



Staff Report
August 13, 2026 – Board of Zoning Appeals

Project Name:

Diamond Park

Address:

395 N. Mt. Juliet Rd.

Legal Description:

Map(s) - 077

Parcel(s) – 073.00

Applicant:

Dave Barberi

Property Owner:

Diamond Park, LLC.

Request:

BZA Appeal

Current Zoning:

R-MHP

Attachments:

Appeal Documents

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant has initiated this administrative appeal to request additional time to comply with a code violation regarding recreational vehicles being used for permanent residences in a mobile home park on N. Mt. Juliet Road.

History: The applicant attended a pre-application meeting on 10/31/2023 after the City GIS Department alerted the Planning Department on 9/14/2023 that additional addresses were sought in the mobile home park. Recreational vehicles are not permitted in R-MHP zoned districts as they do not meet the definition of manufactured or mobile homes per Article II of the City's zoning ordinance.

The City sent violation letters to the owner of the subject property after learning that 20 recreational vehicles were being used as permanent residences. On May 29, 2026, the applicant was given 90 days to correct the violations and, at the time of writing this report, seven of the recreational vehicles have already been removed. The applicant seeks additional time to remove the remaining 13 RVs.

Recommendation: Should the Board of Zoning Appeals decide to extend the compliance deadline, staff recommends that the deadline be 1/1/2027.