



**WILSON COUNTY PLANNING OFFICE
228 EAST MAIN STREET
ROOM 5 COURTHOUSE
LEBANON, TN 37087
PHONE (615) 449-2836**

March 11, 2025

Jon Baughman
City of Mt. Juliet Planning & Zoning Department
2425 N. Mt. Juliet Road
Mt. Juliet, TN 37122

jbaughman@mtjuliet-tn.gov

Dear Jon:

The Wilson County Planning Office is submitting the following rezoning of property request for review and recommendation by the City of Mt. Juliet Planning Commission, as the property is within the City of Mt. Juliet's planning region/urban growth boundary.

Japal Properties has made application to rezone approximately 0.96 acres from (C-3) Highway Commercial to (C-2) Neighborhood Commercial. The property is located at 8220 Central Pike and is referenced by Wilson County Tax 96 Parcel 46.05.

The applicant has requested the application be placed on the April 17, 2025 Planning Commission agenda.

Sincerely,

Georgia Baine
Georgia Baine
Planning Technician

Cc/file

Enclosures

Property Address 8220 Central Pike

Property Location (street and nearest cross street) Central PKd S. Mt-Juliet Rd.

Existing Structures & Use _____

Lot Acreage 0.96

Current Zoning C-3

Requested Zoning C-2

Commission District 16

County Commissioner Diane Weathers

List all parcels that are included in request:

Map & Parcel Number 96/46.05

Map & Parcel Number _____

Map & Parcel Number _____

Map & Parcel Number _____

Owner Information (if more, attach additional sheets)

Applicant (if Different than owner)

Name Japel Properties

Name James Todd

Address 503 WYNHAM HILL CT

Address 1203 Ben Ferkum Dr

City, ST, Zip MT. JULIET, TN 37127

City, ST, Zip 37087 TN Lebanon

Phone 615 - 788 - 0049

Phone 615-394-7046

Fax _____

Fax _____

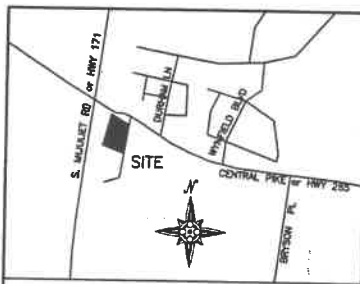
Relationship to owner OWNER

Note: A copy of the deed(s) to the property must be turned in with the application. Deeds must provide sufficient detail to establish full legal description of the property in question. Should the deed(s) be inadequate in this regard, a current survey of the property may be required.

Reason for requesting rezoning: change in use

I hereby certify that all the above information is true and correct and completed in accordance with the Wilson County Zoning Ordinance and that I have received, or retained, a copy of this application.

Date 03/10/2025 Signature of Applicant [Signature]



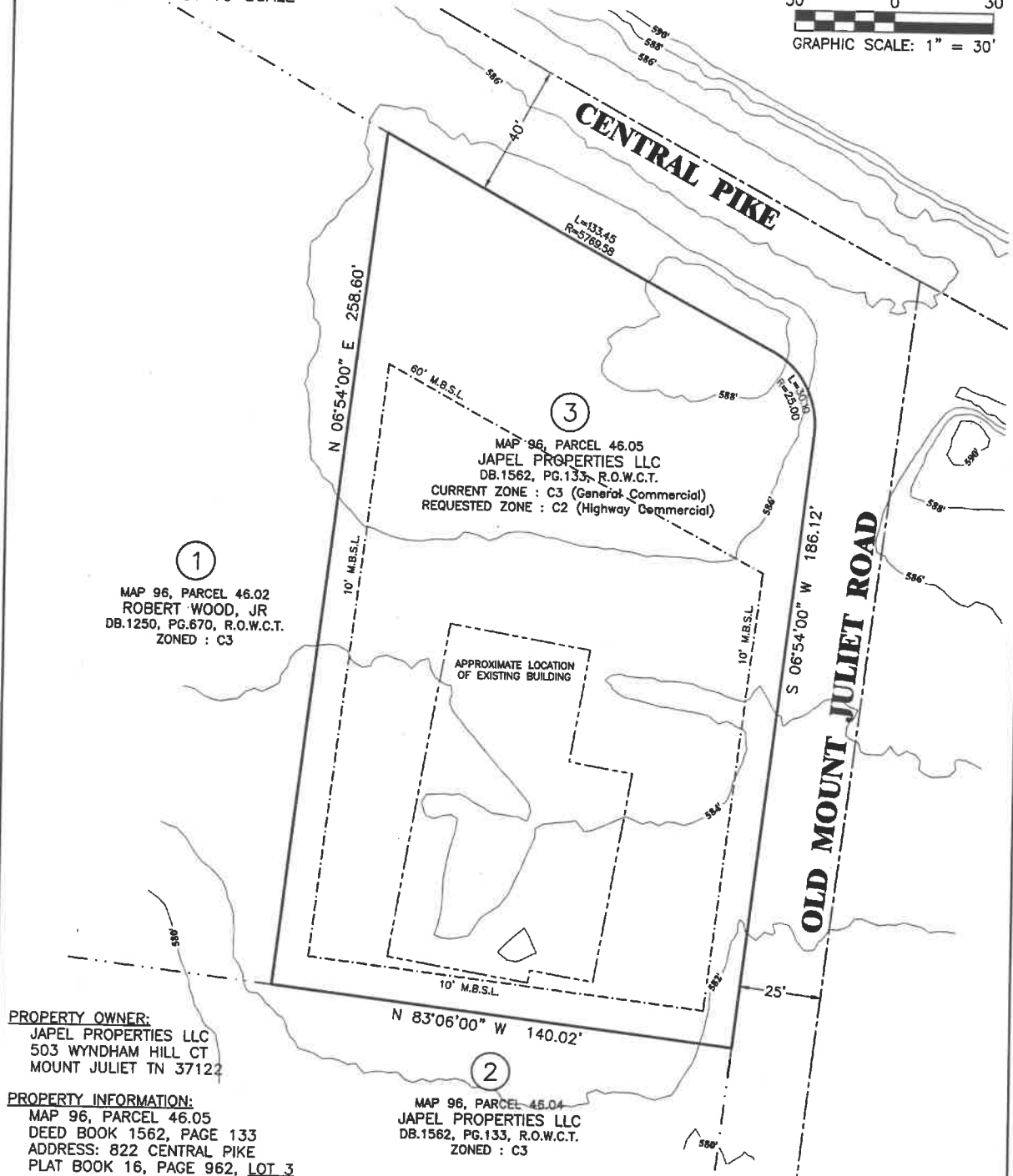
VICINITY MAP : NOT TO SCALE

EXHIBIT



SOURCE OF NORTH
TN STATE PLANE
(NAD 83)

30 0 30
GRAPHIC SCALE: 1" = 30'



PROPERTY OWNER:
JAPEL PROPERTIES LLC
503 WYNDHAM HILL CT
MOUNT JULIET TN 37122

PROPERTY INFORMATION:
MAP 96, PARCEL 46.05
DEED BOOK 1562, PAGE 133
ADDRESS: 822 CENTRAL PIKE
PLAT BOOK 16, PAGE 962, LOT 3

K&A Land Surveying

1012 Sparta Pike, Lebanon TN, 37087
Office Phone- 615-443-7796

1. Requested Zone is C-3 (Highway Commercial)
Setbacks are: 60' Front, 10' Side, 10' Rear.
2. Current Zone is C-2 (General Commercial),
Setbacks are: 40' Front, 10' Side, Rear Setbacks are:
16' (One Story), 20' (Two Story), 24' (Three Story).
3. The survey was done under the authority
of TCA 62-18-126: and
4. The survey is not a general property
survey as defined under Rule 0820.03-7.

DATE: MARCH 10, 2025 JOB # 25-0000-5413

This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 3068-2A

BK/PG: 1562/133-135
13508970

ADDRESS NEW OWNER:
Andre C. Olivier
503 Wyndham Hill Court
Mount Juliet, TN 37122

MORTGAGEE:
F & M Bank
50 Franklin Street
Clarksville, Tennessee 37040

3 PGS : DEED	
JEWEL GEYER	275499 - 13508970
08/29/2013 - 03:53 PM	
VALUE	457000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1690.90
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1708.90
STATE OF TENNESSEE, WILSON COUNTY	
JOHN B SPICKARD	
REGISTER OF DEEDS	

SEND TAX BILL TO:
Owner

MAP **96**
GROUP
PARCEL **46.04 & 46.05**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeannie Pearson and Jeani Olivier** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **JAPEL Properties, LLC**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

Land in the First Civil District of Wilson County, Tennessee, being Lot Nos. 2 and 3 on the Subdivision Plat of Monty Mires, Et Ux Property, as shown by plat of record in Plat Book 16, page 962, in the Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete description.

Also, conveyed with this Lot No. 2 is the right of Grantees, their heirs and assigns, to connect to the septic tank and field line system if any on Lot No. 1 of said lands, said right being limited to one service line to run from the improvement on Lot 2 and for that purpose also the right to make such repairs and maintain the connection with the said system as may be reasonable and property in that behalf, making good, nevertheless, at Grantees own expense, all damage or disturbance which may be caused to Lot No. 1 in relation to such connections, repairs or maintenance.

Being the same property conveyed to the Grantors herein by Special Warranty Deeds recorded simultaneously herewith of record in Book 1561, page 2155, and Book 1561, page 2158, Register's Office, Wilson County, Tennessee. For further source of title: Being the same property conveyed to Robert Poole by deed from David M. Kwasniewski dated June 23, 2011, of record in Book 1445, pages 1860-1861, and Book 1445, pages 1862-1863, Register's Office for Wilson County, Tennessee.

This is improved property known as 8220 Central Pike & South Mt. Juliet Road, Mount Juliet, Tennessee 37122. Possession is to be given on August 28, 2013.


THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

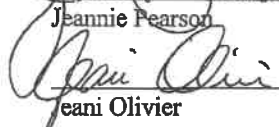
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of August, 2013.




Jeannie Pearson


Jeani Olivier

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeannie Pearson and Jeani Olivier**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of August, 2013.

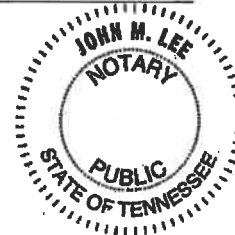


NOTARY PUBLIC

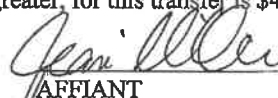
My Commission Expires: 10-28-14

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)



The actual value or consideration, whichever is greater, for this transfer is \$457,000.00.



AFFIANT

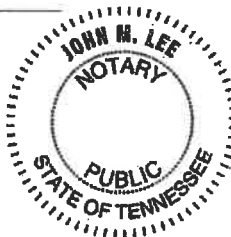
Subscribed and sworn to before me on this 28th day of August, 2013.



NOTARY PUBLIC


My Commission Expires:

10-28-14



ELECTRONIC DOCUMENT CERTIFICATION

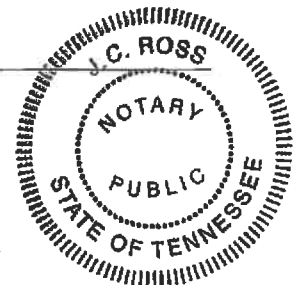
I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.


John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.


Notary Public



MY COMMISSION EXPIRES: 3.17.16

SECTION 5.31 GENERAL COMMERCIAL (C-2)

5.31.01 GENERAL INTENT

This zoning district is intended for general retail business and services which meet community-wide need for a wide variety of goods and services. ***This zoning district is intended to include medium- and high-density/medium- and high-intensity commercial uses.*** [resolution 04-12-16]

General Commercial uses will be allowed only along collector and arterial streets as designated on the Wilson County Major Road Plan.

Within C-2 General Commercial Districts, as shown on the Official Zoning Atlas of Wilson County, the following regulations shall apply:

5.31.02 USES PERMITTED

- A. Antique store;
- B. Armory;
- C. Assembly hall;
- D. Auction hall;
- E. Automobile sales;
- F. Bicycle service and repair shop;
- G. Billboards and signs, as regulated in Section 4.10 of this resolution;
- H. Boat sales;
- I. Bowling alley;
- J. Broadcasting station;
- K. Carpet, rug, linoleum and/or floor covering sales;
- L. Car wash;
- M. Church;
- N. Clinic for medical services;
- O. Dog kennel;
- P. Farming;
- Q. Farm implement sales;
- R. Fireworks stand (temporary);
- S. Furniture and/or major appliance store;
- T. Gasoline service station;

- U. Grocery store;
- V. Hardware store;
- W. Hotel;
- X. Landscaping/garden center, including greenhouse and/or nursery;
- Y. Manufacturing incidental to retail, utilizing no more than 35% of the structure area for manufacturing;
- Z. Motel;
- AA. Museum;
- BB. Music shop (retail of instruments and/or sheet music);
- CC. Office equipment and supply shop;
- DD. Paint and/or wall covering sales;
- EE. Parking lot;
- FF. Recording studio;
- GG. Restaurant;
- HH. Retail business which provides a wide range of goods and services for sale to the general public and distributors of goods;
- II. Roadside stand;
- JJ. School;
- KK. Service station providing fuel and repair service for automobiles and trucks;
- LL. Skating rink;
- MM. Tavern (establishment selling beer for consumption on the premises);
- NN. Theater, indoor and outdoor, except that in any outdoor theater the screen of such shall be so erected or located that its face, or that side upon which the motion picture image is projected, shall not be visible from any state or local highway, or contiguous residential area(s).
- OO. Undertaking service;
- PP. Utility and/or governmental use;
- QQ. Veterinary clinic;
- RR. Any use permitted in a C-1 District;
- SS. Accessory structures and uses customarily incidental to the above permitted uses

5.31.03 USES PERMISSIBLE ON APPEAL

The following uses may be permitted by the Board of Zoning Appeals as a "Use Permissible on appeal" in accordance with the provisions of Section 6.40 of these regulations.

- A. Automobile repair and/or service, in conjunction with automobile sales;
- B. Bed and breakfast facility; (RES 18-3-6) (revised RES 24-4-2)
 - 1. Bed and Breakfast Facilities or other forms of short-term rental must possess on-site caretaker either living on premises or on premises within ten (10) miles of the Bed and Breakfast Facility to oversee operations.
 - 2. Bed and Breakfast Facilities or other forms of short-term rental shall also provide contact information for the local caretaker, as outlined in item 1 above, as well as contact information for the actual owner of the property if different from the local caretaker. This information shall be provided to the County Sherriff's office, the County Zoning Office, and the Wilson Emergency Management Agency. Such required contact information shall include Name, a Valid Mailing Address, Phone number and Email address for the Caretaker and the owner of the property respectively. This information will be required upon approval of any Bed and Breakfast use, as defined in the Wilson County Zoning Resolution, by the Board of Zoning Appeals and prior to commencing operations.
 - 3. Bed and Breakfast facilities or other forms of short-term rental as outlined by the Wilson County Zoning Resolution shall be required to meet the rules of the Tennessee Department of Health division of Food and Sanitation Chapter 1200-23-2 titled bed and breakfast establishments, where deemed applicable by officials of the Tennessee Department of Health.
 - 4. Bed and Breakfast facilities or other forms of short-term rental as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer or septic as determined by the Tennessee Department of Environment and Conservation.
 - 5. This use will be approved in increments with the option to request renewal or extension at the end of that time period.

- C. Boat repair and/or service, in conjunction with boat sales;
- D. Caretaker's apartment for permitted uses;
- E. Contractor's yard;
- F. Farm implement repair and/or service, in conjunction with farm implement sales;
- G. Furniture refinishing and re-upholstery;
- H. Library;
- I. Mini warehouse;
- J. Motor vehicle repair;
- K. Print shop;
- L. Deleted 9/20/93
- M. Welding shop, limited to a small commercial welding for the general public;
- N. Wholesale business which provides a wide range of goods and services for sale to the general public and distributors of goods;
- O. Any use permissible on appeal in C-1 District;
- P. Other general commercial uses which are considered by the Board of Zoning Appeals to be comparable in impact to the permitted uses.

5.31.04 USES PROHIBITED

- A. Automobile Salvage Yards (resolution 19-6-12)
- B. Automobile Grave Yards (resolution 19-6-12)
No more than two (2) unserviceable vehicles as defined in Article 2 may be maintained on a parcel of land unless, said unserviceable vehicles are either in the process of being manufactured by an approved listed Use or Use Permissible on Appeal for the parcel and zone district in question OR unless the said unserviceable vehicles are being repaired (not salvaged or scrapped) in the short term under a listed Use or Use Permissible on Appeal for the parcel of land zone district in question. (resolution 19-6-12)
- C. Uses not specifically permitted or permissible on appeal.