

Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122



Agenda

Thursday, August 13, 2026

6:00 PM

Commission Chambers

Board of Zoning Appeals

Members: Chairperson Ray Wallace, Jim Pustejovsky, Larry Searcy, David Heflin, David Rast

Resources: Jon Baughman, City Planner, Jill Johnson, Planner 1, Samantha Burnett, City Attorney

- 1. Call to Order**
- 2. Approval of Minutes**
 - 2.A.** Review and adopt the minutes from the July 9, 2026, Board of Zoning Appeals meeting.
- 3. New Business**
 - 3.A.** Review the Administrative Appeal for Diamond Park LLC, located at 395 N. Mt. Juliet Rd.
 - 3.B.** Review the Conditional Use Permit for Nashville Motorcars, located at 80 Belinda Pkwy.
- 4. Adjourn**



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1836

Agenda Date: 8/13/2026

Agenda #: 2.A.

Title:

Review and adopt the minutes from the July 9, 2026, Board of Zoning Appeals meeting.

Mt. Juliet, Tennessee

*2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122*



Meeting Minutes - Draft

Thursday, July 9, 2026

6:00 PM

Commission Chambers

Board of Zoning Appeals

Members: Chairperson Ray Wallace, Jim Pustejovsky, Larry Searcy, David Heflin, David Rast

Resources: Jon Baughman, City Planner, Jill Johnson, Planner 1

Present: Chairperson Ray Wallace, David Rast and Jim Pustejovsky

Absent: Dave Heflin and Larry Searcy.

1. Call to Order

2. Approval of Minutes

2.A. Review and adopt the Minutes from the April 9, 2026, Board of Zoning Appeals Meeting.

A motion was made by Board Member Pustejovsky, seconded by Board Member Rast, that these Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jim Pustejovsky

SECONDER: David Rast

Aye: Board Member Pustejovsky, Board Member Rast, and Chairperson Wallace.

3. New Business

3.A. Review the variance to the Landscape screening requirements along residential zoning for New Tribe church, located at 260 Clemmons Road.

Staff reviewed the application and answered questions from the commission.

Citizens in favor of the variance: James Maness, 2558 Edinburgh Street, Old Hickory, Tn.

Citizens in opposition of the variance: None

A motion was made by Board Member seconded by Board Member Rast, and Seconded by Board Member Pustejovsky, that this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Board Member Rast

SECONDER: Board Member Pustejovsky

Aye: Board Member Pustejovsky, Board Member Rast, and Chairperson Wallace.

4. Adjourn

A motion was made by Board Member Rast, seconded by Board Member Heflin, that this be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Board Member Pustejovsky

SECONDER: Board Member Rast

Aye: Board Member Pustejovsky, Board Member Rast, and Chairperson Wallace.

Ray Wallace, Chairperson

Jill Johnson, Planner 1



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1818

Agenda Date: 8/13/2026

Agenda #: 3.A.

Title:

Review the Administrative Appeal for Diamond Park LLC, located at 395 N. Mt. Juliet Rd.



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

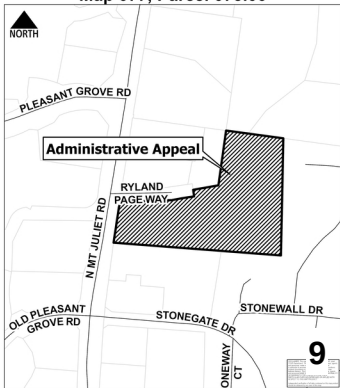
Request: The applicant has initiated this administrative appeal to request additional time to comply with a code violation regarding recreational vehicles being used for permanent residences in a mobile home park on N. Mt. Juliet Road.

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.

Administrative Appeal
395 N. Mt. Juliet Rd.
Map 077, Parcel 073.00



James Maness
Mayor

Bill Trivett
Vice-Mayor

Kenny Martin
City Manager

CITY OF MT. JULIET



Commissioners
Art Giles
Scott Hefner
Jennifer Milele

May 29, 2026

Property Address

Diamond Park LLC
379 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Owner Address

Mr. Dave Barberi
Diamond Park LLC
1052 Wilshire Way
Brentwood TN 37027

Re: NOTICE OF ZONING VIOLATION AT 379 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.

Dear Property Owner,

The City of Mt. Juliet has been made aware of prohibited residential activity at the property address listed above. In accordance with the City of Mt. Juliet Land Development Code, Part B Zoning Regulations, the **prohibited residential activity at this property must cease and desist immediately.**

The property is currently zoned as R-MHP (Manufactured Home Park Residential District), which is defined under Article V, Section 5-101.2.7 of the City of Mt. Juliet Land Development Code, as follows:

These districts are designed to provide suitable areas for manufactured home parks where sufficient urban facilities, specifically, including public sewer service, are available prior to or at the time of development. Manufactured homes and buildings necessary to support the residential occupancy of these structures are permitted. In order to permit maximum flexibility in the design solutions and ownership mechanisms available within these districts while maintaining necessary control over the development process, any R-MHP district created after adoption of this ordinance shall not be created as a freestanding district but shall in all instances be overlain by a PUD, Planned Unit Development District. These districts are intended also to permit community facilities and public utility installations which are necessary to service and do service specifically the residents of these districts, or which are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from these districts all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided for in these

CITY OF MT. JULIET



regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

Principal Uses and Activities	AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP(1)	RM-8(1)	RM-16(1)
I. Residential activities										
A. Permanent										
1. Single-family dwelling	P	P	P	P	P	P	P		P	
2. Duplex dwelling							P		P	
3. Multifamily dwelling									SUP(2)	SUP(2)
4. Manufactured home								SUP(3)		

Pursuant to Article V, Section 5-102, Table 5-102A (see subsection I.A.4 under “R-MHP”), as shown below, the only allowable residential activity within this zoning district is manufactured home.

A definition of a manufactured home is provided in Article II, Section 2-103.1.1 of the City of Mt. Juliet Land Development Code, which also specifically lists structures/vehicles that are not included as a manufactured home. The Section states the following:

Dwelling manufactured home [means] a detached one-family dwelling with all the following characteristics:

- (a) *Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.*
- (b) *Constructed as a single self-contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels.*
- (c) *Arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location of foundation supports, connections to utilities and the like.*

Manufactured home dwellings do not include camping trailers, commercial mobile structures, motor homes, recreational vehicles, travel trailers, truck campers or similar units designed to provide temporary living quarters.

As such, **the prohibited residential activity** includes, but is not limited to, the use/storage of camping trailers, commercial mobile structures, motor homes, recreational vehicles, travel trailers, truck campers or similar units designed to provide temporary living quarters.

James Maness
Mayor

Bill Trivett
Vice-Mayor

Kenny Martin
City Manager

CITY OF MT. JULIET



Commissioners
Art Giles
Scott Hefner
Jennifer Milele

Failure to comply within ninety (90) days from the date of this letter will result in enforcement action, which can include, but is not limited to: (1) municipal citation (each day a violation exists shall be deemed a separate offense); (2) revocation of any permit or license issued or authorized by the City; and/or (3) injunction in Chancery Court.

Pursuant to the City of Mt. Juliet Land Development Code, Article XIV, Section 14-104.2, if you feel this order is in error, the property owner or their legal representative has the right to appeal this order to the City of Mt. Juliet Board of Zoning Appeals. Appeals must be filed within twenty (20) days from the date of this letter.

Questions regarding this letter can be directed to Planning & Zoning Staff at 615.773.6283 or planning@mtjuliet-tn.gov; or Mark McLane at 615.330.7388 or mmclane@mtjuliet-tn.gov.

Sincerely,

Jon Baughman
City of Mt. Juliet
Zoning Administrator

Mark McLane
City of Mt. Juliet
Deputy Building Official



cc: Tyler Gutierrez, Planning & Zoning Coordinator
Samantha Burnett, City Attorney

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MASTER LETTER OF INTENT: ADMINISTRATIVE APPEAL

Date: July 6, 2026

TO:

The City of Mt. Juliet Board of Zoning Appeals
Attn: Planning & Zoning Department
115 Clemmons Rd
Mount Juliet, TN 37122

RE: Master Administrative Appeal of Code Enforcement Notices

Property Owner/Applicant: Diamond Park LLC

Property Location: N. Mt. Juliet Rd., Mount Juliet, TN 37122

Tax Map & Parcel ID: Map 077, Parcel 073.00.

Date of Violation Letters: May 29, 2026

Total Notices Covered by this Appeal: 20 Site Notices (See attached Appendix A)

To the Members of the Board of Zoning Appeals,

Pursuant to the City of Mt. Juliet Land Development Code, Article XIV, Section 14-104.2, Diamond Park LLC (the "Applicant") hereby submits this formal Master Administrative Appeal to contest the compliance timelines and enforcement mandates set forth in the twenty (20) individual code enforcement notices dated May 29, 2026, regarding the subject property.

On June 17, 2026, the Applicant submitted a timely formal Notice of Appeal via electronic mail to city staff well within the initial compliance window. Following the procedural guidance provided by staff during the subsequent June 30, 2026, pre-application meeting, the Applicant submits this finalized, comprehensive Board of Zoning Appeals (BZA) application packet to fulfill the City's submittal calendar requirements.

I. Procedural Consolidation and Standing

The Applicant is the sole managing corporate entity and property owner of record for the land parcel operating as Diamond Park LLC. Because the twenty (20) individual violation notices concern identical site layout matters within a single, cohesive land development corridor under unified ownership—as explicitly itemized in the attached Schedule of Target

Violation Notices (Exhibit A)—the Applicant is filing this single, comprehensive master appeal to preserve administrative efficiency, prevent redundant case files, and secure a singular, equitable review before this Board.

II. Grounds for Appeal and Request for Compliance Timeline Modification

The Applicant enters this appeal to formally request a modification of the administrative enforcement schedule based on compelling humanitarian concerns, severe practical hardships, and inconsistent administrative directives from city staff:

- **Severe Residential Hardship and Humanitarian Concerns:** The recreational vehicles cited in the May 29 notices currently serve as the primary, active residences for multiple local individuals and working-class families. Enforcing a rigid, blanket ninety (90) day removal schedule across the remaining fifteen (15) individual sites simultaneously will trigger a concentrated housing displacement within the N. Mt. Juliet corridor. Identifying alternative affordable housing within this immediate market inside a 90-day window presents an exceptional, unnecessary structural hardship for these residents.
- **Inconsistency with Prior Administrative Guidance:** In an in-person meeting held in March 2026 at the city offices, the Applicant met directly with Mark McLane, Tyler Gutierrez, and Marty Potts of the Mt Juliet Planning and Zoning staff. During that meeting, a collaborative, long-term transition framework was explicitly discussed, and staff outlined two preferred paths forward:
 - Option A: Mark McLane indicated that the city would be amenable to a one-and-a-half (1.5) year transition timeline to phase out the usage humanely, thereby avoiding sudden residential displacement.
 - Option B: Tyler Gutierrez proposed a phased compliance framework, reducing the total number of travel trailers and RVs to twelve (12) units within an initial 1.5-year window, followed by an extended time horizon to humanely transition the remaining twelve residents off the property.

The automated 90-day compliance clock generated by May 29 letters directly contradict the explicit guidance provided to the Applicant during that good-faith meeting.

III. Proposed Compliance Timelines and Phased Transition Options

To achieve the City’s land-use goals while preventing an immediate local housing crisis, the Applicant originally proposed a 10-year gradual amortization and transition timeline during the March meeting. While an extended window remains the safest operational path for the

residents, the Applicant has significantly compressed this request in the spirit of municipal cooperation.

We respectfully present the BZA with two viable, structured paths to compliance, both of which are rooted in city staff's own March administrative guidance (see *Exhibit B*):

- **Timeline Option 1 (18-Month Comprehensive Run-Out):** A flat 18-month grace period from the date of this hearing, during which the Voluntary Attrition Plan (detailed below), will remain active. The property will systematically transition as residents naturally vacate, with a hard deadline for total compliance at the conclusion of the 18 months.
- **Timeline Option 2 (Staff-Proposed Phased Reduction):** Consistent with city staff's March meeting notes, the property will utilize the next 18 months to systematically reduce the total number of trailers down to a historical density baseline of twelve (12) units. Following that initial 18-month stabilization window, a secondary, extended phase-out timeline will commence to transition the remaining twelve units off the property permanently.

IV. Human Impact and Local Workforce Disruption

A rigid 90-day enforcement timeline fails to account for the acute logistical realities of the current local housing market. To demonstrate the stabilized nature of the property and the deep roots our residents have in the community, the Applicant has compiled a *Resident Tenure and Workforce Density Summary*, attached as Exhibit C.

As detailed in Exhibit C, the average length of residency at the property is 32 months, with several residents having called this park home for multiple years. The community includes retirees as well as individuals who form the backbone of the Mt. Juliet service and trade economy, including employees of the Wilson County School District, healthcare workers, construction tradespeople, food service workers, and local musicians.

Displacing the remaining fifteen (15) households simultaneously into a market with historically low affordable housing vacancies creates an immediate risk of localized housing instability. An 18-month transitional runway is requested not to challenge the City's authority, but to afford these long-term Mt. Juliet residents a humane, realistic timeline to secure safe, alternative local accommodations.

V. Voluntary Attrition Plan

Effective as of the March 2026 meeting, and pending the outcome of this administrative appeal, the Applicant has instituted a strict density cap on the subject parcel.

The Applicant pledges that as current recreational vehicles or travel trailers voluntarily vacate their respective sites, no new or replacement recreational vehicles or travel trailers will be permitted to occupy the vacated spaces. This policy guarantees an immediate, progressive, and permanent reduction in density on the property while allowing current families a humane timeline to coordinate alternative housing

VI. Proof of Proactive Compliance

Since receiving the City's formal notice, five (5) out of twenty (20) lots have already been completely vacated and brought into compliance via our voluntary phase-out management strategy.

See Exhibit D for photographic and administrative proof of the five (5) currently vacant sites.

Respectfully submitted,

Dave Barberi

Diamond Park LLC

(615) 558-5954

diamondparkllc@gmail.com

Exhibit A: Schedule of Target Violation Notices

The following twenty (20) individual code enforcement notices issued by the City of Mt. Juliet on May 29, 2026, are explicitly incorporated into, and protected by, this Master Administrative Appeal:

Item	House Number
1	NOTICE OF ZONING VIOLATION AT 323 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
2	NOTICE OF ZONING VIOLATION AT 325 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
3	NOTICE OF ZONING VIOLATION AT 327 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
4	NOTICE OF ZONING VIOLATION AT 329 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
5	NOTICE OF ZONING VIOLATION AT 331 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
6	NOTICE OF ZONING VIOLATION AT 333 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
7	NOTICE OF ZONING VIOLATION AT 337 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
8	NOTICE OF ZONING VIOLATION AT 343 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
9	NOTICE OF ZONING VIOLATION AT 347 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.

Item	House Number
10	NOTICE OF ZONING VIOLATION AT 353 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
11	NOTICE OF ZONING VIOLATION AT 355 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
12	NOTICE OF ZONING VIOLATION AT 357 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
13	NOTICE OF ZONING VIOLATION AT 369 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
14	NOTICE OF ZONING VIOLATION AT 377 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
15	NOTICE OF ZONING VIOLATION AT 379 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
16	NOTICE OF ZONING VIOLATION AT 381 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
17	NOTICE OF ZONING VIOLATION AT 383 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
18	NOTICE OF ZONING VIOLATION AT 389 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.
19	NOTICE OF ZONING VIOLATION AT 395 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.

Item	House Number
20	NOTICE OF ZONING VIOLATION AT 397 N. MT. JULIET RD., MT. JULIET, TN 37122, MAP 077, PARCEL 073.00.

Administrative Note: Because all twenty (20) citations involve identical zoning standard applications on distinct site locations within the exact same parent parcel (Map 077, Parcel 073.00), this schedule serves to collectively consolidate them into a single administrative review file.

Exhibit B: Evidence of Prior Administrative Guidance

Location: City of Mt. Juliet Planning and Zoning Offices

Record Origin: Official Meeting Notes transcribed and transmitted by Tyler Gutierrez (City Planning Staff)

1. Relevant Excerpts of City Staff Meeting Notes

The following text is excerpted directly from the official administrative notes provided to the Applicant by City Planner Tyler Gutierrez following the March 2026, conference. Non-pertinent operational details have been omitted for administrative clarity.

Meeting Notes Excerpts

- *10 years to phase out, Dave*
- *[Mark McLane Proposal]: 1.5 years to phase out, Mark*
- *[...]*
- *The issue and what got this on the city's radar was the expansion of the non-conformity. While it might be possible that there were some RVs in the park before they were prohibited.*
- **[Tyler Gutierrez Proposal]** *Propose reducing RVs to the number before recent expansion (about 12) in 1.5 years then a slower phase out.*
- *[...]*
- *Dave is interested in moving to commercial.*
- *[...]*
- **[Applicant Good-Faith Action]:** *Dave agreed to not move in the 2 individuals in the pipeline.*
- *[...]*
- **[Applicant Request]:** *Dave requests an official timeline from the city on the phase out.*
- *[Contact Information Redacted]*

2. Applicant's Clarification and Context Memorandum:

Management Note Regarding Tyler Gutierrez's Comments:

For accurate historical context regarding the "expansion" phrasing utilized in the staff notes above, Diamond Park LLC clarifies that the recent increase in site occupancy was a direct, internal response to unprecedented regional workforce housing demands, rather than a permanent expansion of the property's historical boundaries.

The Applicant recognizes that the City's long-term Master Plan for the Mt. Juliet Road corridor envisions a transition toward commercial use. While the Applicant is not actively executing commercial development at this time, the Applicant remains entirely open to exploring commercial zoning and development avenues in the future as a long-term goal for the property.

Evidentiary Weight of Staff Proposals:

As explicitly recorded in the staff notes above, city administration recognized the clear logistical necessity of a phased transition runway. The written record confirms that both staff members present proposed an 18-month transitional timeline to resolve the matter humanely:

1. **Mark McLane** indicated that the City would be amenable to a flat *"1.5 years to phase out"* to avoid sudden residential displacement.
2. **Tyler Gutierrez** suggested an initial 1.5-year timeline to step density down to twelve (12) trailers, followed by a slower, secondary phase-out period.

Proof of Applicant's Good-Faith Compliance:

As recorded in the notes, Diamond Park LLC immediately took proactive measures to cooperate with municipal requests, including freezing the occupancy pipeline by agreeing not to move in two pending tenants.

Application to Current Appeal:

The Applicant's final request during this good-faith March meeting was for an *"official timeline from the city on the phase out."* Instead, the property received automated, uniform

90-day citation letters that directly contradict the collaborative frameworks proposed by the City's own Planning and Zoning division.

Diamond Park LLC's formal appeal respectfully requests that the Board adopt either of the staff-proposed phased framework to ensure an orderly, humane compliance process.

Exhibit C: Resident Tenure and Workforce Density Summary

The following data represents the current residential composition and stabilized workforce density. This index outlines the severe localized housing displacement and community disruption that would result from an abrupt, 90-day enforcement schedule.

Street Number	Duration of Stay	Employment Status/Industry
323	29 months	Healthcare Sector
327	12 months	Retired
329	22 months	Transportation
331	24 months	Retail
333	26 months	Retired
337	11 months	Construction
343	39 months	Healthcare
347	67 months	Musician
353	13 months	Food Service
357	27 months	Manufacturing
369	103 months	Public School System
377	32 months	Security Services
381	6 months	Food Service
389	14 months	Retired
395	22 months	Retired

Key Metric: The average length of continuous residency at this property is over 32 months, highlighting a highly stable, long-term community. Notably, several community members have resided here for multiple years, including a public school system employee with 103 months of continuous residency.

Local Housing and Relocation Context Memorandum:

While alternative travel trailer and recreational vehicle infrastructure exist within the broader boundaries of Wilson County, *zero long-term facilities are located within the corporate limits of the City of Mt. Juliet*. This geographic reality creates distinct structural hardships under an accelerated 90-day displacement timeline:

- **Local Vacancy / Relocation Barriers:** An intentional market survey of alternative RV infrastructure conducted by property management highlights severe logistical barriers to immediate relocation within Wilson County. Out of five identified facilities near Mt Juliet, operations are restricted by seasonal closures or limited by restricted long-term site allocations. Furthermore, multiple facilities maintain no responsive administrative channels or active vacancies, rendering the immediate, abrupt placement of fifteen displaced households statistically and logistically unfeasible within a narrow 90-day window.
- **Economic and Logistical Relocation Barriers:** Forcing working-class residents out of Mt. Juliet drastically increases commute times for service-industry workers who form the backbone of the local municipal economy. Furthermore, many mobile units require towing services to relocate—an upfront capital expense that families living paycheck-to-paycheck cannot logistically organize or fund on short notice.
- **Recent Regional Housing Affordability Metrics:** According to regional housing data, the Fair Market Rent for a modest 2-bedroom apartment in the Wilson County market averages \$1,600 to \$1,800 per month. Securing a traditional lease typically requires a first month's rent, last month's rent, and a security deposit upfront. For working-class residents, accumulating approximately \$5,000 in liquid moving capital while simultaneously competing for limited vacancies is a mathematical and practical impossibility within 90 days.

Exhibit D: Proof of Proactive Compliance and Voluntary Vacancy

Status Assessment Date: July 1, 2026

Action Framework: Voluntary Attrition Management Policy

The Applicant has established a strict density cap on the property. Pursuant to this policy, as residents naturally transition out of the park, those specific locations are left vacant and are not re-leased to new travel trailer or recreational vehicle users.

As of July 1, 2026, five (5) out of twenty (20) sites have been successfully and organically vacated, cleared, and brought into compliance with current occupancy enforcement mandates. This constitutes an immediate 25% reduction in non-conforming density ahead of the formal Board hearing.

Index of Vacant Sites

The individual street addresses listed below have been completely cleared of non-conforming uses. Photographic documentation confirming the current vacant status of each distinct site is attached immediately following this index sheet:

Photographic Figure	Specific Site Address	Current Status	Verification Date
Figure D-1	325 N. Mt. Juliet Rd.	Vacant & Compliant	July 1, 2026
Figure D-2	355 N. Mt. Juliet Rd.	Vacant & Compliant	July 1, 2026
Figure D-3	379 N. Mt. Juliet Rd.	Vacant & Compliant	July 1, 2026
Figure D-4	383 N. Mt. Juliet Rd.	Vacant & Compliant	July 1, 2026
Figure D-5	397 N. Mt. Juliet Rd.	Vacant & Compliant	July 1, 2026

Administrative Note to the Board: This organic drawdown proves the practical efficacy of the Applicant's proposed *Voluntary Attrition Plan*. Rather than requiring aggressive, code-mandated displacement, an orderly, vacancy-driven phase-out is already functioning successfully on the ground.

Figure D-1: Photographic proof of vacant and cleared site at 325 N. Mt. Juliet Rd., taken July 1, 2026.



Figure D-1: Photographic proof of vacant and cleared site at 355 N. Mt. Juliet Rd., taken July 1, 2026.



Figure D-1: Photographic proof of vacant and cleared site at 379 N. Mt. Juliet Rd., taken July 1, 2026.



Figure D-1: Photographic proof of vacant and cleared site at 383 N. Mt. Juliet Rd., taken July 1, 2026.



Figure D-1: Photographic proof of vacant and cleared site at 397 N. Mt. Juliet Rd., taken July 1, 2026.





Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1817

Agenda Date: 8/13/2026

Agenda #: 3.B.

Title:

Review the Conditional Use Permit for Nashville Motorcars, located at 80 Belinda Pkwy.



Staff Report
August 13, 2026 – Board of Zoning Appeals

Project Name:

Nashville Motorcars

Address:

80 Belinda Parkway

Legal Description:

Map(s) - 096

Parcel(s) – 001.11

Applicant:

Aaron Keathley,
Crunk Engineering

Property Owner:

Providence Hotel Partners, LLC.

Request:

Conditional Use Permit

Current Zoning:

CMU-PUD

Current Land Use Designation:

Interstate Commercial

Attachments:

Plan exhibits
(conceptual site plan)

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks a conditional use permit, for Nashville Motorcars, located at 80 Belinda Parkway.

Description/History: The applicant is requesting approval for a conditional use permit, to allow the “automotive and marine craft sales, service and repair” use classification within the CMU, commercial mixed use zoning district. The requested use is for an automotive dealership.

Zoning/Land Use: The property is currently zoned CMU-PUD, commercial mixed use planned unit development. This use is allowed under CMU zoning, with the approval of a conditional use permit by the Board of Zoning appeals. Existing car dealerships flank this site on either side, Two Rivers Ford and Music City Honda.

Article XIV Administration and Enforcement

14-104.2.3 Board of Zoning Appeals, Powers of the Board – Conditional Use Permits. Pursuant to section 13-7-207(3) Tennessee Code, the Board shall hear and act upon applications for conditional use permits. For the purposes of this ordinance, conditional uses shall be synonymous with “special exceptions,” as controlled by section 13-7-206, Tennessee Code.

14-106-3 Requirements for Conditional Use permits (1-6). The requirements for the BZA to approve a conditional use permit, are as follows, and as submitted, the applicant does meet the six (6) requirements set forth to approve a conditional use permit.

1. *Burden of proof. A conditional use permit shall not be considered an entitlement, and shall be granted by the Board of Zoning Appeals only after the applicant has demonstrated to the satisfaction of the Board that all required standards are met.*

2. *Ordinance compliance. The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use set forth in this ordinance, unless circumstances qualify the proposed*

use for a variance. Any accessory use to a conditional use must receive express approval by the Board of [Zoning] Appeals.

3. *General plan. A conditional use shall be in accordance with the general plan for the City. The Board of Zoning Appeals shall determine from its review that the location, design and operation of a conditional use is not an impediment to projected growth plans for the City and that adequate public facilities are available to accommodate the proposed use.*



4. *Traffic impact. The proposed use shall not adversely affect the safety and convenience of vehicular or pedestrian circulation and, in the opinion of the City Engineer, shall not decrease traffic flow below level of service D along any portion of public roadway where the property has frontage.*
5. *Parking adequacy. The facility shall provide off-street parking and loading facilities as required by the parking regulations of this ordinance.*
6. *Special conditions. In addition, the Board may restrict the hours of operation, establish permit expiration dates, require extraordinary setbacks and impose other reasonable conditions necessary to protect the public health, safety and welfare.*

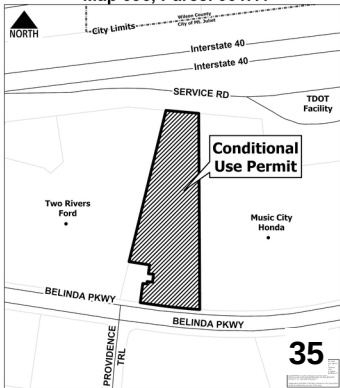
Summary: The applicant is seeking a conditional use permit for an automotive dealership to be located at 80 Belinda Parkway. This use is allowed under the current zoning of CMU-PUD, with a conditional use permit, if approved by the Board of Zoning appeals. The use is consistent with the surrounding properties in this area. If the conditional use permit is approved, the applicant will be submitting a site plan to the Planning Commission and the project will be required to adhere to all City regulations, as set forth under Art. VI., commercial district regulations.

Recommendation: Staff recommends approval of the Conditional Use Permit for an auto dealership at 80 Belinda Parkway.

Conditional Use Permit

80 Belinda Parkway

Map 096, Parcel 001.11



Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795



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,



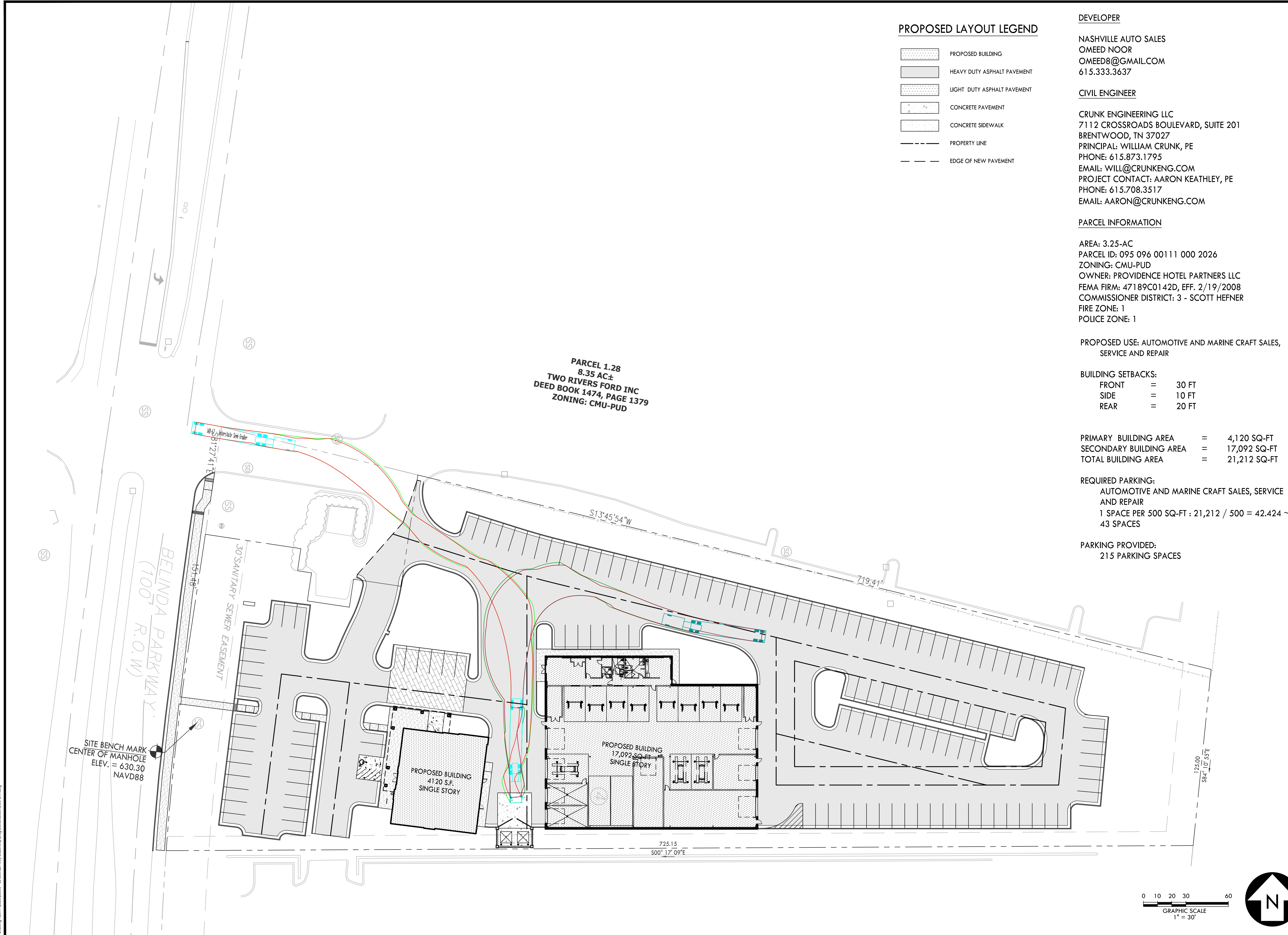
Aaron Keathley, P.E.

Project Manager

aaron@crunkeng.com

[615] 708-3517

Drawings Date: 11/20/2024 08:53 80 Belnida Hwy Belnida Hwy Construction Co LLC 10/1/24



PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

DEVELOPER

NASHVILLE AUTO SALES
OMEED NOOR
OMEED8@GMAIL.COM
615.333.3637

CIVIL ENGINEER

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD, SUITE 201
BRENTWOOD, TN 37027
PRINCIPAL: WILLIAM CRUNK, PE
PHONE: 615.873.1795
EMAIL: WILL@CRUNKENG.COM
PROJECT CONTACT: AARON KEATHLEY, PE
PHONE: 615.708.3517
EMAIL: AARON@CRUNKENG.COM

PARCEL INFORMATION

AREA: 3.25-AC
PARCEL ID: 095 096 00111 000 2026
ZONING: CMU-PUD
OWNER: PROVIDENCE HOTEL PARTNERS LLC
FEMA FIRM: 47189C0142D, EFF. 2/19/2008
COMMISSIONER DISTRICT: 3 - SCOTT HEFNER
FIRE ZONE: 1
POLICE ZONE: 1

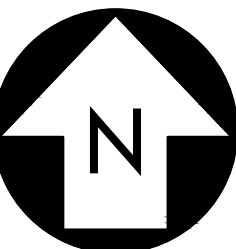
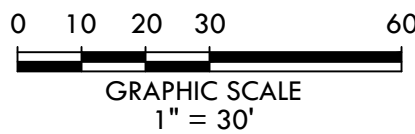
PROPOSED USE: AUTOMOTIVE AND MARINE CRAFT SALES,
SERVICE AND REPAIR

BUILDING SETBACKS:
FRONT = 30 FT
SIDE = 10 FT
REAR = 20 FT

PRIMARY BUILDING AREA = 4,120 SQ-FT
SECONDARY BUILDING AREA = 17,092 SQ-FT
TOTAL BUILDING AREA = 21,212 SQ-FT

REQUIRED PARKING:
AUTOMOTIVE AND MARINE CRAFT SALES, SERVICE
AND REPAIR
1 SPACE PER 500 SQ-FT : 21,212 / 500 = 42.424 ~
43 SPACES

PARKING PROVIDED:
215 PARKING SPACES



CRUNK ENGINEERING LLC

7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



NASHVILLE MOTORCARS

- CONCEPT PLAN -

80 BELNIDA PARKWAY MT. JULIET, TN 37122

REVISIONS	No.	DATE

07/07/2026

26029

CONCEPT PLAN