



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** Mt. Juliet Christian Academy 735 N. Mt. Juliet Rd.  
Site Plan  
Map - 077  
Parcel(s) – 044.00 & 045.00

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**Request:** Dean Design Group, on behalf of Mt. Juliet Christian Academy, is seeking site plan approval for a fieldhouse and practice facility at their campus on N. Mt. Juliet Road. This site is located within District 3.

**Analysis:** The subject property is located on the east side of NMJR. It is zoned RS-40 and CNS. The bulk of this additional development is under the CNS zoning district. The entire MJCA site is about 55 acres, the area being disturbed for this project is about 6.11 acres. Two buildings, both 15,000sf in area and associated improvements are proposed.

**Bulk Regulations:** Building setbacks are correctly displayed, 30' front, 10' side and 20' rear and the proposed redevelopment does not violate these setbacks. Both buildings will be 20' tall, within the maximum 35' height allowance. Building coverage and impervious surfaces are both within the bulk regulation requirements.

**Vehicular Access:** Vehicular access will tie into the existing MJCA access points with connections to both NMJR and MW Rutland Road.

**Pedestrian Access:** Sidewalk is proposed in front of the two structures, 7' wide to accommodate vehicle overhang.

**Parking:** The plans identify 95 parking spaces, including 7 bus spaces and 4 accessible ADA spaces. The dimension of all parking and drive aisles is compliant with code requirements. Wheel stops are not proposed. ADA signage shall be placed in a bollard, painted black or a color complimentary to the building elevation, not yellow. A five-space wave-style bike rack and detail are provided.

**Landscaping:** Landscape plans are under review and comments are via separate cover. Outstanding items shall be addressed before submittal of construction drawings to Public Works for review.

**6.103.7 Commercial Design Standards:** The two proposed structures are both 15,000sf in area and 20' tall. The design is intended to mimic the existing architecture at the site. Only one set of elevations are provided though there are two buildings proposed. Staff requests elevations for both buildings be submitted with subsequent submittals. The façade materials proposed include 70% brick and 30% metal panels for each façade. HVAC equipment will be ground mounted, staff requests that it be screened with masonry or vegetation. Sample wall lighting fixtures are provided and acceptable.

**Other:** A dumpster is not proposed. A photometric plan has not been provided, should parking lot lighting be utilized the poles, and posts shall be painted black and shall be placed in yards or landscape beds rather than in the parking areas. Channel posts are not allowed, and all signage shall be placed in bollards, painted black or a color complimentary to the building, with no yellow paint allowed. Decorative trash receptacles are provided at the front of the building and called out on the plan.

**Variances/Waivers:**

1. 6-103.7 – 70% brick & 30% metal per building façade. STAFF SUPPORTS THIS REQUEST FOR BOTH BUILDINGS.
2. 9-103.2 – The code stipulates that the Planning Commission shall determine the appropriate number of spaces for this use - 95 parking spaces. STAFF SUPPORTS.

**Summary:** This proposal adds 30,000sf of practice facilities and associated improvements at MJCA on NMJR. The waiver for façade materials explained above is subject to Planning Commission approval. Outstanding issues are in the conditions of approval below.

**Recommendation:** Staff recommends approval of the site plan for 30,000sf of fieldhouse and practice facilities at Mt. Juliet Christian Academy, with the following conditions:

**Planning and Zoning:**

1. Excepting any waivers/variances granted, all requirements of the commercial design regulations, 6.103-7, shall be adhered to.
2. Brick shall be clay, baked and individually laid.
3. Provide elevations of both buildings with subsequent submittals.
4. Screen ground mounted HVAC equipment with masonry walls.
5. Poles, and posts for signage and lighting, shall be painted black, or a muted color complimentary to the building.
6. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
7. Wall mounted utility/meter equipment shall be screened with masonry or painted to match the façade it is attached to.
8. Gutters/downspouts shall be painted a color complimentary to match the façade.
9. Parking lot lighting fixtures shall be decorative, mounted to black poles located in yards or landscape beds rather than in pavement.
10. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction plans.

11. Combustible landscape materials (such as mulch) are prohibited within 3' of the building.
12. Signage shall be reviewed via a separate application to the Planning Department.
13. Provide perimeter landscape screening around the detention pond.
14. Fencing shall be constructed of decorative, low maintenance materials.

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 shall take place at construction plan review.
3. During construction, clarify with Tim Forkum on details of obtaining a sewer tap.
4. The construction entrance shall not be provided by Wilson County Schools property without written permission. Provide written permission from Wilson County Schools prior to the issuance of the Land Disturbance Permit.
5. Dimension parking spaces and drive aisles, including existing spaces.
6. A waiver is required to pave a drive aisle through the existing gravel lot without bringing the existing lot into compliance. A sidewalk shall be run along the north side of the parking lot if the parking lot is paved.
7. The applicant is in agreement with the City to remove down trees and dead, uprooted debris from Stoner Creek resulting from the March 2020 tornado (work that is requested by the City would not require an ARAP). This work shall be completed before the Stormwater department's final inspection of the site.
8. No detention shall be in FEMA Flood Zone AE, If detention is required in the floodplain, an approved CLOMR-F shall be submitted to the City through FEMA.
9. Before erosion control, FEMA Flood Zone AE shall be marked by a Licensed Floodplain Surveyor so City Stormwater Inspectors can maintain site inspections through the construction process.
10. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
11. If wet ponds are used, aeration shall be provided.
12. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.

WWUD:

1. There is a 24" water line along the north side of the project that is not shown.
2. There will be a P.I.V. between the fire meter and D.D.C.V.A.
3. Check the scale of the meters and Cross connection devices.

Wilson County Schools:

1. No Comments Received.