



# **Mt. Juliet, Tennessee**

## **Planning Commission**

### **Agenda**

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

---

**Thursday, December 18, 2025**

**6:30 PM**

**Commission Chambers**

---

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, Samantha Burnett - City Attorney

- 1. Call to Order**
- 2. Set Agenda**
- 3. Staff Reports**
- 4. Citizen's Comments**
- 5. Minutes Approval**
  - 5.A.** Review the minutes from the November 20, 2025, Mt. Juliet Planning Commission Meeting.
- 6. Consent Agenda**
  - 6.A.** Approve the 2025 Required Continuing Education Hours from the 2025 Training Seminars.
  - 6.B.** Review the Final Plat for Tomlinson Pointe Ph. 5, located off Curd Rd.
- 7. PUD Amendments**
  - 7.A.** \*\*Review the PUD Amendment to the Benders Cove Subdivision regarding the CO trigger tied to Benders Ferry Road Improvements.
- 8. Annexations and Rezones**
  - 8.A.** \*\*Review the Rezone Request from RS-40 to CRC for 13135 Lebanon Rd.
  - 8.B.** \*\*Review the Annexation and Plan of Services for the property located at 6325 Central Pike.
  - 8.C.** \*\*Review the Rezone from Wilson County R-1 to CMU for the property located at 6325 Central Pike.

- 8.D. \*\*Review the Annexation and Plan of Services for the property located at 6365 Central Pike.
- 8.E. \*\*Review the Rezone from Wilson County R-1 to CMU for the property located at 6365 Central Pike.
- 8.F. \*\*Review the Annexation and Plan of Services for the property located at 6391 Central Pike.
- 8.G. \*\*Review the Rezone from Wilson County R-1 to CMU for the property located at 6391 Central Pike.

**9. Site Plans**

- 9.A. Review the Site Plan for Beckwith Parking, located at 4009 Beckwith Rd.
- 9.B. Review the Site Plan for the Hibbett Station Clubhouse, located at 940 Curd Rd.

**10. East Division Business Park**

- 10.A. \*\*Review the Land Use Plan Amendment from Medium Density Residential to Business Development Center - Impact Zone for the project known as East Division Business Park, located off E. Division St.
- 10.B. \*\*Review the Annexation and Plan of Services for the project known as East Division Business Park, located off E. Division St.
- 10.C. \*\*Review the Preliminary Master Development Plan PUD with a rezone from Wilson County R-1 and Mt. Juliet OPS to I-R PUD for the project known as East Division Business Park, located off E. Division St.

**11. Zoning Ordinance Amendment**

- 11.A. \*\*Review the Zoning Ordinance Amendment to Article VIII, section 207.5, Open Space Requirements for Planned Unit Developments.

**12. 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 #:** 1515

**Agenda Date:** 12/18/2025

**Agenda #:** 5.A.

---

**Title:**

Review the minutes from the November 20, 2025, Mt. Juliet Planning Commission Meeting.

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes - Final**

**-Thursday, November 20, 2025**

**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, Samantha Burnett - City Attorney

## Rollcall

**Present** Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Art Giles, and Commissioner Bobby Franklin

**Absent** Commissioner Nathan Bulmon, and Commissioner Linda Armistead

### 1. Call to Order

### 2. Set Agenda

Chairman Winchester set the agenda as stated. There were no objections.

### 3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

### 4. Citizen's Comments

There were no citizen comments.

### 5. Minutes Approval

#### 5.A. Review the minutes from the October 16, 2025, Mt. Juliet Planning Commission Meeting.

A motion was made by Chairperson Winchester, seconded by Commissioner Franklin, that this Minutes be approved as amended. The motion carried by the following vote:

**RESULT:** APPROVED

**MOVER:** Larry Searcy

**SECONDER:** Bobby Franklin

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**Abstain:** Commissioner George

## 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 closed the Public Hearing and reopened the Planning Commission meeting.

- 6.A.** The Development Letter of Credit (SLC00005634) for Baird Farms Ph 3B, in the amount of \$91,676.15 can be released.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 6.B.** The Development Letter of Credit (SLC00005927) for Baird Farms Ph. 3C, in the amount of \$102,439.24, can be released.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 6.C.** The Development Letter of Credit (90359774) for Walton's Grove Ph. 4, in the amount of \$266,787.80, can be released.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 6.D.** The Sewer Letter of Credit (18139097) for Beckwith Point, in the amount of \$187,477.50, can be released.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 6.E.** The Sewer Letter of Credit (2710078203) for Hibbett Station, in the amount of \$240,334.50, can be released.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 6.F.** Review and adopt the 2026 Mt. Juliet Regional Planning Commission and Board of Zoning Appeals Submittal Calendars.

This Action Item was approved.

**6.G.** Review the Final Plat for Canebrake Ph 2 Sec 1, located off W Division St.Planning and Zoning:

Label the corner lots as critical façade lots on all sheets.  
Provide “street to be extended” signage where appropriate.

Engineering:

The developer has notified the City that the Railroad Authority will not approve an at-grade crossing for the W. Division Street connection. Accordingly, the developer shall contribute 50% of the construction cost of the roundabout at the intersection of Willoughby Station and S. Greenhill Road in the amount of \$680,000 as the 100th lot will be platted with this final plat. **This contribution was paid to the City’s Public Works and Engineering Department on 11/04/2025.**

Designate specifically who has maintenance responsibilities in Note 17.

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 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:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**6.H. Review the Final Plat for Benders Cove Ph. 2, located off Benders Ferry Rd.**Planning and Zoning:

All conditions of ordinance 22-47 shall be adhered to.

Provide perimeter landscaping around detention/retention ponds.

Add a note which states landscape buffers shall be maintained by the HOA.

Engineering:

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.

The walking trail shall be completed prior to the final stormwater inspection of the first home.

WWUD:

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

Someone needs to check the water line sizes.

The water line running along the westerly side of Benders Ferry north of Mack Blvd. has a 20' wide water line easement not a landscape buffer.

The afore-mentioned water line also crosses Benders Ferry and connects to an existing water line on the east side.

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:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**7. Final Master Development Plans/ Site Plans**

**7.A.** Review the Final Master Development Plan/ Site Plan for Golden Bear Wine & Spirits, located at 6330 Golden Bear Gateway.

Staff reviewed their reports and answered questions from the commission.  
Vice Chairman Rast voiced his opposition to parking along a frontage roads.  
There were no citizen comments.

Planning and Zoning:

All conditions of ordinance 2022-30 shall be adhered to.  
All requirements of the commercial design regulations, 6-103.7, shall be adhered to.  
Brick shall be clay, baked and individually laid.  
Stone shall be individually laid.  
Flammable landscape materials shall not be permitted within 3' of the building.  
Wall mounted utility and meter equipment shall be painted to match the façade of the building it is attached to.  
Poles and posts shall be painted black.  
Channel posts are prohibited.  
Bollards shall be painted a color complimentary to the building or black. Yellow is prohibited.  
Landscape plan design comments will be under separate cover and comments received shall be addressed prior to the submittal of construction documents to Public Works.  
Signage shall be reviewed via a separate application to the Planning Department.  
Impervious surfaces exceed the maximum permitted, this shall be revised on subsequent submittals.  
The Planning Commission granted a waiver to allow metal on the facades, not to exceed 3.2% of the total façade area.

Engineering:

Previously approved PMDP/PUD conditions apply.  
Drainage report under preliminary review. A comprehensive review of the drainage report shall take place  
Sewer availability has been requested and granted via the Project Jolene PUD.  
Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.  
A letter of approval from WWUD shall be provided prior to the issuance of the Land Disturbance Permit.  
Provide a Jarrett 1,500gal grease trap for each grease trap proposed. Provide standard detail within the Civil set.  
Provide City multi-use path/greenway standard detail within the Civil Set.  
Provide the PMDP/PUD conditions as a sheet in the resubmittal.  
The driveway onto Golden Bear Place shall be right-in/right-out only and the median shall be extended past the driveway.  
Sidewalks adjacent to parking shall be 7' wide to account for vehicle overhang.  
Curb and gutter shall be provided on Golden Bear Gateway along the frontage with



shared-use path.

If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

A signal warrant analysis shall be prepared for the intersection of Golden Bear Gateway and Rutland Drive prior to construction plan approval. The signal shall be installed if warranted.

The slopes shall not be steeper than 3:1.

15. The internal 3-way intersection along the frontage road shall be an all-way stop.

WWUD:

Storm lines shall have a minimum of 18" vertical clearance between the storm lines and the water lines.

The proposed grading shall not result of having more than 10' of cover over the water line or less than 3' of cover the water line.

The tap configuration needs to be discussed.

Wilson County Schools:

No Comments Received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** David Rast

**SECONDER:** Preston George

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**7.B.** Review the Site Plan for the Weller Life Amenity Center, located at 535 Pleasant Grove Rd.

Staff reviewed their reports and answered questions from the commission.  
There were no citizen comments.

Planning and Zoning:

Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction plans to Public works.

All brick shall be clay, baked and individually laid.

All stone shall be individually laid.

If wall mounted utility and meter equipment is placed on the exterior walls of the building, it shall be painted to match the façade.

Ground mounted HVAC equipment shall be screened from horizontal view via a masonry wall.

Light poles and other poles, posts and bollards shall be black in color.

All conditions of ordinance 2025-26 shall be adhered to.

Engineering:

Landscaping plans shall be approved prior to the issuance of the Erosion Control Plan.

Drainage summary provided for preliminary review. A comprehensive review shall take place at construction plan review.

The parking area shall operate entirely as two-way or one-way drives. Parking dimensions shall match the dimensions provided in Article IX of the zoning code. Consider a one-way drive with angled parking if the drive aisle can't be widened.

Stormwater: No pool water to the storm system, this constitutes an illicit discharge, pipe to ground to infiltrate.

If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Gutter shall not be included in the ADA space width unless flattened to less than 2% in any direction.

WWUD:

A meeting is being scheduled to discuss water service for this project.

Wilson County Schools:

No Comments Received.

A motion was made by Commissioner Christenson, 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:** Rebecca Christenson

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**Abstain:** Commissioner Giles

**7.C. Review the Site Plan for Victory Nissan, located at 505 Pleasant Grove Rd.**

Staff reviewed their reports and answered questions from the commission.  
There were no citizen comments.

Planning and Zoning:

The Planning Commission granted a waiver to 6-103.7 CDS - Masonry façade materials. Allowing for no less than 47.35% brick and/or stone on all facades and no more than 52.65% secondary materials in aggregate for all facades sides.

The Planning Commission granted a waiver to 6-103.7 CDS - Allowing for a screen wall in lieu of a parapet wall to block horizontal view of the roof top mounted mechanical equipment.

All brick shall be clay, baked and individually laid.

All stone shall be individually laid.

All wall-mounted exterior lighting fixtures shall be decorative, wall-packs are not permitted.

Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction plans to Public Works.

All signage is to be reviewed via a separate application to the Planning Department.

Flammable landscape materials are not permitted within 3' of the building.

Channel posts are not permitted.

Wall mounted exterior lighting shall be decorative, wall packs are not permitted, revise sheet EL2.10.

Retaining walls shall be constructed of segmental block or be faced with masonry to match the building. Provide details on constructions plans.

Engineering:

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

A letter from WWUD shall be submitted prior to the issuance of the Land Disturbance Permit.

Drainage report under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.

Sewer availability has been requested and granted.

The dumpster shall drain to the storm system if there is no roof on the dumpster enclosure.

EPSC measures shall not be installed in preserved buffer areas.

Provide TDEC-related wetland disturbance permits prior to the issuance of the Land Disturbance Permit.

Stormwater: Area noted as existing wetland is a bioretention area built with Academy Sports & Outdoors. Bioretention has a long-term maintenance agreement (signed 3/12/2012) recorded with the property and will need maintenance and be brought into a functioning condition prior to Stormwater's final inspection or before the issuance of a temporary C.O.

ADA parking spaces shall be 9' wide.

Provide wayfinding signage upon entering the site.

If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Add a 4-way stop sign at the entrances to unnamed access road.

The City of Mt. Juliet reserves the right to remove the stop sign at any time if it deems it unnecessary.

WWUD:

Water Service detail will change slightly.

Wilson County Schools:

No Comments Received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Luke Winchester

**SECONDER:** Bobby Franklin

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner Giles, and Commissioner Franklin

**Nay:** Commissioner George

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**7.D. Review the Site Plan for Fifth Third Bank, located at 1901 N. Mt. Juliet Rd.**

Staff reviewed their reports and answered questions from the commission.  
Commissioner Giles commented this is a great addition to this area.  
Ty Cole Architect 912 Salter Rd Birmingham AL, represented the project.  
There were no citizen comments.

Planning and Zoning:

The Planning Commission granted a waiver to 6-103.7 CDS - Masonry façade materials. Allowing for no less than 68.51% brick and/or stone on all facades and no more than 31.49% secondary materials in aggregate for all facades sides.

The Planning Commission granted a waiver to 6-103.7 CDS - Allowing for thin brick, in lieu of full brick so long as it be clay, baked and individually laid.

The Planning Commission granted a waiver to 6-103.7 CDS - Allowing for a screen wall in lieu of a parapet wall to block horizontal view of the roof top mounted mechanical equipment.

All poles and posts shall be decorative in nature and painted black or a color complimentary to the building.

Signage poles and post shall be painted black, gray or to match the site palette.

Brick shall be clay, baked and individually laid, including the building, dumpster enclosure and ATM enclosure.

Stone shall be natural and individually laid.

Paint wall mounted utility equipment to match the façade it is attached to.

The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings to Public Works.

Provide substantial perimeter landscape plantings around the detention pond as this is in a highly visible area.

Roof mounted HVAC equipment shall be screened entirely from horizontal view via the parapet walls, unless the requested waiver for a screen wall is granted.

All signage shall be submitted by separate application to the Planning Department.

The bike rack shall be a wave-style, with space for 5 bikes, and painted black.

Engineering:

Previously approved PMDP/PUD conditions apply.

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

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.

Sewer was originally requested and granted with the Everette Downs PMDP/PUD.

If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

The water system note 1 and 5 are incorrect. The public water line shall not be adjusted. Sanitary and Storm lines shall have a minimum of 18" vertical clearance between the water line and storm or sewer lines.

Wilson County Schools:

No Comments Received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Art Giles

**SECONDER:** Larry Searcy

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**8. PUD Amendments**

- 8.A.** \*\*Review the amendment to allow for outside sales to the Providence Central Preliminary Master Development Plan PUD, located at Providence Parkway and Central Pike.

Staff reviewed their reports and answered questions from the commission.  
There were no citizen comments.

Planning Commission:

No Tractor Trailers, 18-Wheeler Trailers, Containers and portable/prefab buildings allowed to be stored, displayed or otherwise utilized for the sale of goods.  
Consumer trailer products displayed for sale are allowed.

Planning and Zoning:

No Comments.

Engineering:

No Comments.

WWUD:

No Comments.

A motion was made by Chairperson Winchester, seconded by Commissioner Franklin, that this Ordinance be \*\*Positive Recommendation with conditions to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Luke Winchester

**SECONDER:** Bobby Franklin

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead



- 8.B.** \*\*Review the Amendment regarding off site improvements to the Preliminary Master Development Plan PUD for Village at Pleasant Grove and Vintage Vines, located off Pleasant Grove Rd.

Staff reviewed their reports and answered questions from the commission.  
There were no citizen comments.

A motion was made by Vice Chair Rast, seconded by Commissioner George, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** David Rast

**SECONDER:** Preston George

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 9. Preliminary Master Development Plans**

**9.A. \*\*Review the Preliminary Master Development Plan PUD for the Kheil Subdivision, located at 115 Oakmont Dr.**

Staff reviewed their reports and answered questions from the commission.

Commissioner George concerned the cemetery easement parking space is not found. concerned with layout.

Commissioner Giles inquired about who cares for this cemetery?

Jill Johnson this cemetery is unclaimed, no family can be located.

Commissioner Giles cannot support without the cemetery being taken care of. He does not want any grave disturbed during construction.

Chairman Winchester, lack of amenities really don't really bother him on this project.

Agreed with Commissioner George on some phase 2 lots presenting significant challenges for development. Sees a probability the project could never move to phase 2 given the circumstances. Some conditions he'd like to see added are as follows.

1. No Mass Grading, tree/ brush clearing or erosion control be done until ph2 is ready for build out.

2. Define the natural vegetation in the buffer and preserve it.

3. Do not install any erosion control measures in the buffers.

4. Recommend Gravity Sewer System.

Commission Franklin must make cul-de-sacs permanent for him to support.

Vice Chairman Rast would like to see a sidewalk all the way around the cul de sacs to make them more permanent.

Commissioner Christenson happy to see a single family home development, however, would like to see more consistent and larger lot sizes.

Hayden Deberry 302 N Caldwell St Paris, TN represented the project as the engineer.

Mina Kheil 2401 McCain Ct. represented the project as the owner.

Mina Kheil Requested for indefinite deferral

Commissioner George requested cemetery research be done in lock step with the city staff.

This Ordinance was deferred indefinitely.to the Planning Commission due back on 1/15/2026

**RESULT:** DEFERRED INDEFINITELY

**10. Zoning Ordinance Amendments**

**10.A. \*\*Review the Zoning Ordinance Amendment to Section 9-106 Regarding Access Management.**

Staff Reviewed their reports and answered questions from the commission.

Bill Robinson, 1400 N MT Juliet Rd spoke to the current issues with the required easements in the code.

**Planning Commission Recommendations:**

1. Strike the last sentence on #3
2. Reconsider the shared financial responsibility. Existing developed property owners should not have a financial burden to make a new connection.
3. Consider adding a provision that caps the time frame of shared costs.
4. Consider on #6 instead of "the City" instead clarify the appropriate board to waive or modify cross access.

A motion was made by Vice Chair Rast, seconded by Commissioner George, that this Ordinance be \*\*negative recommendation as presented to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** \*\*NEGATIVE RECOMMENDATION

**MOVER:** David Rast

**SECONDER:** Preston George

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**Abstain:** Commissioner Giles

**10.B. AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE XIV, PUBLIC NOTICE, SECTION 14-109.4**

Staff reviewed their reports and answered questions from the commission.  
There were no citizen comments.

**Planning Commission Recommendations**

1. Add a sign removal requirement clause within 5 days of project closure.

A motion was made by Commissioner George, seconded by Commissioner Franklin, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Preston George

**SECONDER:** Bobby Franklin

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**10.C.** \*\*Review the Zoning Ordinance Amendment to Section 5-104.3 Regarding Variable Lot Subdivisions.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Preston George

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**10.D.** \*\*Review the Zoning Ordinance Amendment to Section 8-207.5.4.a, Regarding Open Space Requirements.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Planning Commission Recommendations:

1. All recreation equipment shall be durable and commercial grade.

A motion was made by Chairperson Winchester, seconded by Vice Chair Rast, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Luke Winchester

**SECONDER:** David Rast

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**11. Adjourn**

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

**RESULT:** ACCEPTED

**MOVER:** David Rast

**SECONDER:** Preston George

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**\*\*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 #:** 1514

**Agenda Date:** 12/18/2025

**Agenda #:** 6.A.

---

**Title:**

Approve the 2025 Required Continuing Education Hours from the 2025 Training Seminars.



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1387

**Agenda Date:** 12/18/2025

**Agenda #:** 6.B.

---

**Title:**

Review the Final Plat for Tomlinson Pointe Ph. 5, located off Curd Rd.



## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Tomlinson Pointe, Ph.5  
Final Plat  
Map – 054  
Part of Parcel(s) – 073.00 and 082.02

---

**Request:** Wilson and Associates, on behalf of their client Toll Southeast LP Company Inc, requests final plat approval for Phase 5 of the Tomlinson Pointe subdivision, formerly known as the Curd Road Subdivision, consisting of 27 single family lots, r-o-w and 2 open spaces, in District 1.

**History:** This subdivision is located south of Lebanon Road, between Curd Road and Beckwith Road and is zoned RS-15 PUD and includes 88.88 acres in its entirety. A preliminary master development plan and rezoning (ord. 21-45) was approved by the Board of Commissioners in September 2021 and a final master development plan and preliminary plat was approved by the Planning Commission in November 2021. A PUD amendment was approved in September 2022 (ord. 22-48) which permitted more secondary materials on the homes and pushed the amenity completion to the 66<sup>th</sup> certificate of occupancy. The PUD was again modified in February 2023 (ord. 23-19) and included substantial changes requiring an amendment to the final master development plan, preliminary plat and phasing plan, approved by the Planning Commission in February 2024.

**Analysis:** Phase 5 includes 27 single family lots over approximately 21.889 acres, with 11.379 acres of open space and 8.137 acres in lots. Setbacks reflect as approved with the PUD, 20'front, 7.5'side and 20'rear. Critical façade lot have been noted. Sidewalks are shown on both sides of the streets per subdivision regulation requirements. The addresses have been provided, along with the orientation of the homes and driveway locations.

**Summary:** This subdivision has undergone several variations since the original PUD approval in 2021 and all items have been brought up to date. Outstanding issues are minor in nature and shall be found in the requested conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for Tomlinson Pointe, Phase 5, subject to the conditions of approval below, to be addressed prior to receiving signatures for recording the plat.



Planning and Zoning:

1. All conditions of Preliminary Master Development Plan approval (ord. 21-45) and subsequent modifications (ord. 22-48, ord. 23-19) shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

1. 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.
2. The right-of-way at the temporary cul-de-sac must carry to the property boundary. The right-of-way shall be dedicated when the plat is recorded and shall be shown using the same lineweight as the rest of the lot lines.
3. Show driveway locations.
4. Note #21 seems to be incomplete.

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 #:** 1516

**Agenda Date:** 12/18/2025

**Agenda #:** 7.A.

---

**Title:**

\*\*Review the PUD Amendment to the Benders Cove Subdivision regarding the CO trigger tied to Benders Ferry Road Improvements.

**City of Mt. Juliet  
Department of Engineering  
Report of Submittal Review**

**Date Received: December 05, 2025 (November 20, 2025)**

**Project Name: Benders Cove PUD Amendment**

**Project Phase: CO Trigger**

**Submitted By: Kimley-Horn**

**Nature of Submittal:**

- |                                                          |                                     |                                             |
|----------------------------------------------------------|-------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Preliminary Plat                | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Site Plan          |
| <input checked="" type="checkbox"/> PMDP – PUD Amendment | <input type="checkbox"/> FMDP       | <input type="checkbox"/> Construction Plans |

**Engineering Comments:**

1. The PC/BOC initially set the CO Trigger, and the PC/BOC shall debate this request.

**WWUD Comments:**

1. WWUD has no comments.

**Recommendation:** *Defer to the Planning Commission for recommendation and Board of Commissioners for approval*

**Review Date: December 11, 2025 (November 26, 2025)**

**Reviewed By: Shane Shamanur, P.E.**

**Director - Engineering**

**City of Mt. Juliet**

**(615) 773-7957**

**Note: Review of this submittal does not relieve the Developer and Consultant from full compliance with the requirements of the Subdivision Regulations for the Mt. Juliet Regional Planning Commission and/or from full compliance with the requirements of the Zoning Ordinance for the City of Mt. Juliet**



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1511

**Agenda Date:** 12/18/2025

**Agenda #:** 8.A.

---

**Title:**

\*\*Review the Rezone Request from RS-40 to CRC for 13135 Lebanon Rd.



## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 13135 Lebanon Rd.  
Rezone  
Map – 053K  
Group - A  
Parcel(s) – 027.00

---

**Request:** The property owner, Mina Embaruk, requests a rezone for the property located at 13135 Lebanon Road, in District 1.

**Analysis:** The subject property is located on the north side of Lebanon Road, just to the west of Old N. Greenhill Road, and to the Northwest of Tate Lane, and consists of about 0.35 acres. The property currently has a single-family residence on it. The request is a zoning change from RS-40, low density residential to CRC, commercial retail center for use of the property commercially.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
13135 Lebanon Rd.	Throughfare Commercial	N/A	RS-40	CRC

**Future Land Use Plan:** This property is within the City limits. The City's future land use plan identifies this area as mixed use. The request for CRC, commercial retail center zoning is consistent with the land use plan, so no change is required nor sought.

**Zoning:** Current zoning is RS-40, and the requested zoning is CRC, commercial retail center. The land use plan is supportive of this request. Adjacent zoning districts include RS-40 to the east and west, CRC to the South, and Wilson County R-1 to the north.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is 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.*

**Summary:** This rezone request is from RS-40, low density residential, to CRC, commercial retail center zoning at 13135 Lebanon Road. The City's land use plan supports this request, having a commercial designation in this area, as it fronts the major thoroughfare of Lebanon Road. Staff also is of the opinion that parcels fronting Lebanon Road should be zoned commercially.

**Recommendation:** Staff recommends forwarding the rezone request for 13135 Lebanon Rd to the Board of Commissioners with a positive recommendation, subject to the conditions below.

**Planning and Zoning:**

1. All requirements and regulations found in article VI of the zoning ordinance pertaining to CRC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

**Engineering:**

1. No Comments

**WWUD:**

1. No Comments Received

**Wilson County Schools:**

1. No Comments Received



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1517

**Agenda Date:** 12/18/2025

**Agenda #:** 8.B.

---

**Title:**

\*\*Review the Annexation and Plan of Services for the property located at 6325 Central Pike.



## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 6325 Central Pike  
Annexation & Rezone  
Map – 097  
Parcel – 014.01

---

**Request:** Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 14.01 and located at 6325 Central Pike.

**Description:** The subject property is approximately 1 acre on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City's urban growth boundary and located to the east of the recently annexed Tillman subdivision. The property has approximately 150 feet of road frontage. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County's jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified; however, the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6325 Central Pike	Mixed Use	Mixed Use – Land Use Amendment Not Required	Wilson Co. R-1	CMU, Commercial Mixed Use

**Future Land Use Plan:** The City's Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

**Zoning:** Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City's future land use plan.

**Annexation:** The property is located within the City's urban growth boundary. A plan of services is included.



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

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is 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.*

Summary: The current use of the property as a single-family residence is not intended to 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 this project. This 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 and rezone of 6325 Central Pike.

Planning and Zoning:

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

Engineering:

1. No Comments

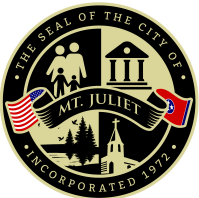
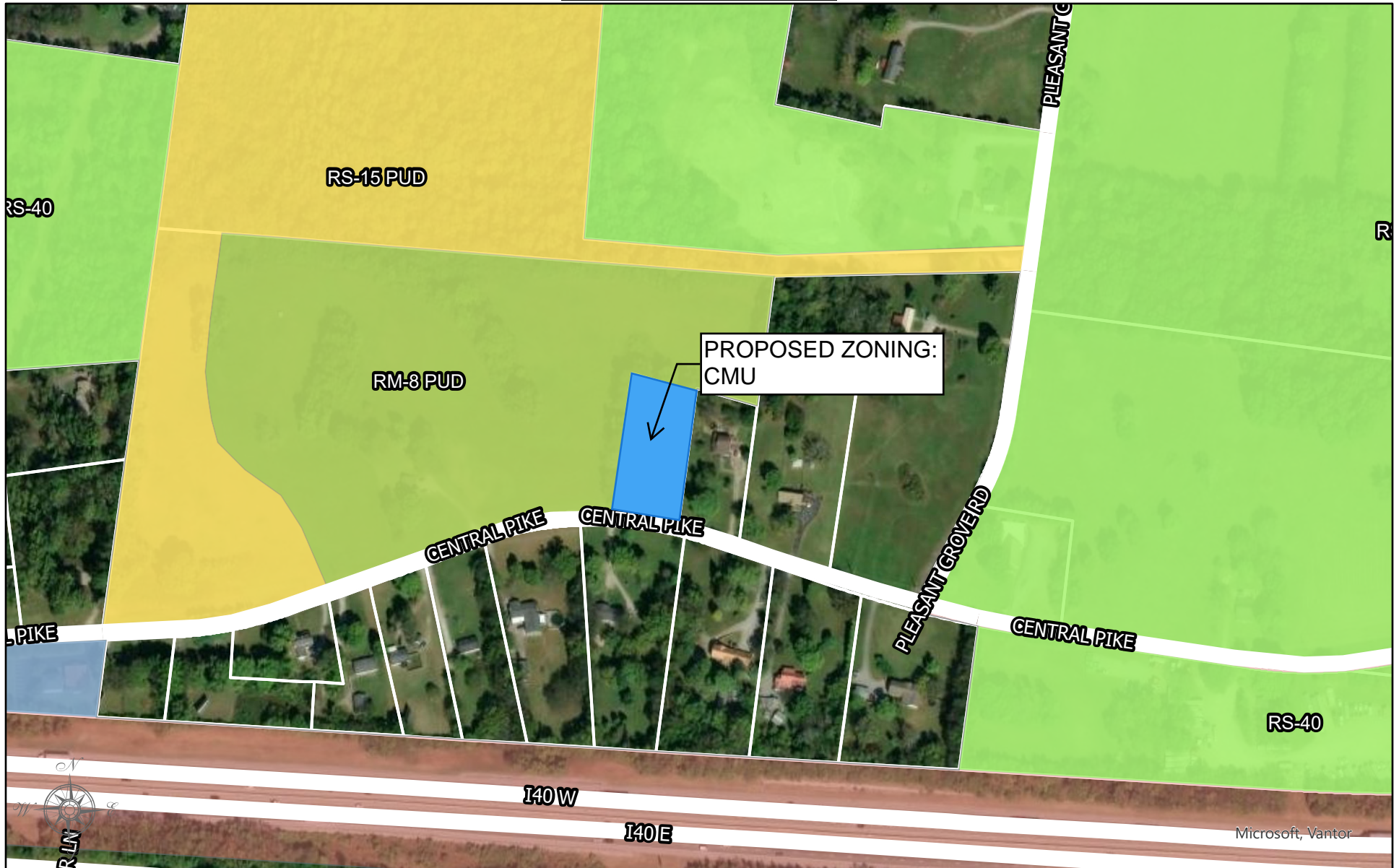
WWUD:

1. No Comments Received

Wilson County Schools:

1. No Comments Received

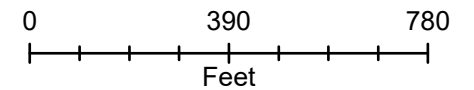
# 6325 Central Pike



## CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025



## **RESOLUTION - 2026**

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY LOCATED AT 6325 CENTRAL PIKE MAP 097 PARCEL 014.01, 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 located at 6325 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 6325 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



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1518

**Agenda Date:** 12/18/2025

**Agenda #:** 8.C.

---

**Title:**

\*\*Review the Rezone from Wilson County R-1 to CMU for the property located at 6325 Central Pike.



## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 6325 Central Pike  
Annexation & Rezone  
Map – 097  
Parcel – 014.01

---

**Request:** Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 14.01 and located at 6325 Central Pike.

**Description:** The subject property is approximately 1 acre on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City's urban growth boundary and located to the east of the recently annexed Tillman subdivision. The property has approximately 150 feet of road frontage. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County's jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified; however, the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6325 Central Pike	Mixed Use	Mixed Use – Land Use Amendment Not Required	Wilson Co. R-1	CMU, Commercial Mixed Use

**Future Land Use Plan:** The City's Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

**Zoning:** Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City's future land use plan.

**Annexation:** The property is located withing the City's urban growth boundary. A plan of services is included.

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

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is 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.*

Summary: The current use of the property as a single-family residence is not intended to 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 this project. This 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 and rezone of 6325 Central Pike.

Planning and Zoning:

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

Engineering:

1. No Comments

WWUD:

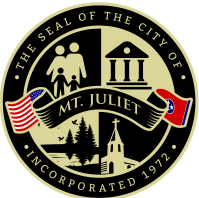
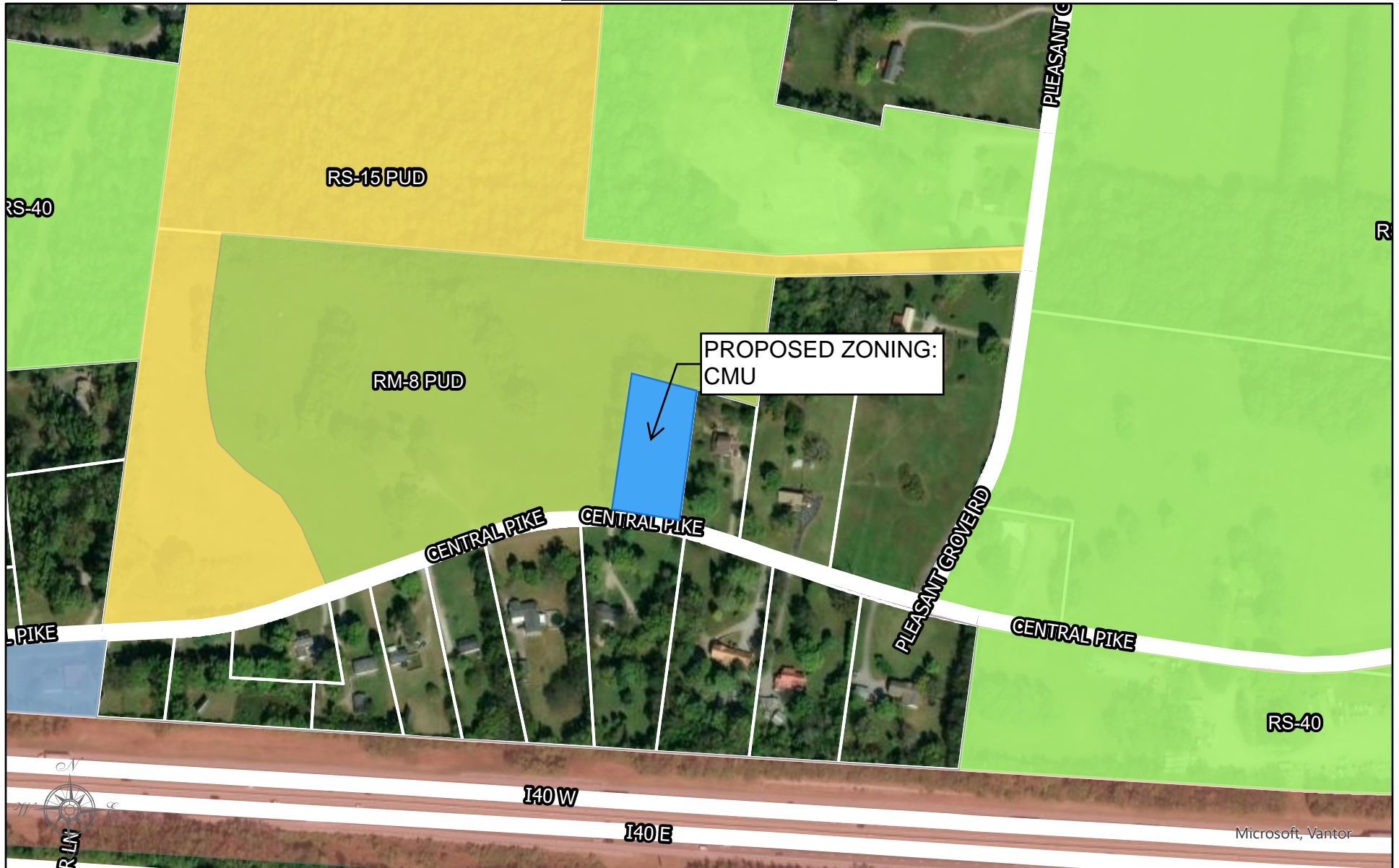
1. No Comments Received

Wilson County Schools:

1. No Comments Received



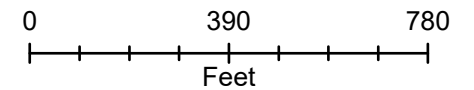
# 6325 Central Pike



## CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025





# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1519

**Agenda Date:** 12/18/2025

**Agenda #:** 8.D.

---

**Title:**

\*\*Review the Annexation and Plan of Services for the property located at 6365 Central Pike.



## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 6365 Central Pike  
Annexation & Rezone  
Map – 097  
Parcel – 014.00

---

**Request:** Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 14.00 and located at 6365 Central Pike.

**Description:** The subject property is approximately 0.92 acres, one parcel on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City's urban growth boundary and located to the east of the recently annexed Tillman subdivision. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County's jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified; however, the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6365 Central Pike	Mixed Use	Mixed Use – No Land Use Amendment required	Wilson Co. R-1	CMU, commercial mixed use

**Future Land Use Plan:** The City's Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

**Zoning:** Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City's future land use plan.

**Annexation:** The property is located withing 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 agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is 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.*

**Summary:** The current use of the property as a single-family residence is not intended to 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 this project. This zoning is supported by the City's future land use plan.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation and rezone of 6365 Central Pike.

**Planning and Zoning:**

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

**Engineering:**

1. No Comments

**WWUD:**

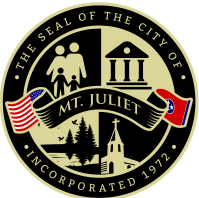
1. No Comments Received

**Wilson County Schools:**

1. No Comments Received



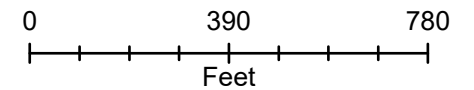
# 6365 Central Pike



## CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025



## **RESOLUTION - 2026**

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY LOCATED AT 6365 CENTRAL PIKE MAP 097 PARCEL 014.00, 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 located at 6365 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 6365 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





# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1520

**Agenda Date:** 12/18/2025

**Agenda #:** 8.E.

---

**Title:**

\*\*Review the Rezone from Wilson County R-1 to CMU for the property located at 6365 Central Pike.



## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 6365 Central Pike  
Annexation & Rezone  
Map – 097  
Parcel – 014.00

---

**Request:** Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 14.00 and located at 6365 Central Pike.

**Description:** The subject property is approximately 0.92 acres, one parcel on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City's urban growth boundary and located to the east of the recently annexed Tillman subdivision. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County's jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified; however, the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6365 Central Pike	Mixed Use	Mixed Use – No Land Use Amendment required	Wilson Co. R-1	CMU, commercial mixed use

**Future Land Use Plan:** The City's Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

**Zoning:** Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City's future land use plan.

**Annexation:** The property is located withing 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 agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is 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.*

**Summary:** The current use of the property as a single-family residence is not intended to 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 this project. This zoning is supported by the City's future land use plan.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation and rezone of 6365 Central Pike.

**Planning and Zoning:**

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

**Engineering:**

1. No Comments

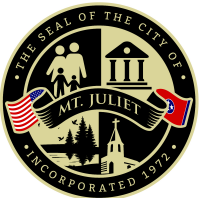
**WWUD:**

1. No Comments Received

**Wilson County Schools:**

1. No Comments Received

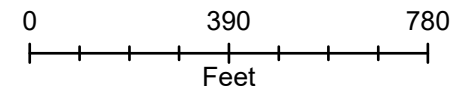
# 6365 Central Pike



## CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025





# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1521

**Agenda Date:** 12/18/2025

**Agenda #:** 8.F.

---

**Title:**

\*\*Review the Annexation and Plan of Services for the property located at 6391 Central Pike.



## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 6391 Central Pike  
Annexation & Rezone  
Map – 097  
Parcel – 015.00

---

**Request:** Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 15.00 and located at 6391 Central Pike.

**Description:** The subject property is approximately 0.92 acres, one parcel on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City's urban growth boundary and located to the east of the recently annexed Tillman subdivision. The property has approximately 210 feet of road frontage. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County's jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified, however; the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6391 Central Pike	Mixed Use	Mixed Use – No Land Use Amendment required	Wilson Co. R-1	CMU, commercial mixed use

**Future Land Use Plan:** The City's Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

**Zoning:** Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City's future land use plan.

**Annexation:** The property is located withing 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 agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is 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.*

Summary: The current use of the property as a single-family residence is not intended to 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 this project. This zoning is supported by the City's future land use plan.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation and rezone of 6391 Central Pike.

Planning and Zoning:

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

Engineering:

1. No Comments

WWUD:

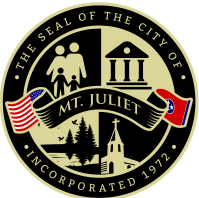
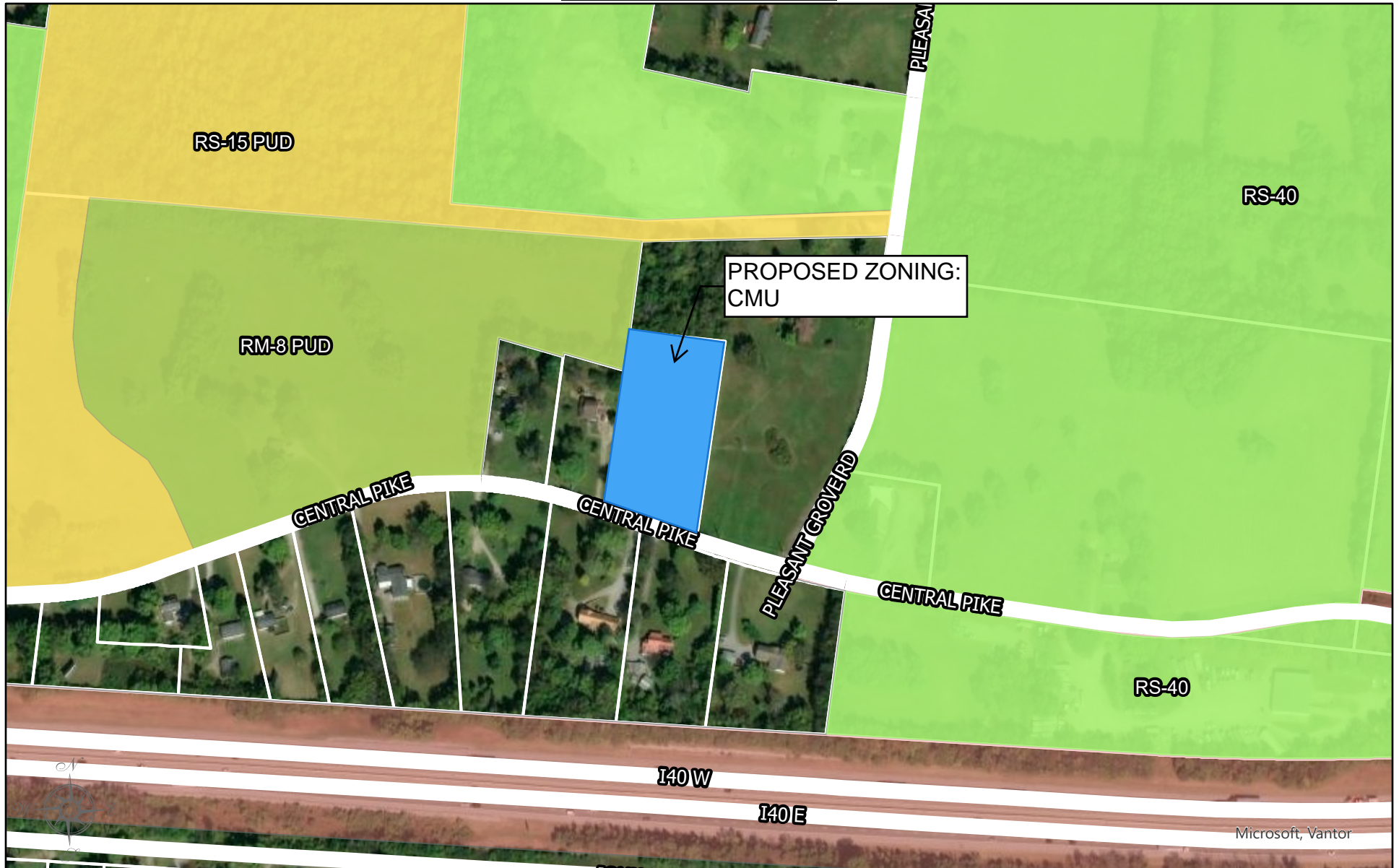
1. No Comments Received

Wilson County Schools:

1. No Comments Received



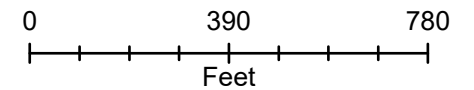
# 6391 Central Pike



## CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025





## **RESOLUTION - 2026**

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY LOCATED AT 6391 CENTRAL PIKE MAP 097 PARCEL 015.00, 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 located at 6391 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 6391 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



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1523

**Agenda Date:** 12/18/2025

**Agenda #:** 8.G.

---

**Title:**

\*\*Review the Rezone from Wilson County R-1 to CMU for the property located at 6391 Central Pike.



## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 6391 Central Pike  
Annexation & Rezone  
Map – 097  
Parcel – 015.00

---

**Request:** Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 15.00 and located at 6391 Central Pike.

**Description:** The subject property is approximately 0.92 acres, one parcel on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City's urban growth boundary and located to the east of the recently annexed Tillman subdivision. The property has approximately 210 feet of road frontage. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County's jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified, however; the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6391 Central Pike	Mixed Use	Mixed Use – No Land Use Amendment required	Wilson Co. R-1	CMU, commercial mixed use

**Future Land Use Plan:** The City's Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

**Zoning:** Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City's future land use plan.

**Annexation:** The property is located withing 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 agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is 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.*

Summary: The current use of the property as a single-family residence is not intended to 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 this project. This zoning is supported by the City's future land use plan.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation and rezone of 6391 Central Pike.

Planning and Zoning:

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

Engineering:

1. No Comments

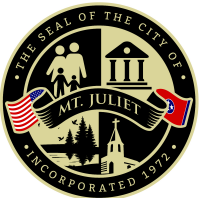
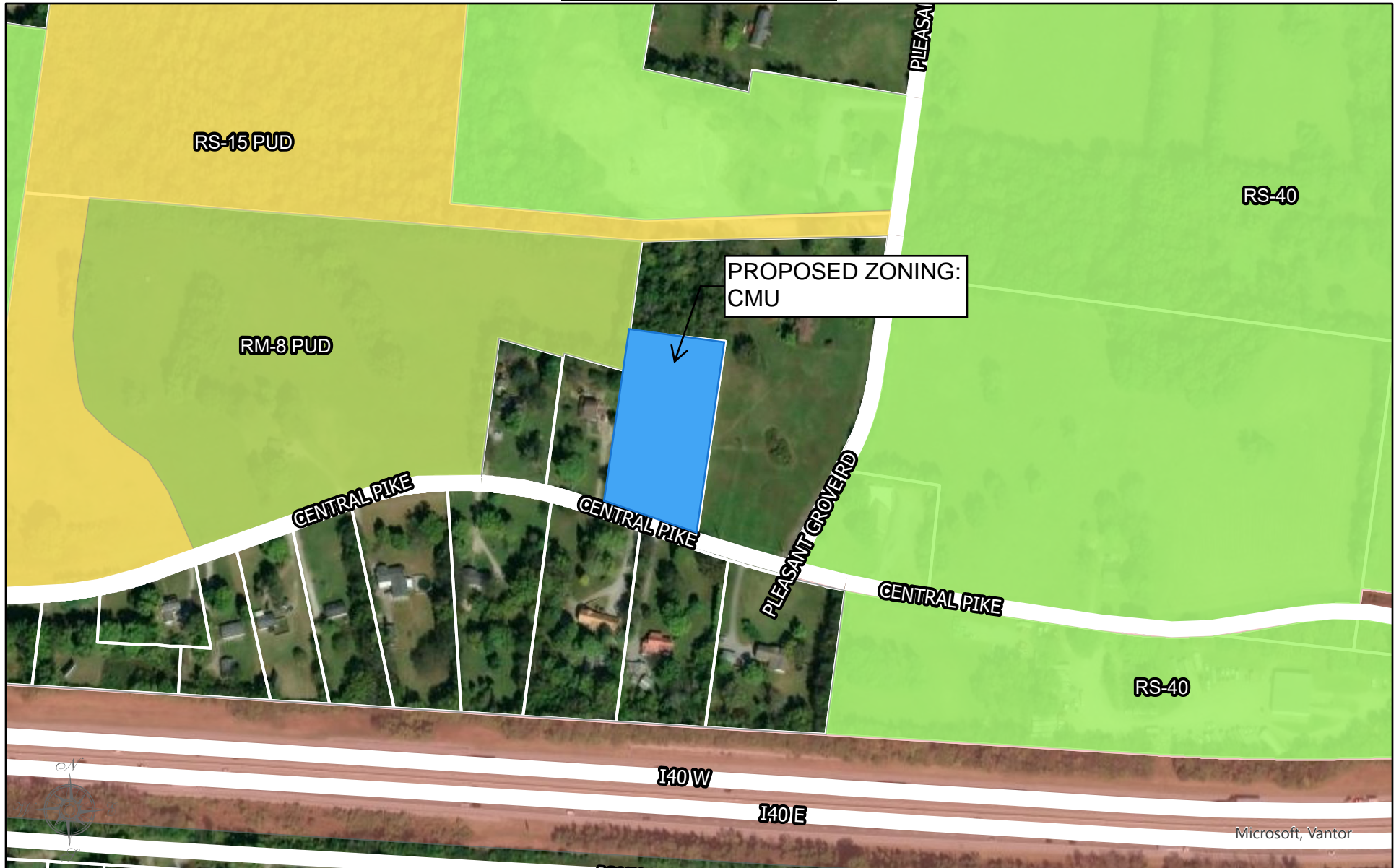
WWUD:

1. No Comments Received

Wilson County Schools:

1. No Comments Received

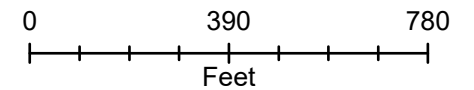
# 6391 Central Pike



## CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: November 17, 2025





# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1508

**Agenda Date:** 12/18/2025

**Agenda #:** 9.A.

---

**Title:**

Review the Site Plan for Beckwith Parking, located at 4009 Beckwith Rd.





## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Beckwith Parking – 4009 Beckwith Rd.  
Site Plan  
Map – 078  
Parcel – 021.02

---

**Request:** Heritage Civil, on behalf of their client, Tennessee Executive Properties, LLC, is seeking site plan approval for Beckwith Parking, which is located at 4009 Beckwith Road. The intended use for this property is for paid vehicle parking. This parcel is in District 3.

**Analysis:** This lot was annexed in 2024 and rezoned from Wilson County R-1 to CI, commercial interchange, which is consistent with the land use map for this parcel and associated area. The property abuts the Manheim Auto Auction to the east, which is zoned industrial. The remaining parcels to the west, north and south are all zoned CI, commercial interchange. The requested use of automotive parking is permitted by right in the CI, commercial interchange zoning.

**Article VI Bulk Regulations:** The yard dimensions as provided are correct for the CI district (30' front, 10' side and 20' rear). The impervious surface ratio maximum allowance is 80% and is 37.60% as submitted. There are no structures proposed for this area, aside from a self-service payment kiosk.

**Vehicular and Pedestrian Access:** The proposed use for this project is automotive parking with no associated structures, aside from a self-service kiosk at the entrance. The parking proposed (54 spaces) is merely for the utilization of the parking stalls for recreational vehicles, etc., so there is not a pre-set requirement, due to the variability of the use, any deviations can be determined by the Planning Commission.

**Article X Landscaping:** The landscape plans are currently under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans to Public Works. Staff requests landscape screening be provided around the perimeter of all detention/retention ponds.

**6.103.7 Commercial Design Guidelines:** The only structure to be included within this project will be a self-service kiosk at the entrance, as the applicant states most of the space reservations will be handled via an app and the website. Staff will request the applicant to provide more specific kiosk elevation details, and require that it be covered and well lit. Staff requests that the kiosk be

set in a masonry enclosure as several ATM kiosks around the City are. The photometric plan is being revised per staff comments to have zero light bleed at the southern property line which abuts Wilson County R-1 residential zoning. The photometric will be resubmitted through the landscape submittal review process.

Other: Due to the unique nature of this project and the lack of a building, there are several commercial design guidelines that will not be required, such as bike racks and dumpsters. Staff requests that the applicant provides a minimum of two decorative trash receptacles, one on both the east and west ends of the parking area, to help with any refuse products that might otherwise be left in the parking area. Retaining walls are included and notes indicate compliance with code requirements. Should a dumpster be used, it shall comply with the regulations in 6-103.7 of the zoning ordinance.

Summary: This proposal is for 81,608 square feet of automotive parking area, that will be void of any buildings, except for a self-service payment kiosk. Outstanding issues are minor and may be addressed via the conditions below.

**Recommendation:** Staff recommends approval of a site plan for a parking lot, Beckwith Parking, off Beckwith Road, with the following conditions:

Planning & Zoning:

1. All requirements of Article VI, CI zoning, shall be adhered to, except any variances or waivers granted by the Planning Commission.
2. The self-service kiosk shall adhere to the 100% brick/stone design guideline including a masonry case, unless a waiver is granted by the Planning Commission.
3. The self-service kiosk shall be covered and well lit, for security purposes.
4. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
5. Parking lot lighting fixture poles shall be painted black.
6. All bollards shall be painted black or a muted color, not yellow.
7. Wheel stops are not permitted.
8. All signage shall be reviewed under a separate application to the Planning Department. Please be advised that any monument signage will require a plat with the location being shown outside of any right-of-way and PUDE's.
9. Provide a minimum of two decorative trash receptacles in lieu of a dumpster, providing one at the east and west ends of the parking area.
10. The photometric plan shall be revised to show zero light bleed at the southern property line, where it abuts a Wilson County R-1 zoned parcel.
11. The detention/retention ponds shall be screened with perimeter landscaping.
12. Provide a decorative fence solution in lieu of chain link.
13. Provide details of all proposed fencing.
14. Provide details of the decorative wall at the entrance.
15. Should the pending rezone of the property to the north fail to receive approval, a landscape buffer shall be required along the north property line.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan re
3. General Note: EPSC measures shall not be installed within preserved landscape buffers..
4. Sidewalk is required along Beckwith Road frontage.
5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments Received.



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1509

**Agenda Date:** 12/18/2025

**Agenda #:** 9.B.

---

**Title:**

Review the Site Plan for the Hibbett Station Clubhouse, located at 940 Curd Rd.



## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Hibbett Station Clubhouse  
Site Plan  
Map – 072  
Parcel – 056.00

---

**Request:** Scott Keifer, on behalf of Sneed Builders, requests a site plan approval for the amenity center in the Hibbett Station subdivision, located at the corner of Curd and Clemmons Road, in District 3.

**History:** The Hibbett Station PUD was established in 2019, via ordinance 2019-39. The total PUD consists of 8.50 acres and is zoned RM-8 PUD.

**Overview:** The disturbed area for this amenity/clubhouse is 1.10 acres. This amenity area is located on the east side of the property, near the main entrance to the subdivision, off Clemmons Road. Amenities are to include a 2,073 sf clubhouse, 12,624 sf of sitting areas, grilling area, tot lot with benches, along with 2,600 sf bark park/benches and 30,500 sf walking trail/benches. The community's mail kiosk is also located adjacent, to the west, of the clubhouse.

**Parking:** Nineteen parking spaces are provided encompassing the amenity area, of which includes two ADA accessible spaces. A 6' wide sidewalk is adjacent to the parking to accommodate vehicle overhang. Wheel stops are not proposed.

**Building Design:** There are no variance or waiver requests, as the clubhouse is to be constructed of 100% brick/stone. The supplied elevations indicate an all-brick structure that complies with the residential design standards. The HVAC equipment is not shown on this rendering but shall be ground mounted and shall be screened from horizontal view via landscaping or masonry walls.

**Other:** The tot lot/playground equipment is commercial grade and IPEMA certified. A bike rack, decorative trash receptacles, benches and a pet waste station will also be provided as inclusion of the amenities in addition to the clubhouse. The grill stations are shown with brick surrounds; however, the grills will be required to be inset to a brick or stone base.

**Landscaping:** The landscape plans are currently under review by the City's consultant. Comments are via separate cover and shall be addressed prior to the submission of construction plans to Public Works.

Summary: Items remaining to be addressed are minor and can be resolved via the conditions of approval below. Staff has worked with the applicant to get this amenity area up to code requirements after it had languished for several years.

Recommendation: Staff recommends approval of the site plan for the Hibbett Station amenity center/clubhouse, subject to the following conditions:

Planning and Zoning:

1. All conditions of ordinance 2019-39 shall be adhered to.
2. All grills shall have a brick or stone base around the pole/post.
3. All poles, posts and bollards shall be powder coated black or a color complimentary to the building.
4. HVAC equipment shall be screened from horizontal view via masonry or landscaping.
5. Flammable/combustible landscape materials (mulch) are not permitted within 3' of the building.
6. Brick shall be clay, baked and individually laid.

Engineering:

1. Due to the site's stormwater requirements (quantity and quality already) being accounted for with the Hibbett Station master development plan and no additional stormwater infrastructure being proposed, an additional drainage report and separate construction plan review from Public Works are not required. An erosion control permit will be required and can be applied for with the plot plan at which EPSC measures can be reviewed.
2. One ADA parking space is required. A curb ramp shall be installed along the access aisle to the parking space.

WWUD:

1. No Comments. The project is in a site on a master meter.

Wilson County Schools:

1. No Comments Received.



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1524  
10.A.

**Agenda Date:** 12/18/2025

**Agenda #:**

---

**Title:**

\*\*Review the Land Use Plan Amendment from Medium Density Residential to Business Development Center - Impact Zone for the project known as East Division Business Park, located off E. Division St.



## 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:

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

**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 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.
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 85<sup>th</sup> 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:

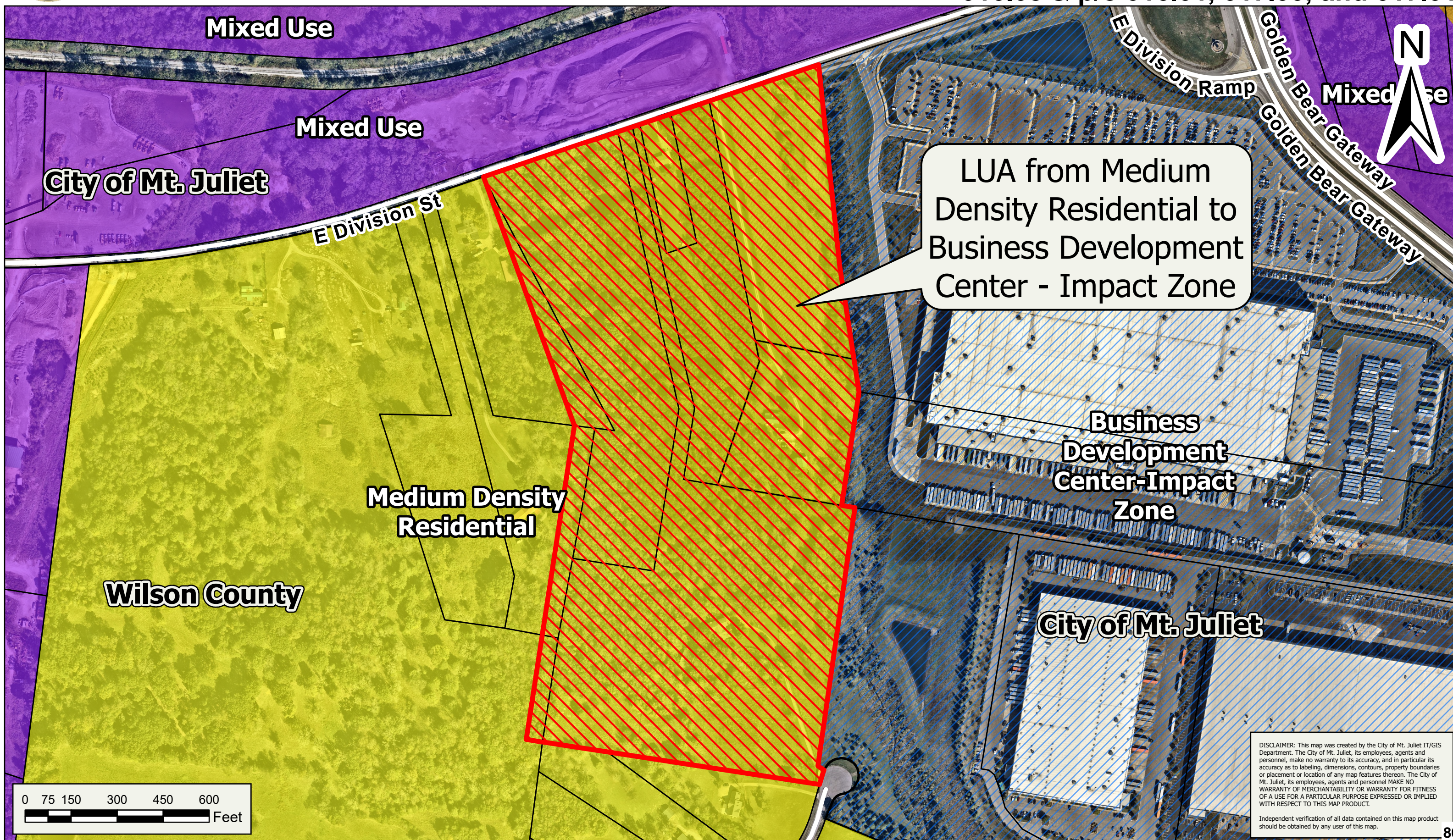
1. No Comments Received.





# Exhibit B- LUA

**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 #:** 1525  
10.B.

**Agenda Date:** 12/18/2025

**Agenda #:**

---

**Title:**

\*\*Review the Annexation and Plan of Services for the project known as East Division Business Park, located off E. Division St.



## 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
<i>East Division Street Industrial Business Park</i>	<i>Medium Density Residential</i>	<i>Business Development Center Impact Zone</i>	<i>OPS, Office Professional &amp; Wilson County R-1, low density residential</i>	<i>I-R PUD, Industrial Restrictive Planned Unit Development</i>

**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 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.
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 85<sup>th</sup> 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:

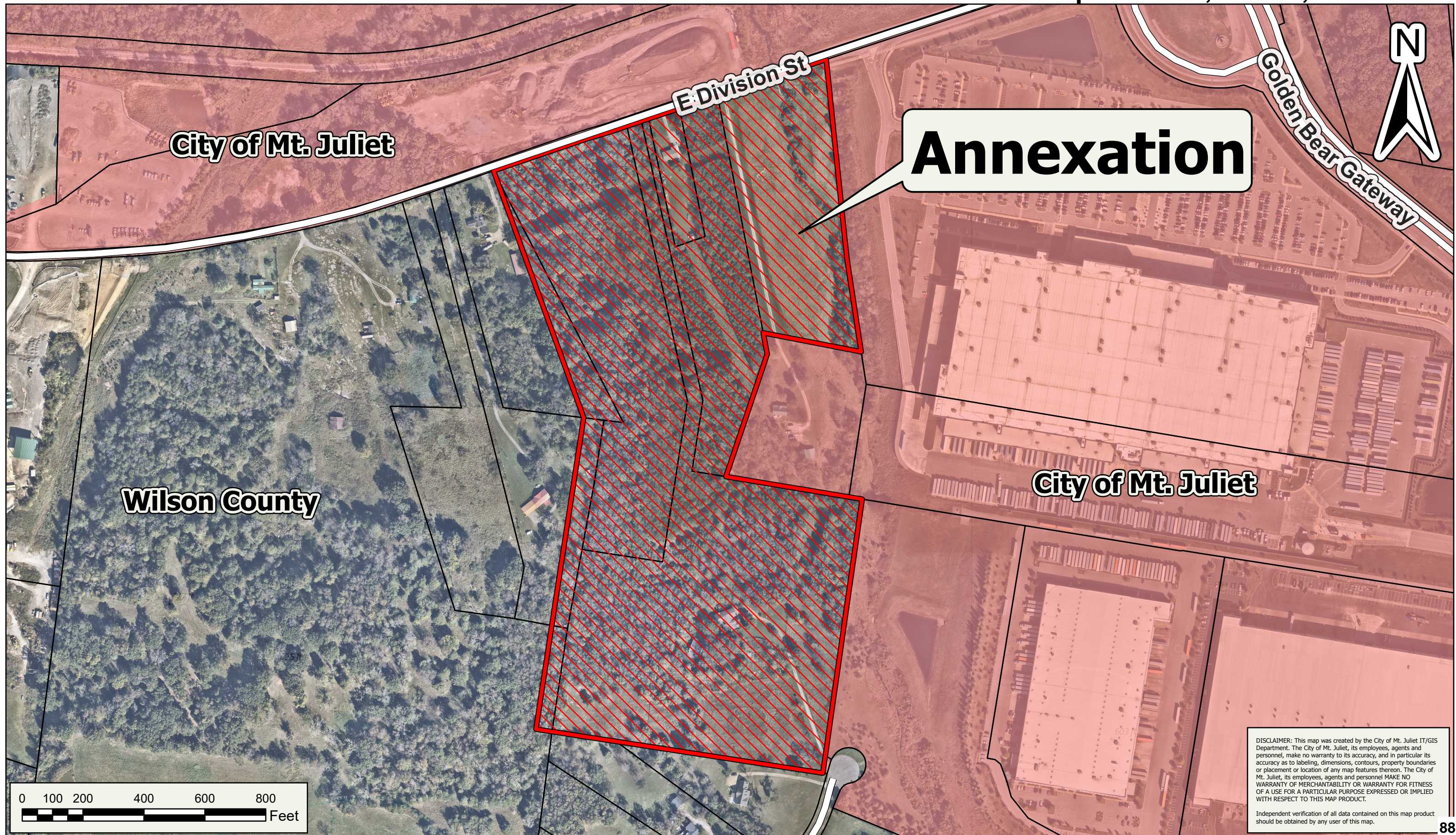
1. No Comments Received.





# 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



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.



## **RESOLUTION - 2026**

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE EAST DIVISION BUSINESS PARK, LOCATED AT 1940, 2062 & 2106 E DIVISION ST, 535 HUNTING HILLS DRIVE & P/O 1800 & 1830 EAST DIVISION ST. MAP 077 PARCELS 13.01, 13.02, 15.00, 16.01, 16.02, 16.03, & P/O 17.00 & 17.01, 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 East Division Business Park located at 1940, 2062 & 2106 E Division St., 535 Hunting Hills Dr. & p/o 1800 & 1830 E Division St., 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 1940, 2062 & 2106 E DIVISION ST, 535 HUNTING HILLS DRIVE & P/O 1800 & 1830 EAST DIVISION ST., 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.

## **RESOLUTION - 2026**

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:**

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.



## **RESOLUTION - 2026**

### **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.

### **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. Luckett, MMC  
City Recorder

**RESOLUTION - 2026**

APPROVED AS TO FORM:

---

Samantha A. Burnett, City Attorney

---

Kenny Martin, City Manager



# Mt. Juliet, Tennessee

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

## Staff Report

---

**File #:** 1527  
10.C.

**Agenda Date:** 12/18/2025

**Agenda #:**

---

**Title:**

\*\*Review the Preliminary Master Development Plan PUD with a rezone from Wilson County R-1 and Mt. Juliet OPS to I-R PUD for the project known as East Division Business Park, located off E. Division St.



## 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:

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

**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 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.
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 85<sup>th</sup> 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:

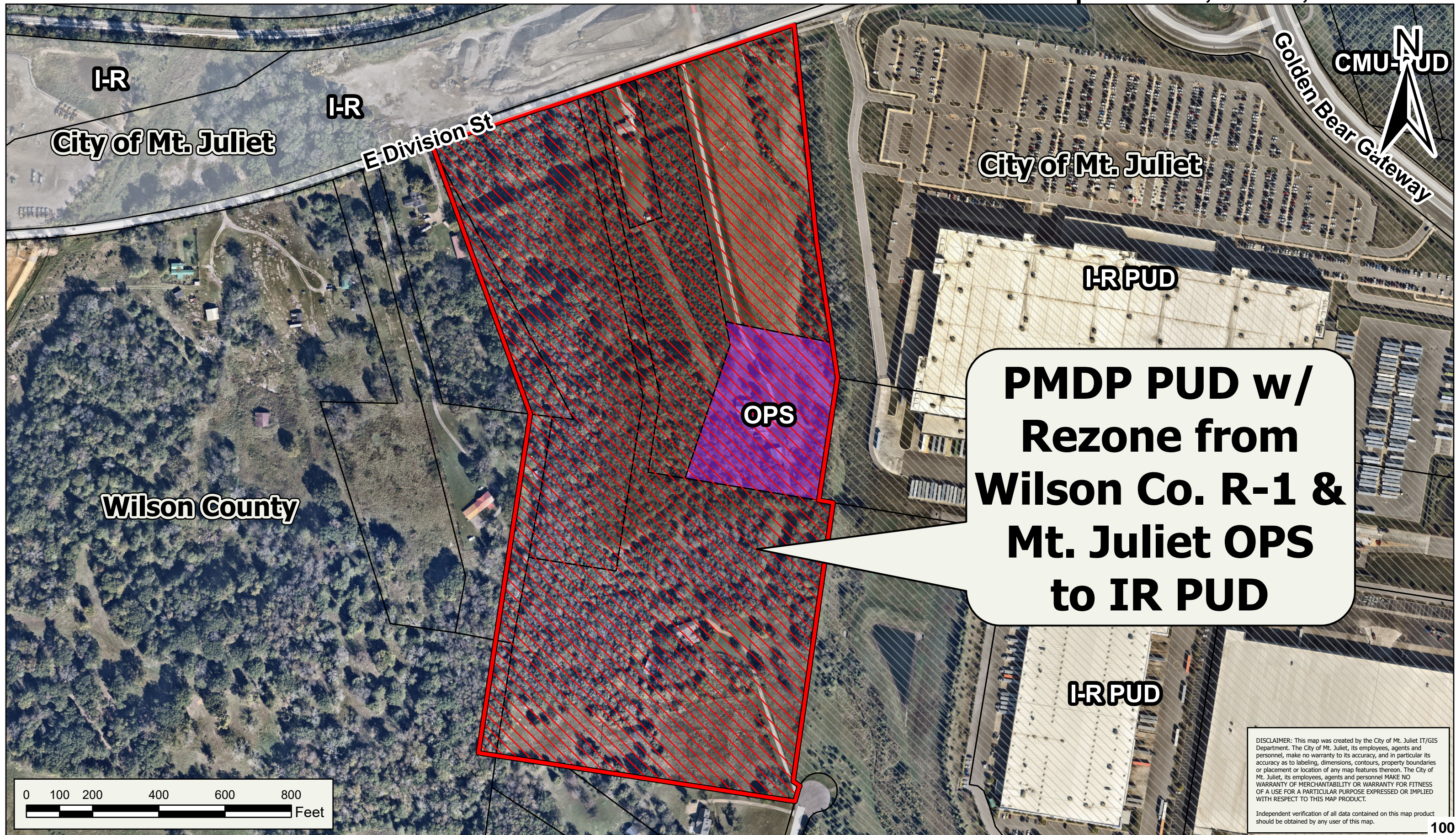
1. No Comments Received.





# 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 #:** 1510  
11.A.

**Agenda Date:** 12/18/2025

**Agenda #:**

---

**Title:**

\*\*Review the Zoning Ordinance Amendment to Article VIII, section 207.5, Open Space Requirements for Planned Unit Developments.



## MEMORANDUM

**Date:** December 18, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Zoning Ordinance Amendment  
8-207.5 Open Space Requirements for Planned Unit  
Developments

---

**Request:** This request, initiated by City, seeks to increase the required area of improved recreational open space for CTC and CMU mixed-use PUDs.

**Overview:** At the time of writing this, the City has pending legislation to reduce the minimum lot area required in all residential PUDs. This proposed amendment increases the area required for improved open space in mixed use PUDs. The amendment is highlighted yellow in the section below:

**8-207.5 Open space requirements.**

1. *General[ly]*. Within any residential planned unit development open space shall be provided which is adequate to:
  - a. Buffer both internal and external activities from objectionable or conflicting characteristics associated with such uses;
  - b. Ensure adequate space, light and air along with visual and acoustical privacy;
  - c. Ensure protection of cultural and environmentally sensitive areas;
  - d. Provide space for recreation and enjoyment of the residents.
2. *Use of common open space*. All open space shown on a development plan of any residential planned unit development shall be indicated as to its intended use. In this regard, common open space may consist of the following:
  - a. Cultural and environmental open space.
  - b. Improved recreational open space.
3. *Cultural and environmental open space*. Except for those portions of a residential planned unit development required for the installation of streets and utilities, the following areas shall be designated as environmental open space and no development shall take place thereon:
  - a. Natural slopes of 18 percent or greater;
  - b. Areas classified as floodplain districts in [section 8-301](#) of this ordinance and located as determined from field run surveys;
  - c. Streams, creeks and major drainageways (specifically including all "blue line" streams);
  - d. Areas classified as wetlands;
  - e. Sites of paleontological, prehistoric, historic and/or archeological significance, specifically including all sites of historic or prehistoric human activity such as, but not restricted to, buildings, stone walls, mounds, forts, earthworks, burial grounds,

structures, villages, mines, caves and all locations which are or may be sources of paleontological remains;

f. All areas which present geological hazards specifically including those within unstable geological and karst formations (including sinkholes); and

g. Areas presenting environmentally or ecologically unique resources, including the habitat of any and all threatened or endangered species of plants or animals.

4. *Improved recreational open space.* In addition to the environmental open space required by subpart 3 (above) open space designed to meet the active and passive recreational needs of the resident population of any residential planned unit development shall be provided. These areas shall meet the requirements set forth herein:

a. *Plan to reflect anticipated needs of resident population.* A recreation plan shall be developed and presented with the master development plan for the proposed residential planned unit development. This plan shall indicate general demographic characteristics of the anticipated market being targeted by the proposed development. The plan shall indicate the recreation facilities proposed and the age groups these facilities are designed to serve. A minimum of twenty percent of the gross area of every RM-8 and RM-16 PUD and a minimum of seven percent of the gross of all other residential PUD's shall be devoted to improved recreational open space. A minimum of 30.5% of the gross area of mixed-use CTC PUDs and a minimum of 37.5% of the gross area of mixed-use CMU PUDs shall be devoted to improved recreational open space. These facilities may be devoted to either:

(1) Shared limited use facilities designed so as to ensure privacy and control of access by and for the exclusive use of the intended resident clientele; or

(2) Shared general use recreation facilities which are available to all residents of the proposed development.

b. *Recreational equipment.* All recreational equipment provided within any shared general use recreation space shall be durable commercial grade equipment manufactured by Gametime, Inc., Iron Mountain Forge or equivalent manufacturer. All equipment shall meet all Consumer Product Safety Commission Safety Guidelines as well as the ASTM F1487-93, Public Use Playground Standard.

c. *Recreation facilities.* The following land areas and facilities shall, subject to compliance with the stipulated conditions, qualify as shared general use recreation space. Construction details of all improvements shall be shown on all final development plans and will be bonded prior to filing of final subdivision plats.

i. *Mini-parks and tot lots.* Mini-parks and tot lots are specialized facilities that serve a concentrated or limited population or specific age group such as very young children or senior citizens within areas that are in immediate walking distance (i.e., one-quarter mile) of their residences. The minimum total area of a mini-park or tot lot is one-half acre with a minimum dimension of 100 feet. The individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided shall meet or exceed the requirements of subpart b, Recreational equipment, above.

ii. *Neighborhood parks.* Neighborhood parks are intended as areas of intense active recreational activities for school age and older children and adults. The minimum area included within a neighborhood park shall be five acres. Such space shall be linked to all dwelling units within the planned unit development by a continuous pedestrian circulation system of sidewalks or trails. The park shall serve the population within a one-half mile radius. The recreation facilities will include areas for field games, crafts and playground apparatus along with areas for skating, picnicking and similar activities.

iii. *Recreational buildings.* Recreational open space may be comprised of the area occupied by a multiple-use recreation building and its attendant outdoor recreation facilities, excluding a golf course.

iv. *Pedestrian open space system.* The total area contained in a continuous open space pedestrian system, consisting of permanently maintained walks and trails leading to a natural amenity, recreation facility or commercial use may be included as recreational open space. This system is intended to provide intradevelopment linkage of all elements of the improved recreational open space through a network that is divorced from roads and streets. The minimum width of all portions of this system is 25 feet with a paved surface of five feet. Development of all residential sites in the City of Mt. Juliet and within the jurisdiction of the Regional Planning Commission shall include construction of all greenway sections that are included in the current and in any future greenway plans for the city. In any development, all parcels of land which touch or lie within the proposed route of a new greenway shall be constructed by the developer. Construction and related expenses for design, acquisition of right-of-way and construction of the greenways will be the responsibility of the developer. All greenway sections will be constructed per current City of Mt. Juliet, TDOT and FHWA standards and specifications, whichever is greater. Examples of said specifications include, but are not limited to, design, materials, thickness and width of greenway, as well as required signage, meeting ADA requirements, etc.

Construction of said greenway sections will be completed by ten percent of development build out and all greenway sections will be dedicated to the City of Mt. Juliet. The developer, property owner or their designated agent may request a waiver or variance from this ten percent requirement should the strict application of the provisions of this ordinance result in practical difficulties or unnecessary hardship. Said waiver, variance or adjustment will not adversely affect the community objectives of the comprehensive plan. All greenways designated by current and any future greenway plans will be dedicated to the City of Mt. Juliet and shall not count toward required open space and amenities.

v. *Specialized facilities.* A golf course may be used to satisfy a maximum of 50 percent of the shared general use recreation space requirement, provided that the access meets the standards for shared general use recreational space. Swimming pools, tennis courts and similar facilities principally intended to serve an adult population may be substituted for other recreational facilities within developments marketed to a totally adult population.

**Summary:** With legislation pending to reduce the minimum lot area requirements for residential PUDs, staff suggests increasing the minimum improved open space requirements for CTC and CMU mixed use PUDs with a three year sunset period.

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

**ORDINANCE - \_\_\_\_\_**

**AN ORDINANCE AMENDING PART B OF THE UNIFIED  
DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE,  
KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29),  
ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE  
VIII, OVERLAY DISTRICTS, SECTION 8-207.5, OPEN SPACE  
REQUIREMENTS**

**WHEREAS**, the city desires to amend Article VIII, Overlay Districts, Section 8-207.5, Open Space Requirements, and;

**WHEREAS**, this amendment shall be subject to a three (3) year sunset period, and;

**WHEREAS**, the Planning Commission considered this request during their meeting of December 18, 2025 and recommended approval to the Board of Commissioners with a vote of \_\_\_\_\_ and;

**WHEREAS**, the Board of Commissioners desires to amend Article VIII, Overlay Districts, Section 8-207.5, Open Space Requirements, of the City's zoning ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on \_\_\_\_\_, 2026, that Article VIII, Overlay Districts, Section 8-207.5, Open Space Requirements, of the Unified Development Code of the City of Mount Juliet, Tennessee, known as the Zoning Regulations (ordinance 2001-29), adopted October 8, 2001, as amended, be amended as highlighted in yellow below:

**Section 1.**

**8-207.5 Open space requirements.**

1. *General[ly]*. Within any residential planned unit development open space shall be provided which is adequate to:

- a. Buffer both internal and external activities from objectionable or conflicting characteristics associated with such uses;
- b. Ensure adequate space, light and air along with visual and acoustical privacy;
- c. Ensure protection of cultural and environmentally sensitive areas;
- d. Provide space for recreation and enjoyment of the residents.

2. *Use of common open space*. All open space shown on a development plan of any residential planned unit development shall be indicated as to its intended use. In this regard, common open space may consist of the following:

- a. Cultural and environmental open space.
- b. Improved recreational open space.

3. *Cultural and environmental open space*. Except for those portions of a residential planned unit development required for the installation of streets and utilities, the following areas shall be designated as environmental open space and no development shall take place thereon:

- a. Natural slopes of 18 percent or greater;
- b. Areas classified as floodplain districts in [section 8-301](#) of this ordinance and located as determined from field run surveys;

- c. Streams, creeks and major drainageways (specifically including all "blue line" streams);
- d. Areas classified as wetlands;
- e. Sites of paleontological, prehistoric, historic and/or archeological significance, specifically including all sites of historic or prehistoric human activity such as, but not restricted to, buildings, stone walls, mounds, forts, earthworks, burial grounds, structures, villages, mines, caves and all locations which are or may be sources of paleontological remains;
- f. All areas which present geological hazards specifically including those within unstable geological and karst formations (including sinkholes); and
- g. Areas presenting environmentally or ecologically unique resources, including the habitat of any and all threatened or endangered species of plants or animals.

4. *Improved recreational open space.* In addition to the environmental open space required by subpart 3 (above) open space designed to meet the active and passive recreational needs of the resident population of any residential planned unit development shall be provided. These areas shall meet the requirements set forth herein:

a. *Plan to reflect anticipated needs of resident population.* A recreation plan shall be developed and presented with the master development plan for the proposed residential planned unit development. This plan shall indicate general demographic characteristics of the anticipated market being targeted by the proposed development. The plan shall indicate the recreation facilities proposed and the age groups these facilities are designed to serve. A minimum of twenty percent of the gross area of every RM-8 and RM-16 PUD and a minimum of seven percent of the gross of all other residential PUD's shall be devoted to improved recreational open space. A minimum of 30.5% of the gross area of mixed-use CTC PUDs and a minimum of 37.5% of the gross area of mixed-use CMU PUDs shall be devoted to improved recreational open space. These facilities may be devoted to either:

- (1) Shared limited use facilities designed so as to ensure privacy and control of access by and for the exclusive use of the intended resident clientele; or
- (2) Shared general use recreation facilities which are available to all residents of the proposed development.

b. *Recreational equipment.* All recreational equipment provided within any shared general use recreation space shall be durable commercial grade equipment manufactured by Gametime, Inc., Iron Mountain Forge or equivalent manufacturer. All equipment shall meet all Consumer Product Safety Commission Safety Guidelines as well as the ASTM F1487-93, Public Use Playground Standard.

c. *Recreation facilities.* The following land areas and facilities shall, subject to compliance with the stipulated conditions, qualify as shared general use recreation space. Construction details of all improvements shall be shown on all final development plans and will be bonded prior to filing of final subdivision plats.

i. *Mini-parks and tot lots.* Mini-parks and tot lots are specialized facilities that serve a concentrated or limited population or specific age group such as very young children or senior citizens within areas that are in immediate walking distance (i.e., one-quarter mile) of their residences. The minimum total area of a mini-park or tot lot is one-half acre with a minimum dimension of 100 feet. The individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided shall meet or exceed the requirements of subpart b, Recreational equipment, above.

ii. *Neighborhood parks.* Neighborhood parks are intended as areas of intense active recreational activities for school age and older children and adults. The minimum area included within a neighborhood park shall be five acres. Such space shall be linked to all dwelling units within the planned unit development



by a continuous pedestrian circulation system of sidewalks or trails. The park shall serve the population within a one-half mile radius. The recreation facilities will include areas for field games, crafts and playground apparatus along with areas for skating, picnicking and similar activities.

iii. *Recreational buildings.* Recreational open space may be comprised of the area occupied by a multiple-use recreation building and its attendant outdoor recreation facilities, excluding a golf course.

iv. *Pedestrian open space system.* The total area contained in a continuous open space pedestrian system, consisting of permanently maintained walks and trails leading to a natural amenity, recreation facility or commercial use may be included as recreational open space. This system is intended to provide intradevelopment linkage of all elements of the improved recreational open space through a network that is divorced from roads and streets. The minimum width of all portions of this system is 25 feet with a paved surface of five feet. Development of all residential sites in the City of Mt. Juliet and within the jurisdiction of the Regional Planning Commission shall include construction of all greenway sections that are included in the current and in any future greenway plans for the city. In any development, all parcels of land which touch or lie within the proposed route of a new greenway shall be constructed by the developer. Construction and related expenses for design, acquisition of right-of-way and construction of the greenways will be the responsibility of the developer. All greenway sections will be constructed per current City of Mt. Juliet, TDOT and FHWA standards and specifications, whichever is greater. Examples of said specifications include, but are not limited to, design, materials, thickness and width of greenway, as well as required signage, meeting ADA requirements, etc.

Construction of said greenway sections will be completed by ten percent of development build out and all greenway sections will be dedicated to the City of Mt. Juliet. The developer, property owner or their designated agent may request a waiver or variance from this ten percent requirement should the strict application of the provisions of this ordinance result in practical difficulties or unnecessary hardship. Said waiver, variance or adjustment will not adversely affect the community objectives of the comprehensive plan. All greenways designated by current and any future greenway plans will be dedicated to the City of Mt. Juliet and shall not count toward required open space and amenities.

v. *Specialized facilities.* A golf course may be used to satisfy a maximum of 50 percent of the shared general use recreation space requirement, provided that the access meets the standards for shared general use recreational space. Swimming pools, tennis courts and similar facilities principally intended to serve an adult population may be substituted for other recreational facilities within developments marketed to a totally adult population.

## **BE IT FURTHER ORDAINED**

**Section 2.** 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.

**Section 3.** 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.

**Section 4.** 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, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Samantha A. Burnett, City Attorney