

ORDINANCE NO. _____

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 4.10 ACRES OF PROPERTY ON LEBANON ROAD, MAP 053, P/O PARCEL 46.00 FROM COMMERCIAL GENERAL TO RESTRICTIVE INDUSTRIAL PLANNED UNIT DEVELOPMENT

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance; and

WHEREAS, the Regional Planning Commission considered this request during their meeting of April 16, 2026, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of 5-2-0; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on July 1, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property on Lebanon Road, map 053, p/o parcel 46.00 from Commercial General (CG) to Industrial Restrictive (IR) Planned Unit Development (PUD).

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

Section 1. – REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning those certain parcels of real property on Lebanon Road, map 053, p/o parcel 46.00 from CG to IR PUD as more particularly shown on the zoning map attached hereto as Exhibit B and incorporated herein by reference.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. – The preliminary master development plan for Lebanon Road, map 053, p/o parcel 46.00 (as identified in Exhibit A), is hereby adopted, except as modified herein. The preliminary master development plan shall comply with the zoning ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

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. Article IX Parking regulations waiver was granted.

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. Wheel stops are not permitted.
7. All exterior lighting fixtures shall be decorative.
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 in nature. Wal-paks are prohibited.
12. Brick shall be clay, baked and individually laid.
13. Stone shall be individually laid.
14. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
15. Preserve the tree lines along the south and east of the site for screening.
16. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
17. The only use permitted in this PUD is a Self-Storage facility.
18. Provide a six-foot sidewalk along the Lebanon Road property frontage with a pedestrian connection to the site via sidewalk and striping.
19. Provide a 20ft class D landscape buffer with an opaque privacy fence along the property boundary shared with residentially zoned properties. Waiver approved.
20. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents.
21. Signage shall be reviewed and approved via a separate application to the Planning Department.
22. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.
23. Wall packs are prohibited.
24. Building elevations are approved as shown.
25. No vehicle parking allowed on main drive aisle to Lebanon Rd.
26. Building # 7 is limited to 2 stories in height.

Engineering:

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

WWUD:

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

Wilson County Schools:

1. No Comments Received.

Section 3. – PUBLIC HEARING – the zoning changes were subject of a public hearing held on _____ at 6:15 PM.

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: June 22, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney