Rd-Map ID 6

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Access Management
<b>Length (miles)</b>	2.19
<b>Estimated Cost to Construct</b>	<b>\$1,900,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	Plantable median pockets with buffered/protected bike lanes and sidewalks on both sides
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>• Includes driveway consolidation</li> <li>• Cross access and back-door access</li> </ul>

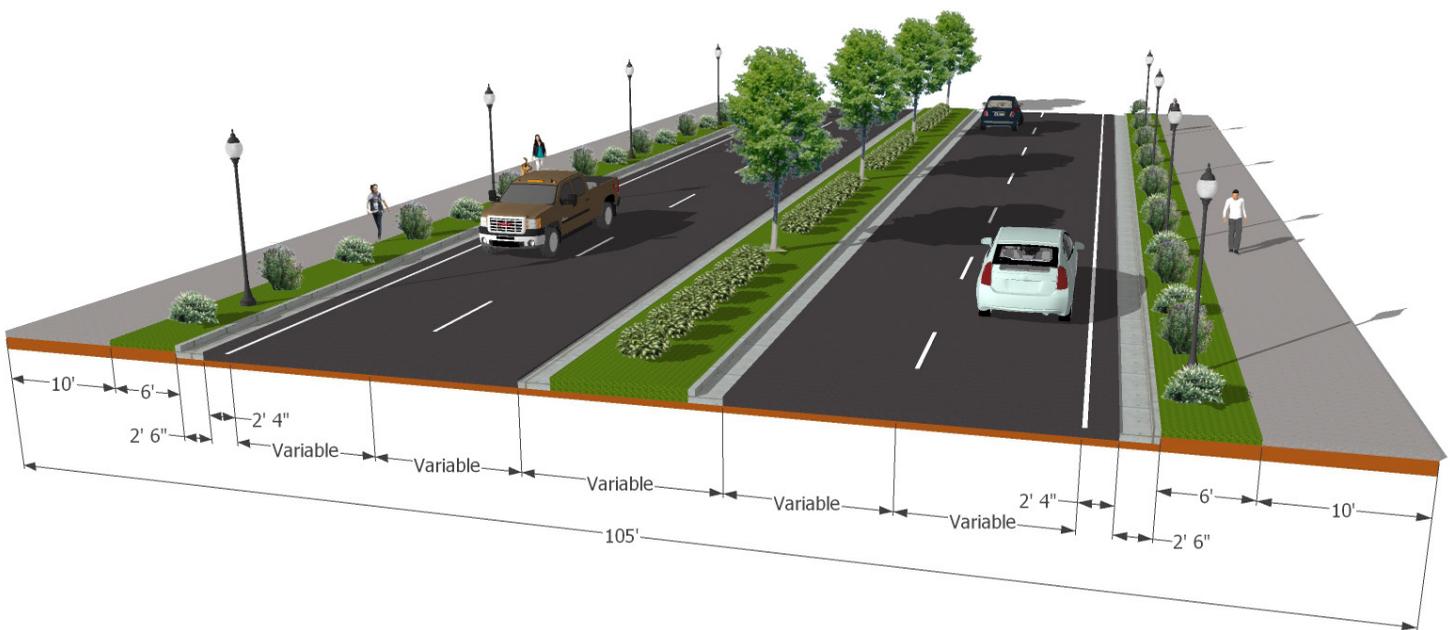


\*Encouraged as part of future development plans and/or as part of capital improvement plans as identified by the Board of Commissioners.



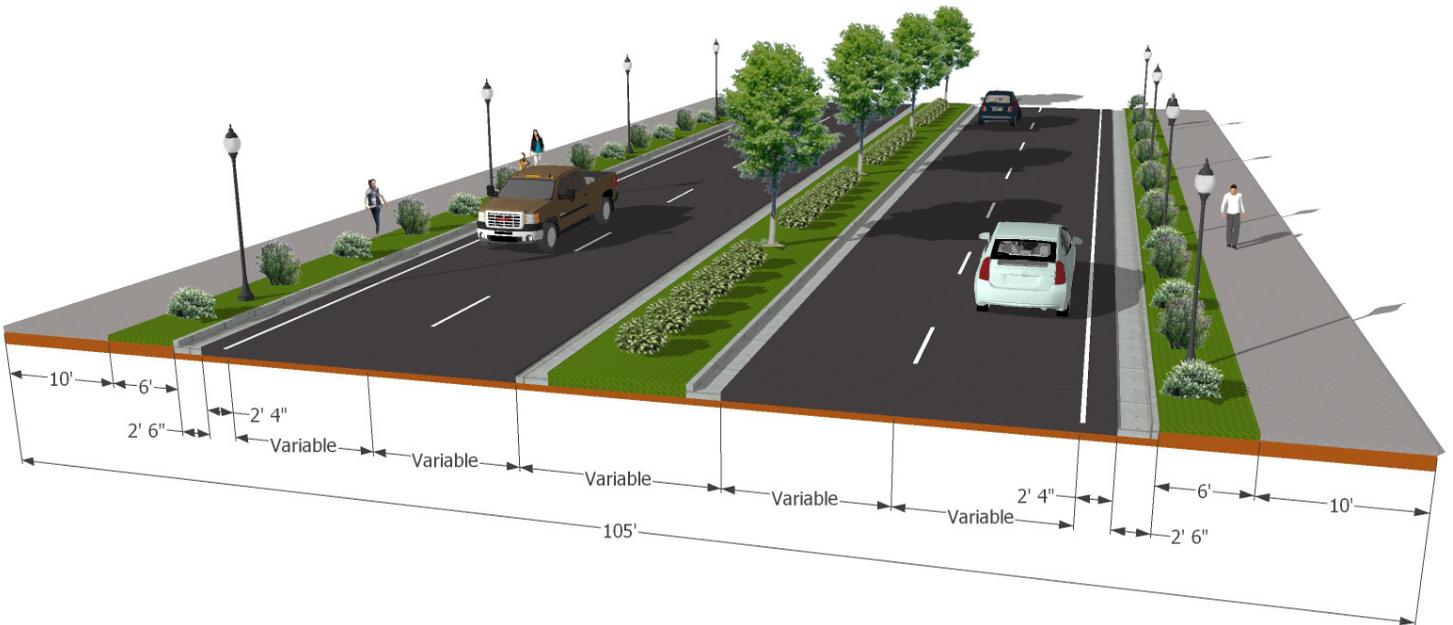
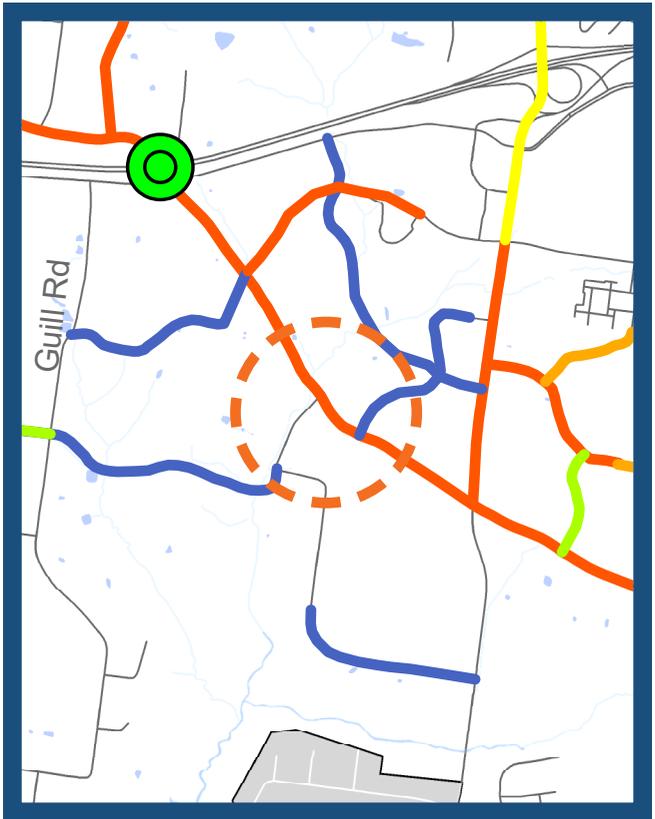
# Central Pike from Davidson County Line to Tillman Dr-Map ID 9

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Widening to 4 lanes divided
<b>Length (miles)</b>	1.73
<b>Estimated Cost to Construct</b>	<b>\$5,964,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	IMPROVE Act
<b>Project Description</b>	Minor arterial providing direct access to future I-40/Central Pike Interchange
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>• Connect residential development to future mixed use node at interchange</li> <li>• Widening should include curb and gutter, sidewalks both sides and street trees.</li> </ul>



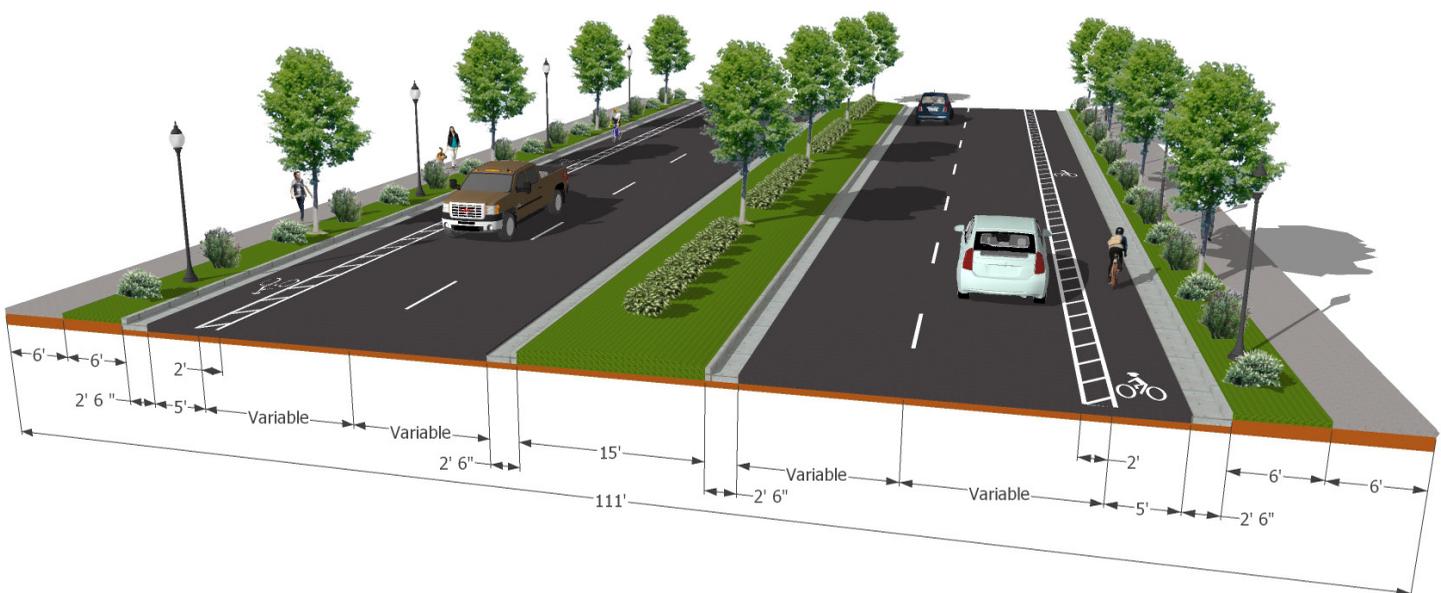
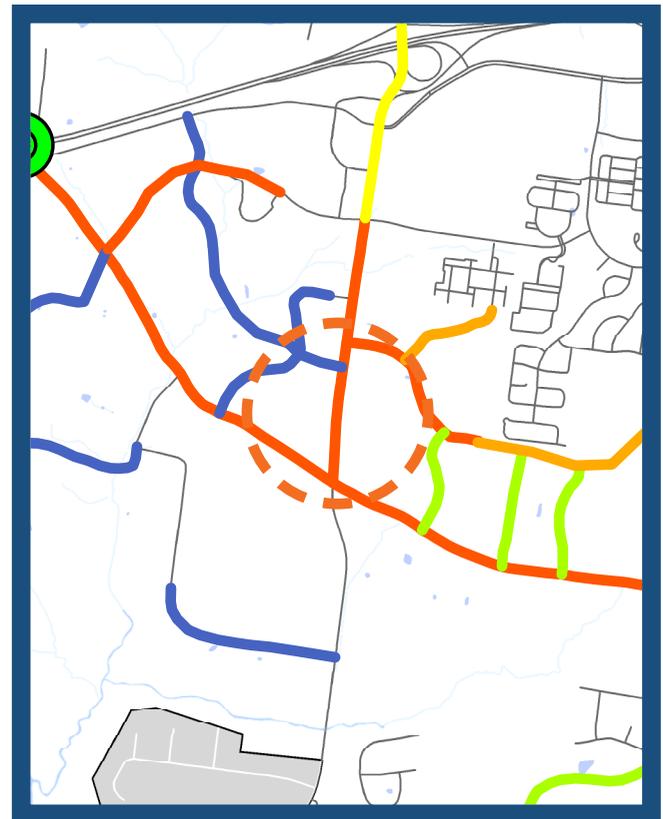
# Central Pike from N. Mt. Juliet Rd to Tillman Dr-Map ID 10

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Widening to 4 Lanes Divided
<b>Length (miles)</b>	1.38
<b>Estimated Cost to Construct</b>	<b>\$8,771,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	IMPROVE Act
<b>Project Description</b>	This boulevard will be a vital spine road to the future mixed-use development at the proposed I-40 interchange. Design features should include pedestrian and vehicle lighting, street trees and high quality intersection treatments.
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>Limiting or restricting curb cuts should be a priority to protect the mobility and safety of the corridor.</li> </ul>



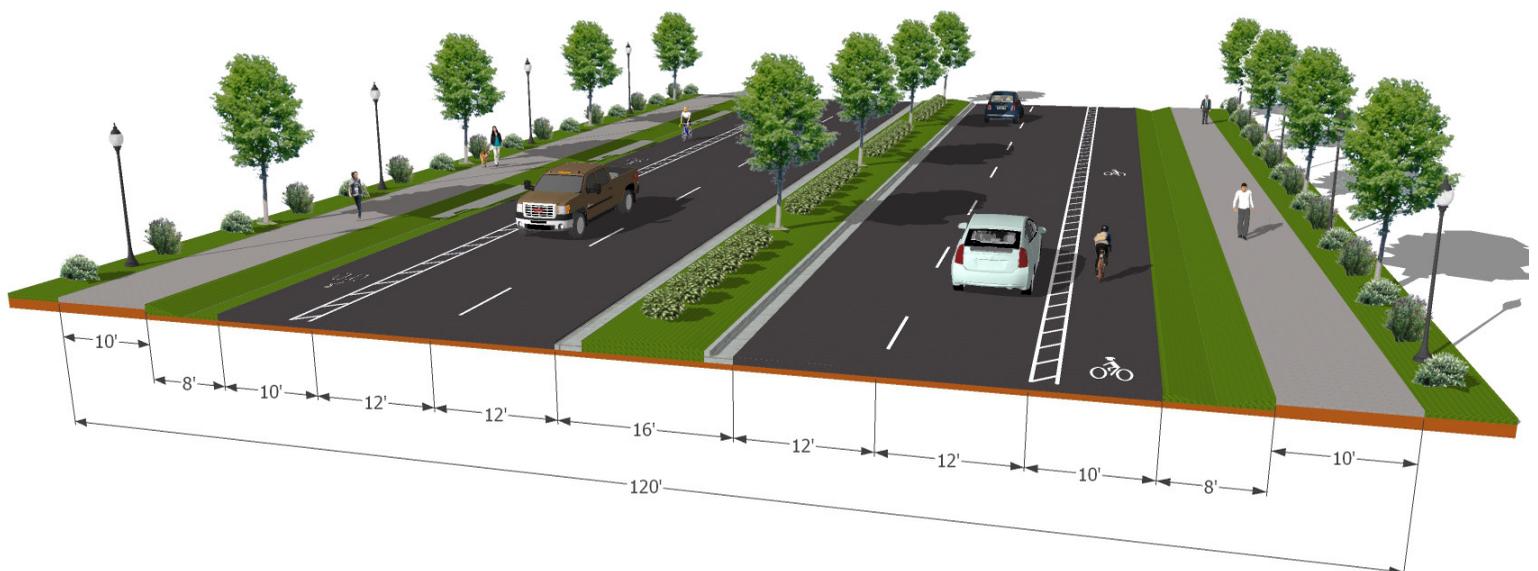
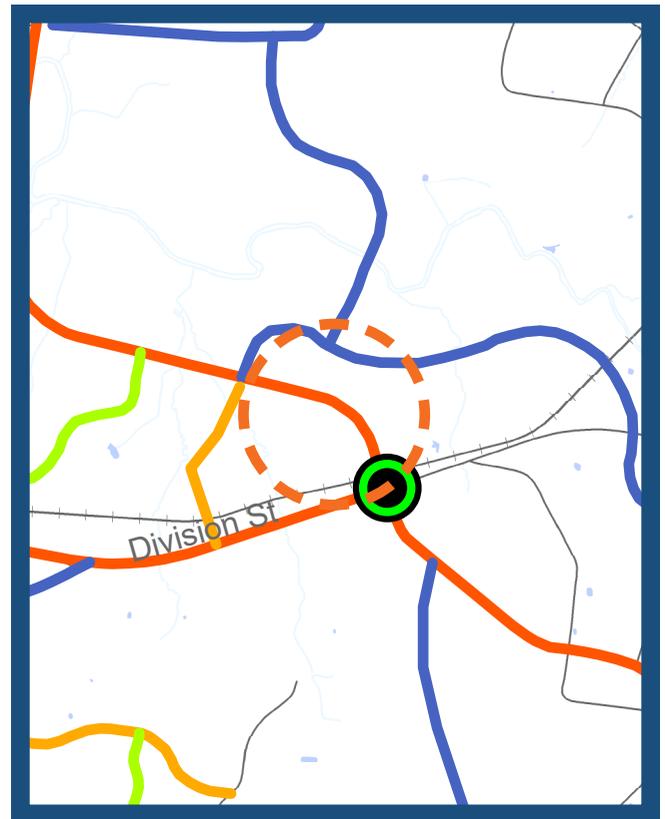
# Mt. Juliet Rd from Central Pike to Providence Pkwy- Map Id 11

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Widening to 4 Lanes Divided
<b>Length (miles)</b>	0.73
<b>Estimated Cost to Construct</b>	<b>\$4,200,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	IMPROVE Act
<b>Project Description</b>	Main North-South mobility corridor
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>• Connects I-40 to Providence development</li> <li>• Access management will be critical</li> </ul>



# New Location from Golden Bear to Eastgate Blvd-Map Id 17

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Widening to 4 Lanes Divided
<b>Length (miles)</b>	2.49
<b>Estimated Cost to Construct</b>	<b>\$18,516,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Funded
<b>Project Description</b>	This boulevard will be a vital spine road through the future Golden Bear Gateway development. Design features should include plantable median pockets, pedestrian and vehicle lighting, street trees and high quality intersection treatments.
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>Limiting or restricting curb cuts should be a priority to protect the mobility and safety of the corridor.</li> </ul>



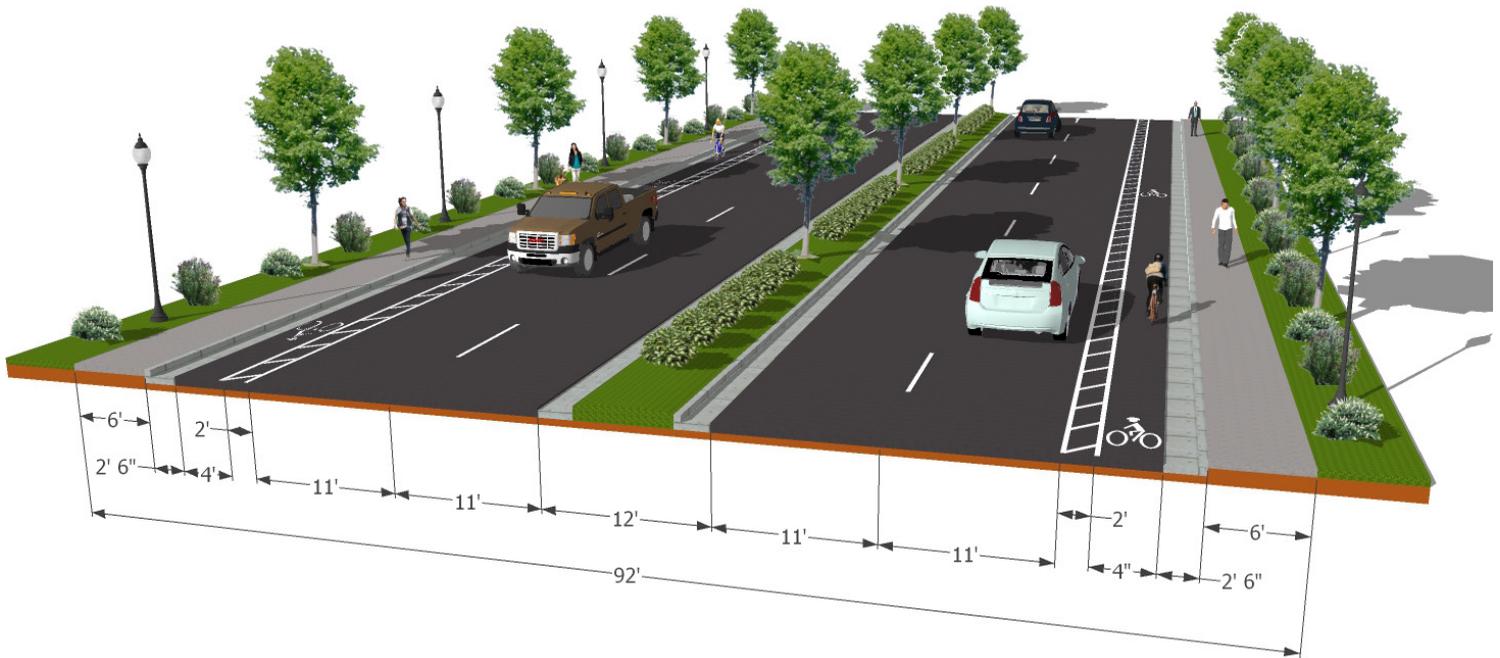
# N. Mt. Juliet Rd from NW Rutland Rd to Division St-Map Id 19

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Access Management
<b>Length (miles)</b>	0.8
<b>Estimated Cost to Construct</b>	<b>\$9,371,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	



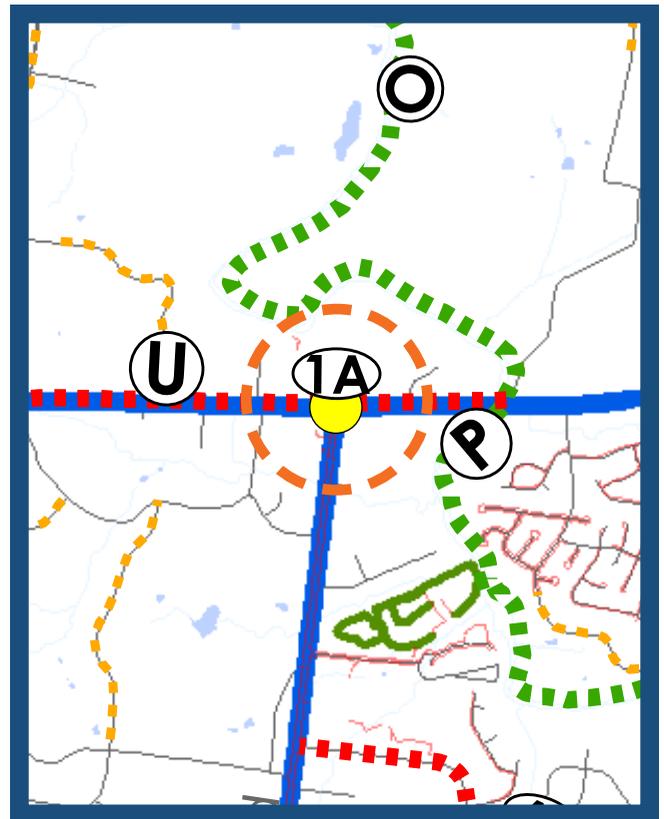
**Project Notes**

\*Encouraged as part of future development plans and/or as part of capital improvement plans as identified by the Board of Commissioners.



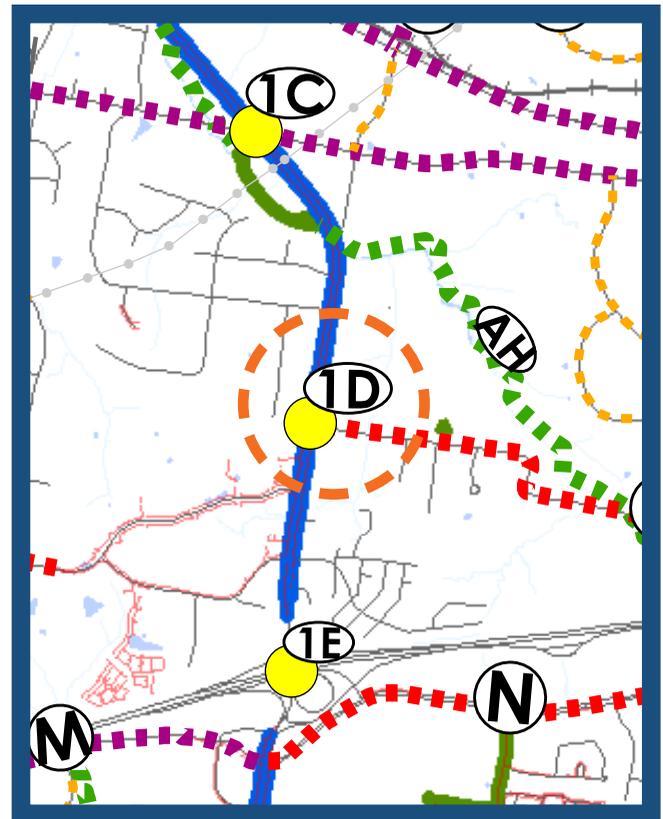
# Mt. Juliet & Lebanon Road Intersection-Map Id 1A

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Intersection
<b>Length (miles)</b>	N/A
<b>Estimated Cost to Construct</b>	<b>\$750,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	<p>Intersection is a highly congested, commercial node. Lebanon Road and Mt. Juliet Road both have dedicated bikeways. There is a need to enhance safety and crossings.</p> <ul style="list-style-type: none"><li>• High-Visibility Crosswalks</li><li>• Pedestrian Countdown Signals</li></ul>
<b>Project Notes</b>	<ul style="list-style-type: none"><li>• Delineated Bike Boxes and Lane Crossings</li><li>• Pedestrian-Level Lighting</li><li>• Street Trees</li></ul>



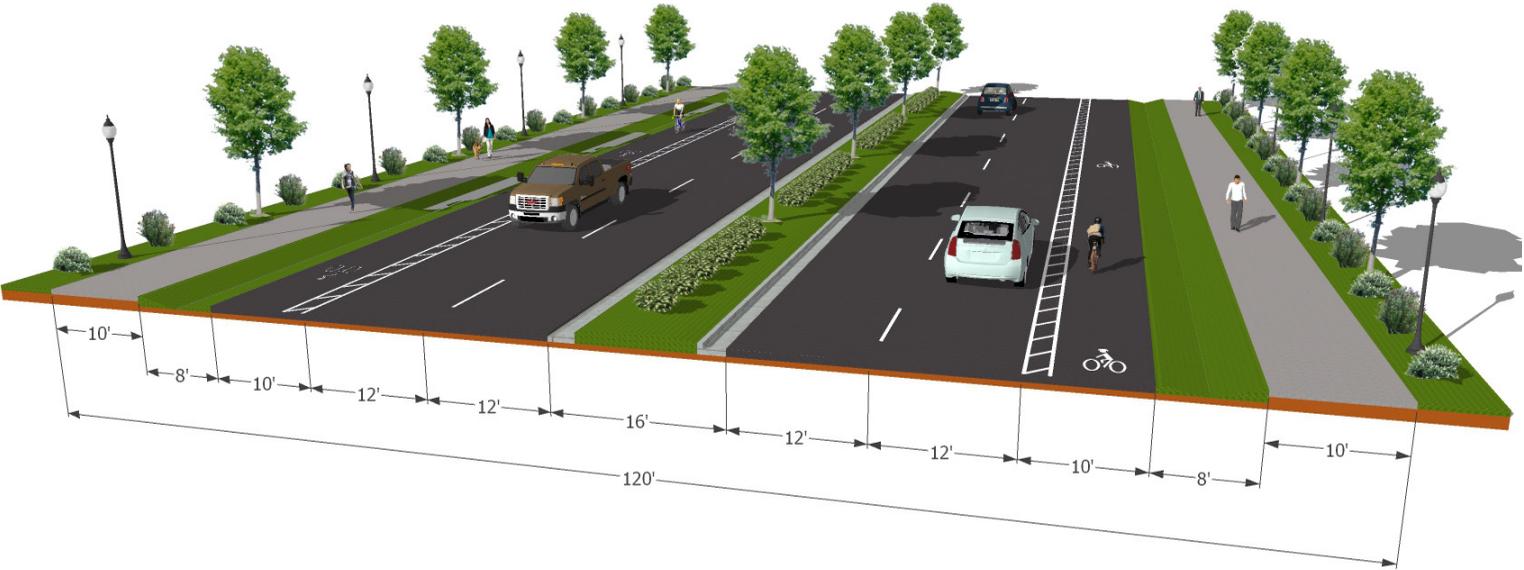
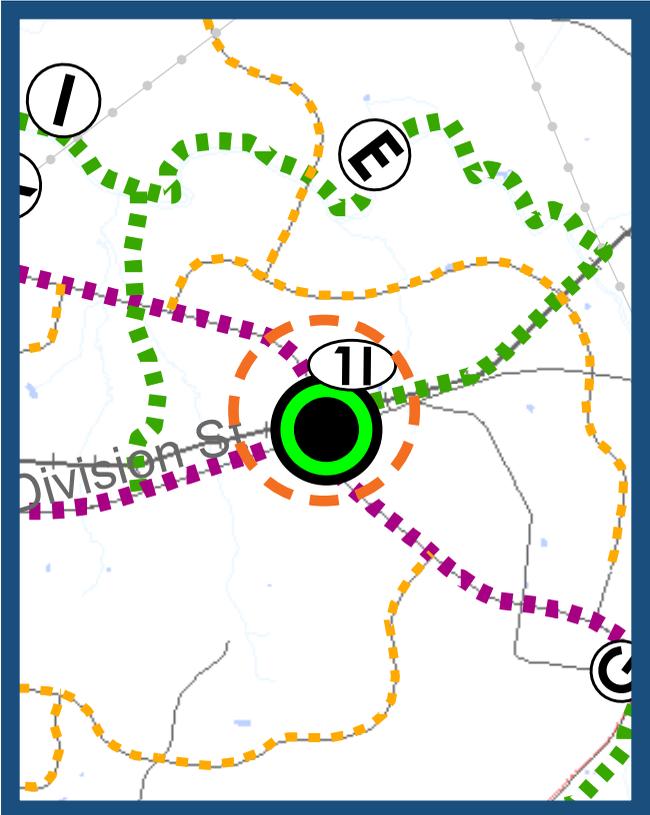
# Mt. Juliet & NW Rutland Road Intersection—Map Id 1D

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Intersection
<b>Length (miles)</b>	N/A
<b>Estimated Cost to Construct</b>	<b>\$500,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	Crossing improvements, potential signal with extension of Rutland Road. <ul style="list-style-type: none"><li>• Adjacent to Mt. Juliet Christian Academy</li><li>• High visibility crosswalks</li></ul>
<b>Project Notes</b>	<ul style="list-style-type: none"><li>• Sidewalk extension along NW Rutland Road</li><li>• Pedestrian-Level Lighting</li><li>• Traffic Signal</li></ul>



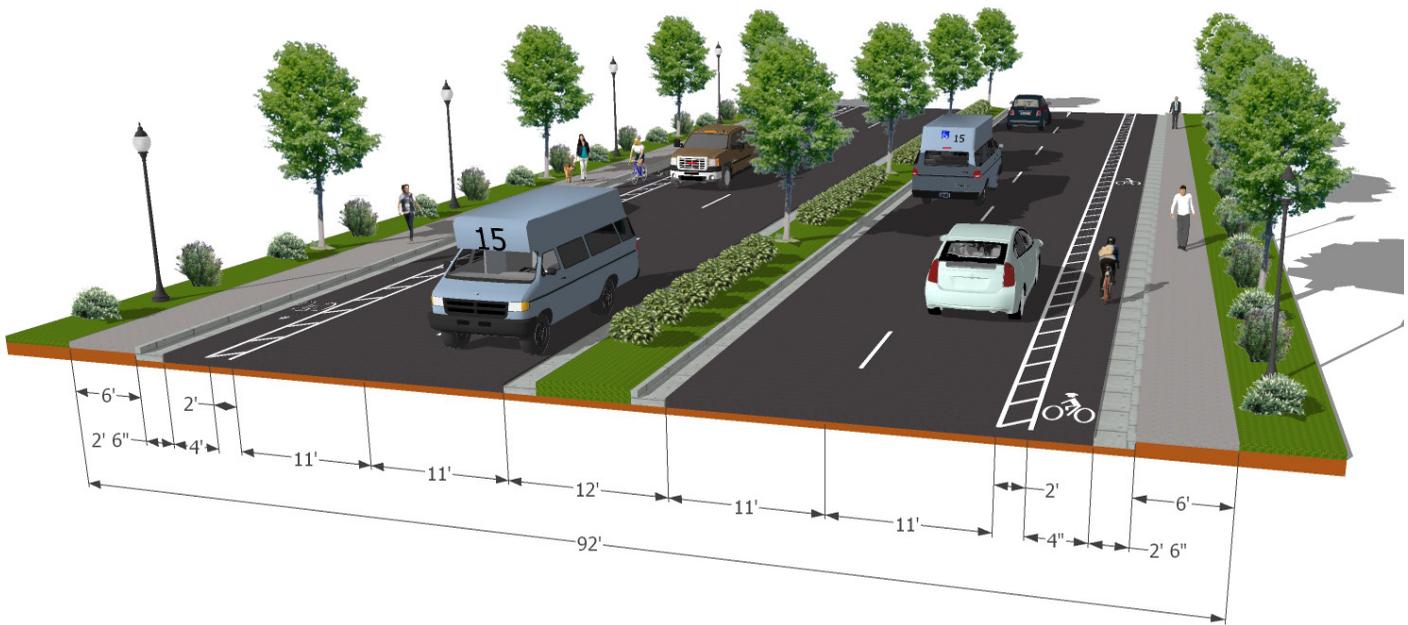
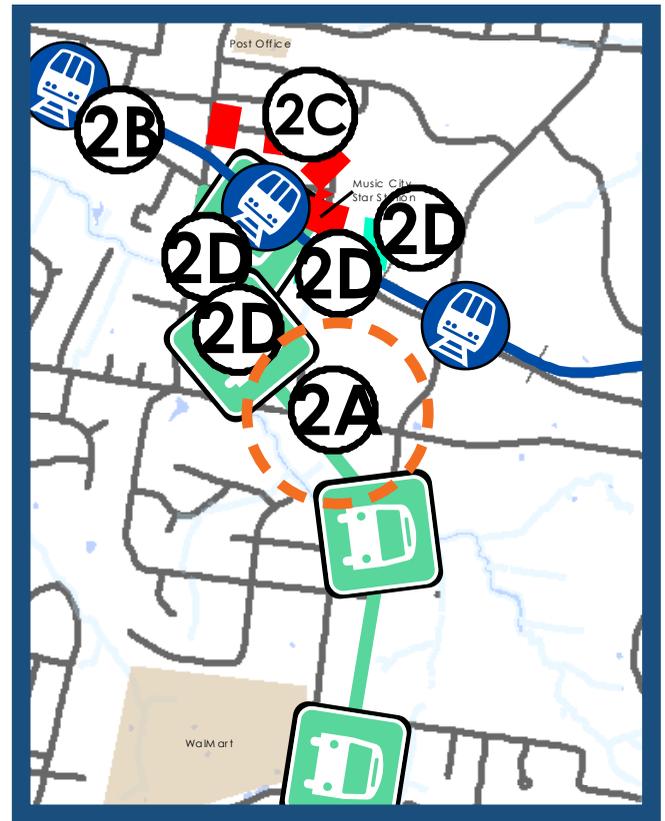
# Golden Bear Gateway Interchange-Map Id 1I

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Interchange
<b>Length (miles)</b>	N/A
<b>Estimated Cost to Construct</b>	-----
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	State Government
<b>Project Description</b>	Provides North-South connectivity across railroad
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>• Currently Under Construction</li> <li>• Need for bicycle and pedestrian amenities across bridge</li> </ul>



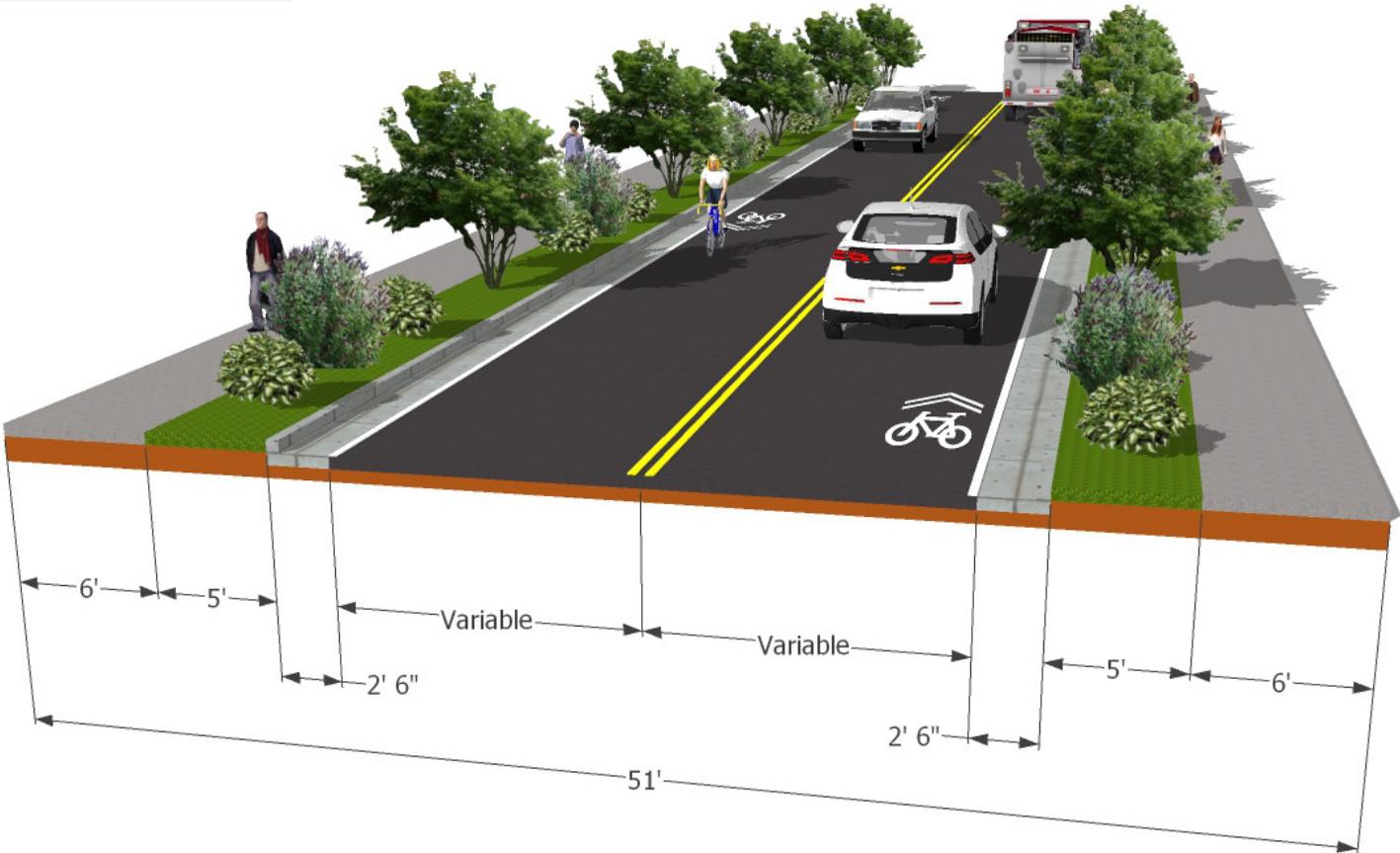
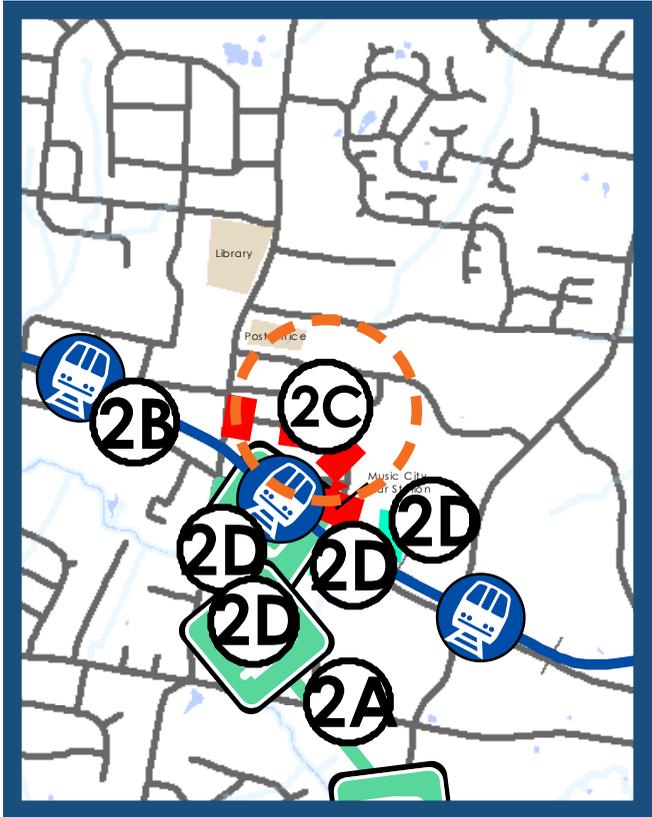
# Circulator (30-minute headway, 2 vehicles)-Map Id 2A

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Transit: Service
<b>Length (miles)</b>	N/A
<b>Estimated Cost to Construct</b>	<b>\$170,000 startup cost;</b> <b>\$130,000 annual operational costs</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	Provides connectivity from the Providence development to Music City Star along Mt. Juliet Road
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>• Small Circulator Vehicle (seats 20 persons)</li> <li>• Potential for long term deviated route</li> </ul>

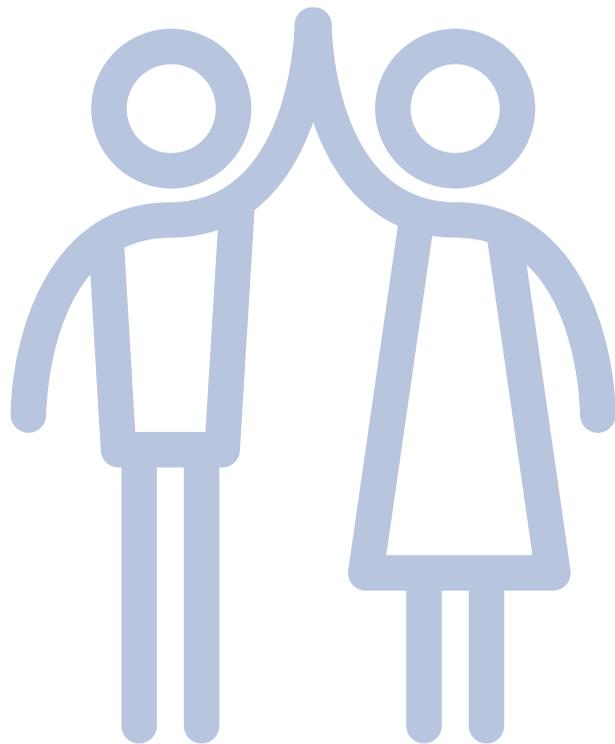


# Industrial Drive (to Music City Star Terminal)-Map Id 2C

<b>Lead Agency</b>	Mt. Juliet
<b>Type</b>	Transit: Sidewalk
<b>Length (miles)</b>	.42 miles
<b>Estimated Cost to Construct</b>	<b>\$140,000</b>
<b>Air Quality Status</b>	Exempt
<b>Funding Status</b>	Unfunded
<b>Project Description</b>	Provides pedestrian access to rail station and future transit oriented development
<b>Project Notes</b>	<ul style="list-style-type: none"> <li>Improves bicycle and pedestrian connectivity</li> </ul>



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# Appendix



## Parcels Affected by Proposed Greenways

Lot #	Parcel ID	Owner	Full Mailing Address
1	032 03707 000	Allen Curtis Etal	8160 Saundersville Rd Mount Juliet, TN 37122
2	032P A 01200 000	East Robert L Etux	244 Bass Dr Mount Juliet, TN 37122
3	049 00300 000	Howell David Floyd Etal	1277 Liberty Chapel Rd Mount Juliet, TN 37122
4	032P A 01100 000	Mcgregor Brittney R Etal	2019 Sanford Dr Mount Juliet, TN 37122
5	049A B 01000 000	Metcalf David Etux	1023 Waters Edge Cir Mount Juliet, TN 37122
6	049A B 01100 000	Bursee Robert Etux	1025 Waters Edge Cir Mount Juliet, TN 37122
7	049A B 01200 000	Wilson Michael W	1027 Waters Edge Cir Mount Juliet, TN 37122
8	049A B 01300 000	Marshall Gail Y Etal	1029 Waters Edge Cir Mount Juliet, TN 37122
9	049A B 01400 000	Hatalosky George T Etux	1031 Waters Edge Cir Mount Juliet, TN 37122
10	049A B 01500 000	Darnell Terrell A Etux	1033 Waters Edge Cir Mount Juliet, TN 37122
11	049A B 01600 000	Sauls Donald A Etux	1035 Waters Edge Cir Mount Juliet, TN 37122
12	049A B 01700 000	Frazier Michael W Etux	1037 Waters Edge Circle Mount Juliet, TN 37122
13	050 05800 000	United States Of America	1104 Market St Chattanooga, TN 37402
14	049 07100 001	City Of Mt Juliet	2425 N Mt Juliet Rd Mount Juliet, TN 37122
15	049 07101 000	Massa Frankie L	134 Nickolas Cir Lebanon, TN 37087
16	054 00700 000	Mitchell Kevin	1400 N Mt Juliet Rd Ste 200 Mount Juliet, TN 37122
17	054 01800 000	Cemetery Burton	Rt 1 Mount Juliet, TN 37122
18	054 01900 000	Eskew Donald W Etux	1450 Walnut Grove Road Lebanon, TN 37090
19	054 02000 000	Bradshaw Properties Llc	395 North Happy Hollow Road Portland, TN 37148
20	054 07200 000	Jennings Urban Trust Etal	707 Juliet Dr Mount Juliet, TN 37122
21	054G D 00100 000	Cypress Glen Homeowners	1691 N Mt Juliet Rd Mount Juliet, TN 37122
22	054G B 01701 000	Park Glen Homeowners	278 Franklin Rd/Ste 140 Brentwood, TN 37027
23	054 12201 000	Bryant Patsy Etal	402 E Spring St Lebanon, TN 37087
24	054G B 01800 000	Saito Johannes A	533 Creek Point Mount Juliet, TN 37122
25	054G B 01900 000	Marvin Karen	531 Creek Point Mount Juliet, TN 37122
26	054G B 03200 000	Dessinger Richard Etux	710 Creek Landing Cir Mount Juliet, TN 37122
27	054G B 03300 000	Morgan Todd Allen	712 Creek Landing Cir Mount Juliet, TN 37122
28	054I A 01600 000	Capps Ronnie D Etux	127 Creekwood Drive Mount Juliet, TN 37122
29	054G B 04100 000	Meyer Caleb C	707 Landing Cir Mount Juliet, TN 37122
30	054G B 03400 000	Stewart Marsha L	714 Creek Landing Cir Mount Juliet, TN 37122
31	054G B 04000 000	Mills Ross L Etux	715 Creek Landing Circle Mount Juliet, TN 37122
32	054G B 03500 000	Jack Paul T Etal	716 Creek Landing Circle Mount Juliet, TN 37122
33	054G B 03900 000	Pace Dale B	717 Creek Landing Cir Mount Juliet, TN 37122
34	054G B 03600 000	Hendricks Lawrence P	718 Creek Landing Circle Mount Juliet, TN 37122
35	054G B 04400 000	Jackson Paula M	614 Creekfront Dr Mount Juliet, TN 37122
36	054G B 03800 000	Neal Roy C Etux	719 Creek Landing Cir Mount Juliet, TN 37122
37	054I A 01500 000	Macdonald William G Etal	125 Creekwood Dr Mount Juliet, TN 37122
38	054G B 03700 000	Wilson Kenneth Ray Jr	720 Creek Landing Cir Mount Juliet, TN 37122
39	054G B 04500 000	Jones Betty L	616 Creekfront Dr Mount Juliet, TN 37122
40	054G B 04700 000	Amh 2015-1 Borrower Llc	30601 Agoura Rd Ste 200 Agoura Hills, CA 91303
41	054 11401 000	City Of Mt Juliet	2425 N Mt Juliet Rd Mount Juliet, TN 37122
42	054 11410 000	Willow Creek Harmony Housing Llc	100 Willow Creek Dr Mount Juliet, TN 37122

Lot #	Parcel ID	Owner	Full Mailing Address
43	054 11408 145	Rochford Realty & Construction	2200 Abbott Martin Rd Nashville, TN 37215
44	0540 E 01100 000	Howell David P	2014 Woodcrest Cir Mount Juliet, TN 37122
45	0540 E 01300 000	Wietlisbach Paul Etux	2103 Woodwind Point Mount Juliet, TN 37122
46	054 10203 000	Schunk Jimmy (Tr)	1019 Dickens Drive Mount Juliet, TN 37122
47	054 12601 000	City Of Mt Juliet	2425 N Mt Juliet Rd Mount Juliet, TN 37122
48	054 12600 000	West Wilson Utility	Po Box 97 Mount Juliet, TN 37121
49	054 01700 001	Eskew J Lain	1450 Walnut Grove Rd Lebanon, TN 37090
50	054 10400 000	Campbell Brent A Etux	1187 Glenbrook Dr Franklin, TN 37064
51	054 10503 000	Campbell Brent A Etux	1187 Glenbrook Dr Franklin, TN 37064
52	055 07001 000	Rogers Cynthia Ann (Tr)	7600 Lebanon Road Mount Juliet, TN 37122
53	055 07400 000	Pham Helena	14295 Lebanon Rd Old Hickory, TN 37138
54	055 07300 000	Pham Helena	14295 Lebanon Rd Old Hickory, TN 37138
55	055 07200 000	Wagner Rodney K Etal	7460 Lebanon Rd Mount Juliet, TN 37122
56	055 07100 000	Ross Thomas M Jr	7420 Lebanon Road Mount Juliet, TN 37122
57	055 07502 000	Davenport John Wilson	7620 Lebanon Road Mount Juliet, TN 37122
58	055 07501 000	Jaquemin Anita M	7600 A Lebanon Rd Mount Juliet, TN 37122
59	055 09001 000	Veit Kenneth D Etux	343 Bass Lane Mount Juliet, TN 37122
60	055 09100 000	Risner James T	361 Bass Lane Mount Juliet, TN 37122
61	055 11600 000	Farmer Diana L	320 Beckwith Rd Mount Juliet, TN 37122
62	055 09401 000	Wild Stephen D	685 Bass Lane Mount Juliet, TN 37122
63	055 09417 000	Walker Paul L Etux	691 Bass Lane Mount Juliet, TN 37122
64	055 09419 000	Taylor Debra	718 Bass Lane Mount Juliet, TN 37122
65	055 09415 000	Vanderpool David L Etal	717 Bass Lane Mount Juliet, TN 37122
66	055 09402 000	Jones Jack Etux Kateena	771 Bass Lane Mount Juliet, TN 37122
67	055 09411 000	Dickeson Shawn C Etux	826 Bass Lane Mount Juliet, TN 37122
68	055 09420 000	Hartley Kelley R	793 Bass Lane Mount Juliet, TN 37122
69	055 09408 000	Pinhal Joseph A Jr Etux	608 Lakemeade Pt Old Hickory, TN 37138
70	055 09403 000	Blanton Janice E	793A Bass Lane Mount Juliet, TN 37122
71	055 09407 000	Denning James S Jr Etux	968 Bass Lane Mount Juliet, TN 37122
72	055 09201 000	Work Chad T Etux	1043 Bass Lane Mount Juliet, TN 37122
73	055 10803 000	Linton John Etux	745 Beckwith Rd Mount Juliet, TN 37122
74	055 10806 000	Steiner Vernon L	799 Beckwith Rd Mount Juliet, TN 37122
75	055 10804 000	Jackson Anthony H Etux	825 Beckwith Rd Mount Juliet, TN 37122
76	055 10805 000	Gleaves William D Etux Courtney	911 Beckwith Rd Mount Juliet, TN 37122
77	055 10600 000	Navajo Investments Llc	117 Liberty Ave Lafayette, LA 70508
78	055 10700 000	Schmidt Michael Etux	3027 Cairns Dr West Mount Juliet, TN 37122
79	055 10500 000	Lilly David G Etux	1130 Wrights Lane Gallatin, Tn 37066
80	055 10400 000	Davis Jill S	1063 Beckwith Road Mount Juliet, TN 37122
81	055 10302 000	Estes James L	186 Vivrett Lane Mount Juliet, TN 37122
82	054 08301 000	BRADFORD JAMES WILLIAM	786 BECKWITH RD MOUNT JULIET, TN 37122
83	055 08800 000	Janiro Robert P	135 Bass Lane Mount Juliet, TN 37122
84	055 01600 000	Englert Stephen (Tr) Etal	2614 Music Valley Dr Nashville, TN 37214
85	055 01602 000	Smith Dennis H Etux	7435 Lebanon Rd Mount Juliet, TN 37122
86	055 01700 000	Haynes Alma Jean	302 River Drive Mount Juliet, TN 37122

## Parcels Affected by Proposed Greenways, cont.

Lot #	Parcel ID	Owner	Full Mailing Address
87	055 01702 000	Fryer Chris Etux	7255 Lebanon Rd Mount Juliet, TN 37122
88	055 01605 000	Kaplan Gary G & Mary H Kaplan (Cotrs)	7405 Lebanon Road Mount Juliet, TN 37122
89	055 09412 000	Weatherspoon William D	772 Bass Lane Mount Juliet, TN 37122
90	074 00601 000	Waynick Mark Etux	291 Larson Dr Mount Juliet, TN 37122
91	073 03800 000	Bank Of America	1600 S Douglass Rd Ste 200-A Anaheim, CA 92806
92	074 01700 000	Pirtle Donald Etux Donna	3093 W Division St Hermitage, TN 37076
93	074 01600 000	Steele James E Etux	3131 W Division St Hermitage, TN 37076
94	073 03900 000	Hager Patricia K	304 Old Lebanon Dirt Rd Hermitage, TN 37076
95	074 01505 000	Henderson Don R	312 Rembrandt Dr Old Hickory, TN 37138
96	074 01506 000	Henderson Don R	312 Rembrandt Dr Old Hickory, TN 37138
97	074 01501 000	Dillard Michael S	919 Denise Dr Old Hickory, TN 37138
98	074 01504 000	City Of Mt Juliet	2425 N Mt Juliet Rd Mount Juliet, TN 37122
99	074 01500 000	Peercy Joseph Alten Etal	3155 W Division St Hermitage, TN 37076
100	073F A 00300 000	Smith Michael Steven Etux	1415 West Division St Mount Juliet, TN 37122
101	073F A 00200 000	Klipa Donald Etux Naomi	1445 W Division St Mount Juliet, TN 37122
102	073F A 00100 000	Smith James Randall Etux	1475 W Division St Mount Juliet, TN 37122
103	073 03200 000	Hill Jack Gordon Etux	1491 W Division St Mount Juliet, TN 37122
104	073 03100 000	Ragland Jefferey Etux	1165 W Division St Mount Juliet, TN 37122
105	073 03118 000	Pulley Jo D Etvir Edward	1125 W Division St Mount Juliet, TN 37122
106	073 03117 000	Pascal Nannie L	1125 W Division St Mount Juliet, TN 37122
107	073 03201 000	Armstrong Ray Etux	1635 W Division St Mount Juliet, TN 37122
108	073 03301 000	Dutton Hubert W Iii	1585 W Division St Mount Juliet, TN 37122
109	073 03304 000	Gunnels James E	1655 W Division St Mount Juliet, TN 37122
110	073 03305 000	Gunnels Dr Joshua K Etux	1657 W Division St Mount Juliet, TN 37122
111	073 03306 000	Derryberry Elmer Etux	1707 W Division St Mount Juliet, TN 37122
112	073 03307 000	Miller Eric J	1737 W Division Street Mount Juliet, TN 37122
113	073F A 01500 000	Kyle Stephen H Etux	104 Pascal Dr Mount Juliet, TN 37122
114	073F A 01000 000	Goddard Preston W Etux	9695 Lebanon Rd Ste 400 Mount Juliet, TN 37122
115	073 03308 000	Hammer Melvin D Etux	208 Wildon Drive Hermitage, TN 37076
116	073K F 03600 000	Brookstone Homeowners	PO Box 938 Mount Juliet, TN 37121
117	073K B 00400 000	Waynick Mark Etux	291 Larson Dr Mount Juliet, TN 37122
118	073 02900 000	Waynick Mark Etux	291 Larson Drive Mount Juliet, TN 37122
119	073 03309 000	Boyd Johnny B Etux	PO Box 2196 Mount Juliet, TN 37121
120	073K B 00500 000	Waynick Mark	291 Larson Dr Mount Juliet, TN 37122
121	073F A 01400 000	Kyle Stephen	104 Pascal Dr Mount Juliet, TN 37122
122	073 03310 000	Dant James W Etux	1885 W Division St Mount Juliet, TN 37122
123	073F A 01100 000	Thompson Johnny H	814 Moreland Hills Dr Mount Juliet, TN 37122
124	073 03311 000	Cox Richard A Etux	1895 W Division St Mount Juliet, TN 37122
125	073 03312 000	Gragg Arnold A Etux	1953 W Division St Mount Juliet, TN 37122
126	073F A 01300 000	Clark David	108 Pascal Dr Mount Juliet, TN 37122
127	073 03313 000	Yates Janet H	1985 W Division St Mount Juliet, TN 37122
128	073F A 01200 000	Krzemien Julie L	107 Pascal Dr Mount Juliet, TN 37122
129	073K A 00100 000	Pitt Jesse Etvir	110 Pascal Dr Mount Juliet, TN 37122

Lot #	Parcel ID	Owner	Full Mailing Address
130	073 03402 000	Willoughby Charles A	2101 W Division St Mount Juliet, TN 37122
131	073 03400 000	Willoughby Charles E	2165 W Division St Mount Juliet, TN 37122
132	073K D 00500 000	Isbell Christopher Ray Etux	2090 Brookstone Dr Mount Juliet, TN 37122
133	073K F 02900 000	Flatt Anna S	2108 Brookstone Drive Mount Juliet, TN 37122
134	073K A 02700 000	Minchey Richard Etux	109 Pascal Drive Mount Juliet, TN 37122
135	073K F 03000 000	Wilson Steven M	2110 Brookstone Dr Mount Juliet, TN 37122
136	073K F 03100 000	Payne Dwayne L Etux	2112 Brookstone Dr Mount Juliet, TN 37122
137	073K F 03200 000	Riggs Jeffrey N Etux	2114 Brookstone Dr Mount Juliet, TN 37122
138	073K F 03300 000	Thomas Timothy L Etux	2116 Brookstone Dr Mount Juliet, TN 37122
139	073K F 03400 000	Delrose Mark J Etux	2118 Brookstone Dr Mount Juliet, TN 37122
140	073 02700 000	Elliott Beverly Babb	PO Box 1477 Mount Juliet, TN 37121
141	073 00400 000	Hendrix Alton Etux	855 Aracadia Pass Lebanon, TN 37087
142	073 03300 000	Strickland Jeffrey Dale	PO Box 167 Mount Juliet, TN 37122
143	073L B 00400 000	Klahn Dewey Etux	381 Main St Mount Juliet, TN 37122
144	073L B 00501 000	Jordan Frances M (Le) Etal	PO Box 70 Mount Juliet, TN 37121
145	073L B 00600 000	Ross Dinah L	305 Main Street Mount Juliet, TN 37122
146	073 00401 000	Hollingshead Development Lc	4472 Hickory Grove Rd Murfreesboro, TN 37129
147	073 04119 000	Front Porch Realty	771 Bass Lane Mount Juliet, TN 37122
148	073 04120 000	Saylor J Greg	1524 S Mt Juliet Road Mount Juliet, TN 37122
149	073 04121 000	Norman Rebecca S Y	719 Monticello Dr Mount Juliet, Tn 37122
150	073 03600 000	Broadway Herman	2955 W Division Street Hermitage, TN 37076
151	073 02704 000	Kaul Karl F Etux	425 Willis Pass Extension Mount Juliet, TN 37122
152	073 04123 000	Perrine Sharen A	4900 Kilimanjaro Dr Old Hickory, TN 37138
153	073 04122 000	Blythe Debra Dean	716 Monticello Dr Mount Juliet, TN 37122
154	073 04101 000	Dorfman Aimee Mala	718 Monticello Dr Mount Juliet, TN 37122
155	073 00201 000	Waynick Mark Etux	291 Larson Dr Mount Juliet, TN 37122
156	073 02703 000	Baker Suzanna T	428 Willis Pass Extension Mount Juliet, TN 37122
157	073 03700 000	Owen Daniel A	2975 W Division St Hermitage, TN 37076
158	073 03701 000	Jones William Royce Etal	3005 W Division St Hermitage, TN 37076
159	074 01800 000	Coss Jimmy	3051 W Division Hermitage, TN 37076
160	073 03316 000	Middleton Whitwell N (Tr)	2315 Old Lebanon Dirt Rd Mount Juliet, TN 37122
161	073 04201 000	Cloyd Barry L Etux	2121 Old Lebanon Dirt Rd Mount Juliet, TN 37122
162	073 04200 000	Ingram Timothy A Etux	2091 Old Lebanon Dirt Rd Mount Juliet, TN 37122
163	073 04202 000	Caudill Arlene Rene Etvir	2141 Old Lebanon Dirt Rd Mount Juliet, TN 37122
164	073K D 00600 000	Arboneaux Henry lii Etux	2088 Brookstone Dr Mount Juliet, TN 37122
165	073K J 00100 000	Wood Kristy	2086 Brookstone Dr Mount Juliet, TN 37122
166	073K J 00200 000	Snarr Kenneth C Etux	2084 Brookstone Dr Mount Juliet, TN 37122
167	073K J 00300 000	Odell Anthony W Etux	2082 Brookstone Dr Mount Juliet, TN 37122
168	073 03119 000	Robinson Properties Lp	PO Box 711 Mount Juliet, TN 37121
169	073 01801 000	Denson Raymond Leslie	520 Hedgewood Place Winston Salem, NC 27104
170	073 01803 000	Denson H C Etux Nelle	Po Box 125 Mount Juliet, TN 37121
171	073 03501 000	Wilson County Board	351 Stumpy Lane Lebanon, TN 37090
172	073 08100 000	Sexton Michael J Etux	1715 Old Lebanon Dirt Rd Mount Juliet, TN 37122

## Parcels Affected by Proposed Greenways, cont.

Lot #	Parcel ID	Owner	Full Mailing Address
173	073 08119 000	Kyle Stephen H Etal	104 Pascal Dr Mount Juliet, TN 37122
174	073K D 05900 000	Brookstone Homeowners	PO Box 938 Mount Juliet, TN 37121
175	073 04203 000	Saylors J Greg	1524 S Mt Juliet Rd Mount Juliet, TN 37122
176	073M A 01100 000	Crabtree Robert J Etux	2017 Julie Dr Mount Juliet, TN 37122
177	073M A 01200 000	Ellison Brian C Etux	2018 Julie Dr Mount Juliet, TN 37122
178	073 00202 000	Norfleet Mark A	2910 W Division St Hermitage, TN 37076
179	073 00200 000	Newberry William Lovell	146 Lake Chateau Hermitage, TN 37076
180	073 03303 000	Dobson Paul K Etux	2025 W Division St Mount Juliet, TN 37122
181	054O C 04200 000	Kirk Ambrose Etux	1451 Trailridge Cir Mount Juliet, TN 37122
182	054O B 04700 000	Woodland Place Homeowners	1606 Wrenwood Way Mount Juliet, TN 37122
183	054O C 04300 000	Meals Gordon D Jr	1453 Trailridge Cir Mount Juliet, TN 37122
184	054O C 04400 000	Kotora Gail F	1455 Trailridge Cir Mount Juliet, TN 37122
185	054O C 04500 000	Bryant Jenny Lynn	1457 Trailridge Cir Mount Juliet, TN 37122
186	054O A 02500 000	Duer Fred Etux Dorothy	1459 Trailridge Circle Mount Juliet, TN 37122
187	054O A 02400 000	Ryerson Mark Etux	1145 Woodridge Place Mount Juliet, TN 37122
188	054O A 02300 000	Schimborski David A Etux	1144 Woodridge Place Mount Juliet, TN 37122
189	072 05200 000	Cemetery Smith	E Division St Mount Juliet, TN 37122
190	072 07500 000	Cunningham Ruby L Etal	3143 Stafford Dr Nashville, TN 37214
191	072 04501 000	Clemmons Calvin	1726 Atalas St Murfreesboro, TN 37130
192	072 07400 000	Elliott Beverly Babb	Po Box 1477 Mount Juliet, TN 37122
193	072P A 00701 000	Landers James G Etal	203 Lei Lani Dr Lebanon, TN 37087
194	071 09200 000	Elliott Beverly Babb	Po Box 1477 Mount Juliet, TN 37121
195	073L B 02700 000	Mt Juliet Church Of Christ	1940 N Mt Juliet Rd Mount Juliet, TN 37122
196	073L B 01000 000	Hackney Ronnie	187 W Main St Mount Juliet, TN 37122
197	072 08000 000	Middle Tennessee Electric	201 Maddox-Simpson Pkwy Lebanon, TN 37087
198	072 07600 000	Huskey James A	424 Lewisberg Pike Franklin, TN 37064
199	071 00101 000	Bradshaw Gary Steven	130 Vivrett Lane Mount Juliet, TN 37122
200	055 10301 000	Hall William L	PO Box 140902 Mount Juliet, TN 37214
201	055 10300 000	Hall William L	PO Box 140902 Mount Juliet, TN 37214
202	055 10200 000	Lawrence Tracy L	PO Box 376 Mount Juliet, TN 37121
203	071 00100 000	Lind Michael G Etux	1233 Beckwith Rd Mount Juliet, TN 37122
204	071 00315 000	Lind Michael G Etux	1233 Beckwith Rd Mount Juliet, TN 37122
205	072 04301 000	Howell Andrew G	115 Vivrett Lane Mount Juliet, TN 37122
206	071 00303 000	Bradshaw Karla E	65 Vivrett Lane Mount Juliet, TN 37122
207	071 00200 000	Williams Debrah	677 Cainsville Rd Lebanon, TN 37087
208	071 00313 000	Cowampler John R Etux	1775 Beckwith Road Mount Juliet, TN 37122
209	071 00207 000	Johnson Gerald A	1375 Beckwith Rd Mount Juliet, TN 37122
210	071 00305 000	Mclevain Jesse D Etal	1480 Beckwith Rd Mount Juliet, TN 37122
211	071 00201 000	Davis Lisa Kay	1410 Beckwith Road Mount Juliet, TN 37122
212	071 00206 000	Clymer Ivan G Etux	1391 Beckwith Rd Mount Juliet, TN 37122
213	071 00205 000	Skaggs Donald R Etux	1433 Beckwith Rd Mount Juliet, TN 37122
214	071 00203 000	Slabach Anthony W Etux	323 Vesta Rd Lebanon, TN 37090
215	071 00202 000	Durbin Bruce W	1609 Beckwith Rd Mount Juliet, TN 37122
216	071 00311 000	Akey Stephen L Etux	1610 Beckwith Rd Mount Juliet, TN 37122

Lot #	Parcel ID	Owner	Full Mailing Address
217	071 00317 000	Pharr Joe T Jr Etux	1700 Beckwith Rd Mount Juliet, TN 37122
218	071 00314 000	Pharr Joe T Jr Etux	1700 Beckwith Rd Mount Juliet, TN 37122
219	071 04900 000	Tennessee Valley	Beckwith Road Mount Juliet, TN 37122
220	071 05000T002	Elliott Beverly Babb	PO Box 1477 Mount Juliet, TN 37121
221	072 04500 000	Muirhead Jeffrey	4 Waddington Ave West Orange, NJ 7052
222	071 05400 000	Elliott Beverly Babb	PO Box 1477 Mount Juliet, TN 37121
223	071 08900 000	Elliott Beverly Babb	Po Box 1477 Mount Juliet, TN 37121
224	071 09000 000	Mcclurg K L Etux	2842 E Division St Mount Juliet, TN 37122
225	071 09100 000	Elliott Beverly Babb	PO Box 1477 Mount Juliet, TN 37121
226	071 08805 000	Chambliss Raymond C	10 Rutland Rd Mount Juliet, TN 37122
227	071 05800 000	Tomlinson Danny R	2137 Beckwith Rd Mount Juliet, TN 37122
228	071 00300 000	Warren Kevin Etux Etal	1734 Beckwith Rd Mount Juliet, TN 37122
229	076 08400 000	Crowell Bobby G Etux	2027 Hickory Hill Lane Hermitage, TN 37076
230	076 08904 000	Cripps Betty Jean	4506 Central Pike Hermitage, TN 37076
231	075 02102 000	Las Tierritas Llc	4504 Central Pike Hermitage, TN 37076
232	074M A 05100 000	Chandler Pointe Hoa	PO Box 508 Antioch, TN 37011
233	076E A 01400 000	Ross Roy J Etux Loma	1109 Clearview Dr Mount Juliet, TN 37122
234	076E A 00600 000	Bull Robert (Tr) Etal	1106 Clearview Drive Mount Juliet, TN 37122
235	076E A 01300 000	Baker Jerry L Etux	1111 Clearview Dr Mount Juliet, TN 37122
236	076E A 00700 000	West Valley Farms Inc	1104 Clearview Dr Mount Juliet, TN 37122
237	076 03303 000	Whitman Jerry C Etux	155 Catalpa Dr Mount Juliet, TN 37122
238	076E A 00900 000	Summar Gerald T	1116 Clearview Dr Mount Juliet, TN 37122
239	076 03301 000	Harper Max G	508 Dogwood Dr Mount Juliet, TN 37122
240	076K B 04200 000	Mittler Scott	1056 Secretariat Dr Mount Juliet, TN 37122
241	076 02402 000	Patton Robert B Etux	7065 John Hagar Rd Mount Juliet, TN 37122
242	076K B 04100 000	Barnard Carly B Etal	1054 Secretariat Dr Mount Juliet, TN 37122
243	076K F 01700 000	Swoboda John Etux	4005 Affirmed Drive Mount Juliet, TN 37122
244	076K F 01600 000	Glymp Tina M	4007 Affirmed Drive Mount Juliet, TN 37122
245	076K F 01500 000	Matias Stephanie N	4009 Affirmed Dr Mount Juliet, TN 37122
246	076K F 01800 000	Melvin Keith Etux	4000 Affirmed Dr Mount Juliet, TN 37122
247	076K B 04000 000	Talley Andrew Sr Etux	1052 Secretariat Dr Mount Juliet, TN 37122
248	076K B 03900 000	Kurras Melissa Etvir	1050 Secretariat Dr Mount Juliet, TN 37122
249	076K B 00500 000	Crystal Bay Llc	PO Box 7215 Spreckels, CA 93962
250	076K B 03800 000	Hoyt Donald T Etux	1304 Clearview Dr Mount Juliet, TN 37122
251	076K B 00600 000	Sisk Ricky N Etux	1049 Secretariat Dr Mount Juliet, TN 37122
252	076 06805 000	Hendry Christopher W Etux	1329 Oak Valley Dr Mount Juliet, TN 37122
253	076 05700 000	Deakins James W Etux	690 John Wright Rd Mount Juliet, TN 37122
254	076 05601 000	Mandabach Thomas A (Le)	620 John Wright Road Mount Juliet, TN 37122
255	076 06806 000	Shefi Ellie D	1706 Andrew Ct Mount Juliet, TN 37122
256	076 07400 000	Pirtle Fairlene (Le) Etal	4531 Central Pike Hermitage, TN 37076
257	076I D 01100 000	Cornelius Lonnie	931 Kelly June Dr Mount Juliet, TN 37122
258	076 06804 000	Boudoucies John M Etux	1705 Andrew Ct Mount Juliet, TN 37122
259	076I D 01700 000	Briggs William A Etux	932 Kelly June Dr Mount Juliet, TN 37122
260	076I D 00800 000	Purcell Louis J Etux	921 Kelly June Dr Mount Juliet, TN 37122

## Parcels Affected by Proposed Greenways, cont.

Lot #	Parcel ID	Owner	Full Mailing Address
261	076I D 00900 000	Conn Kristin Kaye	925 Kelly June Dr Mount Juliet, TN 37122
262	076I D 01000 000	Messimore Treasa L Etvir	929 Kelly June Dr Mount Juliet, TN 37122
263	076I D 01800 000	Kittrell Jerry W	930 Kelly June Dr Mount Juliet, TN 37122
264	076I D 02800 000	Figueroa Teresa S	914 Kelly June Dr Mount Juliet, TN 37122
265	076I D 02700 000	Weldon Gregory R	916 Kelly June Dr Mount Juliet, TN 37122
266	076I D 02600 000	Helton Kenneth Shane Etux	918 Kelly June Dr Mount Juliet, TN 37122
267	076I D 02500 000	Brown Jeffrey M Etux	920 Kelly June Dr Mount Juliet, TN 37122
268	076I D 01900 000	Kanaan Emad	1001 Joshua Drive Mount Juliet, TN 37122
269	076I D 02400 000	Davis Jo Ann Davis	922 Kelly June Dr Mount Juliet, TN 37122
270	076I D 02300 000	Lanahan Jessica H Etal	924 Kelly June Dr Mount Juliet, TN 37122
271	076I D 02200 000	American Homes 4 Rent	30601 Agoura Rd Agoura Hills, CA 91301
272	076P A 03000 000	Gray Dean R Etux	1536 Anthony Way Mount Juliet, TN 37122
273	076P A 02900 000	Korth Bernadette Etvir	1534 Anthony Way Mount Juliet, TN 37122
274	076I D 02100 000	Lyles Robert E Etal	1002 Joshua Dr Mount Juliet, TN 37122
275	076P A 02700 000	Glass Regina L	1530 Anthony Way Mount Juliet, TN 37122
276	076I D 02000 000	Ector Wanda R Etals	1003 Joshua Dr Mount Juliet, TN 37122
277	076P A 02600 000	Hardy Herndon L Jr Etux	1528 Anthony Way Mount Juliet, TN 37122
278	076O A 03100 000	Smith Tony F Etux	2223 Weona Dr Nashville, TN 37214
279	076O A 03200 000	Lawson Timothy Allen Etux	1520 Anthony Way Mount Juliet, TN 37122
280	076O A 03300 000	Kirk Jimmy D	1518 Anthony Way Mount Juliet, TN 37122
281	076O A 03400 000	Fox James Etux	1516 Anthony Way Mount Juliet, TN 37122
282	076O A 03500 000	Curtin Patrick Etux	1514 Anthony Way Mount Juliet, TN 37122
283	076O A 03600 000	Neff Frederick R Etux	1512 Anthony Way Mount Juliet, TN 37122
284	076O A 03800 000	Leslie Robert Etux	1004 Joshua Dr Mount Juliet, TN 37122
285	076P A 03100 000	Douglas William M Etux	1538 Anthony Way Mount Juliet, TN 37122
286	076P A 03500 000	Monsue James R Etux	3001 Christine Court Mount Juliet, TN 37122
287	076P A 03700 000	Dale Charles E Etux	298 Chandler Radford Rd Mount Juliet, TN 37122
288	076P A 01400 000	Ford James O Etux	2000 Leah Street Mount Juliet, TN 37122
289	076P A 01300 000	Sanford Jamie L Etal	1001 Brandon Court Mount Juliet, TN 37122
290	076P A 02200 000	Jones Lois W	2001 Leah Ct Mount Juliet, TN 37122
291	076P A 03600 000	Dycus Christy M	276 Chandler Rd Mount Juliet, TN 37122
292	076P A 02300 000	Tuggle William E	1517 Anthony Way Mount Juliet, TN 37122
293	076P A 01500 000	Reed Mary A	2002 Leah Ct Mount Juliet, TN 37122
294	076P A 00500 000	Carter Patricia R Etvir	1000 Brandon Ct Mount Juliet, TN 37122
295	075 02200 000	Rimmer Charles A Jr	4732 Cascade Dr Old Hickory, TN 37138
296	076P A 00400 000	Johnson Wendell W Etux	1527 Anthony Wy Mount Juliet, TN 37122
297	076P A 01600 000	Goodwin Joel M Etux	2004 Leah Ct Mount Juliet, TN 37122
298	076P A 00300 000	Scott Stephen C Etux	1529 Anthony Way Mount Juliet, TN 37122
299	076 08500 000	Rimmer Charles A Jr	4732 Cascade Dr Old Hickory, TN 37138
300	076P A 00600 000	Mckinnie Ryan Etux	1002 Brandon Ct Mount Juliet, TN 37122
301	076 06800 000	Jackson John W	200 Chandler Rd Mount Juliet, TN 37122
302	076P A 00200 000	Collins Charles M Etux	168 Chandler Radford Rd Mount Juliet, TN 37122
303	076 07303 000	Wright Lady Cynthia	115 Chandler Radford Rd Mount Juliet, TN 37122
304	076 07100 000	Locke Jacqueline	49 Chandler Rd Mount Juliet, TN 37122

Lot #	Parcel ID	Owner	Full Mailing Address
305	076 08800 000	Pirtle Donald R	3093 W Division St Hermitage, TN 37076
306	076 02403 000	Patton Robert M	838 John Wright Rd Mount Juliet, TN 37122
307	076 02400 000	Patton Robert	7065 John Hager Road Mount Juliet, TN 37122
308	076K I 01300 000	Palmer Mickey R Etux	5059 Citation Dr Mount Juliet, TN 37122
309	077 00101 000	Mcfarland Sandra	1060 Kennesaw Blvd Gallatin, TN 37066
310	072P B 00100 000	1710 Mj Llc	1821 Latimer Lane Hendersonville, TN 37075
311	072 04800 000	Puckett Mary Alice	PO Box 869 Mount Juliet, TN 37121
312	072 04700 000	Mcclendon James	2530 C E Division St Mount Juliet, TN 37122
313	072 04701 000	Graves Robert W	2640 E Division St Mount Juliet, TN 37122
314	072P B 01601 000	Wilson Bank & Trust	623 W Main St Lebanon, TN 37087
315	077 02700 000	Brummitt Olen H	4370 Old Lebanon Dirt Rd Mount Juliet, TN 37122
316	077 01601 000	Quakenbush Lamar	1940 E Division St Mount Juliet, TN 37122
317	077 02500 000	Mcnabb Garry Etals	345 S Jefferson Ave Suite 300 Cookeville, TN 38501
318	077 02300 000	Cook Sylvia Ann	1812 Franklin Rd Lebanon, TN 37090
319	077 02200T001	Hollis James Harold Sr	5404 Old Lebanon Dirt Rd Mount Juliet, TN 37122
320	077 02201 000	Hollis James Harold	5404 Old Lebanon Dirt Road Mount Juliet, TN 37122
321	077H D 01800 000	Chester Victor E	1510 Fairview Dr Mount Juliet, TN 37122
322	077A C 00200 000	Carter Lila M	1702 Valleyview Dr Mount Juliet, TN 37122
323	077A C 00100 000	Phillips Dennis M Etux	1700 Valleyview Dr Mount Juliet, TN 37122
324	077H D 01900 000	Herzer Matthew C Etux	1509 Fairview Dr Mount Juliet, TN 37122
325	077H D 01700 000	Kittle Douglas A Etux	1511 Fairview Dr Mount Juliet, TN 37122
326	077A C 03000 000	Fox Terry L Etux	1703 Valleyview Dr Mount Juliet, TN 37122
327	077A C 03100 000	Pionke Mark David (Tr)	1701 Valleyview Dr Mount Juliet, TN 37122
328	077H D 01600 000	Green Bethany M Etvir	1505 Fairview Dr Mount Juliet, TN 37122
329	077A C 02900 000	Nguyen Jason Etux	1803 Longview Dr Mount Juliet, TN 37122
330	077A C 02800 000	Mcnutt Harry (Tr)	120 Donelson Pk #102 Nashville, TN 37214
331	077H D 01500 000	Mccrary Bobby C Jr Etux	1503 Fairview Dr Mount Juliet, TN 37122
332	077H D 03000 000	Burns Billy F Etux Vicky	1204 Weston Court Mount Juliet, TN 37122
333	077A C 02700 000	Mcnutt Larry Etux Tonya R	1807 Longview Dr Mount Juliet, TN 37122
334	077H D 03100 000	Clark Gary F Etux Sharon	1203 Weston Ct Mount Juliet, TN 37122
335	077 02803 000	Bmc Enterprises Inc	1098 Weston Dr Mount Juliet, TN 37122
336	077H D 01300 000	Kent Ron E Etux Lori B	1215 Weston Drive Mount Juliet, TN 37122
337	077A C 02600 000	Mcnutt Harry (Tr)	120 Donelson Pk #102 Nashville, TN 37214
338	077A C 02500 000	Sullivan Edward J Etux	1906 Longview Ct Mount Juliet, TN 37122
339	077H D 01400 000	Wolf Marita L	1501 Fairview Dr Mount Juliet, TN 37122
340	077H D 01200 000	Boudreaux Betty	1216 Weston Dr Mount Juliet, TN 37122
341	077A C 02200 000	Maddux Harold D	1903 Longview Ct Mount Juliet, TN 37122
342	077A C 02400 000	Dixon Charles B Etux	1905 Longview Ct Mount Juliet, TN 37122
343	077A C 02300 000	Brooks Hardie M Etux	1904 Longview Ct Mount Juliet, TN 37122
344	077H D 01100 000	Mcnutt Harry (Tr)	120 Donelson Pk Ste 102 Nashville, TN 37214
345	076E A 01100 000	Cull James	1115 Clearview Dr Mount Juliet, TN 37122
346	077 04200 000	Wilson County Board	351 Stumpy Lane Lebanon, TN 37090
347	077H A 00900 000	Bean Suzanne Renee Etvir	1201 Clearview Dr Mount Juliet, TN 37122

## Parcels Affected by Proposed Greenways, cont.

Lot #	Parcel ID	Owner	Full Mailing Address
348	077H A 00800 000	Frost Brain L Etux	1203 Clearview Drive Mount Juliet, TN 37122
349	077H A 00700 000	Hudson Kenneth	1205 Clearview Dr Mount Juliet, TN 37122
350	076E A 00800 000	Jordan Mabel T Etal	1110 Clearview Dr Mount Juliet, TN 37122
351	076 03400 000	Schlosser J Adam Etux	1408 Fairview Dr Mount Juliet, TN 37122
352	077 04600 000	Goodman Richard L Etal	529 NW Rutland Rd Mount Juliet, TN 37122
353	077 04700 000	Mcculloch M Dale Etals	4395 Hickory Ridge Rd Lebanon, TN 37087
354	077 05901 000	King James D Jr Etux	830 Nw Rutland Rd Mount Juliet, TN 37122
355	077 05702 000	Daniel Curtis L Etux	1100 Nw Rutland Rd Mount Juliet, TN 37122
356	077 05706 000	Kehinde Modupe O Etux	1134 Nw Rutland Rd Mount Juliet, TN 37122
357	077 05703 000	Kessler Sherry Ann	1172 Nw Rutland Rd Mount Juliet, TN 37122
358	077 05704 000	Rubel James A Etux	1202 Nw Rutland Road Mount Juliet, TN 37122
359	077 05806 000	1St Sub Water Ut Dist	PO Box 94 Hermitage, TN 37076
360	077 05809 000	A H Johnson Co Llc	302 Adams Lane Mount Juliet, TN 37122
361	072P B 01800 000	Cole Timothy S	1810 Lawnview Point Mount Juliet, TN 37122
362	072P B 01700 000	Wence Cory J Etal	113 Karen Drive Mount Juliet, TN 37122
363	077 02400 000	Buttonwood Investments	1 Vantage Way Nashville, TN 37228
364	077 04500 000	First Baptist Church of Mt Juliet	735 N Mt Juliet Rd Mount Juliet, TN 37122
365	077 04501 000	Health and Educational	115 Castle Hgts Ave #102 Lebanon, TN 37087
366	077 00102 000	Mullins Gloria M (Tr) Of The	128 Due West Dr Mount Juliet, TN 37122
367	072P B 01600 000	Southeast Enterprises Llc	1550 N Mt Juliet Rd Mount Juliet, TN 37122
368	072P B 01602 000	Pickney Teresa V	1012 Mystic Streams Mount Juliet, TN 37122
369	077 05801 000	Burton Joe Randall Jr	870 NW Rutland Rd Mount Juliet, TN 37122
370	077 05819 000	Smith Wesley L Etux	908 NW Rutland Rd Mount Juliet, TN37122
371	077 05820 000	Corsale Brian D Etal	2 NW Rutland Rd Mount Juliet, TN 37122
372	078 01800 000	Lackey Timothy E	6124 River Rd East China, MI 48054
373	078 05400 000	Crk Real Estate Llc	4525 District Blvd Vernon, CA 90058
374	078 05509 001	Crk Real Estate Llc	4525 District Blvd Vernon, CA 90058
375	078 05501 000	Crk Real Estate Llc	4525 District Blvd Vernon, CA 90058
376	078 05600 000	Crk Real Estate Llc	4525 District Blvd Vernon, CA 90058
377	078 05506 000	Crk Real Estate Llc	4525 District Blvd Vernon, CA 90058
378	097 02300 000	A H Johnson Family Llc	302 Adams Lane Mount Juliet, TN 37122
379	097 07500 000	Davis Aneska J (Tr) Etal	7430 Central Pk Mount Juliet, TN 37122
380	096 01105 000	Tennessee Industrial	5408 Ne 88 St Ste A101 Van Cauver, WA 98665
381	096 01104 000	Church Village	201 Belinda Pkwy Mount Juliet, TN 37122
382	096 01100 000	Vomj Investment Partners	213 Overlook Cir Ste B2 Brentwood, TN 37027
383	096 02120 000	Smyrna Commons Gp	5215 Harding Rd Nashville, TN 37205
384	078 05504 001	Crk Real Estate Llc	4525 District Blvd Vernon, CA 90058
385	095 00300 000	Tucker Sharon	5389 Beckwith Rd Mount Juliet, TN 37122
386	095 00502 000	Crk Real Estate Llc	4525 District Blvd Vernon, CA 90058
387	095 00900 000	Majors William H	520 S Posey Hill Rd Mount Juliet, TN 37122
388	095 00800 000	Burns Magdalene	590 S Posey Hill Rd Mount Juliet, TN 37122
389	095A G 02100 000	Colunga D Craig Etal	1554 Stonehill Rd Mount Juliet, TN 37122
390	095A G 02200 000	Hutchinson Harold R Etux	1552 Stonehill Rd Mount Juliet, TN 37122
391	095A G 02000 000	Sells Susan A	1556 Stonehill Rd Mount Juliet, TN 37122

Lot #	Parcel ID	Owner	Full Mailing Address
392	095A G 02300 000	Amh 2014-3 Borrower Llc	30601 Agoura Rd Ste 200 Agoura Hill, CA 91301
393	095A G 01600 000	Valdez Charles O Etux	1561 Stonehill Rd Mount Juliet, TN 37122
394	095A G 02800 000	Moody David Etux	1546 Stonehill Rd Mount Juliet, TN 37122
395	095A H 02100 000	Breedwell Patricia A	1422 Hilltop Drive Mount Juliet, TN 37122
396	095A G 01900 000	Mccarter Roger L	1558 Stonehill Rd Mount Juliet, TN 37122
397	095A G 01700 000	Bandy Steven D	1562 Stonehill Rd Mount Juliet, TN 37122
398	095A G 02700 000	American Homes 4 Rent	30601 Agoura Rd Agoura Hills, CA 91301
399	095A G 01800 000	Hutchison Joshua Ray	2029 Hickory Hill Ln Hermitage, TN 37076
400	095A G 02400 000	Krieger John M	203 Stone Meade Ct Mount Juliet, TN 37122
401	095A H 02000 000	Carter Carmen	1424 Hilltop Dr Mount Juliet, TN 37122
402	095A G 02600 000	Bajrami Suzana	202 Stone Meade Ct Mount Juliet, TN 37122
403	095A G 02500 000	Booth Georganna	204 Stone Meade Ct Mount Juliet, TN 37122
404	095A H 01000 000	Nugent Dickie R Jr Etux	1431 Hilltop Dr Mount Juliet, TN 37122
405	095A H 01100 000	Rodriguez Sugely Etal	1433 Hilltop Dr Mount Juliet, TN 37122
406	095A H 01900 000	Engman Lawrence Etux	1426 Hilltop Dr Mount Juliet, TN 37122
407	095A H 01800 000	Bramlett David Etux	1428 Hilltop Dr Mount Juliet, TN 37122
408	095A H 01700 000	Smajlovic Mirsad Etal	1430 Hilltop Dr Mount Juliet, TN 37122
409	095A H 01200 000	Cox Angela Etvir	1435 Hilltop Dr Mount Juliet, TN 37122
410	095 03605 000	Vazquez Alejandro Etux	2860 S Rutland Rd Mount Juliet, TN 37122
411	095 03601 000	Kittrell Jerry W	930 Kelly June Dr Mount Juliet, TN 37122
412	095 03603 000	Fisher John W Etux	950 Point View Cir Mount Juliet, TN 37122
413	095 03602 000	Fisher John W	950 Point View Cir Mount Juliet, TN 37122
414	095 03606 000	Tschaekofske Michelle M	2940 S Rutland Rd Mount Juliet, TN 37122
415	095 03604 000	Tignor Edward A	2980 S Rutland Rd Mount Juliet, TN 37122
416	095A H 01500 000	Thoman Jack R Etux	1432 Hilltop Dr Mount Juliet, TN 37122
417	095 03507 000	Walker Thomas N Etux	3010 S Ruthland Road Mount Juliet, TN 37122
418	095 03506 000	Lusk Andrew Etux	716 Tehlena Ave Madison, TN 37115
419	095A H 01300 000	Roberts Ronald T Jr Etux	400 Chaney Rd Smyrna, TN 37167
420	095A H 01400 000	American Residential Leasing Company Llc	Attn: Property Tax Department Agoura Hills, CA 91301
421	095 03609 000	Smith Timothy R Etux	2790 S Rutland Rd Mount Juliet, TN 37122
422	095A H 01600 000	Hanna Romany	647 Belinda Pkwy Mount Juliet, TN 37122
423	095 03501 000	Deiters Ronald Etux	5822 Beckwith Rd Mount Juliet, TN 37122
424	095 03100 000	Stallings James R Jr (Tr)	435 Park Ave Lebanon, TN 37087
425	095 03000 000	Clemmons Charles L	54 Posey Hill Rd Mount Juliet, TN 37122
426	095 03202 000	Clemmons Howell B Etux	5779 Beckwith Rd Mount Juliet, TN 37122
427	095 02900 000	Clemmons Lucy Mai (Le)	54 Posey Hill Road Mount Juliet, TN 37122
428	095 02800 000	Clemmons Roger Jr	140 Posey Hill Rd Mount Juliet, TN 37122
429	095 03201 000	Clemmons Stevie A	174 Posey Hill Rd Mount Juliet, TN 37122
430	095 02600 000	Anderson Brodie Sr Etux	5961 Beckwith Rd Mount Juliet, TN 37122
431	078 05503 000	Crk Real Estate Llc	4525 District Blvd Vernon, CA 90058
432	095 00100 000	Providence United Methodist Church	PO Box 517 Mount Juliet, TN 37121
433	073G F 05400 000	Willoughby Station	PO Box 1126 Brentwood, TN 37024

## Parcels Affected by Proposed Greenways, cont.

Lot #	Parcel ID	Owner	Full Mailing Address
434	Nerr Row	Nashville & Eastern Railroad Row	N/A
435	096 01705 000	Providence Marketplace Llc	PO Box 131237 Carlsbad, CA 92013
436	073 03314 000	Strickland Jeffrey Dale	PO Box 167 Mount Juliet, TN 37122
437	032 03708 000	Gray James Michael Etux	5000 Timber Trail Dr Mount Juliet, TN 37122
438	095 00301 001	Crk Real Estate Llc	4525 District Blvd Vernon, CA 90058
439	074M C 00100 000	Hari Om Inc	5000 Walden Woods Dr Hermitage, TN 37076
440	096 01903 000	Shri Neminath Llc	565 S Mt Juliet Rd Mount Juliet, TN 37122
441	096 00202 000	Raia Tn Exchange Co-2 Llc Etals	C/O Raia Properties Corporation Ramsey, NJ 7446
442	073L B 01800 000	Page James L	191 2Nd Ave S Mount Juliet, TN 37122
443	095 00506 000	Rm Wilson County Investor	4525 District Blvd Vernon, CA 90058
444	078 01701 000	Rp Beckwith Tn Llc	Po Box 450233 Atlanta, GA 31145
445	078 02000 000	Matthews William E Etux	4199 Beckwith Rd Mount Juliet, TN 37122
446	054G B 04600 000	Wolfe Shelli Ann	618 Creekfront Dr Mount Juliet, TN 37122
447	096 02115 000	Bixby Group I Llc	PO Box 1159 Deerfield, IL 60015
448	076K F 02000 000	Rose Stephanie F	4004 Affirmed Dr Mount Juliet, TN 37122
449	076K F 01900 000	Progress Residential 2016-1 Borrower Llc	PO Box 4090 Scottsdale, AZ 85261
450	076K G 01300 000	Triple Crown Investments	278 Franklin Road Brentwood, TN 37027
451	076K B 00200 000	Williams Jerry Lee Etux	1057 Secretariat Dr Mount Juliet, TN 37122
452	076K B 00300 000	Anglin Christopher A	1055 Secretariat Dr Mount Juliet, TN 37122
453	076K B 00400 000	Matthew Tyler	1053 Secretariat Dr Mount Juliet, TN 37122
454	073 02901 000	Cole Michael G Etux	655 W Division St Mount Juliet, TN 37122
455	073 02800 000	Page Rufus	563 Main St Mount Juliet, TN 37122
456	077 04601 000	Huninik Alexander M Etux	489 Nw Rutland Rd Mount Juliet, TN 37122
457	049 06901 000	Mclevain Jesse D	995 York Rd Mount Juliet, TN 37122
458	054 12500 000	Batson Group	PO Box 475 Clarksville, TN 37041
459	076O C 00500 000	Gilsinger William J Etux	789 John Wright Rd Mount Juliet, TN 37122
460	076O B 01500 000	Ford Barbara J	747 John Wright Rd Mount Juliet, TN 37122
461	076O C 00600 000	Baldwin Wanda K	801 John Wright Road Mount Juliet, TN 37122
462	076O B 01400 000	Riggan Jennifer	695 John Wright Rd Mount Juliet, TN 37122
463	076O C 00400 000	Pardue Christopher R Etux	761 John Wright Road Mount Juliet, TN 37122
464	096 01101 000	Hayes John Coleman Jr	95 White Bridge Road, Ste 208 Nashville, TN 37205
465	095 00106 000	Sc Mount Juliet 5 Llc	2051 John Street Markham, Ontario L3r 5R7
466	076K J 02500 000	Reinhard Patricia Etvir	1102 Secretariat Dr Mount Juliet, TN 37122
467	076K J 02600 000	Wilson Kerri J Etvir	1100 Secretariat Dr Mount Juliet, TN 37122
468	076K J 01100 000	Petty Roddie V	1107 Secretariat Dr Mount Juliet, TN 37122
469	076K J 01000 000	Dotts Glenn W Etux	1105 Secretariat Dr Mount Juliet, Tn 37122
465	095 00106 000	SC Mount Juliet 5 Llc	2051 John Street Markham, Ontario L3r 5R7
466	076K J 02500 000	Reinhard Patricia Etvir	1102 Secretariat Dr Mount Juliet, TN 37122
467	076K J 02600 000	Wilson Kerri J Etvir	1100 Secretariat Dr Mount Juliet, TN 37122
468	076K J 01100 000	Petty Roddie V	1107 Secretariat Dr Mount Juliet, TN 37122
469	076K J 01000 000	Dotts Glenn W Etux	1105 Secretariat Dr Mount Juliet, TN 37122
470	076K J 00900 000	Kinsey Jerry N Etux	1103 Secretariat Dr Mount Juliet, TN 37122

Lot #	Parcel ID	Owner	Full Mailing Address
471	076K J 02700 000	Triple Crown Investments	278 Franklin Road Brentwood, TN 37027
472	076K J 02800 000	Akins Mikeya	1088 Secretariat Dr Mount Juliet, TN 37122
473	076K J 02900 000	Walsh Sean P Etux	1086 Secretariat Dr Mount Juliet, TN 37122
474	076K J 03000 000	Llamas Daniel Carlos Etux	1084 Secretariat Dr Mount Juliet, TN 37122
475	076K J 00800 000	Triple Crown Investment	278 Franklin Road Brentwood, TN 37027
476	076K J 00700 000	Johnson Maranda R Etvir	1101 Secretariat Dr Mount Juliet, TN 37122
477	076K J 00600 000	Dervishi Vlorian Etal	1099 Secretariat Dr Mount Juliet, TN 37122
478	Usacoe	United States of America	N/A
479	Usacoe	United States of America	N/A
480	054 01000 000	Psm Tennessee Holdings Llc	Po Box 407 Lakeland, FL 33802
481	054 00800 001	Shaver Tameria Etvir	313 Queens Dr Mount Juliet, TN 37122
482	054 00502 000	Herbert Michael Sean Etux	P O Box 467 Hartsville, TN 37074
483	073F C 01700 000	Carver Fernando Etux	2203 Dinah Court Mount Juliet, TN 37122
484	073F C 01600 000	Porcello Richard C Etux	2205 Dinah Court Mount Juliet, TN 37122
485	Nerr Row	Nashville & Eastern Railroad Row	N/A
486	073F C 01500 000	Mcmahon James M Etux	2207 Dinah Ct Mount Juliet, TN 37122
487	073F C 01900 000	Sanders Michael T Etux	1644 West Wilson Blvd Mount Juliet, TN 37122
488	073 08114 000	Coker Daniel L Etal	1903 Patridge Dr Mount Juliet, TN 37122
489	073 03500 000	Willoughby Dorothy R	2165 W Division St Mount Juliet, TN 37122
490	095 00101 000	Grooms John L	2925 S Rutland Rd Mount Juliet, TN 37122
491	095 00102 000	Bowling David L Etux	2955 S Rutland Rd Mount Juliet, TN 37122
492	095 00104 000	Symonette Netica R	2190 Posey Hill Rd Mount Juliet, TN 37122
493	095 00114 000	Grooms John L Etal	2925 S Rutland Rd Mount Juliet, TN 37122
494	095 00105 000	Symonette Netica R	2190 Posey Hill Road Mount Juliet, TN 37122
495	095 00103 000	Symonette Netica R	2190 Posey Hill Road Mount Juliet, TN 37122
496	095 03503 000	Wickremasinghe Gehan Etux	3773 Seasons Dr Antioch, TN 37013
497	095 03502 000	Hoy Bradley J Etux	3180 S Rutland Road Mount Juliet, TN 37122
498	095 03514 000	Bradford Jack Jr Etux	3086 S Rutland Road Mount Juliet, TN 37122
499	095 03504 000	Maynard Richard H (Tr)	3110 S Rutland Rd Mount Juliet, TN 37122
500	095 03608 000	Stevenson Alex R Etux	2770 S Rutland Rd Mount Juliet, TN 37122
501	095 03607 000	Knight Patricia Work	2760 S Rutland Rd Mount Juliet, TN 37122
502	095H A 01700 000	Kelley Pamela (Tr)	233 Antebellum Lane Mount Juliet, TN 37122
503	095H A 01600 000	Breckenridge Melissa Etvir	231 Antebellum Lane Mount Juliet, TN 37122
504	095H A 01500 000	Merryman Eugene Etux	229 Antebellum Lane Mount Juliet, TN 37122
505	095H A 02200 000	Turner Margaret D Etvir	243 Antebellum Lane Mount Juliet, TN 37122
506	095H A 01800 000	Watson Joyce Ann	235 Antebellum Lane Mount Juliet, TN 37122
507	095H A 02100 000	Cash Robert R Etux	110 Public Square Lebanon, TN 37087
508	095H A 01400 000	Rapp Delvin G Etux	227 Antebellum Lane Mount Juliet, TN 37122
509	095H A 02000 000	Griggs Connie S Etal	239 Antebellum Lane Mount Juliet, TN 37122
510	095H A 05700 000	Del Webb @ Lake Providence	1100 Del Webb Blvd Mount Juliet, TN 37122
511	095H A 01900 000	Gross Robert Etux	237 Antebellum Lane Mount Juliet, TN 37122
512	095H A 01300 000	Conner Glen Etux	225 Antebellum Lane Mount Juliet, TN 37122
513	078 01400 000	Annie Mai Partnership	2112 Putnam Lane Mount Juliet, TN 37122
514	078 01702 000	RP Beckwith TN Llc	PO Box 450233 Atlanta, GA 31145

## Parcels Affected by Proposed Greenways, cont.

Lot #	Parcel ID	Owner	Full Mailing Address
515	076K I 03600 000	King James D Etux	5074 Citation Dr Mount Juliet, TN 37122
516	076K I 03500 000	Scott Sandra P	5072 Citation Dr Mount Juliet, TN 37122
517	076K I 03700 000	Hall Leroy Calvin Sr	5076 Citation Dr Mount Juliet, TN 37122
518	076K I 03400 000	Triple Crown Homeowners	278 Franklin Road Brentwood, TN 37027
519	076K I 01100 000	Ulreich Edward G Etux	5075 Citation Dr Mount Juliet, TN 37122
520	076K I 01000 000	Farmer Ashley H Etvir	5077 Citation Dr Mount Juliet, TN 37122
521	076K I 01200 000	Triple Crown Homeowners	278 Franklin Road Brentwood, TN 37027
522	076K I 00900 000	Martini Christopher Walsh Etux	5079 Citation Dr Mount Juliet, TN 37122
523	032P C 00500 000	French Timothy Wayne Etux	210 Ridgeview Preserve Dr Mount Juliet, TN 37122
524	032P C 00400 000	Harned Keith W Etux	208 Ridgeview Preserve Dr Mount Juliet, TN 37122
525	055 11900 000	Bradford J T Jr	660 Beckwith Road Mount Juliet, TN 37122
526	076 08906 000	Barrett Investment Group 1	117 30Th Ave N Ph2 Nashville, TN 37203
527	054 01701 000	Mt Juliet League Inc	Rt 1 Mount Juliet, TN 37122
528	054 08401T001	Bradshaw Annie F	250 Vivrett Lane Mount Juliet, TN 37122
529	055 10303 000	Bradshaw Gary S	130 Vivrett Lane Mount Juliet, TN 37122
530	055 10304 000	Bradshaw Annie F	250 Vivrett Lane Mount Juliet, TN 37122
531	072 04303 000	Bradshaw Farm General	PO Box 327 Hermitage, TN 37076
532	072 04300 000	Velazqyez Nicole Etal	330 Vivrett Lane Mount Juliet, TN 37122
533	073L B 01902 000	Mt Juliet Church of Christ	PO Box 248 Mount Juliet, TN 37121
534	073 08115 000	Sexton Michael J Etux	1715 Old Lebanon Dirt Rd Mount Juliet, TN 37122
535	073 04100 000	Chaffin Sherrie L Etal	2055 Old Lebanon Dirt Rd Mount Juliet, TN 37122
536	073 04102 000	Cheeks Jimmy W Jr Etux	2103 Ponty Pool Dr Mount Juliet, TN 37122
537	073 04133 000	Dedmon Pamela Etal	2055 Old Lebanon Dirt Rd Mount Juliet, TN 37122
538	073 04000 000	Jones Robert A	5784 Old Lebanon Dirt Rd Mount Juliet, TN 37122
539	074 01502 000	Brownell Charles L Etux	1001 Old Lebanon Dirt Rd Mount Juliet, TN 37122
540	074 01400 000	Downing Christopher R Etux	3285 W Division St Hermitage, TN 37076
541	074 01503 000	Peercy Joseph Alten	3155 W Division St Hermitage, TN 37076
542	076 07500 000	Watson Susan L	4515 Central Pk Hermitage, TN 37076
543	076 07300 000	Earhart Lady Ruth Etal	4532 Central Pike Hermitage, TN 37076
544	076 08700 000	Martin Deborah R Etal	9116 Brooks Crossing Mount Juliet, TN 37122
545	073 04134 000	Binkley Odell Jr	PO Box 145 Hermitage, TN 37076
546	095H A 02300 000	Dinwiddie Joan Haynes	245 Antebellum Ln Mount Juliet, TN 37122
547	095H A 02400 000	Pearlman Alan A Etux	247 Anebellum Lane Mount Juliet, TN 37122
548	078 00702 000	Western A Midwest Tn Llc	Two North Riverside Plaza Ste 2350 Chicago, IL 60606
549	096 02126 000	South Mt Juliet Holdings	5000 Crossings Circle Mount Juliet, TN 37122
550	096 02116 000	Bass Court Village Lp	PO Box 70726 Houston, TX 77270
551	075 02101 000	Las Tierritas Llc	4504 Central Pike Hermitage, TN 37076
552	076P A 02500 000	Buckles Michael E Etux	1526 Anthony Way Mount Juliet, TN 37122
553	096 02122 000	Graves Crossing Llc	1614 16Th Ave South Nashville, TN 37212
554	077 01701 000	Jones Robert A Etal	5760 Old Lebanon Dirt Rd Mount Juliet, TN 37122
555	077 01602 000	Burdin Margaret Etal	3941 Windland Dr Springfield, TN 37172

Lot #	Parcel ID	Owner	Full Mailing Address
556	078 00703 000	Western A Midwest Tn Llc	Two North Riverside Plaza Ste 2350 Chicago, IL 60606
557	076K F 03400 000	Triple Crown Homeowners	278 Franklin Road Brentwood, TN 37027
558	076K I 03300 000	Pillow Matthew D Etux	5058 Citation Dr Mount Juliet, TN 37122
559	076K I 03200 000	Brefeld Michael Etux	5056 Citation Dr Mount Juliet, TN 37122
560	076K I 03100 000	Schneider Brett	5054 Citation Dr Mount Juliet, TN 37122
561	076K I 01400 000	Curran Daniel Etux	1080 Secretariat Dr Mount Juliet, TN 37122
562	076K J 00500 000	Peterson Matthew G Etux	1097 Secretariat Dr Mount Juliet, TN 37122
563	076K I 01500 000	Leal Ceasar M Etux	1082 Secretariat Dr Mount Juliet, TN 37122
564	097 07503 000	Richardson Karen S Etal	7530 Central Pk Mount Juliet, TN 37122
565	054 10602 000	Baker Karen Signe	1888 Golden Bear Gateway Mount Juliet, TN 37122
566	054 10504 000	City Of Mt Juliet	2425 N Mt Juliet Rd Mount Juliet, TN 37122
567	096 02100 000	Gilbert Graves Family Trust	8965 Central Pike Mount Juliet, TN 37122
568	096 02127 000	Graves Barry M Etux	7601 Central Pk Mount Juliet, TN 37122
569	077 01702 000	Jones Robert A Etal	5760 Old Lebanon Dirt Rd Mount Juliet, TN 37122
570	078 00713 000	Vomj Investment Partners	213 Overlook Cir Ste B2 Brentwood, TN 37027
571	078 00709 000	Beckwith Farms Owners	1600 Division St/Ste 670 Nashville, TN 37203
572	077 02600 000	Heatherly Beverly J	111 Seven Springs Dr Mount Juliet, TN 37122
573	077 02804 000	City of Mt Juliet	PO Box 256 Mount Juliet, TN 37121
574	071 00204 000	Allen William G Etux	1461 Beckwith Rd Mount Juliet, TN 37122
575	077 02801 000	Robinson Developments Lp	1400 N Mt Juliet Rd Ste 200 Mount Juliet, TN 37122
576	076 03300 000	West Valley Farm Inc	1104 Clearview Dr Mount Juliet, TN 37122
577	055 09202 000	Swindoll Phillip L Etux Dianna L	553 Bass Ln Mount Juliet, TN 37122
578	049 07700 000	Searcy Larry O'neal Etux	11677A Lebanon Rd Mount Juliet, TN 37122
579	049 07600 000	M & H Ventures Llc	810 Nonaville Rd Mount Juliet, TN 37122
580	054 00500 000	Chandler Peggy E Etal	1976 Turning Wheel Ln Franklin, TN 37067
581	072 04900 000	Clark Travis	3208 Quarry Road Mount Juliet, TN 37122
582	071 08810 000	Elliott Beverly Babb	PO Box 1477 Mount Juliet, TN 37121
583	071 08811 000	Elliott Beverly Babb	PO Box 1477 Mount Juliet, TN 37121
584	071 08803 000	Devine Dennis J	3460 E Division St Mount Juliet, TN 37122
585	078 01011 000	Cemetery	General Delivery Mount Juliet, TN 37122
586	054 07000 000	Strickland Brenda J	128 Beckwith Rd Mount Juliet, TN 37122
587	054 07100 000	Middle Tennessee Electric	PO Box 220 Lebanon, TN 37088
588	054 08202 000	Tomlinson Edward R Etux	3730 E Division St Mount Juliet, TN 37122
589	054 08201 000	Complete Exterior Inc	326 Cypress Glenn Dr Mount Juliet, TN 37122
590	072 04400 000	Jones Robert A Etux Etal	PO Box 727 Mount Juliet, TN 37121
591	097 07505 000	City of Mt Juliet	PO Box 256 Mount Juliet, TN 37122
592	072 04100 000	Couey Ann Clark	1467 Curd Rd Mount Juliet, TN 37122
593	078 00707 000	Khs America Inc	12020 Eastgate Blvd Mount Juliet, TN 37122
594	096 02130 000	South Mt Juliet Holdings	5000 Crossing Cir Ste 103 Mount Juliet, TN 37122
595	096 02129 000	Providence Hospitality, Llc	753 Cedar Crest Dr Nashville, TN 37209
596	073L B 01901 000	Mt Juliet Church of Christ	PO Box 248 Mount Juliet, TN 37121
597	073L B 02800 000	Crawford Darrell Etal	102 Stoney Creek Drive Mount Juliet, TN 37122

## Parcels Affected by Proposed Greenways, cont.

Lot #	Parcel ID	Owner	Full Mailing Address
598	Nerr Row	Nashville & Eastern Railroad Row	N/A
599	071 05300 000	Elliott Beverly Babb	PO Box 1477 Mount Juliet, TN 37121
600	071 05200 000	Linville Charles Iii Etux	2877 E Division St Mount Juliet, TN 37122
601	071 08807 000	Denney Albert H (Le) Etal	PO Box 1477 Mount Juliet, TN 37121
602	071 08812 000	Elliott Beverly Babb	PO Box 1477 Mount Juliet, TN 37121
603	071 00316 000	Elliott Beverly Babb	PO Box 1477 Mount Juliet, TN 37121
604	071 05100 000	Linville Charles Etux	2877 E Division St Mount Juliet, TN 37122
605	077 05807 000	A+ Storage Providence Lp	909 Division St Ste 200 Nashville, TN 37203
606	073 04001 000	Jones Janice S	1507 Candlelit Cv Mount Juliet, TN 37122
607	054 10601 000	Baker Karen Signe	1888 Golden Bear Gateway Mount Juliet, TN 37122
608	076 04309 000	Triple Crown Investments	PO Box 711 Mount Juliet, TN 37121
609	076 04308 000	Triple Crown Investments Llc	PO Box 711 Mount Juliet, TN 37121
610	077 01000 000	McCulloch Dale M	Mt Juliet Industrial Park Partnership Mount Juliet, TN 37122
611	072 05101 000	Curd Farm Properties Llc	Mt Juliet Industrial Park Partnership Mount Juliet, TN 37122
612	077 02805 000	Frauenshuh Hospitality Group of Tn Llc	7101 W 78Th St Minneapolis, MN 55439
613	055 09200 000	Lawrence Tracy Lee	PO Box 376 Mount Juliet, TN 37121
614	072 04204 000	Propst Realty Nashville Llc	305 Church St/Ste 715 Huntsville, AL 35801
615	072 04205 000	Wilson County Bd of Education	351 Stumpy Lane Lebanon, TN 37090
616	072P A 01401 000	Kentof Gil	2000 Mallory Ln Ste 130-140 Franklin, TN 37067
617	072P A 01400 000	Everette Melvin C	PO Box 113 Mount Juliet, TN 37121
618	072 04206 000	Propst Realty Nashville Llc	305 Church St/Ste 715 Huntsville, AL 35801
619	077 05204 000	Industrial Development Board	109 N Castle Heights Ave Lebanon, TN 37087
620	072C A 00100 000	Jackson Hills Residential	50 Vantage Way Nashville, TN 37228
621	072C D 01700 000	Carlson Matthew Etux	213 Farrier Way Mount Juliet, TN 37122
622	072 05400 000	Jones Robert S Etal	5760 Old Lebanon Dirt Rd Mount Juliet, TN 37122
623	072C D 01800 000	Manchir Eric F Etux	211 Farrier Way Mount Juliet, TN 37122
624	072C D 01600 000	Propst Realty Nashville Llc	305 Church St/Ste 715 Huntsville, AL 35801
625	072C D 01900 000	Lutz Thomas Philip Ii Etux	209 Farrier Way Mount Juliet, TN 37122
626	078 00712 000	Centurion Hsr Holdings Gp	4201 Wilson Blvd Ste#110-207 Arlington, VA 22203
627	078 00710 000	Western A Midwest Tn Llc	Two North Riverside Plaza Ste 2350 Chicago, IL 60606
628	078 00705 000	Vomj Investment Partners	213 Overlook Cir Ste B2 Brentwood, TN 37027
629	078 00708 000	Beckwith Farms Owners Associaton, Inc	1600 Division St/Ste 520 Nashville, TN 37203
630	078 01009 000	Lowery Jack Etal	2108 River Overlook Dr Hermitage, TN 37076
631	078 01009 000	Lowery Jack Etal	2108 River Overlook Dr Hermitage, TN 37076
632	078 01009 000	Lowery Jack Etal	2108 River Overlook Dr Hermitage, TN 37076
633	078 01010 000	Industrial Devel Board of Wilson County	115 N Castle Heights Ave Lebanon, TN 37087
634	USACOE	United State of America	N/A
635	073L B 00800 035	CSH Property One Llc	8665 E Hartford Dr Scottsdale, AZ 85255

Lot #	Parcel ID	Owner	Full Mailing Address
636	096 00200 000	A H Johnson Family Llc	302 Adams Lane Mount Juliet, TN 37122
637	073 02600 000	Cloyds Cumberland	PO Box 227 Mount Juliet, TN 37121
638	073 04131 000	Binkley Odell Regg Etux	608 Jefferson Dr Mount Juliet, TN 37122
639	054N E 01800 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
640	054N E 01200 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
641	054N E 00700 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
642	054N E 01400 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
643	054 10501 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
644	054N E 00500 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
645	054N E 03300 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
646	054N E 00900 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
647	054N E 01100 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
648	054N E 01900 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
649	054N E 02000 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
650	054N E 01500 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
651	054N E 00800 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
652	054N E 02100 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
653	054N E 03900 000	Tuscan Gardens Hoa	50 Vantage Way #100 Nashville, TN 37228
654	054N E 01600 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
655	054N E 01000 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
656	054N E 00600 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
657	054N E 01300 000	Beazer Homes Corp	501 Corporate Center Dr Franklin, TN 37067
658	054N E 03800 000	Tuscan Gardens Hoa	50 Vantage Way #100 Nashville, TN 37228
659	055 10100 000	Cruise Charles	709 Canterbury Cir Mount Juliet, TN 37122
660	076K A 01800 000	Triple Crown Homeowners	278 Franklin Road Brentwood, TN 37027
661	074M C 03900 000	Cobblestone Landing Llc	50 Vantage Way/Ste 100 Nashville, TN 37228
662	077 05132 000	Bf Phase Ii Holdings Llc	600 Washington Ave Ste 1100 Saint Louis, MO 63101
663	072 04202 000	Propst Realty Nashville Llc	305 Church St/Ste 715 Huntsville, AL 35801
664	095 03508 000	Gillespie Jack N	PO Box 91 Mount Juliet, TN 37121
665	078 01311 000	Baines Jeffrey K	1236 Rutland Dr Mount Juliet, TN 37122
666	096 02118 000	Goodwill Industries	1015 Herman St Nashville, TN 37208
667	076 03000 000	Stilts Jerry D Sr Etal	3200 Old Lebanon Dirt Rd Mount Juliet, TN 37122
668	076 04303 000	Triple Crown Investments	PO Box 711 Mount Juliet, TN 37121
669	032P C 00300 000	Carden Penney H Etvir	206 Ridgeview Preserve Dr Mount Juliet, TN 37122

# 2016 Land Use Plan Exhibit-Added for Illustration

