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July 7, 2026

Conditional Use Permit Application Narrative

Project: Nashville Motorcars // 26029

Location: 80 Belinda Parkway // Parcel ID: 095 096 00111 000 2026

Project Description

The applicant is requesting approval of a Conditional Use Permit to allow an "Automotive and Marine Craft Sales, Service and Repair" use within the Commercial Mixed Use (CMU) zoning district. Pursuant to Article VI, Section 6-102, Table 6-102A of the City of Mt. Juliet Zoning Ordinance, this use is permitted only upon approval of a Conditional Use Permit by the Board of Zoning Appeals.

The proposed development consists of two principal buildings. The building located nearest Belinda Parkway will serve as the customer-facing vehicle sales facility, while the second building will function as a vehicle reconditioning and service facility where vehicles are inspected, repaired, and prepared for resale. The submitted Concept Site Plan demonstrates a coordinated site layout that complies with the applicable zoning requirements and the approved Planned Unit Development (PUD), while providing efficient circulation for customers, employees, emergency responders, and delivery vehicles.

The site has been designed with a total of 215 off-street parking spaces. Parking areas located to the rear of the property will be utilized for vehicle inventory associated with the dealership. Vehicle stacking will not be permitted, and the site's internal circulation has been designed to safely accommodate passenger vehicles, delivery vehicles, and emergency apparatus.

14-106.4 (1) Burden of Proof

The applicant has submitted a Concept Site Plan and supporting documentation demonstrating that the proposed Conditional Use satisfies the approval criteria established in Section 14-106.4 of the City of Mt. Juliet Zoning Ordinance. As discussed herein, the proposed use complies with applicable development regulations, is compatible with surrounding land uses, is adequately served by existing public infrastructure, and is not anticipated to adversely affect the public health, safety, or welfare.

14-106.4 (2) Ordinance Compliance

The proposed development has been planned in accordance with the applicable requirements of the Commercial Mixed Use (CMU) zoning district and the approved Planned Unit Development. Site layout, building placement, parking, access, circulation, and associated site improvements have been designed to satisfy the applicable development standards of the City of Mt. Juliet Zoning Ordinance.

The requested Conditional Use Permit is required solely because "Automotive and Marine Craft Sales, Service and Repair" is identified as a Conditional Use within the CMU zoning district pursuant to Article VI, Section 6-102, Table 6-102A. Approval of this request authorizes the proposed land use, while all other aspects of the development remain subject to the City's applicable zoning, engineering, and permitting requirements.

14-106.4 (3) General Plan

The proposed development represents an appropriate use of the property and is consistent with the established commercial character of the Belinda Parkway corridor. The site is located along the north side of Belinda Parkway at its intersection with Providence Trail, directly between Two Rivers Ford and Music City Honda. Both adjoining properties operate as automotive dealerships with associated vehicle service facilities, making the proposed development a continuation of the existing land use pattern.

While residential neighborhoods and supporting commercial uses exist south of Belinda Parkway, the divided roadway, signalized intersection, and established commercial corridor provide an appropriate transition between these differing land uses. Existing public infrastructure, including roadway improvements and municipal services, is available to adequately serve the proposed development.

Given the surrounding land uses and the existing development pattern, the proposed Conditional Use is not anticipated to impede future growth or redevelopment within the corridor or the surrounding Planned Unit Development.

14-106.4 (4) Traffic Impact

The subject property is served by the fully signalized intersection of Belinda Parkway and Providence Trail. Existing roadway improvements include a divided roadway, pedestrian crosswalks, and established access management that provide for safe and efficient vehicular and pedestrian circulation. The proposed site layout has been designed to provide adequate internal circulation for customers, employees, emergency responders, and delivery vehicles while minimizing potential conflicts between vehicle movements.

Following coordination with the City Traffic Engineer, the applicant will complete a traffic study consistent with the requirements established for this development area. Based on the existing roadway network and proposed site design, the development is not anticipated to adversely affect the safety or convenience of vehicular or pedestrian circulation.

14-106.4 (5) Parking Adequacy

The proposed development provides a total of 215 off-street parking spaces to accommodate employees, customers, and dealership inventory. Parking areas have been arranged to provide efficient internal circulation while maintaining designated inventory parking areas toward the rear of the property.

No vehicle stacking is proposed, and the site layout has been designed to maintain unobstructed circulation throughout the development while accommodating emergency and delivery vehicle access.

14-106.4 (6) Compatibility with Surrounding Properties

The proposed development has been designed to complement the established commercial character of the Belinda Parkway corridor. The property is located between existing automotive dealerships that similarly provide vehicle sales and associated service operations, making the proposed use a continuation of the existing land use pattern rather than the introduction of a new or incompatible use.

The proposed buildings will utilize architectural materials and design elements that are consistent with those established within the Planned Unit Development and compatible with surrounding commercial development. Landscaping, buffering, screening, and all other required site improvements will be provided in accordance with the applicable requirements of the City of Mt. Juliet Zoning Ordinance and the approved Planned Unit Development. Refuse collection areas will be screened in accordance with City requirements to minimize visibility from adjacent properties and public rights-of-way. Exterior lighting will utilize downward-directed fixtures designed to minimize light spillover onto adjacent properties while providing appropriate illumination for customer safety and overnight site security.

The Concept Site Plan has also been designed to provide safe internal circulation for customers, employees, emergency apparatus, and delivery vehicles. Based on the surrounding land uses, the site's physical design, and its compliance with applicable development standards, the proposed Conditional Use is compatible with neighboring properties and is not anticipated to adversely affect the public health, safety, or welfare.

Operational Characteristics

The proposed operation is intended to function primarily as a vehicle sales dealership supported by an on-site vehicle reconditioning facility. Normal business hours are anticipated to be from 6:30 a.m. to 5:00 p.m., Monday through Saturday, with vehicle deliveries generally occurring between 7:00 a.m. and 3:00 p.m., Monday through Friday. The dealership is anticipated to employ approximately 12 to 15 employees.

Vehicle reconditioning activities are expected to be relatively short in duration, with vehicles typically remaining in the repair process for approximately three days before being prepared for resale. Under normal operations, the dealership anticipates maintaining approximately 70 to 80 fully reconditioned vehicles available for sale, while approximately 10 to 15 vehicles may be awaiting or undergoing reconditioning. Other than vehicle inventory, no outdoor storage of tires, parts, or similar materials is anticipated. The service building has been designed with sufficient interior space to accommodate operational storage needs within the building.

Conclusion

The proposed Automotive and Marine Craft Sales, Service and Repair facility satisfies the applicable standards for approval of a Conditional Use Permit established by Section 14-106.4 of the City of Mt. Juliet Zoning Ordinance. The proposed use complies with applicable development regulations, is compatible with the surrounding commercial corridor, provides adequate parking and site circulation, is supported by existing public infrastructure, and is not anticipated to adversely affect adjacent properties or the public health, safety, and welfare.

For these reasons, the applicant respectfully requests approval of the Conditional Use Permit by the Board of Zoning Appeals.

Respectfully,



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