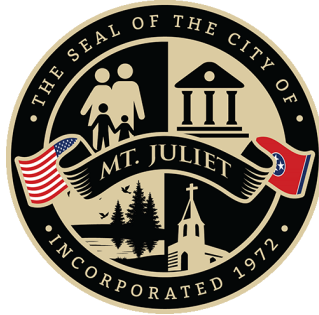


Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122



Agenda

Thursday, May 21, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Todd Serbent, Traffic Engineer, Samantha Burnett, City Attorney

1. **Call to Order**
2. **Set Agenda**
3. **Staff Reports**
4. **Citizen's Comments**
5. **Minutes Approval**
 - 5.A. Review and Adopt the Minutes from the April 16, 2026, Planning Commission Meeting.
6. **Consent Agenda**
 - 6.A. Review the Final Plat for Bradshaw Farms Phase 3B, located at Vivrett Lane.
 - 6.B. Review Final Plat Modification for 230 Mundy Memorial Dr.
 - 6.C. Review the Final Plat for the Project Jolene Subdivision, located at 6300 Golden Bear Gtwy.
 - 6.D. Review the Preliminary Plat for 448 Bass Lane, Bass Lane Subdivision
 - 6.E. Review the Site Plan for Legacy Pointe Retail Phase 2, located at 115 Legacy Pointe Blvd.
7. **Wall Properties Annexations & Rezones**
 - 7.A. **Review the Annexation request of the Wall Property located at 6386 Central Pike
 - 7.B. **Review the Plan of Services for the Wall Property, located at 6386 Central Pike.
 - 7.C. **Review the Rezone request from Wilson County R1 to CMU for the Wall Property, located at 6386 Central Pike.
 - 7.D. **Review the Annexation Request for the Wall Property, located 6400 Central Pike.
 - 7.E. **Review the Plan of Services for the Wall property, located at 6400 Central Pike.

- 7.F. **Review the Rezone Request from Wilson County R-1 to CMU for the Wall Property, located at 6400 Central Pike.
- 8. E. Division Business Park**
- 8.A. **Review the Annexation Request for E. Division Business Park, located at 535 Hunting Hills Dr.
- 8.B. **Review the Plan of Services for E. Division Business Park, located at 535 Hunting Hills Dr.
- 8.C. **Review the Preliminary Master Development Plan for E. Division Business Park at 535 Hunting Hills Dr.
- 9. Emerson Park**
- 9.A. **Review the Annexation Request for Emerson Park, located off Chandler Rd.
- 9.B. **Review the Plan of Services for Emerson Park, Located off Chandler Rd.
- 9.C. **Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-20 PUD for Emerson Park, located off Chandler Rd.
- 10. Site Plans**
- 10.A. Review the Site Plan for Two Rivers Ford Service Center, located at 204 Belinda Parkway.
- 10.B. Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.
- 11. Final Master Development Plan**
- 11.A. Review the Final Master Development Plan for the Golden Bear Multi Family, located at 4515 Beckwith Rd.
- 12. Amendments**
- 12.A. **Review the Zoning Ordinance Amendment to Article 7, I-R Industrial Restrictive Districts
- 12.B. **Review the Zoning Ordinance Amendment to Articles 14, Site Plan Expirations.
- 12.C. Review the Subdivision Regulations Amendment to Article 4-103, Streets and Pedestrian Ways.
- 12.D. **Review the Zoning Ordinance Amendment to Article XI, Sign Regulations.
- 13. Adjourn**

****Indicates item is recommended to the Board of Commissioners. All final design layouts, conditions of approval and final approval will be voted on by the Board of Commissioners at a later date. The public is welcome and invited to attend.**



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1734

Agenda Date: 5/21/2026

Agenda #: 5.A.

Title:

Review and Adopt the Minutes from the April 16, 2026, Planning Commission Meeting.

Mt. Juliet, Tennessee

*2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122*



Meeting Minutes - Final

Thursday, April 16, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Rebecca Christenson, Bobby Franklin, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Todd Serbent, Traffic Engineer, Samantha Burnett, City Attorney

Rollcall

- Present** Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Preston George, Commissioner Nathan Bulmon, Commissioner Linda Armistead, Commissioner Bobby Franklin, and Chairperson Luke Winchester
- Absent** Commissioner Larry Searcy, and Commissioner Art Giles

1. Call to Order

Chairman Winchester called the meeting to order and read the quorum requirements.

2. Set Agenda

Chairman Winchester set the agenda as stated.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Paul Garrison, 100 Catalpa Dr., spoke out against 10ft sidewalks being installed in front of his residence.

5. Minutes Approval

5.A. Review the Minutes from the March 19, 2026, Planning Commission Meeting.

A motion was made by Commissioner Christenson, seconded by Commissioner Bulmon, that this Minutes be approved. The motion carried by the following vote:

- RESULT:** APPROVED
- MOVER:** Rebecca Christenson
- SECONDER:** Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

Abstain: Commissioner George, and Commissioner Armistead

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments

Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester reopened the Planning Commission meeting.

- 6.A.** The Sewer Letter of Credit (SLC00006446) for Capstone @ Mt. Juliet, in the amount of \$101,640.00, can be released.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

- 6.B.** Review the Site Plan Modification for the Pavillion on the RTA property, located at 2163 N. Mt. Juliet Rd.

Planning and Zoning:

he pavilion shall be at least 5' from any property line.

Engineering:

the project is to exceed 7500 sq ft of disturbance, land disturbance permit required. Otherwise, no permitting or plan review will be required.

WWUD:

WWUD does have a water line that crosses this property. A one-call should be placed to ensure that the pavilion does not set on the water line.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

6.C. Review the Final Plat for Windtree Pines Ph 9 located off Windtree Club Dr.

Planning and Zoning:

All conditions of Ordinance 2021-11 shall be adhered to.

Building permits shall not be pulled until the final plat has been formally recorded.

The surveyor shall stamp and sign the plans prior to recording.

Engineering:

General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.

The surveyor shall stamp, sign, and date the final plat prior to signing.

WWUD:

An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

No Comments Received.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

6.D. Review the Final Plat for Walton’s Grove Ph.8, located at 10749 Central Pike.

Planning and Zoning:

All conditions of ordinance 2015-11 shall be adhered to.

All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.

Public Works:

General note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

10’ walking trail shall be completed prior to the signing of the final plat.

WWUD:

An on-site visit was made today to verify the location of the water lines and related appurtenances. There were no lot markers installed and there were piles of dirt over the water line between Lots 679 and 680 which prohibited checking the plat.

Wilson County Schools:

o Comments Received.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

7. Mass Grading Plans & Preliminary Plats

7.A. Review the Mass Grading plan for Providence Central West, located at 7110 Central Pike.

Staff reviewed their reports and answered questions from the commission.

Joe Haddix, Heritage Civil, 2055 NMJR represented the project.

There were no citizen comments.

Engineering Comments:

Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.

The development shall grade a segment of the proposed public road connecting the extension of Providence Parkway and John Hagar Road. This segment shall run between Providence Parkway and the stream buffer to the north. A viable alignment, compliant with City standards and federal guidelines, must be approved by the Director of Engineering prior to issuance of the Land Disturbance Permit.

WWUD Comments:

No Comments. This is in Gladeville’s service area.

A motion was made by Commissioner Armistead, seconded by Commissioner George, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Linda Armistead

SECONDER: Preston George

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

7.B. Review the Preliminary Plat for Providence Central West, located at 7110 Central Pike.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Planning and Zoning:

All conditions of ordinance 2013-12 and all subsequent applicable PUD amendments shall be adhered to.

Revise the zoning line to reflect the actual zoning district boundary.

Engineering:

Lot 1 will need an additional plat to dedicate right-of-way for the public roadway connecting Providence Parkway and John Hagar Road prior to any site plan submittal.

WWUD:

No Comments. This is in Gladeville’s service area.

Wilson County Schools:

No Comments Received.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: David Rast

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

8. Site Plans

8.A. Review the Site Plan Condition Reconsideration for Texas Roadhouse, located at 105 Bear Xing.

Staff reviewed their reports and answered questions from the commission.

Mark Lineberry, 116 Lineberry Blvd, represented the project as the property developer. Agreed to compromise of terminating the sidewalk at the southern property line. Lineberry agreed to signage.

There were no citizen comments.

Planning Commission:

Terminate trail at the southern property line of 105 Bear Crossing.
Install signage indicating the termination of the trail at the southern property line of 105 Bear Crossing.

Planning & Zoning:

No Comments

Engineering:

Staff **does not support** request for relief on the installation on the 10' multiuse path and related appurtenances along Golden Bear Gateway property frontage in the public ROW.

WWUD:

No comments.

Wilson County Schools:

No Comments Received.

A motion was made by Vice Chair Rast, seconded by Commissioner Franklin, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Bobby Franklin

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

- 8.B.** Review the Site Plan for New Tribe Church, located at 260 Clemmons Rd. Staff reviewed their reports and answered questions from the commission.
- Jessica Gore, Para Design, 145 Bear Xing, represented the project.
- Mike Cole, New Tribe Church, 1279 NMJR, represented the project as the developer.
- Samantha Burnett, Planning Commission cannot grant the landscape buffer variance.
- Jon Baughman, strike planning & zoning condition #3.
- Chairman Winchester on sheet LP-1 is concerned with metal building material on the back of the building once the other properties develop.
- Jessica Gore requested a deferral to work with the architect.

This Action Item was deferred to the Planning Commission due back on 6/18/2026

RESULT: DEFERRED

9. Land Use Plan Amendments & Preliminary Master Development Plans

- 9.A.** **Review the Preliminary Master Development Plan PUD, including a rezone from RS-40 to RS-20 PUD, for the Kheil Subdivision, located at 115 Oakmont Dr. Staff reviewed their reports and answered questions from the commission.

Hayden DeBerry L.I Smith & Associates, 302 N Caldwell St. Paris, TN, represented the project.

Chairman Winchester, tree line preservation to east especially. No erosion control measures in existing trees.

Robert White, 118 Oakmont Dr., would like to see less lots matching the existing houses on the street. Wants gravity sewer placed as a condition.

Samantha Jackson 106 Oakmont Dr., concerned about flooding and traffic from the new development and asked that the new development match the existing properties more closely.

Rhonda Pritchett, 113 Oakmont Dr., has traffic and flooding concerns and is opposed to a connection to Curd Rd.

Planning and Zoning:

Brick shall be clay baked and individually laid.

Stone shall be a natural product and individually laid.

Landscape buffers shall be in open space, not on individual lots, and shall be maintained by the HOA in perpetuity.

The cemetery access easement shall be located in open space and maintained by the HOA. Remove this easement from the residential lots.

All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.

Preserve as many trees as possible. Provide a tree survey for any vegetation to be used toward buffer requirements.

Provide covenants and restrictions to review, if applicable.

Provide decorative low maintenance fencing around the cemetery.

All fencing shall be low maintenance, decorative materials.

Poles and post shall be painted black. Channel posts are not permitted.

All requirements of 5-104.4 in the zoning ordinance shall be adhered to.

All requirements of 8-204.1 in the zoning ordinance shall be adhered to.

Should retaining walls be used, they shall be constructed of segmental block.

Identify all critical façade lots at final master development plan submittal.

A complete landscape plan will be required at final master development plan submittal.

Provide formalized elevations to include all materials and percentages at final master development plan submittal.

Engineering:

Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.

An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.

The Planning Commission recommended only utilizing gravity fed sewer for the development.

Request sewer availability prior to the second reading at the BOC. The site has two options for sewer routing/service. The routing shall be determined at FMDP submittal:

Connecting to gravity sewer going north to the Oakhall development while obtaining applicable easements. **This is the preferred route for staff.**

If topography prohibits connecting to the gravity sewer, the other option would be connecting to force main on Oakmont Dr and utilizing localized grinder systems. If this option is used, the City shall be supplied with redundant grinder systems for each lot proposed for future maintenance.

In either option, the public sewer (minus laterals) shall be within a 20' utility easement.

The following variances are Granted:

[Sub Reg 4.104.4] Variance for a cul-de-sac to exceed 700' (approximately 1530' existing, additional 756' proposed)

[Sub Reg 4.104.4] Variance to a cul-de-sac to exceed 25 units (14 existing, additional 16 proposed)

[Sub Reg 4.104.405 (b) (i)] Variance to allow a permanent dead-end within 150' of the boundary of the property.

All cul-de-sacs must comply with the requirements of the International Fire Code and the City's standard details.

Streets shall not stub.

A 6' grass strip shall be installed along the cul-de-sac.

Road profiles will be required at FMDP. All roads shall comply with the standards included in the subdivision regulations unless variances are approved with the PMDP.

Front loaded homes are not permitted on streets classified as access streets or higher. Side or rear loaded homes are required.

In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the

technical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.

Portions of Lots 103-105 & 207-209 are located within FEMA's Special Flood Hazard Area, Zone A. The City's Floodplain Administrator requests that the building envelopes be revised to be outside this flood zone. If the building envelopes remain in the FEMA Special Flood Hazard Area, all FEMA requirements must be met before a Land Disturbance Permit can be applied for and a Floodplain permit is obtained.

Consider consolidating Lots 203 and 204 to create a more viable lot.

Provide aeration if wet ponds are utilized.

The driveway to the cemetery shall match the City detail for a residential driveway.

Appropriate tapers shall be provided between the existing and the new sections of Oakmont Drive. The tapering shall occur within the existing ROW on Oakmont Drive.

Add note that all PUDE's listed outside of the ROW are not the responsibility of the City of Mt. Juliet to maintain.

WWUD:

Water lines shown are not WWUD's design.

Wilson County Schools:

No comments

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 5/11/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: David Rast

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Franklin, and Chairperson Winchester

Nay: Commissioner George, and Commissioner Armistead

Absent: Commissioner Searcy, and Commissioner Giles

9.C. **Review the Land Use Plan Amendment from Thoroughfare Commercial to Light Industrial for Lock Box Self Storage, off Lebanon Rd directly East of 12337 Lebanon Rd.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Darren Raines, 12337 Lebanon Rd, represented the project as the owner. Agreed to reduce number of stories to 2 should the board prefer it.

Planning Recommendation:

1. Should the associated PMDP fail the land use plan shall revert back.

A motion was made by Commissioner Armistead, seconded by Commissioner Christenson, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: Rebecca Christenson

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Armistead, and Chairperson Winchester

Nay: Commissioner George, and Commissioner Franklin

Absent: Commissioner Searcy, and Commissioner Giles

- 9.B.** **Review the Preliminary Master Development Plan PUD with a Rezone from CG to I-R PUD for Lock Box Self Storage, located off Lebanon Rd directly east of 12337 Lebanon Rd.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Darren Raines, Lock Box Self Storage, 12337 Lebanon Rd represented the project as the owner/ developer. Agreed to place sidewalk along frontage. agreed to 20ft 2 story structures site wide.

Planning and Zoning:

7-104, Industrial design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.

7-103, Bulk regulations and Building design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.

Article IX Parking regulations shall be adhered to excepting any waivers granted by the Board of Commissioners.

HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls.

Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall.

Wheel stops are not permitted.

All exterior lighting fixtures shall be decorative.

Parking lot lighting shall be decorative fixtures on black posts.

Bollards shall be the color black.

Parking lot lighting shall be placed in yards or beds and not on the pavement.

Wall mounted lighting shall be decorative in nature. Wal-paks are prohibited.

Brick shall be clay, baked and individually laid.

Stone shall be individually laid.

Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.

Preserve the tree lines along the south and east of the site for screening.

No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.

The only use permitted in this PUD is a Self-Storage facility.

Provide a six-foot sidewalk along the Lebanon Road property frontage with a pedestrian connection to the site via sidewalk and striping.

Provide a 20ft class D landscape buffer with an opaque privacy fence along the property boundary shared with residentially zoned properties.

Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents.

Signage shall be reviewed and approved via a separate application to the Planning Department.

Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.
 No vehicle parking allowed on main drive aisle to Lebanon Rd.
 Building # 7 is limited to 2 stories in height.

Engineering:

A 6ft sidewalk along the Lebanon Rd frontage is required.
 All access shall be from the existing access drive. No additional access to Lebanon Road shall be allowed.
 The traffic study for this development has been waived based on the expected trips and local crash history.
 Stormwater: Site Plan to include TN rule 400-10-.04- and 100-year storm to be used.
 Provide better representation of the stream buffer along the southern boundary of the site at construction plan review.

WWUD:

I am seeing proposed private fire hydrants. They shall be painted white.
 There is not a fire line meter shown or DDCVA shown.
 There are not any meter and RP devices shown for the domestic or irrigation if required.

Wilson County Schools:

No Comments Received.

This Ordinance was ****Positive Recommendation**.to the Board of Commissioners due back on 6/8/2026

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: David Rast

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner Bulmon, Commissioner Armistead, and Chairperson Winchester

Nay: Commissioner George, and Commissioner Franklin

Absent: Commissioner Searcy, and Commissioner Giles

10. Out of City Sewer Requests

10.A. AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 447 LIBERTY CHAPEL ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 49, PARCELS 008.03, 008.02, AND 008.04

Staff reviewed their reports and answered questions from the commission.

Jake Porter, Heritage Civil, 2055 N. Mt. Juliet Rd., represented the project.

There were no citizen comments.

Planning Commission Conditions:

1. Completion of the wastewater infrastructure of the Yorkshire Estates development.
2. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
3. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 5/11/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Preston George

SECONDER: Linda Armistead

Aye: Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Nay: Vice Chair Rast

Absent: Commissioner Searcy, and Commissioner Giles

10.B. AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01

Staff reviewed their reviewed their reports and answered questions from the commission.

Planning Commission Conditions:

1. The directing of wastewater flows through private grinder systems and a public tributary force main that connects to the existing 6” force main fronting the property along Nonaville Road.
2. Final plat shall show a 20’ sewer easement for the tributary force main.
3. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
4. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 5/11/2026. The motion carried by the following vote:

- RESULT:** **POSITIVE RECOMMENDATION
- MOVER:** Preston George
- SECONDER:** Linda Armistead
- Aye:** Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester
- Nay:** Vice Chair Rast
- Absent:** Commissioner Searcy, and Commissioner Giles

Site Plans

8.C. Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.

Staff reviewed their reports and answered questions from the commission.

Fire Marshall Comments:

- Extend contiguous 360 degree fire access lane.
- FD connection no less that 100 ft from fire hydrant
- Combustible material not stored within 36 inches of the building.

Todd Serbent, sheet C.2.03, Add condition that they are able to produce the sight distance figure.

There were no citizen comments.

Preston George motion denial because not enough of code was met applicant not present and to many unanswered questions Nathan Bulmon 2nd

This Action Item was deferred indefinitely.to the Planning Commission due back on 5/21/2026

RESULT: DEFERRED

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

11. Appointments

11.A. Election of a Chairperson.

Chairman Winchester stated he would like this to potentially be his final year as chair and possibly his last on the commission.

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead, that Luke Winchester be appointed Chairperson. The motion carried by the following vote:

RESULT: APPROVED

MOVER: David Rast

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Searcy, and Commissioner Giles

Abstain: Chairperson Winchester

11.B. Election of a Vice Chairperson.

RC nominated DR/ LA 2nd
6-0-1

A motion was made by Commissioner Christenson, seconded by Commissioner Armistead, that David Rast be appointed Vice Chairperson. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: Linda Armistead

Aye: Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

Abstain: Vice Chair Rast

11.C. Appoint Jennifer Dunbar as a Planning Commission Secretary.

A motion was made by Vice Chair Rast, seconded by Commissioner George, that Jennifer Dunbar be appointed as Planning Commission Secretary. The motion carried by the following vote:

RESULT: APPROVED

MOVER: David Rast

SECONDER: Preston George

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

12. Adjourn

A motion was made by Vice Chair Rast, seconded by Commissioner Christenson, that this be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: David Rast

SECONDER: Rebecca Christenson

Aye: Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner Searcy, and Commissioner Giles

****Indicates item is recommended to the Board of Commissioners. All final design layouts, conditions of approval and final approval will be voted on by the Board of Commissioners at a later date. The public is welcome and invited to attend.**

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1720

Agenda Date: 5/21/2026

Agenda #: 6.A.

Title:

Review the Final Plat for Bradshaw Farms Phase 3B, located at Vivrett Lane.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Bradshaw Farms, Ph.3B
Lots: 385-401, 483-500,
521-538 & open space 29.

Address:

Vivrett Lane

Legal Description:

Map(s) - 072
Parcel(s) – 043.03 & 043.07

District:

3 – Scott Hefner

Applicant:

Brian Schlader,
Pape-Dawson

Property Owner:

KL LB Buy 2 LLC

Request:

Final Plat

Zoning:

RS-15 PUD

Attachments:

Plat Maps

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks approval for a final plat for Bradshaw Farms, Ph. 3B, including lots 385-401, 483-500, 521-538, and open space 29.

Description/History: The plat for Ph. 3B, includes 67 single family lots, one (1) open and will dedicate easements, and both public and private right-of-way.

Code References:

Part A. -Subdivision Regulations

Article II. – Procedures for Plat approval

2-105 Final subdivision plat: *This plat is compliant with the regulations for the subdivision of Bradshaw Farms, Ph.3B, to create 67 single family lots, one (1) open and to dedicate easement, and public and private right-of-way dedication, on the final plat.*

Summary: The final plat is to add 67 single family lots, one (1) open space and dedicate easements, along with public and private right-of-way. The applicant has addressed prior review comments from staff, and any outstanding issues are addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Bradshaw Farms, Ph. 3B, lots 385-401, 483-500, 521-538 and open space 29, with the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. Label lots 454 & 455 as critical façade lots.

Public Works:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
2. Punch list items shall be completed prior to the signing of the plat.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances. WWUD will conduct once the property corners are marked.



Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1725

Agenda Date: 5/21/2026

Agenda #: 6.B.

Title:

Review Final Plat Modification for 230 Mundy Memorial Dr.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

230 Mundy Memorial Drive

Address:

230 Mundy Memorial Drive

Legal Description:

Map(s) - 077

Parcel(s) – 058.25

District:

4 – Jennifer Milele

Applicant:

Justin Findlay,
Vastland, LLC

Property Owner:

Vastland 230 Mundy Owner, LLC

Request:

Final Plat – Modification

Current Zoning:

I-R, Industrial Restrictive

Attachments:

Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks approval for a modification to the final plat for 230 Mundy Memorial Drive.

Description/History: The plat proposes the modification of lots 2A and 2B, located at 230 Mundy Memorial Drive for the purpose of adjusting the ingress/egress easement along the eastern edge of lot 2A.

Zoning: The property is zoned I-R, Industrial Restrictive, and all proposed uses are permitted by right in this district. All applicable code regulations are applied in accordance with the base zoning district.

Summary: The submittal as provided, proposes an adjustment to the ingress/egress easement along the eastern edge of lot 2A. The applicant has addressed any staff comments from prior reviews, and anything outstanding is minor, and found in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat modification for 230 Mundy Memorial Drive, lots 2A and 2B, subject to any conditions below.

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. Label the zoning of adjacent parcels before recording the plat.

Public Works:

1. Stormwater: NOV-010-204 has not been satisfied, trees to be removed from detention pond before plat is signed in accordance with stormwater long term maintenance agreement
2. Stormwater: Add required note that all PUDE's outside of Public

ROW's are not the responsibility of the City of Mt. Juliet.

3. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.



Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1737

Agenda Date: 5/21/2026

Agenda #: 6.C.

Title:

Review the Final Plat for the Project Jolene Subdivision, located at 6300 Golden Bear Gtwy.



Staff Report

May 21, 2026 Regional Planning Commission

Project Name:

Project Jolene Re-Subdivision of Lot 2

Address:

6300 Golden Bear Gateway

Legal Description:

Map(s) – 078

Parcel(s) – 010.18

Applicant:

Mark Lineberry,
Lineberry Properties

Property Owner:

Lineberry Properties, Inc.

Request:

Final Plat – resubdivision Lot 2

Zoning:

CRC & IR PUD

Attachments:

Final Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final plat approval for property within Project Jolene. The purpose of this plat is to create two additional lots (3 & 4) and establish public access and utility easements.

Description/History: This is a resubdivision of Project Jolene, for Lot 2. The parent lot was originally subdivided on November 17, 2022 to create Lots 1 (public storage) and Lot 2. This resubdivision will create two additional lots, labeled as Lot 3, at 1.232 acres (6330 Golden Bear Gateway) and Lot 4, at 4.733 acres (6300 Golden Bear Gateway). Total acreage includes 7.551 acres.

Zoning: The parcels show two separate zoning classifications, including both CRC-PUD, commercial retail center planned unit development and I-R PUD, industrial restrictive planned unit development.

Code References:

Part A. -Subdivision Regulations

Article II. – Procedures for Plat approval

2-105 Final subdivision plat: This plat is compliant.

Summary: This final plat subdivides Lot 2 to create Lots 3 & 4. The applicant has addressed comments from staff. Any outstanding issues are addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Project Jolene Lot 2, subject to the conditions below:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. This plat must adhere to applicable conditions of Ordinance 2022-30.
2. Include the zoning of all lots 1-4.

Public Works:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.



WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. One needs to label existing water line with size and existing fire hydrants.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1717

Agenda Date: 5/21/2026

Agenda #: 6.D.

Title:

Review the Preliminary Plat for 448 Bass Lane, Bass Lane Subdivision



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Jacobson Subdivision
(previously Bass Ln. &
Bass Creek Subdivisions)

Address:

448 Bass Lane

Legal Description:

Map(s) - 055
Parcel(s) – 095.00

Applicant:

Wes Magill,
Magill, Inc.

Property Owner:

Don Jacobson

Request:

Preliminary Plat (Wilson Cty.)

Current Zoning:

Wilson County R-1

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks preliminary plat approval for seven (7) single family residential lots on 25.94 acres, known as the Jacobson Subdivision (previously known as Bass Lane & Bass Creek subdivisions) located at 448 Bass Lane in Wilson County. The property is located within the City’s urban growth boundary.

Description/History: The applicant had previously requested annexation and city sewer service in September of 2024 for a 21-lot subdivision, which was denied. The applicant then applied for a preliminary plat approval for a 20-lot subdivision in Wilson County, which was approved in September 2025 via the Planning Commission. The applicant has since decided to reapply for the preliminary plat with a reduction in the total number of lots to seven (7), that each exceed an acre in size.

Zoning: The property currently sits within Wilson County as R-1 zoning, and within the City’s UGB. There is no proposal to annex nor rezone the property. The City’s land use plan calls for low density residential in this area. The proposed density is 0.27 upa.

Code References:

Subdivision Regulations

Article IV. Requirements for improvements, reservations and designs.

4.102 – Lot Requirements: The plan is compliant with the regulations found within the lot requirements, for subdivisions within the City’s UGB, as each proposed lot exceeds an area greater than one (1) acre.

4.103 – Streets and pedestrian ways: The plan is compliant with the regulations found within the street and pedestrian ways for sidewalks along new streets, as the applicant has proposed a sidewalk around the cul-de-sac and will be in coordination with the Wilson County Road Commission during the construction phase.

Summary: The preliminary plat will add seven single family lots to Bass Lane and is compliant with the requirements found in the subdivision regulations. The subdivision will be served by septic as annexation and City sewer were denied last year.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat for the Jacobson Subdivision in Wilson County, subject to the conditions of approval below.



Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. No comments.

Public Works:

1. TVA approval is required to construct structures within their easement.

WWUD:

1. Water lines shown are not WWUD's design.
2. Sidewalks will not be in WWUD's easement.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1718

Agenda Date: 5/21/2026

Agenda #: 6.E.

Title:

Review the Site Plan for Legacy Pointe Retail Phase 2, located at 115 Legacy Pointe Blvd.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Legacy Pointe, Ph. 2

Address:

115 Legacy Pointe Blvd.

Legal Description:

Map(s) - 078

Parcel(s) – 013.14

District:

3 -Scott Hefner

Applicant:

Luke Klausner,
Magill, Inc.

Property Owner:

LP Retail, LLC

Request:

Site Plan

Current Zoning:

CI, Commercial Interchange

Attachments:

Plan exhibits & elevations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks site plan approval for multi-tenant commercial buildings to be located in Legacy Pointe, Ph. 2, lots 10 and 11.

Description/History: This plan proposes two (2) retail buildings, on 9.24 acres, totaling approximately 32,430 sf of commercial space with a variety of uses including retail and restaurant. Building A is 7,935 sf, and Building B is 24,495 sf.

Zoning: The property is zoned CI, Commercial Interchange, and all proposed uses are permitted by right in this district. All applicable code regulations are applied in accordance with the base zoning district.

Code References:

Article VI Commercial District Regulations

6.103 Bulk Regulations: *This plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

6.103.7 Commercial Design Standards: *This plan is compliant with a majority of the design standards; however, any deficiencies are noted in the conditions of approval. The applicant is requesting a design waiver for the building façade materials, which are shown under the waivers/variances section.*

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*

Waiver/Variance Requests:

1. ***6.103.7 Commercial Design Standards:*** The applicant is proposing an aggregate total of 80% brick and/or stone, and 20% secondary materials consisting of architectural composite metal panels. The applicant notes these composite panels were already introduced on other buildings within the Legacy

Pointe development. **STAFF SUPPORTS**

Summary: The plan as submitted addresses the majority of staff comments from prior reviews. Outstanding issues are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for Legacy Pointe, Ph. 2 retail on lots 10 and 11, with the following conditions to be included in the approval:



Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
6. Wall mounted exterior lighting fixtures shall be decorative sconce type.
7. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
8. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
9. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
10. All bollards shall be painted a color complimentary to the building façade, not yellow.
11. Wheel stops are not permitted.
12. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.
13. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.

Public Works:

1. Show one (1) grease trap per restaurant space proposed. Spec Jarratt 1,500 one-piece tank.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
4. Sewer availability has been requested and granted.
5. Roof drains shall be subsurface.
6. All storm pipe (minus roof drains) shall 15" diameter (minimum).
7. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
8. Per the conditions of the preliminary plat approval, each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$125,000 is reached for the installation of high-mast LED lighting at the I-40 interchange.
9. Provide a pedestrian access route to the commercial from Bear Crossing.
10. Driveways shall align on both sides of Bear Crossing to the greatest extent possible.
11. A crosswalk shall be installed across Legacy Pointe Boulevard at Bear Crossing.
12. An update to the greater Legacy Pointe TIS was provided. The following off-site improvements shall be completed prior to the final C.O. within this site plan, per recommendations in the study:
 - a. Change the southwest bound approach of Legacy Pointe Boulevard to include an exclusive right-turn lane at Rutland Drive.
 - b. Install a bulb out on Legacy Pointe Boulevard, reducing the number of receiving lanes from 2 to 1 on the Costco side of the intersection. Provide a pedestrian curb ramp within the bulb out.



WWUD:

1. Add a note that all private fire hydrants shall be painted white.
2. Add a note stating that there shall be branches off the service lines between the meter and the backflow device.
3. The proposed public water line will be designed by WWUD.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1715

Agenda Date: 5/21/2026

Agenda #: 7.A.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6386 Central Pike

Address:

6386 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.02

District:

3 – Scott Hefner

Applicant:

Dana Wall

Property Owner:

Wesley Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone approval for this parcel, located at 6386 Central Pike.

Description/History: This property is approximately two (2) acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's urban growth boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:

Zoning Regulations

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of service and rezone of 6386 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.



Exhibit B Annexation / Plan of Services

6386 Central Pike

Map 097, Parcel 017.02





Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1736

Agenda Date: 5/21/2026

Agenda #: 7.B.

Title:

**Review the Plan of Services for the Wall Property, located at 6386 Central Pike.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6386 CENTRAL PIKE MAP 097 PARCEL 017.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHERAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Wall Property located at 6386 Central Pike, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 6386 CENTRAL PIKE, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

E. Refuse Collection:

RESOLUTION - 2026

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CMU.

J. Street Lighting

RESOLUTION - 2026

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

NOW THEREFORE BE IT RESOLVED:

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

This resolution shall take effect on the earliest date allowed by the law.

PASSED:

FIRST READING:

James Maness, Mayor

ATTEST:

Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

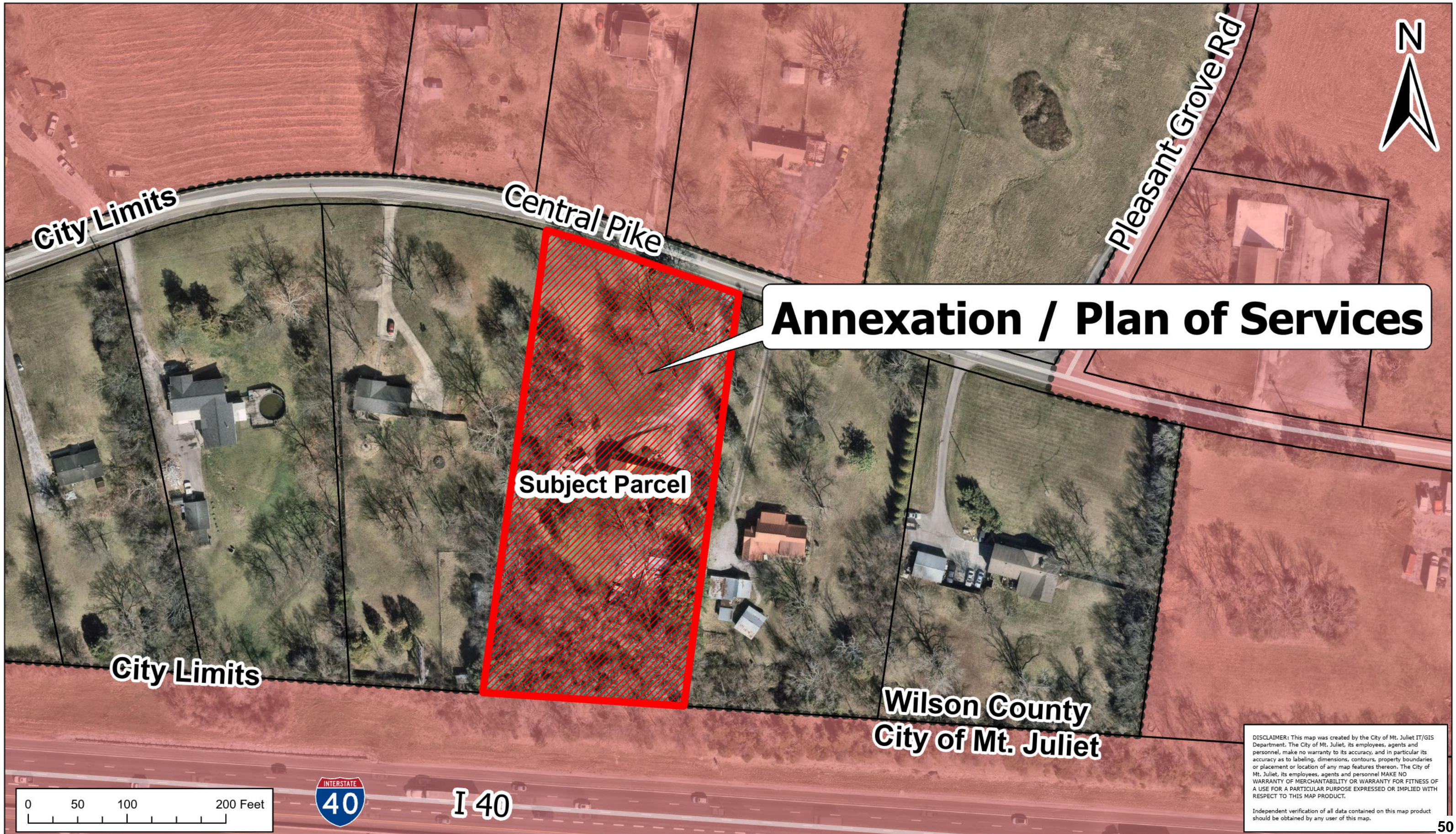
Samantha A. Burnett, City Attorney



Exhibit B Annexation / Plan of Services

6386 Central Pike

Map 097, Parcel 017.02



Annexation / Plan of Services

Subject Parcel

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1716

Agenda Date: 5/21/2026

Agenda #: 7.C.

Title:

**Review the Rezone request from Wilson County R1 to CMU for the Wall Property, located at 6386 Central Pike.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6386 Central Pike

Address:

6386 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.02

District:

3 – Scott Hefner

Applicant:

Dana Wall

Property Owner:

Wesley Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone approval for this parcel, located at 6386 Central Pike.

Description/History: This property is approximately two (2) acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's urban growth boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:**Zoning Regulations**

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of service and rezone of 6386 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.



Exhibit B Rezone

6386 Central Pike

Map 097, Parcel 017.02



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1671

Agenda Date: 5/21/2026

Agenda #: 7.D.

Title:

**Review the Annexation Request for the Wall Property, located 6400 Central Pike.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6400 Central Pike

Address:

6400 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.00

District:

3 – Scott Hefner

Applicant:

James Wall

Property Owner:

James and Kay Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone for this parcel, located at 6400 Central Pike.

Description/History: This property is approximately 1.72 acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City’s urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed future use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City’s Urban Growth Boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:

Zoning Regulations

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City’s future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone of 6400 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.



Exhibit B Annexation / Plan of Services

6400 Central Pike

Map 097, Parcel 017.00





Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1714

Agenda Date: 5/21/2026

Agenda #: 7.E.

Title:

**Review the Plan of Services for the Wall property, located at 6400 Central Pike.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6400 CENTRAL PIKE MAP 097 PARCEL 017.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHERAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Wall Property located at 6400 Central Pike, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 6400 CENTRAL PIKE, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

E. Refuse Collection:

RESOLUTION - 2026

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CMU.

J. Street Lighting

RESOLUTION - 2026

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

NOW THEREFORE BE IT RESOLVED:

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

This resolution shall take effect on the earliest date allowed by the law.

PASSED:

FIRST READING:

James Maness, Mayor

ATTEST:

Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Exhibit B Annexation / Plan of Services

6400 Central Pike

Map 097, Parcel 017.00



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1713

Agenda Date: 5/21/2026

Agenda #: 7.F.

Title:

**Review the Rezone Request from Wilson County R-1 to CMU for the Wall Property, located at 6400 Central Pike.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6400 Central Pike

Address:

6400 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.00

District:

3 – Scott Hefner

Applicant:

James Wall

Property Owner:

James and Kay Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone for this parcel, located at 6400 Central Pike.

Description/History: This property is approximately 1.72 acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed future use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's Urban Growth Boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:**Zoning Regulations**

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone of 6400 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

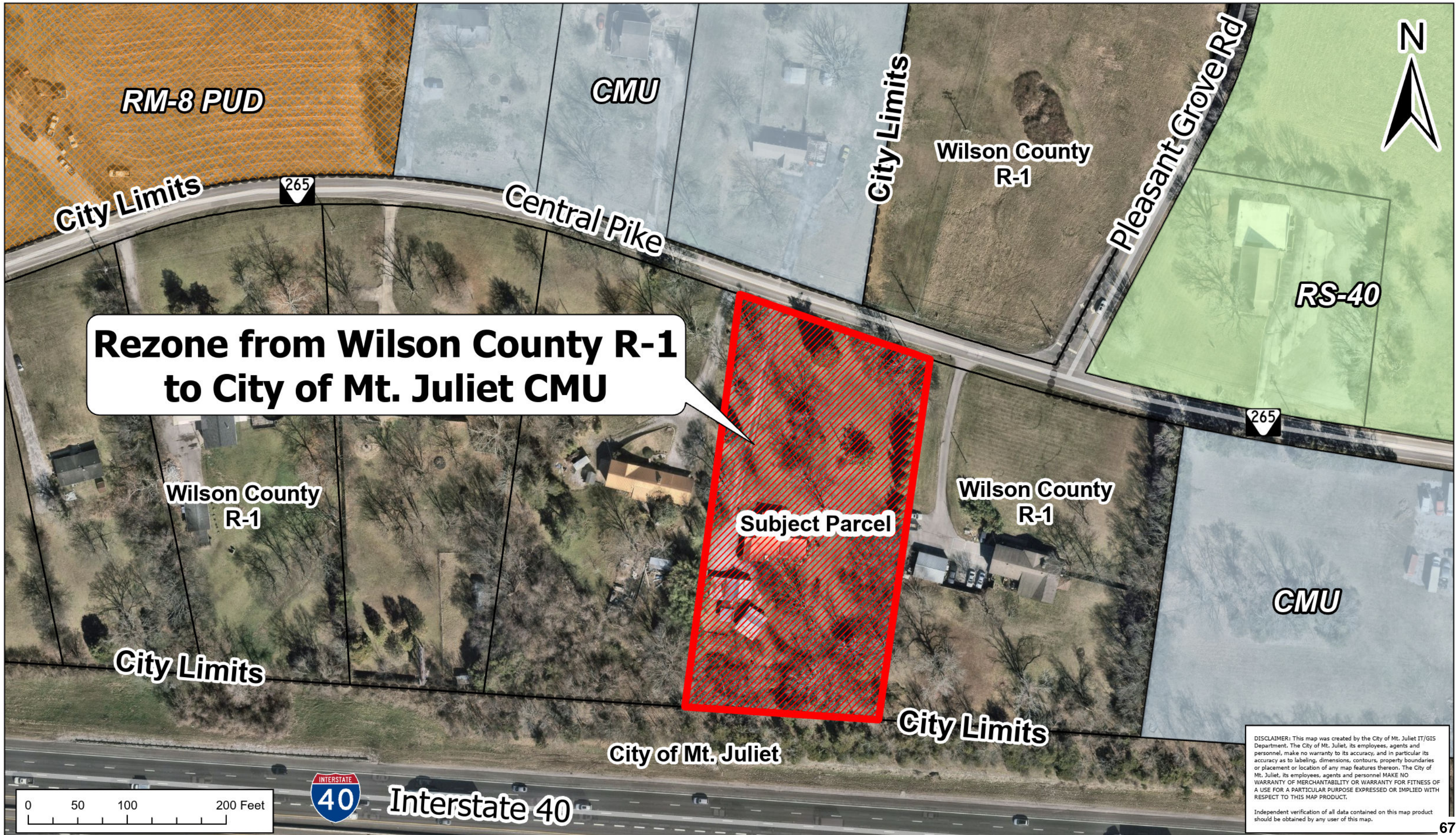
1. No Comments Received.



Exhibit B Rezone

6400 Central Pike

Map 097, Parcel 017.00





Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1728

Agenda Date: 5/21/2026

Agenda #: 8.A.

Title:

**Review the Annexation Request for E. Division Business Park, located at 535 Hunting Hills Dr.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

E. Division Business Park

Address:

E. Division Street

Legal Description:

Map(s) - 077

Parcel(s) – 13.01, 13.02, 15.00,
p/o 16.01, 16.02, 16.03, 17.00,
& 17.01.

Applicant:

Joe Haddix, Heritage Civil

Property Owner:

Multiple Property Owners

Request:

Annexation, Land Use Amend.,
Rezone, & PMDP-PUD

Current Zoning:

OPS & Wilson Cty. R1

Requested Zoning:

I-R PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Request:

Business Development

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks approval for a land use amendment, annexation, plan of services, rezone and preliminary master development plan for an industrial business park development on E. Division, located in district 3.

Description/History: This plan proposes four (4) warehouse buildings, totaling 562,520 sf, on approximately 47.17 acres, located on E. Division Street, just west of Golden Bear Gateway. This location is currently being utilized as single family residential.

Land Use: The City's future land use map identifies the entire property as medium density residential, and with the proposed use, the applicant is requesting a land use amendment to classify the property as business development impact zone.

Zoning: The majority of this property sits within Wilson County jurisdiction, and a small portion to the east is within the City limits and zoned OPS, office professional service. The remainder is Wilson County R-1, low density residential. The applicant is requesting I-R PUD, industrial restrictive planned unit development for the entire property if the annexation and land use amendment are approved.

Code References:**Article VII. Industrial District Regulations**

7.103 Bulk Regulations: *The plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

7.104 Supplemental Design Provisions: *This plan is proposed with a 100% deviation from the required 100 % brick and/or stone material standards. Any additional deficiencies are noted in the conditions of approval. The applicant is requesting a design waiver for the building façade materials which is shown under the waivers/variances section.*

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. The applicant is requesting a waiver to omit the one hundred (100') foot landscape buffer along the western property line, which is shown under the waivers/variance section. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*



Waiver/Variance Requests:

1. **7.103.4.7 Bulk Yard Regulations** – The applicant has requested a waiver to omit the required one hundred (100') foot landscape buffer along the western property line. Landscape buffer of varying widths is proposed. **STAFF DOES NOT SUPPORT.**
2. **7.103.9 Industrial Design Standards** - The applicant has requested a waiver for a one hundred (100%) deviation from the industrial design guideline requirements of one hundred (100%) brick and/or stone. The applicant is proposing tilt-panel construction with enhanced architectural features (paint, panel scoring and entry features). **STAFF DOES NOT SUPPORT.**

Summary: The proposed occupants and functions of this site have not been released. The proposal for the industrial business park, as submitted, addresses many of the staff's comments from prior review. Outstanding issues may be addressed via the conditions of approval below.

Recommendation: The applicant's request for a business development impact zone is not supported by the land use plan; therefore staff cannot support the request to amend the land use plan. Should the Planning Commission choose to provide a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of services, rezone and preliminary master development plan for the East Division Business Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. All requirements of Article VII, shall be adhered to, excepting any waivers granted via the PUD approval.
2. Only uses permitted by right under IR zoning shall be permitted in the PUD.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Color elevations, with materials and dimension specified shall be required at Final Master Development Plan submittal.
6. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls. Provide location with FMDP submittal.
7. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall. Provide location with FMDP submittal.
8. Parking lot lighting shall be decorative fixtures on black posts.
9. Bollards shall be the color black.
10. Parking lot lighting shall be placed in yards or beds and not on the pavement.
11. Wall mounted lighting shall be decorative. Wall packs are prohibited.
12. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents to Public Works.
13. 7.103.4.7, required yards and building setbacks in relation to residential districts shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.



14. All structures shall be shielded from view from all public streets with a landscaped berm.
15. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at FMDP submittal.
16. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
17. Screen the perimeter of detention/retention ponds with vegetation.
18. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
19. Provide a sidewalk connection to building #4.
20. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
21. Provide a trash can and bike rack at each building.
22. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
23. No outside storage is allowed within areas other than required yards, in accordance with 7.103.4.5.
24. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
25. Sidewalks shall be a minimum of six feet in width.
26. Revise general notes on page C0.03 to remove references to residential developments and HOA's.
27. Provide a photometric plan at FMDP submittal.
28. Provide a schedule for the exterior maintenance (to include pressure washing) of all structures.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump station shall be public and built to City specifications.
7. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
8. If wet ponds are proposed, aeration shall be provided.
9. Due to the proximity of the creek, the developer/engineer shall determine if detention areas shown can be a detriment to the site. A request to waive detention and provide supporting analysis shall be addressed at FMDP.
10. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
11. The following improvements shall be made to E. Division Street prior to the issuance of the first C.O.:
 - a. The culvert between this site and Amazon shall be extended or replaced to accommodate the future E. Division Street widening project. Public Works shall provide the required right-of-way width at FMDP.
 - b. E. Division Street shall be widened to a three-lane section along the frontage. Curb and gutter shall be installed on the south side and a 2' shoulder shall be installed on the north side. The curb line on the south side shall align with the City's E. Division Street widening project.
 - c. A 10' wide shared-use path shall be constructed to City standard along the frontage and shall connect with the existing path on the Amazon frontage.
 - d. A westbound left-turn lane shall be constructed at the intersection with Old Lebanon Dirt Road.
 - e. For the offsite improvements, the developer will make all due diligence to acquire the necessary easements or right-of-way. If efforts of acquisition are unsuccessful after 120 days of due



diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process to facilitate the attainment of said easements or right-of-way including, if necessary, the imminent domain process as the improvement in question is necessary to the health, safety, and welfare of the general public. The easements or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer.

12. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street.
13. An updated sight distance exhibit shall be provided at FMDP to AASHTO standards. The design speed shall be 45mph, matching the 85th percentile speed on E. Division.
14. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.
15. A minimum of 14 ADA spaces are required. The spaces shall be distributed throughout the site with at least 1 space at each office location.
16. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.
17. The central driveway shall be restricted to right-out egress. Full access ingress shall be permitted. Pedestrian refuge shall be provided in the median island in the driveway.

WWUD:

1. No comments on annexation.
2. Water lines shown are not WWUD's design. Discussions are being held about how to best serve this development.

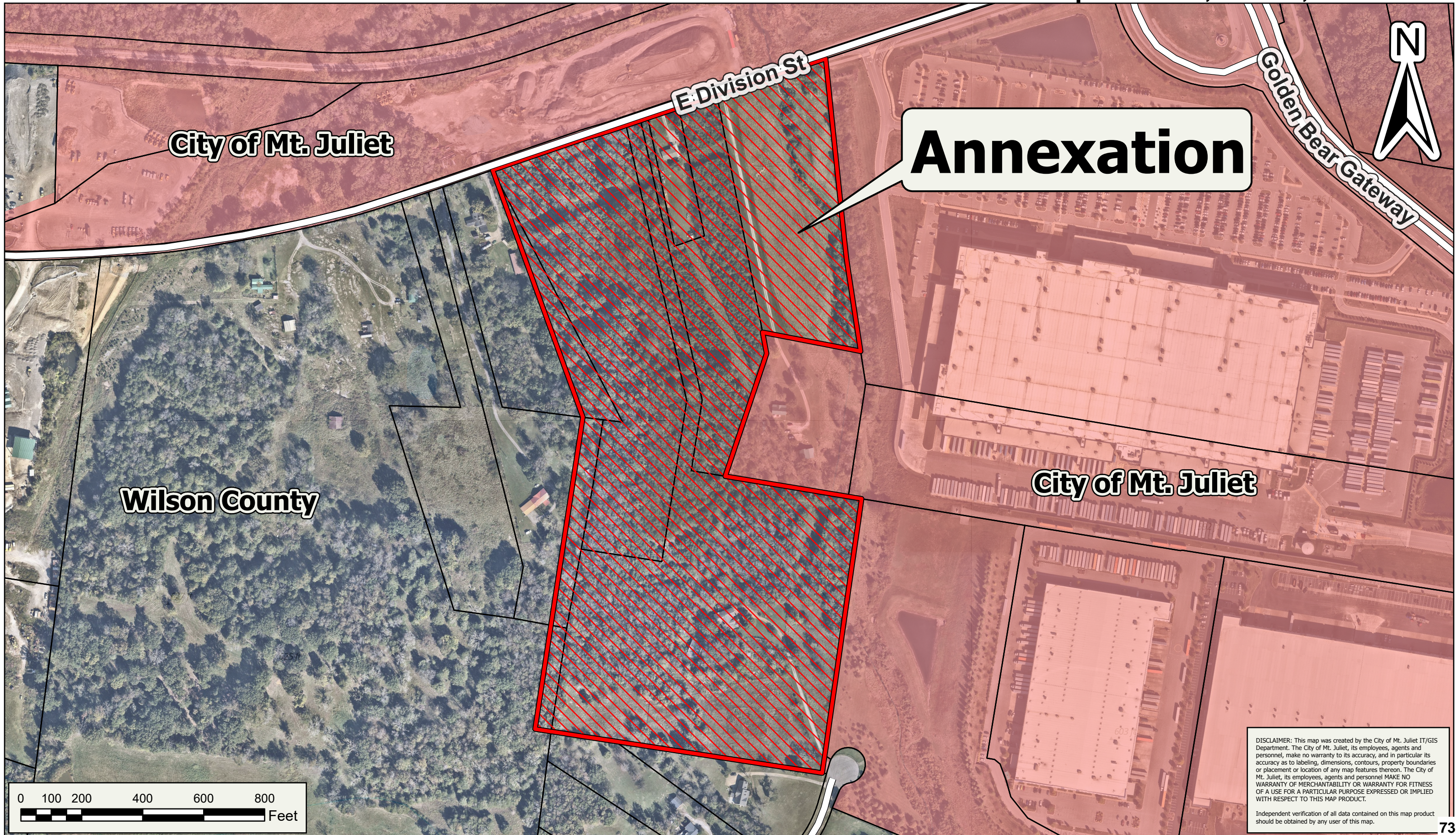
Wilson County Schools:

1. No Comments Received.



Exhibit B- Annexation

East Division Business Park
Map 077, Parcels 013.01, 013.02, 015.00, 016.02,
016.03 & p/o 016.01, 017.00, and 017.01



Annexation

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1735

Agenda Date: 5/21/2026

Agenda #: 8.B.

Title:

**Review the Plan of Services for E. Division Business Park, located at 535 Hunting Hills Dr.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE E. DIVISION BUSINESS PARK, LOCATED AT 2062 E DIVISION ST & 535 HUNTING HILLS DR MAP 077, PARCELS 013.01, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires that a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as E Division Business Park located at 2062 E Division St & 535 Hunting Hills Dr, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 2062 E DIVISION ST & 535 HUNTING HILLS DR, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2026

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: I-R PUD.

RESOLUTION - 2026

J. Street Lighting

- 1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

- 1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

- 1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

NOW THEREFORE BE IT RESOLVED:

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

This resolution shall take effect on the earliest date allowed by the law.

PASSED:

FIRST READING:

James Maness, Mayor

ATTEST:

Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

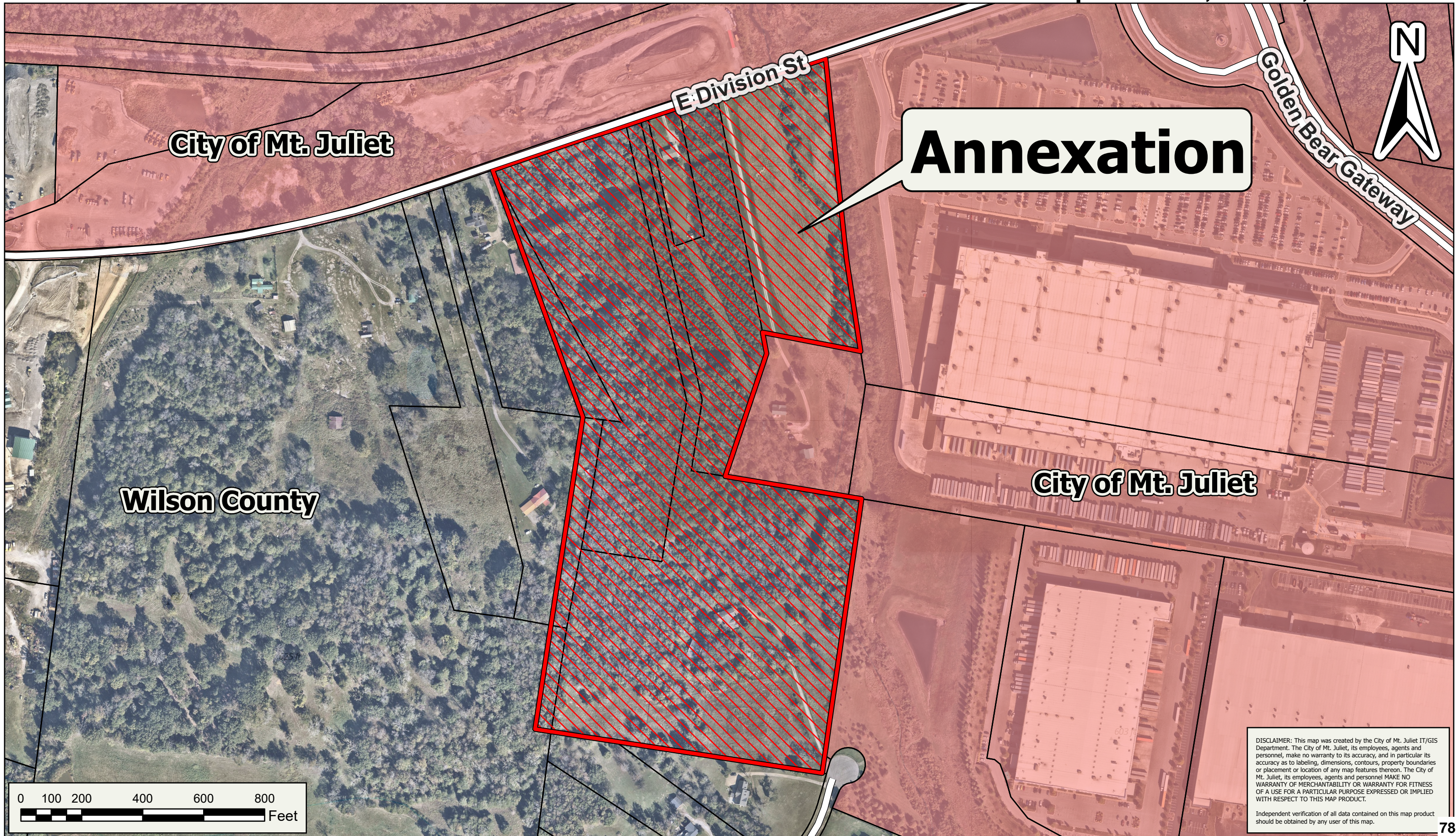
Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Exhibit B- Annexation

East Division Business Park
Map 077, Parcels 013.01, 013.02, 015.00, 016.02,
016.03 & p/o 016.01, 017.00, and 017.01





Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1730

Agenda Date: 5/21/2026

Agenda #: 8.C.

Title:

**Review the Preliminary Master Development Plan for E. Division Business Park at 535 Hunting Hills Dr.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

E. Division Business Park

Address:

E. Division Street

Legal Description:

Map(s) - 077

Parcel(s) – 13.01, 13.02, 15.00,
p/o 16.01, 16.02, 16.03, 17.00,
& 17.01.

Applicant:

Joe Haddix, Heritage Civil

Property Owner:

Multiple Property Owners

Request:

Annexation, Land Use Amend.,
Rezone, & PMDP-PUD

Current Zoning:

OPS & Wilson Cty. R1

Requested Zoning:

I-R PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Request:

Business Development

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks approval for a land use amendment, annexation, plan of services, rezone and preliminary master development plan for an industrial business park development on E. Division, located in district 3.

Description/History: This plan proposes four (4) warehouse buildings, totaling 562,520 sf, on approximately 47.17 acres, located on E. Division Street, just west of Golden Bear Gateway. This location is currently being utilized as single family residential.

Land Use: The City's future land use map identifies the entire property as medium density residential, and with the proposed use, the applicant is requesting a land use amendment to classify the property as business development impact zone.

Zoning: The majority of this property sits within Wilson County jurisdiction, and a small portion to the east is within the City limits and zoned OPS, office professional service. The remainder is Wilson County R-1, low density residential. The applicant is requesting I-R PUD, industrial restrictive planned unit development for the entire property if the annexation and land use amendment are approved.

Code References:**Article VII. Industrial District Regulations**

7.103 Bulk Regulations: *The plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

7.104 Supplemental Design Provisions: *This plan is proposed with a 100% deviation from the required 100 % brick and/or stone material standards. Any additional deficiencies are noted in the conditions of approval. The applicant is requesting a design waiver for the building façade materials which is shown under the waivers/variances section.*

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. The applicant is requesting a waiver to omit the one hundred (100') foot landscape buffer along the western property line, which is shown under the waivers/variance section. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*



Waiver/Variance Requests:

1. **7.103.4.7 Bulk Yard Regulations** – The applicant has requested a waiver to omit the required one hundred (100') foot landscape buffer along the western property line. Landscape buffer of varying widths is proposed. **STAFF DOES NOT SUPPORT.**
2. **7.103.9 Industrial Design Standards** - The applicant has requested a waiver for a one hundred (100%) deviation from the industrial design guideline requirements of one hundred (100%) brick and/or stone. The applicant is proposing tilt-panel construction with enhanced architectural features (paint, panel scoring and entry features). **STAFF DOES NOT SUPPORT.**

Summary: The proposed occupants and functions of this site have not been released. The proposal for the industrial business park, as submitted, addresses many of the staff's comments from prior review. Outstanding issues may be addressed via the conditions of approval below.

Recommendation: The applicant's request for a business development impact zone is not supported by the land use plan; therefore staff cannot support the request to amend the land use plan. Should the Planning Commission choose to provide a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of services, rezone and preliminary master development plan for the East Division Business Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. All requirements of Article VII, shall be adhered to, excepting any waivers granted via the PUD approval.
2. Only uses permitted by right under IR zoning shall be permitted in the PUD.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Color elevations, with materials and dimension specified shall be required at Final Master Development Plan submittal.
6. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls. Provide location with FMDP submittal.
7. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall. Provide location with FMDP submittal.
8. Parking lot lighting shall be decorative fixtures on black posts.
9. Bollards shall be the color black.
10. Parking lot lighting shall be placed in yards or beds and not on the pavement.
11. Wall mounted lighting shall be decorative. Wall packs are prohibited.
12. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents to Public Works.
13. 7.103.4.7, required yards and building setbacks in relation to residential districts shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.



14. All structures shall be shielded from view from all public streets with a landscaped berm.
15. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at FMDP submittal.
16. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
17. Screen the perimeter of detention/retention ponds with vegetation.
18. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
19. Provide a sidewalk connection to building #4.
20. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
21. Provide a trash can and bike rack at each building.
22. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
23. No outside storage is allowed within areas other than required yards, in accordance with 7.103.4.5.
24. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
25. Sidewalks shall be a minimum of six feet in width.
26. Revise general notes on page C0.03 to remove references to residential developments and HOA's.
27. Provide a photometric plan at FMDP submittal.
28. Provide a schedule for the exterior maintenance (to include pressure washing) of all structures.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump station shall be public and built to City specifications.
7. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
8. If wet ponds are proposed, aeration shall be provided.
9. Due to the proximity of the creek, the developer/engineer shall determine if detention areas shown can be a detriment to the site. A request to waive detention and provide supporting analysis shall be addressed at FMDP.
10. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
11. The following improvements shall be made to E. Division Street prior to the issuance of the first C.O.:
 - a. The culvert between this site and Amazon shall be extended or replaced to accommodate the future E. Division Street widening project. Public Works shall provide the required right-of-way width at FMDP.
 - b. E. Division Street shall be widened to a three-lane section along the frontage. Curb and gutter shall be installed on the south side and a 2' shoulder shall be installed on the north side. The curb line on the south side shall align with the City's E. Division Street widening project.
 - c. A 10' wide shared-use path shall be constructed to City standard along the frontage and shall connect with the existing path on the Amazon frontage.
 - d. A westbound left-turn lane shall be constructed at the intersection with Old Lebanon Dirt Road.
 - e. For the offsite improvements, the developer will make all due diligence to acquire the necessary easements or right-of-way. If efforts of acquisition are unsuccessful after 120 days of due



diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process to facilitate the attainment of said easements or right-of-way including, if necessary, the eminent domain process as the improvement in question is necessary to the health, safety, and welfare of the general public. The easements or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer.

12. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street.
13. An updated sight distance exhibit shall be provided at FMDP to AASHTO standards. The design speed shall be 45mph, matching the 85th percentile speed on E. Division.
14. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.
15. A minimum of 14 ADA spaces are required. The spaces shall be distributed throughout the site with at least 1 space at each office location.
16. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.
17. The central driveway shall be restricted to right-out egress. Full access ingress shall be permitted. Pedestrian refuge shall be provided in the median island in the driveway.

WWUD:

1. No comments on annexation.
2. Water lines shown are not WWUD's design. Discussions are being held about how to best serve this development.

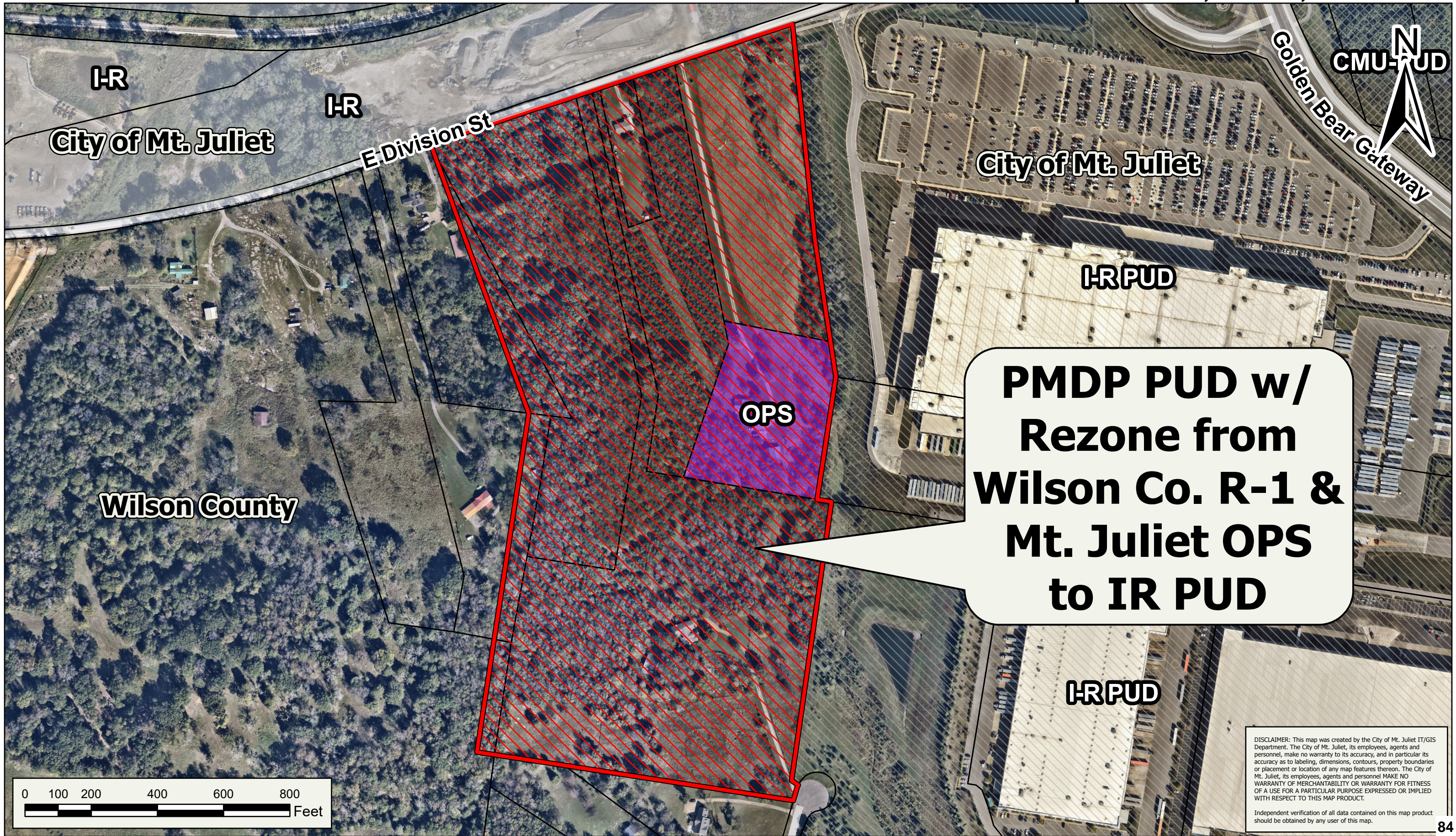
Wilson County Schools:

1. No Comments Received.



Exhibit B PMDP PUD w/ Rezone

East Division Business Park
Map 077, Parcels 013.01, 013.02, 015.00, 016.02,
016.03 & p/o 016.01, 017.00, and 017.01





Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1738

Agenda Date: 5/21/2026

Agenda #: 9.A.

Title:

**Review the Annexation Request for Emerson Park, located off Chandler Rd.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Emerson Park

Address:

Chandler Rd.

Legal Description:

Map(s) – 076, Parcel(s) – 008.00

District:

2 – Vice Mayor Bill Trivett

Applicant:

Michael Dewey, Dewey Engineering

Property Owner:

Crotzer Revocable Trust

Request:

Annexation, PMDP, RZ, POS

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20, PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Designation:

No change requested

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development Plan approval for the proposed Emerson Park subdivision located on Chandler Road.

Description/History: This plan proposes annexing into the city limits, approximately 14.5 acres and rezone to RS-20 PUD. The project would include 29 single-family homes, with open space to include a concrete walking trail. A preliminary project book is included for review.

Zoning: The property currently sits within Wilson County with R-1 zoning, and the request is to rezone to RS-20 PUD, with a proposed density of 2.0 upa. If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References:**Subdivision Regulations****Article IV. Requirements for improvements, reservations and designs.**

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which is shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations**Article V. – Residential District Regulations**

5.103 Bulk Regulations: The plan is proposed to be compliant with a majority of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant



has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Zoning Regulations (continued)

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

Waiver/Variance Requests: The following waivers have been requested:

1. ***5.104 Supplemental Design Provisions*** - The applicant has requested a waiver for the building façade materials to be 70% brick or stone and 30% fiber cement board. **STAFF SUPPORTS.**
2. ***5.103 Bulk Regulations*** - The applicant has requested a waiver for the side setbacks to be 7.5' in lieu of the required 20'. **STAFF SUPPORTS.**
3. ***10.111 Transitional Protective Yard Requirements*** - The applicant has requested a waiver to omit the landscape buffer adjacent to lot 1. **STAFF SUPPORTS.**
4. ***4.104 (Subdivision regulations) Functional Design criteria*** - The applicant has requested a waiver for the cul-de-sac length to be greater than 700'. **PW TO ADDRESS.**
5. ***4.103 (Subdivision regulations) Street and Pedestrian ways*** – The applicant has requested a waiver for the internal street (Moonlight Trail) to be private. **PW TO ADDRESS.**

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 29 single family homes on Chandler Road with a density of 2.0 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Emerson Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.



3. Add annexation and rezone to the cover sheet title.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide covenants and restrictions for review.
7. Monument style entry with enhanced landscaping and fencing shall be determined with the FMDP, if approved.
8. Identify all amenities and provide details at FMDP submittal.
9. Provide detailed elevations, including all materials and percentages, at FMDP submittal.
10. Provide decorative street lighting at the entrance and throughout Moonlight Trail and indicate they are under the maintenance of the HOA.
11. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
12. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDP submittal.
13. Signage shall be submitted under separate application for review through the Planning Department.
14. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
15. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
16. Provide landscape or masonry screening for all HVAC units at FMDP submittal.
17. Provide rendering of the gated entry at FMDP submittal and note it will be maintained by the HOA.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.
7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A variance is requested for houses to front a collector (Chandler Drive): Staff supports with the following conditions:
 - i. A maximum of 4 houses may front Chandler Road. These units shall share a maximum of 2 driveways.



16. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
17. Curb and gutter shall be installed along the Chandler Road frontage.
18. The call-box for the gate shall be placed within the center median island.

WWUD:

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

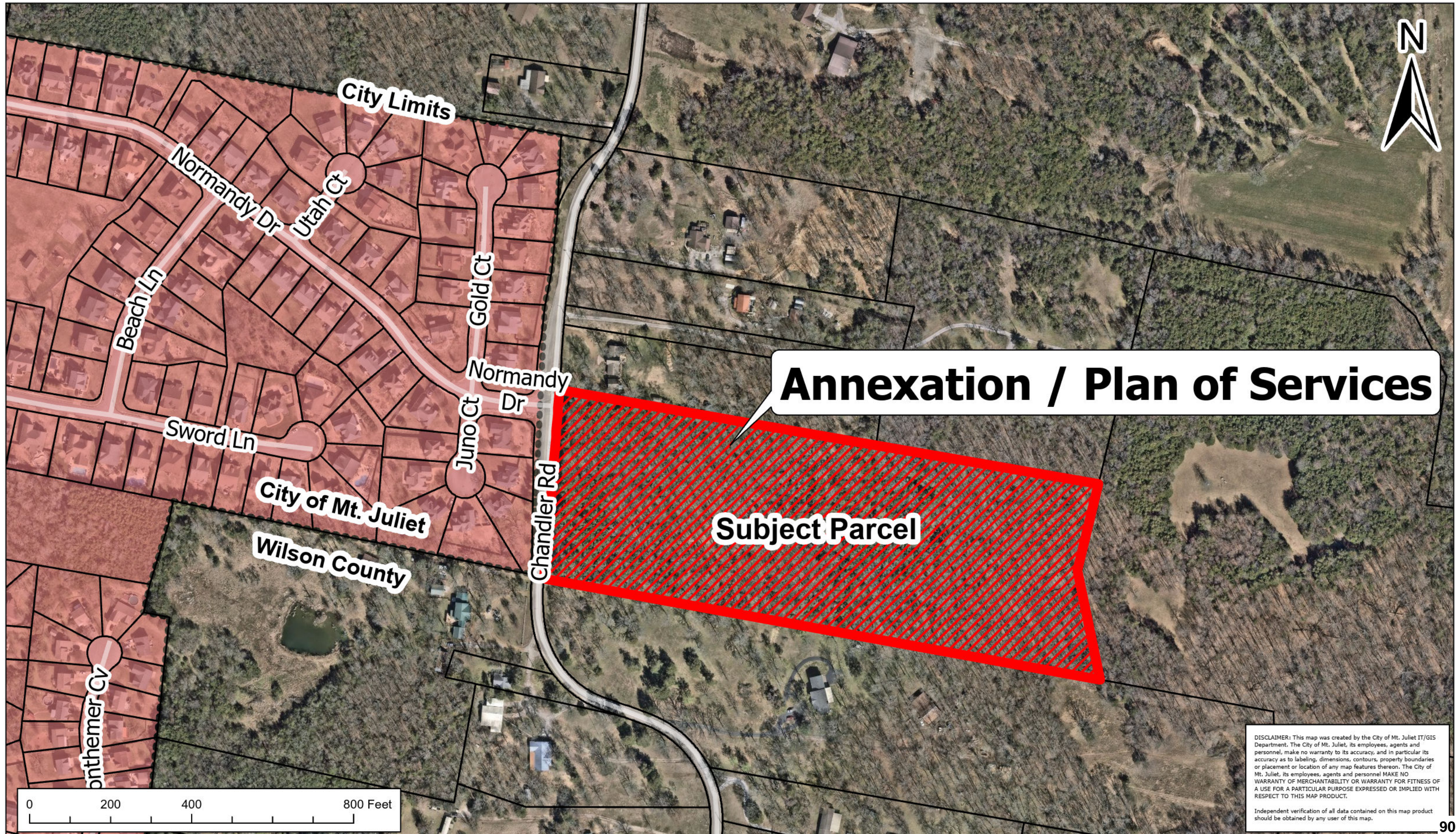
Wilson County Schools:

1. No Comments Received.



Exhibit B Annexation / Plan of Services

Emerson Park
Map 076, Parcel 008.00



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1739

Agenda Date: 5/21/2026

Agenda #: 9.B.

Title:

**Review the Plan of Services for Emerson Park, Located off Chandler Rd.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE EMERSON PARK PROPERTY, LOCATED AT CHANDLER ROAD MAP 076, PARCEL 008.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHERAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Emerson Park Property located at Chandler Road, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT CHANDLER ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2026

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-20 PUD.

RESOLUTION - 2026

J. Street Lighting

- 1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

- 1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

- 1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

NOW THEREFORE BE IT RESOLVED:

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

This resolution shall take effect on the earliest date allowed by the law.

PASSED:

FIRST READING:

James Maness, Mayor

ATTEST:

Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

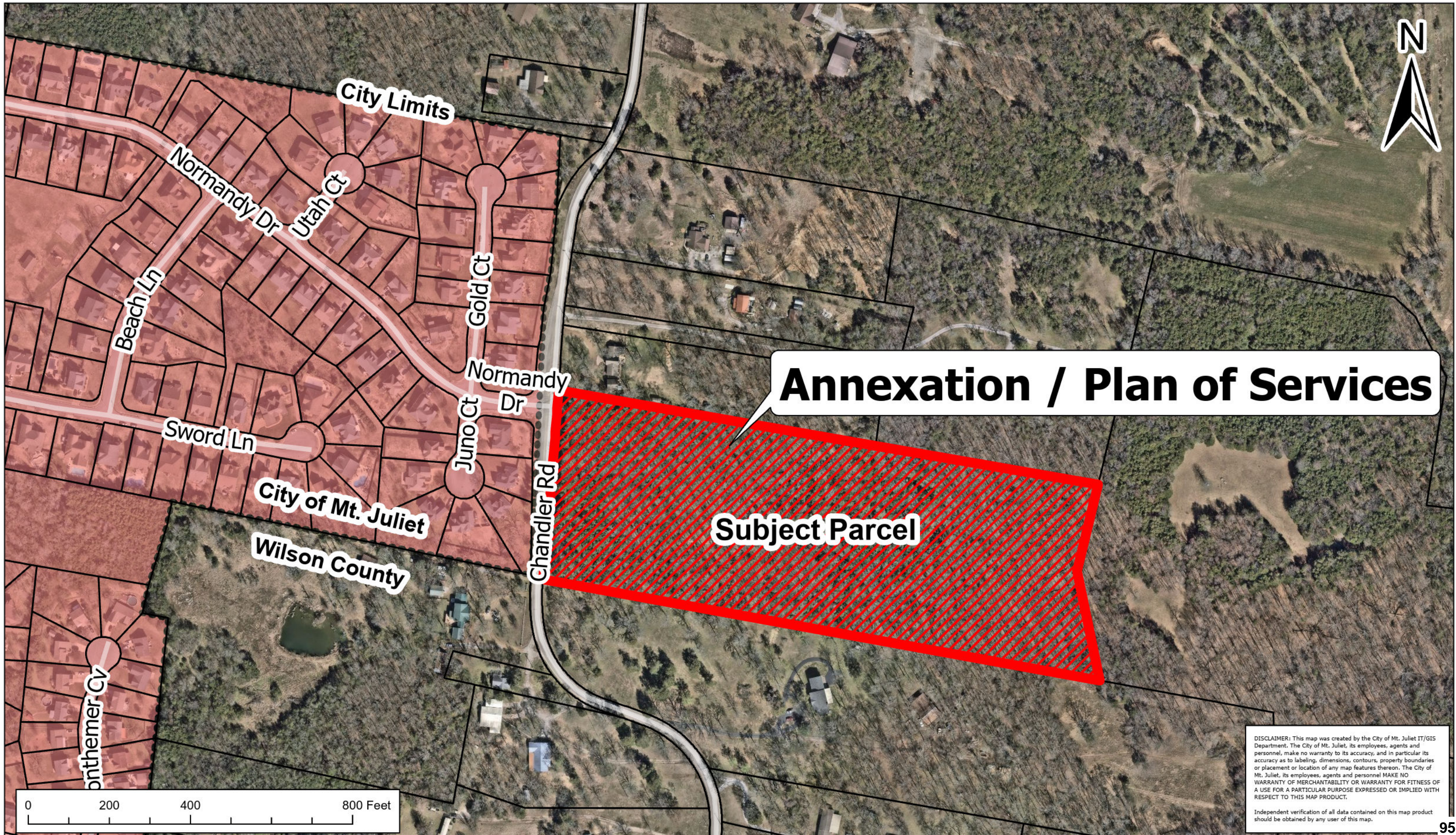
Kenny Martin, City Manager

Samantha A. Burnett, City Attorney



Exhibit B Annexation / Plan of Services

Emerson Park Map 076, Parcel 008.00



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1740

Agenda Date: 5/21/2026

Agenda #: 9.C.

Title:

**Review the Preliminary Master Development Plan PUD, including a Rezone from Wilson County R-1 to RS-20 PUD for Emerson Park, located off Chandler Rd.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Emerson Park

Address:

Chandler Rd.

Legal Description:

Map(s) – 076, Parcel(s) – 008.00

District:

2 – Vice Mayor Bill Trivett

Applicant:

Michael Dewey, Dewey Engineering

Property Owner:

Crotzer Revocable Trust

Request:

Annexation, PMDP, RZ, POS

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20, PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Designation:

No change requested

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development Plan approval for the proposed Emerson Park subdivision located on Chandler Road.

Description/History: This plan proposes annexing into the city limits, approximately 14.5 acres and rezone to RS-20 PUD. The project would include 29 single-family homes, with open space to include a concrete walking trail. A preliminary project book is included for review.

Zoning: The property currently sits within Wilson County with R-1 zoning, and the request is to rezone to RS-20 PUD, with a proposed density of 2.0 upa. If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References:**Subdivision Regulations****Article IV. Requirements for improvements, reservations and designs.**

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which is shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations**Article V. – Residential District Regulations**

5.103 Bulk Regulations: The plan is proposed to be compliant with a majority of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant



has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Zoning Regulations (continued)

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

Waiver/Variance Requests: The following waivers have been requested:

1. ***5.104 Supplemental Design Provisions*** - The applicant has requested a waiver for the building façade materials to be 70% brick or stone and 30% fiber cement board. **STAFF SUPPORTS.**
2. ***5.103 Bulk Regulations*** - The applicant has requested a waiver for the side setbacks to be 7.5' in lieu of the required 20'. **STAFF SUPPORTS.**
3. ***10.111 Transitional Protective Yard Requirements*** - The applicant has requested a waiver to omit the landscape buffer adjacent to lot 1. **STAFF SUPPORTS.**
4. ***4.104 (Subdivision regulations) Functional Design criteria*** - The applicant has requested a waiver for the cul-de-sac length to be greater than 700'. **PW TO ADDRESS.**
5. ***4.103 (Subdivision regulations) Street and Pedestrian ways*** – The applicant has requested a waiver for the internal street (Moonlight Trail) to be private. **PW TO ADDRESS.**

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 29 single family homes on Chandler Road with a density of 2.0 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Emerson Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.



3. Add annexation and rezone to the cover sheet title.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide covenants and restrictions for review.
7. Monument style entry with enhanced landscaping and fencing shall be determined with the FMDP, if approved.
8. Identify all amenities and provide details at FMDP submittal.
9. Provide detailed elevations, including all materials and percentages, at FMDP submittal.
10. Provide decorative street lighting at the entrance and throughout Moonlight Trail and indicate they are under the maintenance of the HOA.
11. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
12. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDP submittal.
13. Signage shall be submitted under separate application for review through the Planning Department.
14. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
15. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
16. Provide landscape or masonry screening for all HVAC units at FMDP submittal.
17. Provide rendering of the gated entry at FMDP submittal and note it will be maintained by the HOA.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.
7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A variance is requested for houses to front a collector (Chandler Drive): Staff supports with the following conditions:
 - i. A maximum of 4 houses may front Chandler Road. These units shall share a maximum of 2 driveways.



16. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
17. Curb and gutter shall be installed along the Chandler Road frontage.
18. The call-box for the gate shall be placed within the center median island.

WWUD:

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1722
10.A.

Agenda Date: 5/21/2026

Agenda #:

Title:

Review the Site Plan for Two Rivers Ford Service Center, located at 204 Belinda Parkway.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Two Rivers Ford Service Center

Address:

204 Belinda Pkwy.

Legal Description:

Map(s) - 077

Parcel(s) – 058.21

District:

4 – Jennifer Milele

Applicant:

Kevin Gangaware,
CSDG

Property Owner:

Two Rivers Ford

Request:

Site Plan

Current Zoning:

I-R

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks Site Plan approval for a commercial vehicle service center for Two Rivers Ford, to be located at 204 Belinda Pkwy.

Description/History: This plan proposes an approximate 25,000 sf. service center on 2.95 acres. The site will be utilized for Two Rivers Ford to move the servicing of commercial vehicles from their current dealership at 76 Belinda Pkwy. to the new proposed location at 204 Belinda Pkwy. This location is currently being utilized for vehicle parking by Two Rivers Ford.

Zoning: The property is zoned I-R, industrial restrictive, and the proposed use is permitted by right with supplemental provisions within this district as noted in Article III, section 3.104, supplementary use regulations. All applicable code regulations are applied in accordance with the base zoning district. Surrounding zoning is I-R.

Code References:

Article VII. Industrial District Regulations

7.103 Bulk Regulations: *This plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

7.104 Supplemental Design Provisions: *This plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant is requesting a design waiver for the building façade materials which is shown under the waivers/variances section.*

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*

Waiver/Variance Requests: The following industrial design standards

waiver is requested:

1. ***7.103 Industrial Design Standards*** - The applicant has requested to allow for a waiver from the IDS to allow for the reduction on the 100% brick or stone requirements as follows: 17.1 % brick, 63.1% metal siding, and 19.8% architectural metal panels. ***STAFF SUPPORTS THIS WAIVER REQUEST.***



Summary: The proposal for the commercial vehicle service center, as submitted addresses most staff comments from prior reviews. Outstanding issues are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the Site Plan for the Two Rivers Ford commercial service center at 204 Belinda Pkwy., with the following conditions to be included in the approval.

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of Article VII shall be adhered to, except any waivers granted by the Planning Commission.
2. The building façade shall consist of 100% brick and/or stone should the waiver request be denied.
3. All brick shall be clay, baked and individually laid.
4. Metal and vinyl shall not be permitted for façade materials.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
6. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
7. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
8. All parking area islands shall include grass and/or tree, not mulch, stone or any other material.
9. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
10. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
11. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
12. All bollards shall be painted a color complimentary to the building façade, not yellow.
13. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage if used, will required a plat with the location showing outside of the right-of-way or any PUDE's.
14. HVAC equipment shall be screened from horizontal view.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Add utility contacts on the front page.
4. Roof drains shall be subsurface.
5. EPSC measures shall not be installed within existing, preserved landscaping buffers.
6. Sewer availability has been requested and granted.
7. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
8. The ADA parking spaces shall be at least 9' wide.

WWUD:

1. Easement acquisition is the Owner's responsibility.



2. P.I.V. goes between the meter and backflow device.

Wilson County Schools:

1. No comments received.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1673
10.B.

Agenda Date: 5/21/2026

Agenda #:

Title:

Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

3007 N. Mt. Juliet Rd.
Retail Center

Address:

3007 N. Mt. Juliet Rd.

Legal Description:

Map(s) – 0721
Parcel(s) – 024.00

District:

3 – Scott Hefner

Applicant:

Joyce Jalkh, CEG

Property Owner:

Mena Bishai

Request:

Site Plan

Current Zoning:

CTC

Attachments:

Plan exhibits & elevations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks site plan approval for a proposed multi-tenant commercial building to be located at 3007 N. Mt Juliet Road.

Description/History: This plan proposes a 19,204 sf multi-tenant commercial building, on 2.9 acres along N. Mt. Juliet Rd., to include eight (8) suites, with a variety of uses including retail and restaurant.

Zoning: The property is zoned CTC, Commercial town center, and all proposed uses are permitted by right in this district. All applicable code regulations are applied in accordance with the base zoning district.

Zoning Regulations/Code References:

Article VI Commercial District Regulations

6.103 Bulk Regulations: *This plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

6.104 Supplemental Design Provisions: *This plan is proposed to be compliant with most of the supplemental design provisions, however, any deficiencies are noted in the conditions of approval. There are no waiver or variance requests.*

6-103.7 Commercial Design Standards: The building appears to comply with regulations; however, the material percentages are not specified and the elevations are not color. These deficiencies are addressed in the conditions of approval.

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*

Summary: The submittal as provided, was previously heard at the April 2026 Planning Commission meeting, however, the project did not have representation at the meeting, so the plan failed at the table.

Recommendation: Staff recommends approval of the Site Plan, for 3007 N. Mt. Juliet Road, with the following conditions to be included in the approval:



Conditions (by Department):

Fire Department:

1. The site plan currently indicates fire apparatus access extending only to the rear of the building. It is preferred that fire department access provides a continuous 360-degree drive around the entire building to allow adequate emergency vehicle access to all sides of the structure.
2. The Fire Department Connection (FDC) shall be located no less than 100 feet from the nearest fire hydrant, in accordance with applicable fire code requirements.
3. Combustible materials shall not be stored or located within 3 feet of the building.

Planning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. The building façade shall consist of 100% masonry materials.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be a natural product and individually laid.
5. Identify the percentage of each façade material per building façade.
6. Provide color elevations with subsequent submittals.
7. Metal and vinyl shall not be permitted for façade materials.
8. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
9. Wall mounted exterior lighting fixtures shall be decorative sconce type.
10. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
11. Provide a photometric plan; light bleed shall be zero where adjacent to residentially zoned property.
12. Identify any trees to be saved and utilized for landscape requirements.
13. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
14. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
15. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
16. All bollards shall be painted a color complimentary to the building façade, not yellow.
17. Wheel stops are not permitted.
18. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
19. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.
20. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
21. Provide a decorative trash at each suite entrance and provide a detail.
22. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
23. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
24. Revise the dumpster enclosure details which shall include masonry enclosure, pedestrian door, metal gates, and shall adhere to 6.103.7.7.
25. The roof mounted HVAC/mechanical equipment shall be fully screened from horizontal view via a masonry parapet wall on all four sides of the building and shall be at least as tall as the equipment. Screen walls are not permitted.



26. Retaining walls shall be constructed of segmental block or faced with masonry to match the building. Details shall be provided.
27. Due to the number and type of units proposed, to include two restaurants, a minimum of two loading areas are required. Due to the possible safety hazard of the current location of the loading dock, which is located in close proximity to the single means of ingress/egress, the loading areas shall be relocated, preferably to the rear of the building.
28. Reassess connectivity of the entire parking lot for circulation, safety and loading purposes.

Public Works:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
4. Show PUDE for each lot.
5. Common plan of development- TN Rule 400-10-.04 – water quality not shown how to manage quality / quantity.
6. Provide proof of acquired sewer easements prior to the issuance of the Land Disturbance Permit.
7. Each restaurant shall have a 1,500-gallon grease trap (Jarratt one-piece).
8. Sheet C203 shows the available sight distance at the proposed driveway location is insufficient. The applicant assures Staff this obstruction is due to lack of survey. The development must prove adequate sight distance to obtain a TDOT driveway permit. No Land Disturbance Permit shall be issued until the TDOT driveway permit is obtained and sent to the City Staff.
 - Should the revised survey show inadequate sight distance, the driveway shall be relocated to the crest of the hill. A site plan modification may be required.
9. A northbound right-turn deceleration lane is warranted at the site access.
10. The sidewalk along the frontage shall be widened to 6' wide.
11. Provide a pedestrian access route from the ROW to the building.
12. Provide a sidewalk for the parking spaces along the side and back of the building.
13. All loading activities must occur outside business hours unless loading can occur without blocking parking spaces or drive aisles.

WWUD:

1. Water line Relocations will be designed by WWUD and submitted to the State for approval. It should be noted that the existing 12" water line is a main transmission line and shall remain in service until the relocated water line is ready to be placed in service.
2. Proposed fire line meter and DDCVA assembly are not shown.
3. Required reduced pressure backflow device for domestic water is not shown.

Wilson County Schools:

1. No comments received.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1733
11.A.

Agenda Date: 5/21/2026

Agenda #:

Title:

Review the Final Master Development Plan for the Golden Bear Multi Family, located at 4515 Beckwith Rd.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Mainstead Golden Bear,
Multi-Family

Address:

Beckwith Rd.

Legal Description:

Map(s) - 078
Parcel(s) – 017.09 & 017.10

District:

3 – Scott Hefner

Applicant:

Drew Hardison,
Barge Design Solutions

Property Owner:

Golden Bear MJ LLC

Request:

Final Master Development Plan

Current Zoning:

CMU-PUD

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final master development plan approval for Mainstead Golden Bear, a mixed-use development including apartments and commercial uses located on Beckwith Road in the Golden Bear Place PUD.

Description/History: The Golden Bear Place PUD has history back to 2017 and was known as various other projects until 2024 (ordinance 24-04) when the current iteration of the PUD was finalized. The PUD was amended via ordinance 24-52. Several other amendments have occurred since; however, not affecting the portion of the PUD under review here. The site plan is noted to be submitted at a later date and this review is for the final master development plan only.

This final master development plan is for the area of the PUD labeled as “D1 and D2” on the preliminary master development plans, a mixed-use area with 282 residential units and an unspecified amount of commercial. The entire PUD is entitled with up to 579 residential units and at least 262,050sf of commercial uses.

Area “D” as proposed in this final master development plan includes 301 residential units and 13,910sf of commercial space in the form of apartment buildings, townhomes, restaurant and retail establishments. Various amenities include a pool, bocce, pet park and outdoor kitchen and entertainment area.

Code References:

Article VIII. Overlay Districts

8-203.5 Determination of substantial compliance. The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. Violate any provisions of this article; No.
2. Vary the lot area requirement as submitted in the preliminary plan

by more than ten percent; N/A.

3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space; open space not identified on pmdp, fmdp provided 48%.
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; Overall PMDP 262,050sf, FMDP 14,045sf (14,045sf of nonresidential use, compared to 15,000 +/- on PMDP which is a decrease).



5. Increase the total ground area covered by buildings by more than two percent; 130,770 sf total building area, 3.00 ac, which is 16% and meets code requirement. PMDP didn't give an area or percentage value of buildings.
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites. No.

Summary: The proposal will add 301 residential units, in the form of multi-family buildings and townhomes and 14,045sf of retail and restaurant uses to the Golden Bear Place PUD.

Recommendation: Staff recommends approval of the final master development plan for the Mainstead Golden Bear mixed use development in the Golden Bear Place PUD subject to the conditions below:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. Non-masonry materials shall not exceed 30% per façade, revise elevations to comply at site plan submittal.
2. All requirements of 6-104.1 shall be adhered to except any waivers granted via PMDP approval.
3. All requirements of 5-104.1 and 4-114 shall be adhered to except any waivers granted via PMDP approval.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be natural and individually laid.
6. Vinyl is prohibited as a façade material.
7. All fencing shall be low maintenance, decorative type, wood is not permitted.
8. Retaining walls shall be constructed of segmental block or faces with masonry.
9. All requirements of ordinances 24-04 and 24-52 shall be adhered to.
10. Identify the acreage involved with this portion of the PUD at site plan submittal.
11. Identify the acreage and percentage of improved open space.
12. Provide overall density calculations at site plan submittal. It shall not exceed 13.9 upa as permitted via the preliminary master development plan.
13. Provide lot coverage data at site plan submittal.
14. Provide impervious surface calculations at site plan submittal.
15. Label all amenities provided. The PMDP requires that areas "D" and "F", in addition to the pool, dog park and clubhouse shown, a fitness center, game room and pocket park.
16. The clubhouse shall be at least 2,000sf of conditioned space.
17. Flammable landscape material is not permitted within 3' of any structure.
18. Parking lot lighting shall be placed in landscape islands or grass areas, not in paved vehicular use areas.
19. Wood shall not be permitted for balcony flooring.
20. Rooftop HVAC and utility equipment shall be screened from horizontal view via parapet walls.
21. Wall mounted meter and utility equipment shall be painted to match the façade it is attached to or screened via masonry.
22. Ground mounted HVAC equipment shall be screened from horizontal view via masonry and/or vegetation.



23. The dumpster and trash compactor enclosures shall comply with 6-103.7.
24. A site plan shall be submitted and approved by the Planning Commission before submitting a land disturbance application.
25. Identify required loading zones on subsequent submittals.
26. Provide water and shade at the dog park.

Public Works:

1. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
2. The development shall meet all conditions of the active PUD.
3. A macerator will be required to be installed within the wastewater conveyance system.
4. All sewer shall be public (minus service laterals) and within a 20' utility easement.
5. Roadway infrastructure shall be installed (to binder) on the realigned Beckwith Road before the issuance of the Land Disturbance Permit.
6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
7. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
8. Update sewer availability during construction plan review.
9. The current notes are for McFarland Farms. The notes shall be revised for resubmittal.
10. Pedestrian access routes are needed from Golden Bear Place ROW.
11. The median island in the driveway on Old Beckwith Road shall provide pedestrian refuge.
12. Provide pedestrian access easements along the greenway.
13. Provide an easement to the sewer building in the northeast corner of the site.
14. The driveway return radius shall not overlap with any stormwater infrastructure.

WWUD:

1. Water lines shown are not WWUD's design.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1726
12.A.

Agenda Date: 5/21/2026

Agenda #:

Title:

**Review the Zoning Ordinance Amendment to Article 7, I-R Industrial Restrictive Districts



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Zoning Ordinance Amendment

Article XI. Sign Regulations

Section: 3-104.8.2,
Provisions applicable to
manufacturing activities

**Article VII. Industrial District
Regulations**

Section: Table 7-102.A,
Permitted and Conditional
uses and Structures allowable
within Industrial Districts

Attachments:

Exhibit and Ordinance

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: This request initiated by the City, seeks to include basic industry, manufacturing as a conditional use, under I-R, industrial restrictive zoning.

Description/History: The amendments are in red in the relevant sections below:

Article III. Use Regulations

3-104.8 *Provisions applicable to manufacturing activities.*

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.

2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts, when approved as provided in article VII, section 7-104.

3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, section 7-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:

a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.

b. Such facility shall not be located on a site having an area of less than 50 acres.

c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.

d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met.



Article VII. Industrial District Regulations
Section 7.102 *Uses and Structures*

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts					
[Uses, Structures and] Activities			Zone District		
			I-R (1)	I-G	I-S
I.	Manufacturing activities				
A.	Manufacturing, limited		P	P	P
B.	Manufacturing, general		P	P	P
C.	Manufacturing, basic industry		C		SUP (2)
D.	Manufacturing, hazardous				SUP (2)

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.

Exhibit A

3-104.8 Provisions applicable to manufacturing facilities

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.

2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts, when approved as provided in article VII, [section 7-104](#).

3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, [section 7-104](#). The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:

- a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.
- b. Such facility shall not be located on a site having an area of less than 50 acres.
- c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.
- d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met

7.102 Uses and Structures

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts					
[Uses, Structures and] Activities		Zone District			
		I-R (1)	I-G	I-S	
I.	Manufacturing activities				
	A.	Manufacturing, limited	P	P	P
	B.	Manufacturing, general	P	P	P
	C.	Manufacturing, basic industry	C		SUP (2)

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts

[Uses, Structures and] Activities		Zone District		
		I-R (1)	I-G	I-S
D.	Manufacturing, hazardous			SUP (2)

ORDINANCE 2026 –

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, REGARDING ARTICLE III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, INDUSTRIAL DISTRICT REGULATIONS, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS.

WHEREAS, the Board of Commissioners desires to amend Article III, Section 3-104.9, Provisions Applicable To Manufacturing Facilities, and Article VII, Industrial District Regulations, Section 7-102.A, Permitted And Conditional Uses And Structures Allowable Within Industrial Districts.

WHEREAS, the Planning Commission considered this request during their meeting of May 21, 2026 and forwarded a _____ recommendation to the Board of Commissioners with a vote of _____; and

WHEREAS, Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, & Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts of the Code of Ordinances is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
B	III	3-108.8	Provisions Applicable To Manufacturing Facilities	
B	VII	7-102.A	Permitted And Conditional Uses And Structures Allowable Within Industrial Districts.	

; and

WHEREAS, Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, & Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts, of the Code of Ordinances are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Code of Ordinances, Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, & Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts are amended to read in its entirety as follows:

3-104.8 Provisions applicable to manufacturing facilities

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other

ORDINANCE 2026 –

transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.

2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts, when approved as provided in article VII, section 7-104.

3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, section 7-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:

- a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.
- b. Such facility shall not be located on a site having an area of less than 50 acres.
- c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.
- d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met

7.102 Uses and Structures

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts				
[Uses, Structures and] Activities		Zone District		
		I-R (1)	I-G	I-S
I.	Manufacturing activities			
	A.	Manufacturing, limited	P	P
	B.	Manufacturing, general	P	P
	C.	Manufacturing, basic industry	C	SUP (2)
	D.	Manufacturing, hazardous		SUP (2)

ORDINANCE 2026 –

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1727
12.B.

Agenda Date: 5/21/2026

Agenda #:

Title:

**Review the Zoning Ordinance Amendment to Articles 14, Site Plan Expirations.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Zoning Ordinance Amendment

**Article XIV. Administration
And Enforcement**

Section: 14.103.5,
Time limits upon approvals

Attachments:

Exhibit and Ordinance

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: This request initiated by the City seeks to update the expiration timeframe plot plans and site or grading plans. This update will adhere to the State guidelines on approval timelines.

Description/History: The amendments are in red in the relevant section below:

Article XIV. Administration and Enforcement

14-103.5 *Time limits upon approvals.* Due to rapidly changing conditions within the City, it is necessary to establish specific time periods after the passage of which approved plans shall become null and void, thereby assuring that no new development will, due to altered conditions, etc., damage the public interest.

1. *Time limit on plot plans, site plans and grading plans.* Any plot plan, site or grading plan approved under the provisions of this ordinance shall become null and void three years after the date of its approval, unless a building permit for the project has been obtained in which case the provisions of subpart 2 (below) of this section shall apply; provided, however, that in no instance shall an approved site plan become null and void in less than one year.

2. *Time limit on building permit.* Any building permit issued shall become null and void six months after the date of issuance, unless "actual construction" (as defined by this ordinance) has begun and been continued in a diligent manner.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.



City of Mt. Juliet Planning Department

Exhibit A

14-103.5 *Time limits upon approvals.* Due to rapidly changing conditions within the City, it is necessary to establish specific time periods after the passage of which approved plans shall become null and void, thereby assuring that no new development will, due to altered conditions, etc., damage the public interest.

1. *Time limit on plot plans, site plans and grading plans.* Any plot plan, site or grading plan approved under the provisions of this ordinance shall become null and void three years after the date of its approval, unless a building permit for the project has been obtained in which case the provisions of subpart 2 (below) of this section shall apply; provided, however, that in no instance shall an approved site plan become null and void in less than one year.

2. *Time limit on building permit.* Any building permit issued shall become null and void six months after the date of issuance, unless "actual construction" (as defined by this ordinance) has begun and been continued in a diligent manner.

ORDINANCE 2026 –

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, REGARDING ARTICLE XIV, ADMINISTRATION AND ENFORCEMENT, SECTION 14-103.5, TIME LIMITS UPON APPROVALS.

WHEREAS, the Board of Commissioners desires to amend Article XIV, Administration and Enforcement, Section 14-103.5, Time Limits Upon Approvals.

WHEREAS, the Planning Commission considered this request during their meeting of May 21, 2026 and forwarded a _____ recommendation to the Board of Commissioners with a vote of _____; and

WHEREAS, Chapter B, Article XIV, Administration and Enforcement, Section 14-103.5, Time Limits Upon Approvals of the Code of Ordinances is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
B	XIV	14-103.5	Time Limits Upon Approvals	

; and

WHEREAS, Chapter B, Article XIV, Administration and Enforcement, Section 14-103.5, Time Limits Upon Approvals, of the Code of Ordinances are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Code of Ordinances, Chapter B, Article XIV, Administration and Enforcement, Section 14-103.5, Time Limits Upon Approvals are amended to read in its entirety as follows:

14-103.5 *Time limits upon approvals.* Due to rapidly changing conditions within the City, it is necessary to establish specific time periods after the passage of which approved plans shall become null and void, thereby assuring that no new development will, due to altered conditions, etc., damage the public interest.

1. *Time limit on plot plans, site plans and grading plans.* Any plot plan, site or grading plan approved under the provisions of this ordinance shall become null and void three years after the date of its approval, unless a building permit for the project has been obtained in which case the provisions of subpart 2 (below) of this section shall apply; provided, however, that in no instance shall an approved site plan become null and void in less than one year.

ORDINANCE 2026 –

2. *Time limit on building permit.* Any building permit issued shall become null and void six months after the date of issuance, unless "actual construction" (as defined by this ordinance) has begun and been continued in a diligent manner.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1645
12.C.

Agenda Date: 5/21/2026

Agenda #:

Title:

Review the Subdivision Regulations Amendment to Article 4-103, Streets and Pedestrian Ways.



MEMORANDUM

Date: May 21, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Shane Shamanur, PE
Director of Engineering

Re: Amendment to the Land Development Code,
Subdivision Regulations, Article IV

OVERVIEW: Article IV of the subdivision regulations sets the standards for the infrastructure required for new subdivisions within the City of Mt. Juliet and its urban growth boundary. The proposed amendments to the subdivision regulations are intended to reduce the ongoing maintenance costs for infrastructure, reduce vehicle speeds, and improve safety.

BACKGROUND & ANALYSIS: The Mt. Juliet Land Development Code provides guidance on the design of streets and driveways within the City of Mt. Juliet. The City Manager's office has requested the standards for streets and pedestrian ways be amended to reduce the financial burden on the City and make incoming developments safer. Some text edits are also proposed to improve clarity.

SUMMARY: Below is a summary of the proposed amendments to Article IV of the Subdivision Regulations:

Sec 4-103. – Streets and Pedestrian Ways

Section 4-103.101 *Sidewalks along new streets:* The exemption for industrial streets has been removed.

Section 4-103.102 *Sidewalks along existing streets:* Additional language has been added that requires incoming subdivisions to bring existing sidewalk along the frontage into compliance with the ADA, as needed.

Section 4-103.103 *Location of sidewalks:* Text has been removed to eliminate references to grass strips.

Section 4-103.104 *Alternative pedestrian ways:* Text has been removed to eliminate references to variable lot residential districts, which are no longer permitted.

Section 4-103.401 *Undeveloped property:* Text has been removed to eliminate references to Tables 4-104.4 tables 1 and 2, which were modified in 2025. These references are no

longer accurate. Additionally, references to the Comprehensive Transportation Plan were added next to the major thoroughfare plan, as both are applicable.

Section 4-103.401 *Required improvements or dedications*: The reference to the Director of Public Works has been changed to Director of Engineering.

Section 4-103.208 *Street name, regulatory and warning signs*: The references to the Department of Public Works and Director of Public Works were replaced with Department of Engineering and Director of Engineering, respectively.

Sec 4-104. – Functional design criteria

Section 4-104.1 *Purpose*: The text has been edited including changes to bullet 1, to affirm that roads shall be safe for all road users, and bullet 6, to affirm the commitment to reducing the financial burden of roadways on the City.

Section 4-104.202 *Existing streets*: A reference to the Comprehensive Transportation Plan was added next to the major thoroughfare plan, as both are applicable.

Section 4-104.3 *Residential street design criteria and service restrictions*: The section has been renamed to eliminate references to residential, as this section covers all streets. Unneeded text has been removed.

Section 4-104.301 *Residential access lane*: Bullet d has been added and states that lots may utilize front loading garages on access lanes only.

Section 4-104.302 *Residential access street*: Bullet c was modified to allow connection to streets of equal classification to count toward the minimum number of intersections. Bullet d was added stating lots shall be configured to discourage backing directly into the street and that front loaded garages are not permitted.

Section 4-104.303 *Residential Collector*: Bullet b was edited to reference a table instead of a chart.

Section 4-104.401 *Rights-of-way and pavement width*: Subsection a-(i) was revised to remove a reference to variable lot size residential developments, which are no longer permitted.

The minimum right-of-way in Subsection a-(iii) was increased from 30 feet to 50 feet. A reference to street trees or planting strips was also removed. Cut and fill slopes were also removed.

Table 1, which outlines the standard cross section, is updated to lower speeds and decrease maintenance costs. The changes to cross sections are as follows:

- Access street:
 - The cross section now matches the access lane.
 - The only remaining difference is the prohibition on front loading garages.
- Residential collector:
 - The bicycle lane was removed from the street. The equivalent width (4 feet) was added to the sidewalk to create a 10 foot wide shared-use path.
 - The design speed was lowered from 35 mph to 30 mph.
- Minor collector:
 - The travel lanes were reduced from 12 feet to 11 feet. The center turn lane shall remain 12 feet.
 - The grass strip between the back of curb and front of sidewalk was removed.
 - The width of the sidewalk was increased from 6 feet to 8 feet to provide a furniture zone.
 - The total right-of-way was reduced from 75 feet to 65 feet.
 - The design speed was reduced from 35 mph to 30 mph.
- Community Collector:
 - The travel lanes were reduced from 12 feet to 11 feet.
 - A 2 foot buffer was added between the outer travel lane and the bicycle lane.
 - The median was changed from landscaping to hardscaping such as concrete.
 - The grass strip between the back of curb and the front of the sidewalk was removed.
 - The sidewalk was widened from 6 feet to 8 feet to provide a furniture zone.
 - The total right-of-way was reduced from 110 feet to 96 feet.
 - The design speed was lowered from 40 mph to 35 mph.
- Arterial:
 - The travel lanes were reduced from 12 feet to 11 feet.
 - The median was changed from landscaping to hardscaping such as concrete.
 - The width of the median was reduced from 27 feet to 17 feet.
 - A 3 foot buffer was added between the outer travel lane and the bicycle lane.
 - The grass strip between the back of curb and front of sidewalk was removed.
 - The sidewalk was widened from 6 feet to 8 feet to provide a furniture zone.
 - The total right-of-way was reduced from 125 feet to 100 feet.

Section 4-104.403 *Intersections*: Bullet b was updated to adopt the HSAM as the City standard for unsignalized intersection spacing. The spacing of local streets remains 150 feet.

Bullet c was revised to correct the footer of the table. The word spacing was corrected to radius and the City Engineer was corrected to the Director of Engineering.

Bullet e was removed, as grades through intersections are addressed in previous sections.

Bullet h has been updated to mandate horizontal traffic calming on residential collectors at all intersections with streets classified as access street or higher. The Planning Commission may waive the requirement if the development is laid out in a manner that will prevent speeding.

Section 4-104.405 *Marginal access and one-way streets*: Multiple references to the Director of Public Works were corrected to Director of Engineering.

Section 4-104.406 *Arrangement of dead-end streets*: Subsection a-(iii) has been edited to bring all cul-de-sacs into compliance with the International Fire Code.

RECOMMENDATION: Staff recommends approving the amendments to the subdivision regulations.

RESOLUTION 2026PC –

A RESOLUTION AMENDING PART A OF THE LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE SUBDIVISION REGULATIONS, AS AMENDED, BY AMENDING ARTICLE IV, SECTION 4-103, STREETS AND PEDESTRIAN WAYS, AND ARTICLE IV, SECTION 4-104, FUNCTIONAL DESIGN CRITERIA

WHEREAS, pursuant to Article I, Section 1-107 of the City of Mt. Juliet Subdivision Regulations, the City of Mt. Juliet Regional Planning Commission desires to amend Article IV, Sections 4-103, Streets and Pedestrian Ways, and 4-104, Functional Design Criteria; and

WHEREAS, the Regional Planning Commission finds that the desired amendments to the Subdivision Regulations, as provided below, are necessary and desirable for the purpose of promoting and protecting the public health, safety, and general welfare of the citizens of the City; and

WHEREAS, the specific amendments desired to be are shown in redline form in the attached Exhibit A

NOW THEREFORE BE IT RESOLVED by the City of Mt. Juliet Regional Planning Commission as follows:

Section 1. Subdivision Regulation Article IV, Section 4-103, *Streets and Pedestrian Ways*, is amended to read in its entirety as follows:

4-103.1. *Pedestrian ways.*

4-103.101. *Sidewalks along new streets.* Sidewalks shall be required along all streets constructed in all subdivisions.

4-103.102. *Sidewalks along existing streets.* Sidewalk shall be provided on any existing street along the frontage of the subdivision. Sections of existing sidewalk shall be improved to meet ADA standards as needed.

4-103.103. *Location of sidewalks.* Sidewalks shall be required along both sides of all streets within the subdivision. Transition of sidewalks from both sides of a street to one side may be permitted when topography makes continuation of the sidewalk impractical. Transitions shall only be made at street intersections. Sidewalks shall be included within the dedicated non-trafficway portion of the right-of-way of all public ways. Concrete curbs are required for all public ways where sidewalks is present. The width of all sidewalks and grass strips shall meet the requirements included in Table 2 of Section 4-104. Sidewalk construction details are shown in Appendix B of these regulations.

4-103.104. *Alternative pedestrian ways.* Within PUD districts, the Planning Commission may approve pedestrian walkways at locations other than

RESOLUTION 2026PC –

along the rights-of-way of streets. Within these developments a system of pedestrian walkways may be located within commonly held open space.

4-103.105. *Pedestrian accesses.* Where necessary, pedestrian accessways may be required from a public way to schools, parks, playgrounds, or other nearby public ways. To accomplish this purpose, the Planning Commission may require perpetual unobstructed easements at least 20 feet in width.

4-103.2. *Street standards.* The following standards shall apply to all streets, both public and private:

4-103.201. *Frontage on improved public ways.* No subdivision shall be approved, unless the area to be subdivided shall meet the access requirements set forth in subsection 1-113.107, (Access to lots by public way or private easement) of these regulations. If any new street construction is proposed, all construction shall be in accordance with the provisions of these regulations and accompanying appendices.

4-103.202. *Grading and improvement plan.* No clearing, grading or construction of streets shall begin until construction plans have been prepared in accordance with the specifications required herein and approved. Following approval of such plans, public ways shall be graded and improved to conform to the approved construction plans.

4-103.203. *Improvements in floodable areas.* The finished elevation of proposed public ways subject to flooding shall be no less than two feet above the regulatory flood protection elevation. To determine compliance with this requirement the Planning Commission shall require profiles and elevations of public ways subject to flood. All drainage structures shall be sufficient to discharge flood flows without increasing flood height. Where fill is approved by the Planning Commission to bring the finished elevation of any public way to the required elevation, such fill shall not encroach upon a floodway, and the fill shall be protected against erosion by riprap, vegetative cover, or other methods deemed acceptable by the Planning Commission.

4-103.204. *Topography and arrangement.*

- a. All public ways shall be arranged so as to obtain as many of the building sites as possible at or above the grades of the public ways. Grades of public ways shall conform as closely as possible to the original topography. A combination of steep grades and curves shall not be permitted.
- b. All public ways shall be properly integrated with the existing and proposed system of public ways and dedicated rights-of-

RESOLUTION 2026PC –

way as established on the major road plan or the land development plan.

- c. All public ways shall be properly related to special traffic generators, such as industries, business districts, schools, churches, and shopping areas or centers; of population density; and to the pattern of existing and proposed land use.
- d. In commercial and industrial developments, public ways and other access routes shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, pedestrian walks and parking areas, so as to minimize conflict of movement among the various types of traffic, including pedestrian traffic.

4-103.205. *Access to arterial and collector routes.* Where a subdivision borders on or contains an existing or proposed arterial or collector route, the Planning Commission may require that access to such public way be limited by:

- a. The configuration of subdivision lots so that such lots derive vehicular access from streets other than the arterial or collector route;
- b. A series of cul-de-sac, "U" shaped public ways, or short loops entered from and designed generally at right angles to such a parallel public way; or
- c. A marginal access or service public way, separated from the arterial or collector route by a planting or grass strip and having access thereto at suitable points;
- d. Dual points of access in subdivisions. Two points of access to an arterial or collector street shall be required for all residential developments consisting of 100 or more lots and units. The second point of access may connect to adjacent developments as long as the adjacent development has direct access to an arterial or collector street. The Planning Commission may waive this requirement if site conditions tied to the land prohibit a second point of access, provided that a traffic impact study is supplied by the applicant that demonstrates that an adequate and safe level of service can be met. All traffic studies are subject to review by staff and/or an independent professional to determine if recommendations are consistent with the City of Mt. Juliet's transportation programs and needs.

4-103.206. *Traffic impact study.* All subdivisions shall be required to prepare, at the expense of the developer or individual proposing the subdivision, a traffic impact study. At the discretion of the Director of

RESOLUTION 2026PC –

Engineering, a traffic impact study may be waived for subdivisions generating fewer than 50 peak hour trips and not deriving access from an arterial or collector. A Tennessee licensed engineer specializing in transportation shall prepare such a study in accordance with the traffic impact study guidelines published by the Department of Engineering.

4-103.207. *Reserve strips.* Creation of reserve strips adjacent to a proposed public way in such a manner as to deny access from adjacent property to such public way shall generally not be permitted. However, where in the opinion of the Planning Commission the use of a reserve strip would protect the public safety by providing a safer roadway configuration or other element of design that is clearly in the public interest, this prohibition may be waived. In any instance where a waiver to this provision is granted the grounds, for and extent of such waiver shall be noted in the minutes of the Planning Commission meeting where such waiver is approved.

4-103.208. Street name, regulatory and warning signs.

- a. Public streets. Within all subdivisions the developer shall purchase and install street name and traffic control signs. All signage shall conform to the current edition of the Manual of Uniform Traffic Control Devices published by the United States Department of Transportation. Temporary signs may be installed and maintained in lieu of permanent signs until curbs are installed and backfilled. Such signs shall meet the same standards for height, size and legibility as permanent signs but may be mounted on temporary structures. The Director of Engineering shall verify the installation of temporary street name signs prior to issuance of any building permit.
- b. Note to appear on plat. All subdivision plats which require street name signs shall have a note located thereon stating: "No building permit shall be issued for any lot until street name, regulatory and warning signs are installed and verified by the Department of Engineering on all streets on which such lot depends for access."

4-103.3. *Private streets.* Private streets shall be classified and built to the standards contained in this article.

All proposed alleys shall be private. The cross section of all alleys shall be provided prior to approval of the Planning Commission.

4-103.4. *Requirements for dedications, reservations, or improvements.* Where a proposed subdivision adjoins or encompasses either a substandard street, or a

RESOLUTION 2026PC –

route depicted upon the major thoroughfare plan, that is to be opened, widened or realigned, the following shall apply:

4-103.401. *Undeveloped property.*

- a. Substandard streets. Substandard streets encompassed by or adjacent to the proposed subdivision shall be improved by the developer in accordance with the minimum standards set forth in subsection 4-104.4 for the portion of such street that is located within the boundaries of the subdivision or the abutting street half.
- b. Planned routing. When applicable, the layout of a street(s) within a subdivision shall conform to the routing depicted upon the major thoroughfare plan and/or Comprehensive Transportation Plan. The amount of right-of-way for the type of street required shall be dedicated up to a maximum of that required for construction of "community collector" routes. Where any street so depicted requires a right-of-way greater than that required for construction of a community collector, the developer shall show on the face of the plat an additional area "reserved for future right-of-way" and any required yard area shall be measured from such reservation line.

Regardless of the proposed width or functional character of the planned street adjacent to or encompassed by a proposed subdivision, the developer will not be required, (except as may be necessitated as a result of an approved traffic impact study), to improve or construct any street greater than that of a "community collector street" as [that term is] defined and depicted in these regulations.

4-103.402. *Developed property.* When property containing existing structures is being divided simply to place each structure on a separate lot and the future right-of-way will fall within the footprint of an existing structure, then the subdivider shall be required to note on the face of the plat as, "reserved for future right-of-way" any additional area necessary for compliance with the major thoroughfare plan and/or Comprehensive Transportation Plan . The plat shall also contain a note stating, when any existing structure is demolished, the setback requirements for any new structure shall be measured from the reservation line.

4-103.403. *Required improvements or dedications.* All on-site traffic improvements identified as being required in a traffic study prepared in accordance with the requirements of subsection 4-103.206, shall be made by the developer upon land which the developer controls. Any off-site improvements identified in such study shall be made on a pro rata basis to the extent the subdivision contributes to the requirement for such

RESOLUTION 2026PC –

improvement(s). The Director of Engineering shall be responsible for calculating the extent of participation required in off-site improvements.

Section 2. Subdivision Regulation Article IV, Section 4-104, *Functional Design Criteria*, is amended to read in its entirety as follows:

4-104.1. *Purpose.* The public way design standards set forth in this section are hereby required in order to provide public ways of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, sanitation, and road-maintenance equipment, and to coordinate public ways so as to compose a convenient and safe system and avoid undue hardships to adjoining properties. These provisions are intended to establish appropriate standards for the design of streets in residential subdivisions that will:

- Promote safety of all road users,
- Protect the safety of neighborhood residents,
- Minimize crime in residential areas,
- Protect the residential qualities of neighborhoods by limiting traffic volume, traffic speed, noise and fumes,
- Encourage the efficient use of land,
- Minimize the cost of street maintenance, and
- Minimize the construction of impervious surface thereby protecting the quantity and quality of the community's water resources.

4-104.2. *Design hierarchy.* There is, hereby, established a design hierarchy according to street function. The purpose of the hierarchy is to establish clear functional guidelines and limitations to be utilized in the design of streets.

4-104.201. *New streets.* Each proposed street shall be classified and designed for its entire length to meet or exceed the minimum standards for one of the following street types:

- a. Residential access lane.
- b. Residential access street.
- c. Residential collector street.
- d. Minor Collector Street
- e. Community collector street.
- f. Arterial street.

4-104.202. *Existing streets.* During the plan review process each street abutting or affecting the design of a subdivision or land development that is not already classified on the major thoroughfare plan shall be classified according to its function, design, and use by the Planning Commission at the request of the applicant. The classification of existing streets shall include the hierarchy of subsection 4-104.201, above, and may also include

RESOLUTION 2026PC –

classifications of higher order as determined by the adopted major thoroughfare and/or Comprehensive Transportation Plan.

4-104.203. *Traffic volume calculations.* New streets shall be classified based on the number of vehicular trips expected to utilize the roadway using the following methodology:

- a. *Trip generation rates.* Table 1 shall be used to determine the anticipated average daily traffic (ADT) on the proposed street.
Table 1. Approximate Trip Generation Rates

Average Weekday Trip Generation Rates Housing Type	ADT Per Dwelling Unit
Single-family detached dwellings	9.5 trips
Cluster or townhouses	7 trips
Apartments	5 trips
Senior Housing	3.5 trips
Commercial	Consult ITE Trip Generation Manual

- b. *Volume calculations.* Calculation of traffic volumes shall be accomplished by using the following formula:
(Factor for dwelling type) x (Number of units receiving access from street) = Design ADT

4-104.3. *Street design criteria and service restrictions.* The material contained within this segment is intended to provide information as to the intended function, design capacity and service limitations of the various street types presented in subsection 4-104.2, above. The order of presentation proceeds from smallest capacity street to the greatest.

4-104.301. *Residential access lane.*

- a. *Street function.* A residential access lane is a frontage street that provides access to abutting properties; it shall be designed to carry no more traffic than that generated by those properties that gain direct access from the street.
- b. *Design capacity and service restriction.* Each residential access lane shall be designed so that no section of the street conveys an ADT greater than 250 or serves more than 25 single-family dwellings. Each half of a loop street may be regarded as a single residential access lane and the total traffic volume generated on a loop street shall not exceed 500 ADT.
- c. *Street access.* Residential access lanes may intersect or take access from any street type. Residential access lanes shall be laid out to discourage through traffic. As such, residential

RESOLUTION 2026PC –

access lanes shall not intersect with multiple collectors nor shall residential access lanes be stubbed with the intention of extending to adjacent parcels.

- d. *Lot arrangement.* Lots may utilize front facing garages on residential access lanes only.

4-104.302. *Residential access street.*

- a. *Street function.* Residential access streets are designed to provide access to individual properties as well as access to the higher classification street network. The residential access street provides for neighborhood circulation and may carry neighborhood traffic and through movements.
- b. *Design capacity and service restriction.* The residential access street is designed to convey an average daily traffic (ADT) volume in the range of 500 to 1,000.
- c. *Street access.* If the total design traffic exceeds 500 ADT, a residential access street shall be provided with no fewer than two access intersections to streets of equal or higher classification in the street hierarchy. For residential access streets with less than 500 ADT, one access intersection to a street of equal or higher order is allowed.
- d. *Lot arrangement.* Lots shall be configured to discourage vehicles from backing directly into the street. Front loaded garages shall not be permitted.

4-104.303. *Residential collector street.*

- a. *Street function.* The residential collector street provides access to individual properties and collects and distributes neighborhood traffic from residential streets to community collector and arterial streets.
- b. *Design capacity and service restriction.* The residential collector street is intended to serve anticipated traffic volumes ranging from 1,000 to 2,500 trips per day. Whenever possible, residential collector streets shall be designed to have no residential lots fronting directly on them. When this is not possible, the amount of residential frontage shall not exceed the limits set forth in the accompanying table. In addition, only lots having frontages of 100 feet or more may front on collector streets and space shall be provided on these lots for turnaround so that vehicles will not have to back onto collector streets.

RESOLUTION 2026PC –

Percent of the Total Length of Residential Collector Streets, Which May Have Residential Lots Fronting on and Taking Access from the Collector Street				
ADT Level	1,000—1,199	1,200—1,599	1,600—1,999	2,000+
Percent of allowable access frontage	20%	10%	5%	0%

4-104.304. *Minor Collector*

- a. *Street function.* Minor collector streets collect and distribute traffic from residential neighborhoods and commercial uses. The street may connect to community collector or arterial streets.
- b. *Design capacity and service restrictions.* The minor collector street is intended to serve mixed residential and commercial traffic volumes ranging from 2,500 to 6,000 trips per day. Whenever possible, commercial properties shall limit the number of access points. Access to adjacent parcels shall be planned to limit the number of driveways along the corridor. Access to individual residential lots shall be prohibited.

4-104.305 *Community collector street.*

- a. *Street function.* Community collector streets collect and distribute traffic from other collectors to the arterial transportation systems.
- b. *Design capacity and service restriction.* The community collector street is designed for anticipated traffic volumes between 6,000 and 15,000 trips per day. Access to individual residential lots shall be prohibited.

4-104.306 *Arterial.*

- a. *Street function.* Arterials are intended to serve local and regional traffic. Arterials extend through the city limits or connect to other arterials or interstates.
- b. *Design capacity and service restrictions.* Arterials are intended to serve traffic volumes exceeding 15,000 trips per day. Access to individual residential lots is prohibited. Access to residential communities or commercial areas shall be provided by lower classification streets whenever possible.

4-104.4. *General design.* The general design of all public ways shall conform to the standards in tables 1 and 2, that follow, hereafter.

RESOLUTION 2026PC –

4-104.401. *Rights-of-way and pavement width.* Minimum rights-of-way and pavement width shall be provided as required to meet the design standards for the various classifications of streets set out in Table 1.

a. *Reduction in right-of-way width.* The City may reduce the required right-of-way width for residential streets under the following conditions:

- (i) The site is located within a planned unit development under applicable provisions of the zoning ordinance.
- (ii) The potential for future development will alter neither the street classification nor the design standards proposed. As a condition for varying the right-of-way requirements, the City may require binding agreements to insure no additional access to or use of the street.
- (iii) In no instance shall a right-of-way be less than 50 feet. In granting the reduced right-of-way width, it shall be determined that sufficient width will be available to provide for all the following (unless separate right-of-way for them is being provided elsewhere to the satisfaction of the City, or they are clearly not required by the proposed development):

Pavement.

Curbs.

Shoulders.

Utility easements.

Drainage swales.

Pedestrian and/or bicycle paths.

Turning lanes.

RESOLUTION 2026PC –

Table 1. General Design Standards for Streets

Standard	Access Lane	Access Street	Residential Collector	Minor Collector	Community Collector	Arterial
Design Speed	25 mph	25 mph	35 mph	30 mph	35 mph	45 mph
ROW Width	50'	50'	65'	65'	96'	100'
Pavement Width	22'	22'	24'	34'	44'	44'
Hardscaped Median	0'	0'	0'	0'	17'	17'
Bicycle Lane Buffer	0'	0'	0'	0'	2'	3'
Bicycle Lane Width	0'	0'	0'	4'	4'	4'
Grass Strip	6'	6'	6'	0'	0'	0'
Sidewalk Width	5'	5'	10'	8'	8'	8'
Outer Buffer	0.5'	0.5'	2'	1'	1'	2'
Maximum Grade	10%	10%	7%	7%	7%	5%
Minimum Grade	1%	1%	1%	1%	1%	1%
Max. Grade at Intersections	5% (within 50')	5% (within 50')	3% (within 75')	3% (within 75')	3% (within 100')	3% (within 100')
Maximum Superelevation	0.08					
Horizontal Curvature	Curvature shall be designed per AASHTO standards based on design speed and slopes.					

b. *Increase in right-of-way width.* The City may increase the required right-of-way width for residential streets under the following conditions:

- (i) If proposed lots are large enough for further subdivision that may change the street classification in the future to a higher order street, the City may require that the right-of-way width for the higher order street be provided.
- (ii) In unusual circumstances, the provision of the elements listed in subpart [subsection] a(iii) of this section may require right-of-way width in excess of that established in table 1 (above).

4-104.402. *Stopping sight distance.* All streets shall maintain adequate stopping sight distance at all points along the road. No combination of

RESOLUTION 2026PC –

vertical or horizontal curves may reduce stopping sight distance below the values provided in AASHTO’s *A Policy of Streets and Highways*. Should the grade on the major road exceed 3%, adjustments to the required sight distance may be required at the discretion of the Director of Engineering.

4-104.403 *Intersections.*

- a. Pavement shall intersect as nearly as possible to a 90-degree angle for a minimum of 50 feet from the intersection. A proposed intersection of two new public ways at an angle of less than 75 degrees shall not be permitted. Not more than two public ways shall intersect at any one point, unless specifically approved by the Planning Commission.
- b. Intersection spacing shall be set according to the guidance provided in the current edition of the Tennessee Department of Transportation’s Highway Systems Access Manual (HSAM). Residential access lanes and residential access streets shall not be spaced closer than 150 feet between centerlines along any street.
- c. Minimum curb or edge of pavement radius shall be determined according to the specifications for the street of higher classification in the street system hierarchy, as specified below. This minimum should not be confused as the right-of-way return radius but is the curb edge of pavement.

Minimum Radius of Returns At Street Intersections	
Street Classification	Minimum Return Radius*
Residential access lane	10 feet
Residential access street	10 feet
Residential collector	15 feet
Community collector	30 feet
Higher order street	As determined by the City Engineer
*This is the minimum. The actual radius shall be determined by the Director of Engineering based upon the traffic characteristics of the higher order street.	

- d. Whenever a proposed street intersects an existing or proposed street of higher order in the street hierarchy, the street of lower order shall be made a stop street. The street of lower order shall also be designed to provide a minimum corner sight distance as specified in table 1.
- e. The cross-slope on all public ways, including intersections, shall be three percent or less.
- f. All new streets and driveways shall provide adequate intersection sight distance, as defined by AASHTO’s *A Policy on Streets and Highways*. Should the grade on the major road exceed 3%, adjustments to the required sight distance may

RESOLUTION 2026PC –

be required at the discretion of the Director of Engineering. The required sight distance values are provided in Table 2.

Table 2. Minimum Intersection Sight Distance

Design Speed (mph)	Required Sight Distance (feet)					
	2-Lane		3-Lane		5-Lane/Divided	
	Left-Turn	Right-Turn	Left-Turn	Right-Turn	Left-Turn	Right-Turn
25	280	240	315	240	335	280
30	335	290	375	290	400	335
35	390	335	440	335	465	390
40	445	385	500	385	530	445
45	500	430	565	430	600	500
50	555	480	625	480	665	555

Left-Turn sight distance is measured looking right. Right-turn sight distance is measured looking left.

Sight triangles are to be kept clear of landscaping, signs, parking, or other obstructions that may otherwise restrict the available sight distance.

- g. Intersections shall be configured to dissuade speeding. Horizontal deflection traffic calming measures, such as roundabouts, bulb outs, or center islands, shall be provided whenever a residential collector intersects a street classified as residential access street or higher. The Planning Commission may waive traffic calming requirements if determined the street network has been laid out in a manner that encourages slow travel. Any traffic calming devices with landscaping shall be designated as open space and shall be maintained by the homeowner’s association.

4-104.404. *Acceleration and deceleration lanes.*

- a. Deceleration or turning lanes may be required by the city along existing and proposed streets as determined by the traffic study using the warrants provided in TDOT’s Highway Systems Access Manual, or where the City can justify the need.
- b. Deceleration lanes shall be designed to the following standards:
 - (i) The lane width shall be the same as the required width of the through lanes, based on roadway classification.
 - (ii) The minimum total deceleration lengths shall match the table below.

RESOLUTION 2026PC –

Minimum Deceleration Lengths

Design Speed (mph)	Minimum Deceleration Length (ft)
30	160
40	275
50	425
60	605
<p>Note: If grades exceed 3%, use the adjustment factors included in Table 3-2 in a <i>Policy on Geometric Design of Highways and Streets</i>.</p>	

- (i) Acceleration lanes are only required when indicated as needed by a traffic impact study. The design shall be as per the recommendation of the Director of Engineering.

4-104.405. *Marginal access and one-way streets.*

- a. *Classification and design of marginal access streets.* Marginal access streets may be utilized as an alternative to stripping off lots along existing or proposed collector or higher order streets. Marginal access streets shall be classified and designed to conform to the design standards and service restrictions of either residential access lanes or residential access streets as anticipated daily traffic may dictate.
 - (i) *Intersection spacing.* The minimum distance between intersections of the marginal access street with residential collectors shall be 300 feet. Minimum distances with higher order streets shall be determined by the Director of Engineering based upon the traffic characteristics of the higher order street.
 - (ii) *Distance between travelways.* A minimum distance of 30 feet shall be provided between the paved portion of the marginal access street and the paved portion of the higher order street. This area shall be used to provide a visual screen between the roadways by landscaping and/or use of a berm.

- b. *Utilization and design of one-way streets.* One-way streets may be permitted as loop streets or marginal access streets where there is need to separate the directions lanes to preserve natural features to avoid excessive grading for street construction on steep slopes. Pavement and curb transitions shall be designed and constructed in accordance with standards provided by the Director of Engineering.

RESOLUTION 2026PC –

4-104.406. *Arrangement of dead-end streets.*

a. *Temporary stub streets.*

- (i) *Residential access lane and residential access street stub streets.* Residential access lane and access street stub streets may be permitted only within subsections of phased development for which the proposed street extension in its entirety has been approved as part of a preliminary plat.
- (ii) *Collector stub streets.* Stub streets may be permitted or required by the City on collector streets provided that the future extension of the street is deemed desirable by the City and conforms to the adopted major throughfare plan.
- (iii) *Temporary turnarounds.* All stub streets shall be provided with a turnaround compliant with the International Fire Code, as adopted by the City. No turnaround is required if the stub street provides access to four or less lots. Alternative turnarounds may be considered with approval of the Fire Marshal and the Planning Commission. A sign indicating a temporary dead-end street shall be posted.

b. *Permanent dead-end public ways.*

- (i) *General design standards.* Where a public way does not extend beyond the boundary of the subdivision and its continuation is not required by the planning commission for access to adjoining properties, its terminus shall be no closer than 150 feet from the boundary. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities.
- (ii) *Cul-de-sac requirements.* For more effective police and fire protection, permanent dead-end public ways shall be limited to 700 feet measured from the nearest intersection to the center of the cul-de-sac. No dead-end street shall provide access to more than 25 units.
- (iii) *Design of turnarounds.* Permanent dead-end streets shall terminate in a cul-de-sac matching the standard drawings included in Appendix B of these regulations. Alternative turnarounds may be considered with approval of the Planning Commission and Fire Marshal.

RESOLUTION 2026PC –

4-104.407. *Railroads and limited access highways.* Railroad right-of-way and limited access highways, where so located as to affect the subdivision of adjoining lands, shall be treated as follows:

- a. In residential areas, a buffer strip at least 25 feet in depth in addition to the normally required depth of the lot may be required adjacent to the railroad right-of-way or limited access highway. This strip shall be part of the platted lots and shall be designated on the plat: "This strip is reserved for screening; the placement of structures hereon is prohibited."
- b. In commercial or industrial areas, the nearest public way extending parallel or approximately parallel to the railroad shall, wherever practicable, be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial usage.
- c. Public ways parallel to a railroad, when intersecting a public way which crosses the railroad at grade, shall to the extent practicable, be at a distance of at least 150 feet from the railroad right-of-way. Such distance shall be determined with due consideration of the minimum distance required for future separation of grades by means of appropriate approach gradients.

4-104.408. *Bridges.* Bridges of primary benefit to the subdivider, as determined by the Planning Commission, shall be constructed at the full expense of the subdivider without reimbursement from the governing body. The sharing of expenses for the construction of bridges not of primary benefit to the subdivider, as determined by the Planning Commission, shall be fixed by special agreement between the governing body and the subdivider.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

RESOLUTION 2026PC –

Luke Winchester, Chairman

ATTEST:

Planning Commission Secretary

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1741
12.D.

Agenda Date: 5/21/2026

Agenda #:

Title:

**Review the Zoning Ordinance Amendment to Article XI, Sign Regulations.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Zoning Ordinance Amendment

**Article XIV. Administration
And Enforcement**

Section: 11-101 through
11.121

Attachments:

Regulations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: This request initiated by the City to revise the sign regulations that were last updated in 2016. A previous revision was forwarded to the PC/BOC in October 2023, where it failed during second reading of the BOC.

Description/History: This is a complete revamp of the sign regulations, that includes the addition of several new sign types, and allowances.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.

City of Mt. Juliet
Land Development Code, Part B – Zoning Regulations
Article XI. – Sign Regulations

- 11.101** General Provisions
 - 101.1 Conflicting provisions
 - 101.2 Purpose and intent
 - 101.3 Requirements and terms
 - 101.4 Placement
 - 101.5 Design guidelines
 - 101.6 Materials
 - 101.7 External illumination
 - 101.8 Internal illumination
 - 101.9 Maintenance
 - 101.10 Removal of landscape materials
 - 101.11 Prohibited signs
 - 101.12 Non-conforming signs
 - 101.13 Exempt and exception signs
 - 101.14 Waivers and variances
 - 101.15 Violations & Regulatory enforcement
 - 101.16 Definitions

- 11.102** Overview of sign types
- 11.103** Awning signs
- 11.104** Canopy signs
- 11.105** Convenience signs
- 11.106** Development entrance subdivision signs
- 11.107** Directory signs
- 11.108** Drive-thru signs
- 11.109** Flags
- 11.110** Monument signs
- 11.111** Pole banners
- 11.112** Sandwich board (a-frame) signs
- 11.113** Small hanging/projecting signs
- 11.114** Sports field/sports court signs
- 11.115** Temporary commercial signs
- 11.116** Temporary construction site/leasing signs
- 11.117** Temporary non-commercial signs
- 11.118** Temporary real estate signs
- 11.119** Vertical projecting wall signs
- 11.120** Wall signs
- 11.121** Window signs

11.101 General Provisions

11.101.1 *Conflicting provisions*

- A. In case of conflict between this Article or any part hereof, the City, and any other provision of this Code, the provision that establishes the higher standard shall prevail. (Code 1997, tit. 5, ch. 1, § 2; Ord. No. 2008-59, § 2, 9-22-2008)
- B. The provisions of this Article control signage in the City. Any other provisions of the City zoning regulations which purport to control signage are subordinate to the provisions of this Article, unless specifically stated otherwise in this Article. (Code 1997, tit. 5, ch. 1, § 3; Ord. No. 2008-59, § 3, 9-22-2008)

11.101.2 *Purpose and intent*

- A. It is not the purpose or the intent of these provisions to regulate the message displayed on any sign; nor is it the purpose or intent of the provisions to regulate any building design or any display not defined as a sign, or any sign, which cannot be viewed from outside a building. The City's regulations are set forth in an effort to regulate signs by providing an adequate means of expression and to promote the economic viability of the business community, while protecting the City and its citizens from a proliferation of signs of a type, size, location and character that would adversely impact upon the aesthetics of the community and threaten the health, safety and welfare of the community.
- B. The purpose and intent of this section is to:
 - 1. Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the City in order to promote public health, safety and welfare.
 - 2. Maintain, enhance, and improve the aesthetic environment of the City by preventing visual clutter that is a threat to traffic safety and is harmful to the appearance of the City.
 - 3. Improve the visual appearance of the City, while providing effective means of communication consistent with constitutional guarantees.
 - 4. Provide for fair and consistent enforcement of the sign regulations set forth herein under the regulatory authority of the City.
 - 5. Encourage the effective use of signs as a means of communication for businesses, organizations, and individuals in the City.
 - 6. Provide temporary signs in limited circumstances.
 - 7. Allow a wide variety of sign types in commercial zones, and a more limited variety of signs in other zones, subject to the standards set forth in this article.
 - 8. Regulate signs in all zoning districts in the City.
 - 9. Provide a means of wayfinding in the community, thereby reducing traffic confusion and congestion and improving pedestrian and traffic safety.
 - 10. Preserve the City as a community that is attractive to business.
 - 11. Minimize the possible adverse effects of signs on nearby public and private property while protecting First Amendment free speech rights.
- C. Severability is intended throughout and within the provisions of this article. If any section, sentence, clause, or phrase of this article is held invalid or unconstitutional by a court of competent jurisdiction, then such judgment shall in no way affect or impair the validity of the remaining portions of this article.

11.101.3 *Requirements and terms*

- A. *Effect.* The effect of this section is to:
 - 1. Establish a permit system to allow a variety of types of signs in commercial and industrial zones and a limited variety of signs in residential zones, subject to the standards and the permit procedures of this section.
 - 2. Allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this section, but without a requirement for permits.
 - 3. Provide for temporary signs in limited circumstances.
 - 4. Regulate signs in all zoning districts in the City.
 - 5. Prohibit all signs not expressly permitted by this section.
 - 6. Provide for the enforcement of the provisions of this section.

B. *Permits required.*

1. *Applicability.* No sign, except those identified in these provisions as being exempt or not requiring a permit, shall be erected, constructed, altered, or relocated without first obtaining a sign permit. All permanent commercial and non-commercial and temporary commercial signs shall be registered on a form provided by the City of Mt. Juliet Planning Department prior to their construction/erection or change of design. All such signs are required to be reviewed.
2. *Authority and execution.* The Planning Department shall be responsible for determining compliance with this Article. The Planning Department shall be responsible for issuing a sign permit.
3. *Fees.* All fees are to be charged for both temporary and permanent signs.
 - a. The fee schedule establishes fees that are reasonable and proportionate, and are intended to recover the City's costs associated with the administration and delivery of planning and development-related services. The Planning Department fee schedule shall be made available to the public through the City of Mt. Juliet's official website or by contacting or visiting the Planning Department or other designated administrative offices.
 - b. Signs placed prior to approval and obtaining the appropriate permits shall be subject to the fee that is one hundred (100) percent of the usual permit fee in addition to the required permit fee (i.e. double permit fee).
4. *Temporary permits.* Temporary commercial signs require registration.
5. *Permit issuance.* Upon the filing of an application for a permanent sign permit for erection, alteration, or relocation of a sign, the Planning Department shall determine whether the application is complete. If the application is not complete, the Planning Department shall notify the applicant of any deficiencies and shall take no steps to process the application until the deficiencies are remedied. Once it is determined that the application is complete, the Planning Department shall:
 - a. Examine the plans and specifications, and location (if required) upon which the proposed sign is to be erected, altered, or relocated.
 - b. Within seven (7) working days of receiving a complete and correct application, upon notification to the applicant and receipt of the required fees, issue a permit if the sign complies with the requirements of this Article, all other ordinances of the City, and upon receipt of the required fee. If the work authorized under a sign permit is not completed within one (1) year, after the date of issuance, the permit becomes null and void.
6. *Approval of electrified signs.* The application for a sign permit for the erection of a sign in which electrical wiring and connections are to be used requires a separate electrical permit and such application may be filed with the City of Mt. Juliet Building & Codes Department upon approval of the sign through the Planning Department.
7. *Approval of ground signs.* The application for a sign permit for the erection of a ground/monument sign which is more than four (4) feet in height (including the footer depth) may require a separate building permit application and which may be filed with the City of Mt. Juliet Building & Codes Department upon approval of the sign registration through the Planning Department. Approval of the sign registration through the Planning Department does not constitute approval through the Building & Codes Department.
8. *Inspection.* The Planning Department may inspect, at such times as deemed appropriate, each sign or other advertising structure regulated by this Article. The purpose of the inspection is to ascertain whether the structure is secure or insecure, whether in need of repair or removal, or not in conformance with the permit application or otherwise in violation of the provisions of this Article. All other inspections, including electrical and building will be performed at the discretion of the Building & Codes Department.
9. *Revocation of permit.* All rights and privileges acquired under the provisions of this Article are mere licenses revocable at any time by the Planning Department. Upon termination or revocation of the sign permit, the applicant shall remove the sign or other advertising structure without cost or expense of any kind to the City. In the event of the failure, neglect, or refusal on the part of the applicant to do so, the City may proceed to remove the same and charge the expense to the applicant or property owner.

C. *Transitional Provisions.*

1. *Existing signs.* All signs legally erected prior to the effective date of the adoption of this Article are considered legal by this Article and may remain in place and in use, subject to certain restrictions on time frames (if applicable for temporary signs), modification, replacement, and other actions affecting the sign, as set forth in this Article.
2. *Existing permits.* All holders of permits for signs issued legally prior to the effective date of this Article may erect signs which are subject of such permits within the times allowed by such permits, and such signs shall then be treated as though they had been erected prior to the effective date of this Article. However, such permits may not be extended or amended unless the sign which is the subject of such permit will conform to all requirements of this Article.
3. *Existing violations.* All violations of the sign regulations repealed by adoption of this Article, shall remain violations of this Article of the City of Mt. Juliet and all penalties and enforcement remedies set forth hereunder shall be available to the City of Mt. Juliet as through the violation were a violation of this Article. However, if the effect of this Article is to make a sign that was formerly nonconforming become conforming, then enforcement actions shall cease except to the extent of collecting penalties (other than removal of the sign) for violations that occurred prior to the effective date of this Article.

D. *Nonconforming signs.* The utilization of a nonconforming sign and/or sign structure, as defined herein, may continue subject to the conditions and requirements noted below.

1. When the use of a property changes, including but not limited to the redevelopment of the site or a change in the use of the business, the sign on that property must be brought into compliance with the provision of this article.
2. Except for repairs, maintenance, and alterations (allowed pursuant to state law), no alterations to a nonconforming sign/sign structure shall be allowed. Unless otherwise allowed by law, any structural or other substantial improvement to a nonconforming sign (except for printing or refinishing/refacing the surface of the existing sign face or sign structure to maintain appearance) shall be deemed an abandonment of the nonconforming status and shall result in the reclassification of such sign as an illegal sign.
3. Prior to any new sign being permitted or constructed on any site, all nonconforming signs that do not constitute off-site signs shall be brought into full compliance with the requirements of this Article.
4. Nothing in this Article shall prevent the strengthening or restoring to a safe condition of any portion of a sign or structure declared unsafe by a City of Mt. Juliet Building Inspector. Such signs may be improved only to bring the sign in conformance with applicable safety requirements. Any structural changes outside of the context for the safety of the structure will be required to be reviewed and may be required to come into conformity with this Article.

11.101.4 Placement

- A. Signs shall be placed according to the applicable sign type requirements.
- B. Signs shall not be placed within the public right-of-way (pude), except those placed by or on behalf of a governmental entity.
- C. All other signs placed in the right-of-way shall be forfeited by the public and shall be immediately confiscated and disposed of by the City.
- D. Signs shall not interfere with or block the site of directional, instructional, or warning signs placed by or on behalf of a governmental entity.
- E. Signs, along with their support, braces, or anchors shall be placed or constructed so as not to obstruct or interfere with any door, window, fire escape or other means of egress light, or ventilation. Signs shall be located so they do not obscure the view of pedestrian or vehicular traffic that would endanger safe movement. Signs shall not be placed to obscure prominent architectural features on a building.
- F. All freestanding signs must remain upright and intact. Any damaged signs must be removed immediately. See subsections 11.115, 11.116, 11.117, and 11.118, for provisions related to Temporary sign type and placement.
- G. All temporary banners must be affixed to the primary building only, that the tenant currently leases/owns. The banner must remain taut, and in place. Any damage to the sign shall constitute the removal from the building immediately.

- H. *Setbacks (temporary and permanent)*. Shall be outside of the right-of-way (row) and public utility drainage easement (pude), with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens and/or motorists.
- I. *Spacing*. For commercial/industrial sign computation, see specific sign type in section 11.101.13. Signs shall be measured from the closest parts of any two signs unless otherwise provided for by this article. Signs shall be oriented toward the street to which they are adjacent.
- J. *Visibility triangle*. All entrance signs and ground/freestanding signs located near the corners of an intersection, shall be located outside of the sight distance triangle. Such triangle shall be measured at a distance of thirty-five (35) feet running parallel along each leg of the road right-of-way (row) connecting them to form a triangular area. This area shall be free of any permanent or temporary signs that may inhibit a clear sight visibility for motorists. Where a private driveway and a right-of-way (row) intersect the distance shall be measured from both sides of the center line of the driveway along the right-of-way (row) or property line to create the visibility triangle.

11.101.5 Design guidelines

- A. All signs shall be designed, constructed, and maintained in accordance with the following standards:
 - 1. *Design review and conformance*. Compliance with the following design standards is required for all new permanent signs including replacement signs for which a permit is required. The Planning Department shall, prior to the issuance of a sign permit as required, review such proposed signs and approve or deny as to conformance with the design standards contained in this Article. Denial and waivers, as applicable and in accordance with section 11.101.14, may be appealed through the Planning Commission.
 - 2. *Design principles*. Signs should be designed with consideration to the effect the sign will have upon the character of the surrounding area. Signs can complement or detract from the character of a building. Therefore, particular attention should be given to the way in which the sign will read and whether its design, size, materials, shape, illumination, location, configuration, and character are appropriate to its intended audience or whether a more appropriate sign could better serve its intended purpose and, at the same time, be less visually disruptive.
 - a. Wall signage should be consistent in size within each development and should be proportional to the building on which each sign is placed. A sign which meets the maximum size limitations may not be appropriate to the scale of the buildings, its architectural features, and the character established by the adjacent buildings.
 - b. Wall signs should match the architectural character of buildings within the development and area of the building on which the sign is to be placed in terms of style, location, configuration, materials, and color.
 - c. Wall signs should not obstruct or crowd architectural elements or details such as cornices, pilasters, windows, and other features which define the design of the building.
 - d. Signs should not be of a material, color, or design that attracts attention excessively and disrupts the public environment.
 - e. Entire signs may not be in the shape of a product or motif (i.e., bottle, burger, or boot); however, it may contain a shape/element within the sign. Signs should be primarily for identifying the business and not predominantly for advertising products sold or services rendered.
 - f. Ground sign bases should be complemented by shrubs, flowers, and/or other landscaping. This landscaping should be of a low-growing variety so as not to block the visibility of the sign. This landscaping should also be designed to hide or shield any external light source.
 - g. All freestanding/ground signs will need to contact the Mt. Juliet Building & Codes Department to verify any required regulations and permits of the City of Mt. Juliet.
 - 3. *Computations*. For commercial/industrial sign computation, see below.
 - a. *Computation of sign area of individual signs*. The sign area shall be determined by computing the area of the smallest square, rectangle, circle, triangle, or combination thereof, that will encompass the extreme limits of the sign face (including open areas within the sign face), writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The sign face describes the entire area of a sign upon, against, or through which the sign copy is placed including any background.

- b. *Computation of area of wall signs.* Wall signs shall be calculated by the total linear feet of the facade they are to be placed upon.
- c. *Computation of area of two-sided signs.* Only one (1) side of a two (2) sided sign shall be included in the computation of the sign area. Where the inside angle of a two (2) sided sign exceeds forty-five (45) degrees, both sign faces shall be counted toward the sign area.
- d. *Computation of height.* Sign height is measured from the average level of the ground below the sign to the topmost point of the sign structure.
- e. The supporting structures shall not be included in the area computation unless utilized as part of the total display area, such as the background.

11.101.6 Materials

- A. Building materials for sign backgrounds, frames, supports, and ornamentation shall:
 - 1. Be durable and low maintenance; and
 - 2. Be of the same or higher quality materials as the principal building; and
 - 3. Have compatible design for all parts of the sign; and
 - 4. See specifications listed by sign type.
- B. The following materials are prohibited for sign backgrounds, frames, supports, and ornamentation:
 - 1. Exposed metal poles.
 - 2. Smooth or split faced concrete blocks, whether painted or unpainted.
 - 3. Non-treated wood posts, poles, and products.

11.101.7 External Illumination

- A. External illumination of signs shall:
 - 1. Be achieved by a white, or single-color steady, stationary light of reasonable intensity; Colored lighting shall be of a single shade/color only at a time and must remain static for a minimum period of ten (10) minutes; and
 - 2. Be shielded so that direct illumination is focused exclusively on the sign area; and
 - 3. Be shielded from adjacent buildings, streets, and internal drives and should not be so bright as to cause glare on or other nuisances to adjacent properties.
- B. The sign or light source shall not produce glare or illumination that could distract or interfere with the vision of drivers, cyclists, pedestrians, or adjacent property owners. Illumination shall be shielded in such a manner that no direct glare can be seen from any angle.
- C. Any electrical lights or fixtures shall be installed in accordance with Article 600 of the National Electrical Code.

11.101.8 Internal Illumination

- A. Internal illumination of signs shall be limited to light emanating only through the letters, number, logos, and accent lines. The remainder of the signs shall not be illuminated and shall be opaque to prohibit light penetration. The lighting source shall not flash, move, be overly bright, or create a nuisance.
- B. The sign or light source shall not produce glare or illumination that could distract or interfere with the vision of drivers, cyclists, pedestrians, or adjacent property owners. Illumination shall be shielded in such a manner that no direct glare can be seen from any angle.
- C. Exposed neon and LED that is visible are prohibited and shall not be incorporated into the design of a principal building or accessory structure.
- D. Any electrical lights or fixtures shall be installed in accordance with Article 600 of the National Electrical Code.

11.101.9 Maintenance

- A. Signs and the premises surrounding them shall be maintained in a clean, sanitary, and inoffensive condition, free and clear of obnoxious substances, rubbish, and weeds.

- B. Signs together with their support, braces, and anchors, shall be maintained in good and safe conditions, including the periodic application of paint or other weatherproofing materials to prevent rust or other decay. Signs shall not be allowed to deteriorate to a broken, torn, peeling, flaking, rusting, or otherwise decayed conditions.
- C. Temporary signs shall not be allowed to deteriorate to a tattered, torn, or faded condition. Poles/posts must always remain in an upright position. Damaged signs shall be repaired immediately or removed until such time that the repairs are made.
- D. No permanent sign shall be disfigured, have cracked/ripped/peeling paint, bent/broken facing, broken supports, loose appendages/struts. Severely damaged or destroyed signs must be restored or removed. Damaged illuminated signs must be turned off until such time the repair is made.
- E. Any sign with a change of business, occupancy, ownership, or property, etc., shall come into compliance with current code.
- F. If a current business is undergoing a rehab, their current sign may be maintained under the conditions as noted in Section 11.101.3; however, if any structural or size change is deemed necessary, the sign shall come into compliance with current code.

11.101.10 *Removal of Landscape Materials*

Trees, shrubs, non-weed/rubbish type, or other vegetation shall not be trimmed, damaged, destroyed, or removed to increase or enhance the visibility of signs in the following circumstances:

- A. Within public right-of-way (row), unless the work is done pursuant to the express written authorization of the City or State, whichever is appropriate;
- B. On property that is not under the ownership of or control of the person conducting or responsible for the work, unless the work is done pursuant to the express authorization of the person owning the property on which the trees or shrubs are located; or
- C. In any area where trees, shrubs, or other landscapes are required to remain pursuant to this Article.

11.101.11 *Prohibited Signs*

The following signs are prohibited:

- A. Abandoned, dilapidated, or obsolete signs. *See 11.101.9 regarding maintenance requirements that may affect these signs.
- B. Animated signs.
- C. Any other sign not expressly permitted by this Article, the Municipal code, and all applicable building codes.
- D. Beacons, pennants, and streamers, shall not be allowed for temporary or permanent use.
- E. Bench signs with advertisements. Memorial markers and non-profit bench signs are allowed.
- F. Billboards.
- G. Freestanding canopy signs, such as gas stations, convenience markets/stores, and garden centers.
- H. Government imitation signs.
- I. Home occupation signs.
- J. LED electronic message centers or display screen signs. *Only a single, open/closed and/or hours of operation sign is allowed. It shall only be one (1) color and must always remain static.
- K. Moving signs of any type including any sign or device which swings, undulates, or otherwise attracts attention through the movement of parts or through the impression of movement and includes flashing, fluttering, moving, beacons, pennants, revolving, rotating, streamers, windblown, or similar signs or devices. This includes vertical or horizontal wind flags.
- L. Neon lighting (including string/rope type) in commercial and industrial settings.
- M. Noisy mechanical devices.
- N. Flags or flag type signs, including but not limited to blade banners, feather flags, swoop flags, tear drop flags, vertical, or other temporary commercial flags.
- O. Obscene signs, such as those that exhibit statements, words, or pictures of an obscene nature, as provided by state and federal law.

- P. Off-site signs, including but not limited to auction, real estate, garage sale, commercial businesses, etc.
- Q. Permanent commercial signs for residentially occupied dwellings, except temporary signs as permitted by Section 11.117, and 11.118.
- R. Roof signs, including signs painted on roofs or that extend above the lowest point of a roof.
- S. Searchlights or spotlights.
- T. Signs on natural features such as trees and other living vegetation.
- U. Signs projected onto surfaces utilizing light.
- V. Signs in public right-of-way (row), in utility easements, or on utility poles, unless erected by or on behalf of a governmental/utility entity.
- W. String/rope lights attached to or part of a sign, within a window/door or encompassing a building in commercial and industrial settings. See 11.121, for allowed window/door signage.
- X. Trash receptacles, except for providing the name and contact information of the waste company who owns the receptacle.
- Y. Trailer signs, bus or tractor trailer signs, except for providing the name and contact information of the company that owns the trailer/vehicle.
- Z. Vehicle signs that are parked off-site for the purpose of advertising.

11.101.12 Exempt and Exception Signs

The following signs shall be exempt from regulations under this Article:

- A. Federal, State, and Municipal Local signs as regulated are exempt
- B. Traffic control signals.
- C. Sign internal to the building, three (3) feet or more away from the window and door, provided any illumination does not promote a safety hazard to citizens or drivers.
- D. Non-commercial flags in residential zones.
- E. Decals, numbers, names, addresses, and hours that are 2 square feet or less.
- F. Time and temperature signage with no commercial advertisement. If signs are digital, they are to remain static for a minimum period of ten (10) seconds.

11.101.13 Waivers and Variances

The Regional Planning Commission shall have the authority to approve increases in sign area for Commercial and Industrial buildings as prescribed below:

- A. Wall signs for Commercial or Industrial buildings that have a wall dimension greater than three hundred (300) linear feet and a minimum gross floor area of one-hundred thousand (100,000) square feet.
- B. In making their decision, the Regional Planning Commission shall approve additional signage area under this section when it has been determined that the requested signage is in proportion and scale to the size of the building façade to which it is to be installed.

11.101.14 Violations & Regulatory Enforcement

The sign administrator and/or their designees are hereby authorized and directed to enforce all the provisions of this Article. This authority empowers such individuals to perform any necessary inspections, including entering upon private property, and to issue related citations for the enforcement of this Article.

A. Violations.

Any of the following shall be a violation of this Article and shall be subject to the enforcement remedies and penalties provided by this Article, the City of Mt. Juliet Code of Ordinance, and by state law:

1. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;
2. To install, create, erect, or maintain any sign requiring a permit without such a permit;
3. To fail to remove any sign that is installed, created, erected, or maintained in violation of this Article, or for which the sign permit has lapsed; or

4. Failure to comply with any requirement of this Article.
- B. *Violation notice.*
 1. *Permanent signs.* The sign administrator, or their designee, shall order the removal of any permanent sign erected or maintained in violation of this Article, providing ten days' written notice to the owner of the premises upon which the offending sign is located to achieve compliance with provisions of this Article. If, after ten (10) days, the property owner has failed to achieve compliance with this Article, a citation to municipal court may be issued. However, when good faith efforts to bring a sign into compliance have begun within ten (10) days of notice of violation, the sign administrator may extend the time for compliance with this Article to a period not to exceed thirty (30) days.
 2. *Temporary signs.* The sign administrator, or their designee, shall order the removal of any temporary sign erected or maintained in violation of this Article, immediately, via in person or written notice to the owner of the premises upon which the offending sign is located to achieve compliance with the provisions of this Article. If an agreement is made due to conditions of removal, the sign administrator or their designee may provide a timeline not to exceed three (3) days for removal. If the signage is not removed immediately or within an agreed time frame, the sign administrator or their designee may issue a citation to the municipal court.
- C. *Impoundment/disposal of signs.* The sign administrator, and their designees, shall have the authority to remove without notice any illegal sign on public property or public right-of-way, including any illegal sign attached to trees, fences, posts, utility poles, or other natural features. Such signs should be considered litter and shall be subject to immediate disposal.
- D. The sign administrator, and their designees, shall have the authority and discretion to remove, without prior notice, any sign on public or private property which, due to its physical condition and/or location, constitutes an immediate threat to the safety of citizens or other passersby. Notice shall, however, be provided to the landowner within ten (10) days of removal of a permanent sign on private property.
- E. *Other Remedies.* Additional remedies include, but are not limited to:
 1. Issuing a stop work order for any and all work on any signs.
 2. Seeking an injunction or other order requiring the removal of a sign or the correction of the nonconformity.
 3. The City shall have the right to recover from the owner or person placing such a sign with the full costs of removal and disposal of such sign.
 4. All remedies provided herein shall be cumulative.
- F. Each day that a violation of this Article remains shall constitute a separate offense for purposes of the Court's assessment of fines or penalties.
- G. Violations of this article or failure to comply with any of its requirements shall be fined under the general penalty clause of the City of Mt. Juliet Code of Ordinances.

11.101.15 Definitions

The following definitions shall apply to the interpretation of this article. The definition of the singular form of any defined term also applies to the plural form of the same term.

Abandoned sign- a sign that was lawfully erected on the property in conjunction with a particular use or a lawfully erected temporary sign for which the time period allowed for display of the sign has expired.

A-frame (portable, sidewalk, sandwich board)- a "sandwich-board" style sign that is generally placed on a sidewalk or directly in front of the associated business, outside of the public right-of-way.

Address sign- the official street address of a building or part thereof.

Animated sign- any sign that emits odor, sound, visible matter (smoke/steam), inflatable or similar balloon type, live animals, uses movement or change of lighting to depict action or create a special effect or scene, or any sign that uses fade in/fade out, marching, rolling, flashing, scrolling, or other special effects created with lights, or other means (LED,

LCD and similar technology whether now existing or hereafter created). A sign on which any message changes more frequently than every eight seconds shall be considered an animated sign. Animated attention-attracting devices may include, but are not limited to, the following:

- A. Search lights
- B. Beacons
- C. Rope and or string lights.
- D. Neon lights, except for an incidental sign i.e. open/close sign and a marquee for a movie theater.
- E. Sign spinners and/or people in costumes or any other animated sign design to attract attention for commercial/industrial purposes.

Awning sign- any sign, which is painted, printed, sewed, or otherwise attached to an awning.

Balloon- any spherical shaped inflatable device (excluding mylar balloons) 14 inches or less in diameter, tethered in a fixed location. Often used for promotional events and grand openings. (*See Inflatable)

Banners, pennants and streamers- any sign of fabric or other flexible material that is mounted to a pole, enclosed in a frame, or otherwise mounted to allow movement caused by wind. Flags shall not be considered as banners under this article.

Beacon- See Animated.

Building identification marker- any sign indicating the name of a building or date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

Campaign/election sign- any temporary sign erected on private property for the purpose of supporting a political candidate, stating a position regarding a political or ideological issue, or similar purpose.

Canopy sign- any sign that is a part of, attached to, or made up of an awning, canopy, or other protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Changeable copy sign (manual)- a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign, and without the aid of lighting or electronic means. All words, text, or other display shown on a sign at one time shall be considered one message.

Changeable copy sign (electronic)- a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign, with the aid of lighting (LED or otherwise) or electronic means. All words, text, or other display shown on a sign at one time shall be considered one message. A sign on which any message changes more than every eight seconds shall be considered an animated sign and not a changeable copy sign for purposes of this Article. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not an electronic changeable copy sign for purposes of this Article.

Commercial message- any sign wording, logo, mural, or other representation that directly or indirectly names, or calls attention to a business, product, service, or other commercial activity (includes commercial and industrial businesses).

Community facilities- a church, school, service club, and park and recreation facilities.

Construction sign- a sign conveying information about a building project, such as the name and use of the building being constructed, and the names of architects, engineers, contractors, and other people involved with the construction project.

Convenience (directional/wayfinding) sign- a sign, generally informational or directional, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," or other similar devices.

Decorative artwork- exterior works of art, such as statues, murals, and super graphics that do not advertise a product, service, or business; may include vertical (pole) banners attached at two ends to a light pole.

Dilapidated sign- any sign that is structurally unsound, has defective parts, or needs painting or other maintenance.

Directional sign- a permanent sign erected for or by a public entity for purposes of identification, direction, or public safety.

Façade- the entire wall of any side of a building, including the wall face, parapet, facis, windows, door, canopy, and roof on any complete elevation.

Flag- any fabric or bunting containing distinctive colors, patterns, or symbols that is used as a symbol of a governmental, commercial, or non-commercial entity.

1. *Commercial flag* means any flag which displays a commercial name, message, logo, or symbol.
2. *Decorative flag* means any flag which displays any holiday or seasonal insignia, design or the like which does not include any commercial name, message, logo, or symbol.
3. *Non-commercial/government/civic flag* means any flag displaying a name, message, logo or symbol of any governmental, religious, civic, or nonprofit agency.

Flashing Sign- See animated signs.

Freestanding/ground sign- any sign supported by structures or supports that are anchored in the ground and that are independent of any building or other structure. Freestanding signs include those that are mounted on a pole or designed with a monument base.

Freestanding canopy sign- *self-supported, detached rigid structure that is not attached to any building, displaying a message on its surface or soffit. Common uses include gas station pump islands, garden centers, etc.*

Front façade- (see animated signs) the front elevation of a building that faces the front property line, as recorded on the plat and/or site plan. If a structure is located on a corner parcel, the side which includes the primary entrance shall be considered the front facade. If a structure located on a corner parcel contains a primary entrance on more than one side, the longer side with a primary entrance shall be considered the front facade.

HOA / Homeowners Association- an incorporated or unincorporated association, organization, or entity, including but not limited to a nonprofit corporation, property owners association, condominium association, or similar body, established for the purpose of owning, managing, maintaining, regulating, or otherwise administering common areas, shared facilities, or other property interests within a development, and enforcing covenants, restrictions, and obligations applicable to such development on behalf of its members or property owners.

Illegal sign- any sign which is a prohibited sign or does not comply with the requirements established herein, is not a lawful nonconforming sign and is not exempted by law from the requirements established herein.

Illuminated sign- any sign that transmits light through its face or any part thereof.

Inflatable sign- (see animated signs) any sign that is either expanded to its full dimensions or supported by gases contained within the sign, or sign parts, at a pressure greater than atmospheric pressure. A temporary inflated sign, which may be stationary or mobile that is used to attract attention, may or may not bear a message. An inflatable stationary sign is anchored in such a fashion that does not allow it to move. An inflatable mobile sign is tethered so that it moves and free floats. For purposes of this definition and Article, a simple helium balloon is not considered to be an inflatable sign.

Menu board- a structure primarily designed for the display of menu items and prices for the purpose of placing orders for such items in conjunction with a restaurant utilizing drive-through or curbside service.

Monument sign- See freestanding/ground.

Mural- (see decorative artwork) any painting or other work of art executed directly on a wall.

Non-commercial- not naming, advertising, or calling attention to a business or commercial product, service, or activity. However, where the name of a business is merely incidental to the primary purpose of a sign displayed on residential property, such as may be the case with a real estate sign or baby announcement, such sign shall be deemed non-commercial. This exception does not apply to at-home businesses.

Nonconforming sign or sign structure- any existing permanent sign or sign structure which does not conform to the provisions of this article but was lawfully erected and complied with the sign regulations in effect at the time it was erected.

Off-site sign- any sign that directs attention to a business, commodity, service, use, or entertainment not exclusively related to, located on, or provided by the premises where such sign is located or to which it is affixed.

On-site sign- any sign that directs attention to a business, commodity, service, use, or entertainment that is related to, located on, or provided by the premises where such sign is located or to which it is affixed. In the case of a real estate office, a sign displaying information about properties that are off-premises, but which are offered for sale or rent by the business on-premises shall be considered an "on-site" sign.

Penants- See Banners, pennants and streamers.

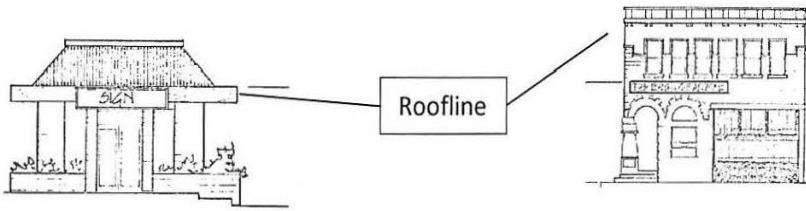
Permanent sign- any sign that is not intended for temporary use or a limited period. A permanent sign is generally affixed or attached to the exterior of a building, or to a pole or other structure, by adhesive or mechanical means, or is otherwise characterized by construction materials, a foundation, or anchoring indicative of an intent to display the sign for more than a limited period.

Pole sign- a freestanding sign supported wholly by one pole placed in the ground.

Public right-of-way/public way- a strip of ground dedicated for public use, usually for a public street, public infrastructure and/or waterway. For the purposes of this Article, such rights-of-way should be considered to extend a minimum of ten feet from the edge of pavement, or to the dedicated right-of-way boundary, whichever is further.

Real estate sign- means a temporary sign erected by the owner, or his agent, advertising the real property upon which the sign is located for rent, lease, or sale.

Roofline- the highest horizontal point of the wall visible to the public, excluding any architectural feature which extends above such apparent horizontal roofline if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.



Roof sign- any sign erected wholly or partially above the roofline.

Scoreboard- a structure located within an athletic field, displaying changing scores and related information; provided, however, the scoreboard may also display additional content, including but not limited to the names and logos of any sponsors.

Sidewalk sign- a "sandwich-board" style sign that is anchored to a concrete sidewalk outside of the public right-of-way. The term "anchored" means tie-downs, weights, or other methods of preventing movement because of winds.

Sign- any device, fixture, placard, or structure that uses color, form, graphic, illumination, symbol, or writing to advertise, announce or identify a person or entity, or to communicate information of any kind.

Sign administration- staff designated by the City Manager as assigned to oversee the enforcement and interpretation of this Article.

Sign area- square foot area enclosed by the perimeter of the sign face. With respect to signs that are composed of individual symbols, letters, figures, illustrations, messages, forms, or panels, sign area shall be considered to include all such components together with their background, surrounding frame, and any cutouts or extensions. The sign area shall not include any supporting structure or bracing.

Sign face- the entire area of a sign on which sign copy is placed, including any background.

Sign structure- any structure that supports, has supported, or can support a sign, including any decorative cover for the sign structure. This definition shall not include a building, fence, wall, or earthen berm.

Small hanging/projecting sign- any sign, other than a wall sign, whose leading edge extends beyond the building or wall to which it is affixed, forming an angle with said building or wall. Typically, it will extend laterally more than 18 inches from the face of such wall.

Snipe sign- any sign that is affixed by any means to trees, rocks, utility poles, light poles, fences, or other similar structures or objects, where the sign does not qualify as an incidental sign allowed pursuant to section 11.101.3 herein.

Special events sign- any sign advertising special temporary events, such as carnivals, festivals, exhibits, and parades, but not including promotional sales or grand opening signs.

Subdivision sign- any sign located at the entrance to a subdivision as defined in this Article, for the purpose of identifying the subdivision.

Subdivision temporary development sign- any temporary sign for the purpose of advertising the sale of lots and the development of the subdivision. The names of participating home builders may be included on such signs. For purposes of this Article, such signs shall not be classified as the same as a construction sign.

Suspended sign- (see small hanging/projecting sign) a sign which is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary sign- any sign not permanently mounted, that is intended for temporary use and a limited period, as allowed by this Article. Temporary signs include but are not limited to political preference signs, construction signs, yard sale signs, help wanted signs and banners which are allowed pursuant to the applicable provisions of this Article. If sign display area or structure is permanent but the message displayed is intended to be displayed for a temporary period, then such a sign shall not be regarded as a temporary sign. See article 3-106.VI, Signs, for temporary uses and events, for signs such as grand openings, now open, commercial sales events, nonprofit festivals, and other special events.

Two sign faces- any sign with two parallel, or nearly parallel, faces back-to-back and constructed on a single set of supports, with messages visible on either side, or a V-type sign with a common support in the center of the V, where the inside angle of the V does not exceed 45 degrees. The width of a sign cabinet (measurement from face to face) shall be the minimum necessary to contain the working components of the sign.








Vehicle sign- flat, one-dimensional signs painted or placed magnetically or otherwise attached on the side of vehicles as long as no other structural support is added to the vehicle. Advertising on vehicles for sale at bona fide automobile dealerships are excluded from this definition.

Wall sign- any sign, other than a projecting sign, that is attached parallel to or painted on any wall of any building, awning, or canopy and projects from the plane of the wall, canopy, or awning less than ten (10) inches. This definition shall not include freestanding walls or multiple sign surfaces. Changeable copy signs shall not be permitted as wall signs.







Window sign- any sign, graphic, or interior design element placed upon the inside or outside of the window pane, or setback less than five feet from the window pane, and used to advertise, announce, or identify a person or entity, or to communicate information of any kind, or to draw visual attention to the business or use, and which is visible from off-site or the public right-of-way. For purposes of this article, window signs may be permanent or temporary and are subject to applicable provisions herein.

11.102 Overview of Sign Types




The following table provides an overview of all sign types. Signs shall comply not only with the general requirements set forth in this chart, but also with the General Provisions of this Article, and all additional standards, specifications, and tables for the applicable sign type as provided in subsequent sections of this Article. The photographs provided are for illustrative purposes only and are intended as examples; they are not exhaustive or all-inclusive.

Sign Type Description	Illustration	Permitted District
<p>Awning Sign: A sign that is part of or attached to the front face of an awning attached to a ground floor retail storefront/tenant space.</p>		<p>Commercial & Industrial</p>
<p>Canopy Sign: A sign that is attached to the front face of a canopy attached to a building.</p>		<p>Commercial & Industrial</p>
<p>Convenience Sign (directional/wayfinding): A small, ground mounted sign for pedestrian and vehicular circulation within a site.</p>		<p>Commercial & Industrial</p>
<p>Development Entrance Sign (subdivision): A ground mounted sign located at the entrance to a development, typically associated with residential subdivisions.</p>		<p>Residential</p>
<p>Directory Sign: A small sign that is flat against the building façade and mounted or applied directly to the building for informational or directional purposes only. Not to be utilized for advertisement.</p>		<p>Commercial & Industrial</p>
<p>Drive-Thru Sign: Commercial signage, both manual and/or static digital signs strictly for the intent to provide menu options for customers.</p>		<p>All Districts (where drive-thru restaurants are allowed)</p>
<p>Flag: A piece of cloth, typically rectangular, attached by one (1) edge to a pole.</p>		<p>All Districts</p>

11.102 Overview of Sign Types (Cont.)

Sign Type Description	Illustration	Permitted District
<p>Monument Sign: A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.</p>		<p>Commercial & Industrial</p>
<p>Pole Banners: A piece of cloth, typically rectangular attached to one (1) edge of a pole, and may be temporary in nature.</p>		<p>All Districts</p>
<p>Sandwich Board Sign: A pair of advertisement boards (sometimes referred to as A-frame), connected at the top by straps or hinge designed to be placed on the sidewalk in front of the retail storefront/tenant space</p>		<p>Commercial & Industrial</p>
<p>Small Hanging/Projecting Sign: A small sign that either hangs from beams, brackets, or poles or that projects from poles or brackets from the building.</p>		<p>Commercial and Industrial</p>
<p>Sports Field/Sports Court: A sign that is located within a sports arena, field, or complex.</p>		<p>All Districts</p>
<p>Temporary Commercial Sign: A sign intended for temporary use for commercial and site/leasing signs and temporary non-commercial and industrial activities other than temporary construction.</p>		<p>Commercial & Industrial</p>

11.102 Overview of Sign Types (Cont.)

Sign Type Description	Illustration	Permitted District
<p>Temporary Construction/Leasing sign: A sign on an active construction site intended for temporary use during the construction/leasing period.</p>		All Districts
<p>Temporary Non-commercial sign: A sign intended for temporary use other than temporary construction site or commercial signs. Temporary non-commercial signs include election and campaign signs.</p>		All Districts
<p>Temporary Real Estate sign: A sign to offer property for sale or lease intended for temporary use.</p>		All Districts
<p>Vertical Projecting wall sign: A vertically oriented sign that projects from a commercial/mixed-use building that is two (2) or more stories and front a street intersection.</p>		Commercial and Industrial
<p>Wall Sign: A sign that is flat against the building facade and mounted or applied directly to the building.</p>		Commercial and Industrial
<p>Window Sign: A sign placed within, affixed to, in contact with, or located within twelve (12) Inches of a window and intended to be seen</p>		Commercial and Industrial

11.103 Awning Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is part of or attached to the front face of an awning attached to a ground floor retail storefront/tenant space.

C. Standards

Permitted Districts	Commercial & Industrial
Quantity	Maximum of one (1) per main entrance, per storefront on the ground floor.
Sign Area	Maximum of one (1) square foot per linear foot of retail storefront/tenant space façade. Maximum sign face, thirty (30) square feet.
Placement	Awning face or valance.
Height	Maximum height of the awning from ground level is sixteen (16) feet. Minimum height is eight (8) feet.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External illumination only.
Additional Standards	N/A

11.104 Canopy Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is attached to the front face of a canopy attached to a building.

C. Standards

Permitted Districts Commercial & Industrial.

Quantity	Maximum of one (1) sign per canopy per building façade and may be used only if no wall or awning sign exists on the building façade.
Sign Area	Maximum of one (1) square foot per linear foot of retail storefront/tenant space façade with a maximum sign face of thirty (30) square feet.
Placement	Shall not project above or below the canopy or be located above the building roofline at the lowest point.
Projection	Maximum of six (6) inches from the canopy face.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External and internal illumination only.
Additional Standards	Animated and changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.105 Convenience Sign (directional/wayfinding Sign)

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A small, ground mounted sign for pedestrian and vehicular circulation within a site.

C. Standards

Permitted Districts Commercial and Industrial.

Quantity	Maximum of one (1) per entrance and one (1) per exit, which may be dual faced. Limited additional signs may be approved when they are not visible from the right-of-way (row), such as pick-up or online ordering, etc. The City reserves the right to dictate the location of convenience signs.
Sign Area	May have up to two (2) sides (dual faced). No side shall exceed four (4) square feet per side.
Placement	Shall be outside the right-of-way (row) and public utility drainage easement (pude), with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.
Height	Maximum mounting height of eight (8) feet measured to the top edge of the sign.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External or internal illumination only.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.106 Development Entrance Sign (subdivision)

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A ground mounted sign located at the entrance to a development, typically associated with subdivisions.

C. Standards

Permitted Districts Residential Only.

Quantity Maximum of two (2) for each entrance into the development.

Sign Area May have up to two (2) sides (dual faced) with a maximum of fifty (50) square feet per side.

Placement Shall be outside the right-of-way (row) and public utility drainage easement (pude), with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.

Height Monument/Entrance columns and/or walls shall not exceed ten (10) feet in height.

Materials Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.

Lighting External and internal illumination only.

Additional Standards Must include landscape in the form of trees, shrubs, and groundcover. Walls and the landscape shall be maintained by the HOA if one exists. If no HOA exists, then the developer of the property shall designate a person or entity to maintain the sign. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.107 Directory Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A small sign that is flat against the building façade and mounted or applied directly to the building for informational or directional purposes only. Not to be utilized for advertisement.

C. Standards

Permitted Districts	Commercial and Industrial.
Quantity	Maximum of one (1) for each entrance into a building.
Sign Area	Maximum of sixteen (16) square feet per building façade, in addition to the other permitted signage on the building.
Placement	Maximum of six (6) inches in depth from the building façade and located at or near the entrance to the building.
Height	Maximum of eight (8) feet to the top of the sign area (from the ground level).
Materials	Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.
Lighting	External and internal illumination only.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.108 Drive-Thru Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

Commercial signage, both manual and/or static digital signs strictly for the intent to provide menu options for customers.

C. Standards

Permitted Districts All districts where drive-thru restaurants are allowed.

Quantity Maximum of one (1) standard menu board and one (1) pre-sell menu board per drive-thru lane. Curbside service style restaurants may have one (1) menu board per bay/stall.

Sign Area Standard menu board may have a maximum sign face not to exceed forty (40) square feet. Pre-sell menu board may have a maximum sign face not to exceed twenty (20) square feet. Curbside service menu board may have a maximum sign face not to exceed six (6) square feet.

Placement Signage must be outside of the lane of travel and within a pre-determined area according to all site plan approvals. Pre-existing restaurants must have all placements approved prior to issuance of any permits.

Height Maximum height for all drive-thru, pre-sell, and curbside boards shall not exceed six (6) feet.

Materials Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.

Lighting Internal illumination only.

Additional Standards All digital signage (electronic changeable copy) must remain static at all times, except to update the menus from one time frame to another, such as breakfast to dinner. Signs must be turned off at close of business and may not be turned back on until such time the business re-opens.

11.109 Flag

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A piece of cloth, typically rectangular attached by one edge to a pole.

C. Standards

Permitted Districts All Districts.

Quantity Maximum of twelve (12) non-commercial per lot.

Sign Area Maximum width of the flag shall not exceed one-fourth (1/4) the height of the pole (e.g. forty (40) foot pole = maximum width of ten (10) feet). No more than two (2) flags per pole, with the lower flag not to exceed the overall size of the top flag.

Placement No flag may contain a commercial (advertisement) message. The flag shall be located outside of any right-of-way or public utility drainage easement.

Height Maximum of fifty (50) feet or twenty (20) feet for rooftop poles.

Materials Bunting or fabric.

Lighting External illumination only. Recommended by the U.S. Flag Code (36 U.S.C. § 174), if flying an American flag at nighttime, use dedicated ground based spotlights or top mounted lighting to ensure the flag is clearly visible, aiming for a ten (10) foot diameter coverage to avoid glare, with ideal fixtures providing one-hundred fifty (150) lumens and narrow beams for a twenty-four seven (24/7) display.

Additional Standards N/A

11.110 Monument Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

C. Standards

Permitted Districts	Commercial & Industrial.
Quantity	Maximum of two (2) per street frontage with a maximum of six (6) signs per lot.
Sign Area	May have up to two (2) sides with a maximum of one hundred (100) square feet per side.
Placement	Shall be outside the right-of-way (row) and public utility drainage easement (pude) with a minimum of ten (10) from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizen or motorists. Signs must be a minimum of five hundred (500) feet apart.
Height	The maximum height shall not exceed fifteen (15) feet in all zoning classifications, except CMU and CI districts where the maximum height shall be thirty (30) feet.
Materials	Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.
Lighting	External illumination only.
Additional Standards	No new pylon signs will be allowed. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.111 Pole Banners

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A piece of cloth, typically rectangular attached by one edge to a pole and may be temporary in nature.

C. Standards

Permitted Districts	All Districts.
Quantity	Maximum of two (2) dual sided banners per pole.
Sign Area	Maximum sign area is two (2) feet width by four (4) feet height, per flag.
Placement	The pole banner shall be located outside of any right-of-way (row) or public utility drainage easement (pude).
Height	Pole banners shall be a minimum of eight (8) feet from ground level at the bottom edge of the pole banner.
Materials	Outdoor rated materials as approved in section 11.101.6. Poles shall be decorative metal.
Lighting	External illumination only if coming via a light source existing on the pole.
Additional Standards	N/A

11.112 Sandwich Board (A-frame) Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A pair of advertisement boards (sometimes referred to as a-frame), connected at the top by straps or hinge designed to be placed on the sidewalk in front of the retail storefront/tenant space.

C. Standards

Permitted Districts	All Commercial & Industrial
Quantity	Maximum of one (1) per ground floor retail storefront/tenant space, not to exceed one (1) sign per tenant for multi-tenant complexes and one (1) sign per building for single tenant buildings.
Sign area	May have up to two (2) sides (dual faced) with a maximum of six (6) square feet per side.
Placement	On the sidewalk in front of the retail storefront/tenant space and shall maintain forty-eight (48) inches of sidewalk clearance for pedestrian circulation and shall adhere to all ADA regulations.
Height	Maximum of four (4) feet at the top of the sign area.
Materials	Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6. Plastic is not allowed.
Lighting	No external or internal illumination.
Additional Standards	Must be removed and stored indoors at the close of business each day. This is a permanent sign and will require a permit. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.113 Small Hanging/Projecting Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A small sign that either hangs from beams, brackets, or poles or that projects from poles or brackets from the building.

C. Standards

Permitted Districts Commercial and Industrial

Quantity Maximum of one (1) per building main entrance, in lieu of a wall sign. One (1) hanging/projecting sign is allowed per individual business principal entrance, in lieu of an awning, canopy, or wall sign for retail centers with multiple tenants.

Sign Area May have up to two (2) sides (dual faced), with a maximum of four (4) square feet per side.

Placement Minimum clearance of eight (8) feet from the ground level. Projects from the building façade at a ninety (90) degree or at a forty-five (45) degree angle when placed at a corner of a building. Maximum of two (2) feet from the building façade, inclusive of the bracket depth.

Height Maximum height shall be the roofline or top of the windowsill. The minimum height at the bottom of the sign is eight (8) feet.

Materials Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.

Lighting External or internal illumination only.

Additional Standards Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information. For buildings with two (2) or more stories, refer to 11.119, vertical projecting signs.

11.114 Sports Field/Sports Court Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is located within a sports arena, field, or complex.

C. Standards

Permitted Districts	All districts.
Quantity	N/A
Sign Area	No sign shall exceed thirty-two (32) square feet, except in the case of the scoreboards, which are exempt.
Placement	Shall face only into the sports field or sports court. Projects from the building façade at ninety (90) degree or at a forty-five (45) degree angle when placed at a corner of a building. Maximum of two (2) feet from the building façade, inclusive of the bracket depth.
Height	Fence signage shall not be higher than the top of the fence to which it is attached.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External illumination only, except for digital scoreboards, which shall adhere to the internal illumination standards provided in section 11.101.8.
Additional Standards	For buildings with two (2) or more stories, refer to section 11.119, Vertical projecting signs.

11.115 Temporary Commercial Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign intended for temporary use for commercial and industrial activities other than temporary construction site/leasing signs and temporary non-commercial activities.

C. Standards

Permitted Districts	Commercial and Industrial Districts
Quantity	One (1) sign per lot, per permit. Single lots with multiple businesses are limited to no more than one (1) sign per business. Only six (6) permits per business, per calendar year, shall be issued, with each permit limited to fourteen (14) consecutive days.
Sign Area	The sign is limited to twenty (20) square feet per sign face, may be dual sided.
Placement	Shall be outside of the right-of-way (row) and any public utility drainage easement (pude) with a minimum of ten (10) feet from the edge of the street or curb. Signage cannot impede line of sight.
Height	Maximum of four (4) feet for freestanding signs from ground level.
Materials	Outdoor rated materials as approved in section 11.101.6. Freestanding signs must be rigid and include either metal frames or wire/step stakes. Banners must be able to be adhered tautly to the building façade and utilize grommets or eyelets.
Lighting	Illumination is prohibited.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information. All freestanding signs must remain upright and intact. Special and/or temporary event signage is only allowed one week prior to the event and must be removed no later than the day following the cessation of the event. All signage must be on-site only, as off-site placement is prohibited for any and all temporary signs. Sign permits must have a thirty (30) day lapse in between issuance of permits.

11.116 Temporary Construction Site / Leasing Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign on an active construction site intended for temporary use during the construction/leasing period.

C. Standards

Permitted Districts All Districts

Quantity Six (6) signs per project.

Sign Area May have up to two (2) two sides (dual-faced) with a maximum of fifty (50) square feet per side. Signs may include the developer, architect, engineer, general contractor and finance company.

Placement Shall be outside of the right-of-way (row) and any public utility drainage easement (pude). All signs must be a minimum of one thousand (1000) linear feet apart and may be placed at a maximum of a forty-five (45) degree angle. Signage cannot impede line of sight.

Height Maximum of eight (8) feet from ground level.

Materials Outdoor rated materials as approved in section 11.101.6.

Lighting Illumination is prohibited.

Additional Standards Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information. Signs associated with nonresidential and mixed-use development shall be removed, no later than five (5) days following the issuance of the Certificate of Occupancy. Signs associated with residential development including multi-family leasing signs shall be removed after seventy-five (75) percent build out or three (3) years, whichever occurs first.

11.117 Temporary Non-commercial Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign intended for temporary use other than temporary construction site or commercial signs. Temporary non-commercial signs include election and campaign signs.

**Election/Campaign signs are regulated by T.C.A. 2-7-143.*

C. Standards

Permitted Districts	All Districts
Quantity	One (1) sign per candidate/issue/subject with no duplicate signs allowed.
Sign Area	The signs are limited to sixteen (16) square feet per sign face for residentially zoned properties, and a maximum of thirty-two (32) square feet per sign face for non-residentially zoned properties.
Placement	Signs are allowed on private property with the permission of the property owner. Shall be outside the right-of-way (row) and public utility drainage easement (pude) with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.
Height	N/A
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	Illumination is prohibited.
Additional Standards	All freestanding signs must remain upright and intact. Any damaged signs must be removed immediately or are subject to removal and disposal. All garage sale signs must be on-site only. Garage sale signs are allowed to be placed two (2) days prior to the sale and must be removed by the day following the sale. Permitted special and/or temporary event signage is only allowed one (1) week prior to the event and must be removed no later than the day following the cessation of the event. Election/political signs are allowed sixty (60) days prior to early voting and must be removed within five (5) days following the end of the election.

11.118 Temporary Real Estate Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign to offer property for sale or lease, intended for temporary use.

C. Standards

Permitted Districts All districts.

Quantity One (1) sign is allowed per property, unless specified in the additional standards section.

Sign Area Residential zones are limited to a sign face not to exceed ten (10) square feet and commercial or industrial sites shall not exceed twenty (20) square feet per sign face. All signs may be dual sided.

Placement Signs may only be placed upon the property which is for sale or lease. Signs are allowed on private property with the permission of the property owner. Shall be outside of the right-of-way (row) and public utility drainage easement (pude) with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.

Height Residential signs are limited to a maximum of four (4) feet in height, and commercial or industrial sites are limited to a maximum of eight (8) feet in height.

Materials Outdoor rated materials as approved in section 11.101.6.

Lighting Illumination is prohibited.

Additional Standards Properties with corner or double frontage lots, one (1) such sign may be displayed on each of the two (2) frontages. These two (2) signs shall be separated by at least one hundred (100) feet. Properties in excess of three (3) acres may include up to two (2) additional real estate signs, provided such signs are spaced at five hundred (500) feet intervals. All freestanding signs must remain upright and intact. Signs may remain for as long as the property is for sale, auction, rental, or lease and shall be removed within three (3) days of closing of the sale, end of the auction, or rental/lease of the property. Open house signage may be placed on the same property under the same size requirements as shown above. The open house signs shall be allowed no more than two (2) days before the open house is to begin and must be removed following the end of the open house. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

11.119 Vertical Projecting Wall Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A vertically oriented sign that projects from a commercial/mixed-use building that is two or more stories and front a street intersection.

C. Standards

Permitted Districts Commercial and Industrial

Quantity Maximum of one (1) per tenant and may be used only if no other awning, canopy, wall, or hanging sign exist on the ground floor, retail storefront/tenant space below.

Sign Area Maximum of twenty (20) square feet or one (1) square foot per linear foot of building façade for which the fascia sign is to be placed upon, whichever is less.

Placement At the corner of the building or at the change in massing near the corner of the building. Shall not project below the window header of the first floor. Shall not project above the cornice of a two (2) story building or above the windowsills of the third story of a building with more than two (2) stories. Shall project from the building façade at a ninety (90) degree angle or at a forty-five (45) degree angle when placed at a corner of a building. Shall be a maximum of three (3) feet from the building façade, inclusive of bracket depth. Brackets connecting the sign to the building façade shall be a minimum depth of one (1) foot and a maximum of one and a half (1.5) feet. For single story buildings, refer to section 11.113.

Height Maximum height shall be the roofline or top of the windowsill. The minimum height at the bottom of the sign is eight (8) feet.

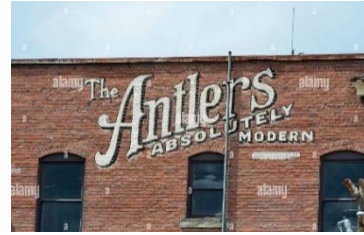
Materials Outdoor rated material, as approved in section 11.101.6.

Lighting External or internal illumination only.

Additional Standards Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

11.120 Wall sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is flat against the building façade and mounted or applied directly to the building.

C. Standards

Permitted Districts	Commercial and Industrial
Quantity	Maximum of one (1) per building façade, per business/tenant. Wall signs are allowed only if no awning, canopy, or hanging sign exists on the building.
Sign Area	Maximum of two (2) square foot per linear foot of building façade, with no single sign exceeding three hundred (300) square feet.
Placement	Maximum height shall be the main roofline of the uppermost full story. Signs are not allowed to be placed upon any parapet or similar type walls above the main roofline. Please refer to section 11.101.5, design guidelines for additional placement information.
Projection	Maximum of six (6) inches from the building façade.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External or Internal illumination only.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

11.121 Window Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign placed within, affixed to, in contact with, or located within twelve (12) inches of a window and intended to be seen from the exterior.

C. Standards

Permitted Districts	Commercial and Industrial
Quantity	Maximum of four (4) per business.
Sign Area	Maximum of fifteen (15) percent of an individual window area. In cases where windows are grouped, the sign area shall not exceed fifteen (15) percent of the window grouping area.
Placement	Fully within the interior of the building and attached directly to or mounted within thirty-six (36) inches of the inside of the business. No window signage shall block line of sight directly into the building and any solid background striping or the like should be placed at the top or bottom of the window feature, as a safety standard.
Height	N/A
Materials	Metal, paper, cloth, or other related materials as approved in section 11.101.6. Window perfl or other visual blocking materials are strictly prohibited.
Lighting	Commercial/industrial businesses may have one (1) interior LED or lighted sign stating open/closed and one (1) for hours of operation by permit only and shall comply with all other standards of this section. Neon, rope, and/or string lights are strictly prohibited.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.