



Item 9.D.

City of Mt. Juliet Planning Department

Staff Report **8/20/2026 – Regional Planning Commission**

Project Name:

Inlight Beckwith

Address:

Volunteer Blvd.

Legal Description:

Map(s) – 078

Parcel(s) – 007.05

Commissioner District:

3 - Scott Hefner

Applicant:

Connor Gilbert

Kimley-Horn

Property Owner:

Inlight Real Estate Partners

Request:

Site Plan

Current Zoning:

I-R

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks site plan approval for an industrial warehouse building located on Lot 7A, Volunteer Boulevard in the Beckwith Farms Park in district 3.

Description/History: This plan proposes a 112,320sf industrial warehouse, to be situated on 16.06 acres in Beckwith Farms Park. While the applicant has not provided the specific tenant information, it was noted it will be utilized for distribution type activities with office space.

Zoning: The current zoning for the property is I-R, industrial restrictive, and the proposed use is permitted by right.

Code References:

Zoning Regulations - The plan is proposed to be compliant with the majority of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

The plan is compliant with all I-R zoning regulations including bulk regulations and parking. Landscape plan comments are via separate cover and all comments received shall be addressed before submittal of construction plans to Public Works.

Variance/Waiver Requests - The following variances and/or waivers have been requested:

1. 7.103 Industrial Design Standards: The applicant has requested to allow for a waiver from the IDS to allow a pre-cast concrete tilt-panel constructed building. ***Staff supports this waiver request due to the surrounding parcels are of similar construction.***

Summary: This proposal will add a 112,320sf, 75' tall warehouse and associated improvements to Volunteer Blvd. The plan, as submitted,

addresses most staff comments from prior reviews. Any outstanding issues are minor in nature and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the Site Plan for the Inlight Beckwith industrial warehouse subject to the following conditions:



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. Correct the following information on the cover sheet: Remove the reference to Metro permitting, change "council" term to "commissioner", update property summary for existing property land use as business development center impact zone and update addresses for sanitary sewer and Fire to 115 Clemmons Rd.
2. Address must be provided prior to the submission of permits. Remove references to "Eastgate" which is in Lebanon.
3. Correct site data table information on sheet C2-10, for parcel address, shown incorrectly as Eastgate Blvd.
4. Review parking spaces provided, and eliminate unnecessary spaces, since the proposed count provided is double the recommended by code. The code states one (1) space per 3k sf of floor area. Provide reasoning/use behind excessive parking request.
5. Provide percentages of requested deviation from industrial material design guidelines. Waiver does not specify the request, other than pre-cast concrete tilt-panel.
6. Detention/retention ponds shall be fully screened with perimeter vegetation, not just front facing.
7. Signage shall be submitted via separate application to the Planning Department. Please be advised, there is a new sign ordinance (ord. 26-50) effective July 13, 2026.
8. Landscape plan comments are via separate cover, and all comments shall be addressed before submitting construction plans to Public Works.
9. All requirements of Article VII shall be adhered to, except any waivers granted by the Planning Commission.
10. The building façade shall consist of 100% brick and/or stone should the waiver request be denied.
11. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
12. Wall mounted exterior lighting fixtures in the truck loading/bay areas will be allowed to utilize wall packs for safety purposes. All other areas of the building will require decorative sconce type fixtures.
13. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
14. All parking area islands shall include grass and/or tree, not mulch, stone or any other material.
15. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
16. Parking lot lighting poles shall be painted black.
17. Provide bicycle parking per the requirements of article VII.
18. Provide a decorative trash receptacle at the building entrances per the requirements of article VII.
19. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
20. All bollards shall be painted a color complimentary to the building façade, not yellow.
21. Rooftop HVAC and utility equipment shall be screened from horizontal view via the parapet wall.
22. Wheel stops are not permitted, still found in the ADA detail.



Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. State and Federal permits are required to be in hand for stream relocation before the issuance of the land disturbance permit.
4. All parking areas shall be curbed.
5. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
6. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.
7. EPSC measures shall not be installed within existing, preserved landscaping buffers.

WWUD:

1. The service configuration may change. It is difficult to see what one has proposed at this scale.
2. Add a note stating that all private fire hydrants shall be painted white.

Wilson County Schools:

1. No comments received.