



MEMORANDUM

Date: August 21, 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 three lot plat will consolidate two lots into one, dedicate 1.39 acres 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 dedicating a public access area for the City's greenway.

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 7.25 acres, lot 2 will include 3.34 acres of area and lot 3 includes 0.92 acres.

Summary: The Planning Commission reviewed and approved this plat, in May, 2025. The Board of Commissioners has already approved the plat with the abandonment of right-of-way and the dedication of land to the City for the greenway. The Planning Commission must review the plat again due to the changes resulting from the larger dedication area for the greenway.

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. No additional comments.

Engineering:

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. Label top of back for Stoners Creek.
3. Per TDEC, a 10' no disturbance buffer shall be provided between the top of bank and the potential greenway. Ensure the dedicated ROW meets this requirement.
4. ROW abandonment is subject to review and approval by the Board of Commissioners.
5. Add note that states that all PUDE's outside the public ROW are not the maintenance responsibility of the City of Mt. Juliet.

WWUD:

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

Wilson County Schools:

1. No Comments Received