



MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Mt. Juliet Church of Christ Property
Final Plat
Map – 073L, Group B
Parcel(s) – 19.01, 19.02, 20.00, 27.00

Request: WT Smith Land Surveying requests final plat approval for Mt. Juliet Church of Christ regarding property on N. Mt. Juliet Road in district 2. The plat will consolidate two lots into one, dedicate a 20' wide access easement for the City's greenway and abandon a portion of the 2nd Avenue South right-of-way.

History/Analysis: This property is located west of NMJR and around 2nd Avenue South and includes approximately 12.90 acres total. The zoning is CTC. It is developed and includes church facilities and associated parking.

The request is to combine two parcels (27.00 & 19.01) into a single parcel (lot 1). Also, part of this plat is lot 2, already existent but included for the purpose of establishing a 20' public access easement for the City's greenway, which may be constructed by the adjacent "District" development, should the preliminary master development plan be re-approved. A third parcel, incorrectly labeled as "lot 2", includes the parsonage.

The plat will also abandon a portion of 2nd Ave. S. right-of-way. The right-of-way extends from the existing terminus of 2nd Ave. S., east to meet with N. Mt. Juliet Road. This r-o-w is under the churches existing parking lot and is not improved or serving the City at this time.

The existing parsonage on parcel 20.00 (130 2nd Ave. S.) violates building setbacks and will be allowed via the non-conforming regulations. Lot 1 will consist of 8.01 acres, lot 2 will include 3.97 acres of area and lot 3 includes 0.92 acres.

Summary: This consolidation plat combines two parcels into one, abandons a portion of the 2nd Ave. S. right-of-way and establishes a 20' wide public access easement for the City's greenway trail across lots 1 and 2.

Recommendation: Staff recommends approval of the final plat for Mt Juliet Church of Christ, subject to the conditions of approval below:

Planning and Zoning:

1. Revise the title of the plat to accurately reflect what is accomplished with this plat.
2. There are two “lot 2’s”, revise to include “lot 3”.
3. Revise the purpose statement to include the access easement and consolidation of two lots.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. ROW abandonment is subject to review and approval by the Board of Commissioners.
3. Add note that states that all PUDE’s outside the public ROW are not the maintenance responsibility of the City of Mt. Juliet.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Add the following note: All West Wilson utility District public water lines have a 20’ wide easement, said easement being 10’ each side of the centerline of the water line.
2. The water line shown on 2nd Avenue does not exist as shown.
3. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.