

James Maness
Mayor

Bill Trivett
Vice-Mayor

Kenny Martin
City Manager

CITY OF MT. JULIET



Commissioners
Art Giles
Scott Hefner
Jennifer Milele

May 29, 2026

Property Address

Diamond Park LLC
379 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Owner Address

Mr. Dave Barberi
Diamond Park LLC
1052 Wilshire Way
Brentwood TN 37027

Re: NOTICE OF ZONING VIOLATION AT 379 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.

Dear Property Owner,

The City of Mt. Juliet has been made aware of prohibited residential activity at the property address listed above. In accordance with the City of Mt. Juliet Land Development Code, Part B Zoning Regulations, the **prohibited residential activity at this property must cease and desist immediately.**

The property is currently zoned as R-MHP (Manufactured Home Park Residential District), which is defined under Article V, Section 5-101.2.7 of the City of Mt. Juliet Land Development Code, as follows:

These districts are designed to provide suitable areas for manufactured home parks where sufficient urban facilities, specifically, including public sewer service, are available prior to or at the time of development. Manufactured homes and buildings necessary to support the residential occupancy of these structures are permitted. In order to permit maximum flexibility in the design solutions and ownership mechanisms available within these districts while maintaining necessary control over the development process, any R-MHP district created after adoption of this ordinance shall not be created as a freestanding district but shall in all instances be overlain by a PUD, Planned Unit Development District. These districts are intended also to permit community facilities and public utility installations which are necessary to service and do service specifically the residents of these districts, or which are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from these districts all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided for in these

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regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

Principal Uses and Activities	AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP(1)	RM-8(1)	RM-16(1)
I. Residential activities										
A. Permanent										
1. Single-family dwelling	P	P	P	P	P	P	P		P	
2. Duplex dwelling							P		P	
3. Multifamily dwelling									SUP(2)	SUP(2)
4. Manufactured home								SUP(3)		

Pursuant to Article V, Section 5-102, Table 5-102A (see subsection I.A.4 under “R-MHP”), as shown below, the only allowable residential activity within this zoning district is manufactured home.

A definition of a manufactured home is provided in Article II, Section 2-103.1.1 of the City of Mt. Juliet Land Development Code, which also specifically lists structures/vehicles that are not included as a manufactured home. The Section states the following:

Dwelling manufactured home [means] a detached one-family dwelling with all the following characteristics:

- Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.*
- Constructed as a single self-contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels.*
- Arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location of foundation supports, connections to utilities and the like.*

Manufactured home dwellings do not include camping trailers, commercial mobile structures, motor homes, recreational vehicles, travel trailers, truck campers or similar units designed to provide temporary living quarters.

As such, **the prohibited residential activity** includes, but is not limited to, the use/storage of camping trailers, commercial mobile structures, motor homes, recreational vehicles, travel trailers, truck campers or similar units designed to provide temporary living quarters.

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Failure to comply within ninety (90) days from the date of this letter will result in enforcement action, which can include, but is not limited to: (1) municipal citation (each day a violation exists shall be deemed a separate offense); (2) revocation of any permit or license issued or authorized by the City; and/or (3) injunction in Chancery Court.

Pursuant to the City of Mt. Juliet Land Development Code, Article XIV, Section 14-104.2, if you feel this order is in error, the property owner or their legal representative has the right to appeal this order to the City of Mt. Juliet Board of Zoning Appeals. Appeals must be filed within twenty (20) days from the date of this letter.

Questions regarding this letter can be directed to Planning & Zoning Staff at 615.773.6283 or planning@mtjuliet-tn.gov; or Mark McLane at 615.330.7388 or mmclane@mtjuliet-tn.gov.

Sincerely,

Jon Baughman
City of Mt. Juliet
Zoning Administrator

Mark McLane
City of Mt. Juliet
Deputy Building Official



cc: Tyler Gutierrez, Planning & Zoning Coordinator
Samantha Burnett, City Attorney