



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.