

ORDINANCE 2026 -

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01 FROM OPS AND WILSON COUNTY R-1 TO IR-PUD

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of May 21, 2026, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of 4-3-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on June 17, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject and adopt the preliminary master development plan for property on East Division Street, map 077, parcels 13.01, 13.02, 15.00, 16.02, 16.03 and part of parcels 16.01, 17.00 and 17.01 from OPS and Wilson County R-1 to IR-PUD.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning those certain parcels of real property located on East Division Street, Map 077, Parcels 13.01, 13.02, 15.00, 16.02, 16.03, and portions of Parcels 16.01, 17.00, and 17.01, from OPS and Wilson County R-1 to IR-PUD, as more particularly shown on the zoning map attached hereto as Exhibit B and incorporated herein by reference

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. The preliminary master development plan for the East Division Street Business Park, map 077, parcels 13.01, 13.02, 15.00, 16.02, 16.03 and part of parcels 16.01, 17.00 and 17.01 (as identified in Exhibit A), is hereby adopted, except as modified herein. The preliminary master development plan shall comply with the zoning ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning:

1. All requirements of Article VII, shall be adhered to, excepting any waivers granted via the PUD approval.
2. The Planning Commission granted a waiver to 7-103.9 Industrial Design Standards, allowing for 100% deviation from the industrial design guideline

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requirements of 100% brick and/or stone, allowing for proposed tilt panel construction with enhanced architectural features (paint, stone scoring and entry features).

3. Only uses permitted by right under IR zoning shall be permitted in the PUD.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Color elevations, with materials and dimension specified shall be required at Final Master Development Plan submittal.
7. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls. Provide location with FMDP submittal.
8. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall. Provide location with FMDP submittal.
9. Parking lot lighting shall be decorative fixtures on black posts.
10. Bollards shall be the color black.
11. Parking lot lighting shall be placed in yards or beds and not on the pavement.
12. Wall mounted lighting shall be decorative. Wall packs are prohibited.
13. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents to Public Works.
14. 7.103.4.7, required yards and building setbacks in relation to residential districts shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
15. The Planning Commission granted a waiver to 7-103.4.7 Bulk Yard Regulations, allowing for omission of the 100ft landscape buffer along the western property line. Landscape buffer of varying widths proposed.
16. All structures shall be shielded from view from all public streets with a landscaped berm.
17. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at FMDP submittal.
18. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
19. Screen the perimeter of detention/retention ponds with vegetation. Wet ponds shall include lighted aeration.
20. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
21. Provide a sidewalk connection to building #4.
22. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
23. Provide a trash can and bike rack at each building.
24. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
25. No outside storage is allowed within areas other than required yards, in accordance with 7.103.4.5.
26. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.

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27. Sidewalks shall be a minimum of six feet in width.
28. Revise general notes on page C0.03 to remove references to residential developments and HOA's.
29. Provide a photometric plan at FMDP submittal.
30. Provide a schedule for the exterior maintenance (to include pressure washing) of all structures.
31. If ponds are determined to be wet, then lighting, fountain and fencing shall be installed.
32. Abandon and access easements to Hunting Hills when replatting the property.
33. Construction traffic is prohibited from using Hunting Hills Drive.
34. Install additional mature trees (oak or maple) where building is higher and visible from the southeast corner of the property.

Public Works:

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' utility 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. If wet ponds are proposed, aeration shall be provided.
9. Due to the proximity of the creek, the developer/engineer shall determine if detention areas shown can be a detriment to the site. A request to waive detention and provide supporting analysis shall be addressed at FMDP.
10. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
11. The following improvements shall be made to E. Division Street prior to the issuance of the first C.O.:
 - 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 to City standard along the frontage and shall connect with the existing path on the Amazon frontage.

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- 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 efforts of acquisition are unsuccessful after 120 days of due diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process 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.
- 12. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street.
 - 13. An updated sight distance exhibit shall be provided at FMDP to AASHTO standards. The design speed shall be 45mph, matching the 85th percentile speed on E. Division.
 - 14. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.
 - 15. 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.
 - 16. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.
 - 17. The central driveway shall be restricted to right-out egress. Full access ingress shall be permitted. Pedestrian refuge shall be provided in the median island in the driveway.

WWUD:

- 1. No comments on annexation.
- 2. Water lines shown are not WWUD's design. Discussions are being held about how to best serve this development.

Wilson County Schools:

- 1. No Comments Received.

Section 3. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

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.

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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.

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, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney