



MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: East Division Street Business Park- 1940 E. Division St.
Land Use Amendment, Annexation, PMDP-PUD,
Rezone,
Map - 077
Parcel(s) – 13.01, 13.02, 15.00, 16.02, 16.03 and part of
parcels 16.01, 17.00 and 17.01

Request: Submitted by Heritage Civil, on behalf of their client, are requesting annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for an industrial business park development on E. Division, potentially located in district 3.

History/Overview: The property is 47.17 acres on the south side of East Division, just to the west of the Amazon Warehouse, and Golden Bear Gateway. Most of this property is in Wilson County, and zoned R-1, but a portion is in the city and zoned OPS, office professional services. The Wilson County portion of this property is located within the City's urban growth boundary, and the applicant is seeking annexation.

The applicant has requested a land use amendment from Medium Density Residential to Business Development Center impact zone, along with a rezone from OPS, office professional (City limits) and Wilson County R-1 to I-R PUD, industrial restrictive planned unit development. The proposed use is four warehouse buildings. A summary of this request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
East Division Street Industrial Business Park	Medium Density Residential	Business Development Center Impact Zone	OPS, Office Professional & Wilson County R-1, low density residential	I-R PUD, Industrial Restrictive Planned Unit Development

Future Land Use: The City's future land use map identifies the entire property as medium density residential. The future land use map shows the adjacent properties as mixed use to the north and west, along with medium density residential to the south and business development impact zone to the east. The land use plan does not support a request for a business development impact zone on these parcels.

Zoning: The zoning on these parcels that are within the county are Wilson County R-1, low density residential. The additional parcel that is within the city limits is shown as OPS, office professional services. The applicant is seeking I-R, industrial restrictive, with a PUD overlay for the entire development area, should the land use plan be amended.

Annexation/Urban Growth Boundary: The subject property is within the City's urban growth boundary.

Plan of Services: A plan of services is included for review.

Findings: In reviewing the requested zoning actions, staff finds that the request does NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *is NOT in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Location/History: This development site is located on the south side of East Division, to the west of Golden Bear Gateway and the Amazon campus. The property is in the city's urban growth boundary. Zoning is Wilson County R-1 low density residential, along with a portion in the City zoned OPS, office professional services. As noted above, should the property be annexed, a land use amendment and rezone are sought for Business Development Impact Zone land use and I-R, industrial restrictive, base zoning with a PUD overlay for the construction of warehouses.

7-103 Bulk Standards: The total acreage of the proposed development is 47.17 acres, that will incorporate four separate industrial warehouses. Building one, 151,840 sf, building two, 123,280 sf, building three, 143,700 sf and building four, 143,700 sf. The building coverage proposed at 29% (597,520sf) meets within the maximum allowance of 50%. The impervious surface ratio maximum is 70% and is proposed at 62% (1, 276,843 sf). The maximum and proposed height are both 50'.

Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed along E. Division. The internal sidewalks are shown as five foot wide. Vehicular access is proposed via E. Division Street with three means of ingress/egress shown. An internal sidewalk is shown at various locations throughout the site.

Parking: Parking data indicates the required parking for the warehouse/office use at 357 spaces of which include 14 ADA required spaces. The applicant is proposing 685 parking spaces, which overparks the site by almost double (additional 328 spaces) the required amount of parking. This includes a multitude of tractor trailer spaces per building. Parking will need to comply with all zoning regulations at fmdp/site plan submittal, if approved.

Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required 100' landscape buffer where the property abuts residential. Staff does not support this request. While a landscape plan has been submitted for review, due to the waiver request, a full landscape plan will be required and reviewed upon FMDP/Site Plan submittal. A photometric will be required at FMDP as well to ensure there is no light bleed at the property line that will negatively affect the adjacent residential areas.

Other: Simple elevations have been provided, however, they only indicate through the notes the requirements of the industrial design standards, 7.104, which shall be adhered to upon submittal of the FMDP/SP.

Variances/Waivers -The following waivers are requested:

1. Request to omit the one hundred (100') foot landscape buffer along the western property line. Landscape buffer of varying width to be provided. **STAFF DOES NOT SUPPORT.**
2. Request to deviate from the material standards to allow –
 - a. Concrete tilt-panel construction as shown on the conceptual building elevations for each façade. **STAFF DOES NOT SUPPORT A 100% DEVIATION FROM THE INDUSTRIAL DESIGN GUIDELINES.**
 - b. Enhanced architectural features (painting, panel scoring, and entry features) to be provided at each building.

Summary: The City's future land use plan identifies the subject property as medium density residential, and the applicant's request for business development impact zone is not supported by the land use plan. The proposed users and functions of this site have not been released. Should the property be annexed and rezoned, a final master development and site plan shall comply with all applicable regulations other than any waivers provided.

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 make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for East Division Business Park, please include the following conditions:

Planning and Zoning:

1. 7-104, Industrial design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 7.103, Bulk regulations and Building design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.

3. Provide additional information, including all elevations with percentages on the façade materials proposed for all structures.
4. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls.
5. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall.
6. All exterior lighting fixtures shall be decorative.
7. Parking lot lighting shall be decorative fixtures on black posts.
8. Bollards shall be the color black.
9. Parking lot lighting shall be placed in yards or beds and not on the pavement.
10. Wall mounted lighting shall be decorative in nature. Wal-paks are prohibited.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
14. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
15. "Preliminary" is spelled incorrectly on the cover sheet. Revise.
16. Only uses permitted by right under IR zoning shall be permitted in the PUD.
17. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
18. Provide a sidewalk connection to building #4.
19. Screen the perimeter of detention/retention ponds with vegetation.
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 yard, in accordance with 7.103.4.5.
24. 7.103.4.7 required yards, shall be adhered to in regard to the required yards and building setbacks in relation to residential districts, excepting any waivers approved by the Planning Commission and Board of Commissioners.
25. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents.
26. All structures shall be shielded from view from all public streets with a landscaped berm.
27. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
28. Sidewalks shall be a minimum of six feet in width.
29. Revise general notes on page C0.03 to remove references to residential developments and HOA's.

Engineering:

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' 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. All grading shall be 3:1 or flatter.
9. If wet ponds are proposed, aeration shall be provided.
10. Due to the proximity of the creek, the developer/engineer can determine if detention areas shown can be a detriment to the site. A request to waive detention and provide supporting analysis can be addressed at FMDP.
11. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
12. The following improvements shall be made to E. Division Street:
 - 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 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 unsuccessful after 120 days of due diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process in order 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.
13. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street. Fixed objects shall be removed from the clear zone. Objects that cannot be removed shall be protected.
14. 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.
15. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.
16. 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.
17. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.

WWUD:

1. Water lines shown are not WWUD's design. Discussions are being held about how to best serve the development.

Wilson County Schools:

1. No Comments Received.