

Mt. Juliet, Tennessee

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



Agenda - Final

Monday, July 13, 2026

6:30 PM

Commission Chambers

Board of Commissioners

Public Hearing 6:15 PM

Citizens Comments limited to three (3) minutes per person - Ordinance 2023-15

Public Hearing Notice

[1792](#)

Attachments: [Public Hearing Notice - 7-13-2026](#)

1. Call to Order & Declare a Quorum Present

2. Set Agenda

3. Invocation & Pledge of Allegiance

4. Approval of Minutes

4.A. 6-22-2026 Meeting Minutes

[1793](#)

Attachments: [Meeting Minutes to be Approved - 6-22-2026](#)

5. Citizens Comments

Citizens Comment Limited to three (3) minutes per person - Ordinance 2008-24

6. Commissioner Reports & Comments

7. City Manager's Report

8. Consent Agenda Items

8.A. AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LANE RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC.

[1644](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

Legislative History

3/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/13/26	Board of Commissioners	deferred to the Board of Commissioners
4/27/26	Board of Commissioners	deferred to the Board of Commissioners
6/22/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

8.B. AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE XI, SECTIONS 11-101 THROUGH 11-110, SIGN REGULATIONS [1741](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Sign Ordinance](#)
[Exhibit B - Redline](#)
[Staff Report](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

8.C. AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS [1726](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline](#)
[Staff Report](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

6400 Central Pike - Annexation and Rezone

- 8.D. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6400 CENTRAL PIKE MAP 097 PARCEL 017.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1714](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 8.E. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.72 ACRES OF PROPERTY AT 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1671](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.F. A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00 [1789](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

8.G. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6400 CENTRAL PIKE, APPROXIMATELY 1.72 ACRES, MAP 097, PARCEL 17.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1713](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

6386 Central Pike - Annexation and Rezone

8.H. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6386 CENTRAL PIKE MAP 097 PARCEL 017.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1736](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 8.I. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 2 ACRES OF PROPERTY AT 6386 CENTRAL PIKE, MAP 097, PARCEL 17.02, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1715](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.J. A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF 6386 CENTRAL PIKE MAP 097 PARCEL 017.02 [1790](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.K. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6386 CENTRAL PIKE, APPROXIMATELY 2 ACRES, MAP 097, PARCEL 17.02 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1716](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

East Division Street Business Park - Annexation and Rezone

8.L. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE E. DIVISION BUSINESS PARK, LOCATED AT 2062 E DIVISION ST & 535 HUNTING HILLS DR MAP 077, PARCELS 013.01, 13.02, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1735](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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8.M. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET 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, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1728](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/8/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.N.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ **1791**
 RELATIVE TO THE ANNEXATION OF E. DIVISION
 BUSINESS PARK, LOCATED AT 2062 E DIVISION ST &
 535 HUNTING HILLS DR MAP 077, PARCELS 013.01,
 13.02, 015.00, 016.02, 016.03 & P/O 016.01, 017.00,
 017.01

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

- 8.O.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR **1524**
 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 MEDIUM DENSITY RESIDENTIAL
 TO BUSINESS DEVELOPMENT IMPACT ZONE

Sponsors: Planning Commission Negative Recommendation, Scott Hefner,
 Commissioner

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

12/18/25	Planning Commission	negative recommendation
4/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.P.** AN ORDINANCE TO REZONE AND ADOPT THE **1730**
 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

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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6/8/26

Board of Commissioners

Approved for Second Reading to the Board of Commissioners

9. New Business

9.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 14.5 ACRES OF PROPERTY ON CHANDLER ROAD, MAP 076, PARCEL 008.00, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY **1738**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)
[Plan of Services](#)

Legislative History

5/21/26 Planning Commission **Positive Recommendation to the Board of Commissioners

9.B. AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 14.5 ACRES OF PROPERTY ON CHANDLER ROAD, MAP 076, PARCEL 008.00 FROM WILSON COUNTY R-1 TO RS-20 PUD **1740**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

5/21/26 Planning Commission deferred to the Planning Commission

6/18/26 Planning Commission **Positive Recommendation to the Board of Commissioners

9.C. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 175.52 ACRES OF PROPERTY ON CENTRAL PIKE, MAP 099, PARCEL 014.00, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY [1773](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)
[Plan of Services](#)

Legislative History

6/18/26 Planning Commission **Positive Recommendation to the Board of Commissioners

9.D. AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 175.52 ACRES OF PROPERTY ON CENTRAL PIKE, MAP 099, PARCEL 014.00 FROM WILSON COUNTY R-1 TO RS-20 PUD [1775](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

6/18/26 Planning Commission **Positive Recommendation to the Board of Commissioners

9.E. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 10555 LEBANON PIKE, APPROXIMATELY 1.5 ACRES, MAP 054, PARCEL 024.00 FROM RS-40, LOW DENSITY RESIDENTIAL, TO CRC, COMMERCIAL RETAIL CENTER [1769](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

6/18/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 9.F.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01 [1772](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

Legislative History

6/18/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 9.G.** A RESOLUTION SUPPORTING THE ESTABLISHMENT OF FREESTANDING EMERGENCY DEPARTMENTS IN MT. JULIET, TENNESSEE [1795](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)

10. Adjournment



Mt. Juliet, Tennessee

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

Staff Report

File #: 1792

Agenda Date: 7/13/2026

Agenda #:

Title:

Public Hearing Notice

Public Notice

The Board of Commissioners of the City of Mt. Juliet will conduct a public hearing and consider the following on July 13, 2026, at 6:15PM, at City Hall located at 2425 N. Mt. Juliet Road.

- An ordinance authorizing the abandonment of the existing Aiden Lane right-of-way, via instrument, to the Wynfield Hoa, Inc.
- An ordinance amending Part B Of the Unified Development Code of the City of Mt. Juliet, Tennessee, known as the Zoning Regulations (Ordinance 2001-29), adopted October 8, 2001, as Amended, by Amending Article XI, Sections 11-101 Through 11-110, Sign Regulations
- An ordinance to amend the City of Mt. Juliet Code of Ordinances, regarding Article III, Section 3-104.8, provisions applicable to manufacturing facilities, and Article VII, Section 7-102.a permitted and conditional uses and structures allowable within industrial districts
- An ordinance to annex into the corporate boundaries of the City of Mt. Juliet approximately 1.72 acres of property at 6400 Central Pike, map 097, parcel 17.00, the property being located within the city's urban growth boundary, and approve the plan of services
- An ordinance to rezone property located at 6400 Central Pike, approximately 1.72 acres, map 097, parcel 17.00 from Wilson County R-1 to CMU, commercial mixed use
- An ordinance to annex into the corporate boundaries of the City of Mt. Juliet approximately 2 acres of property at 6386 Central Pike, map 097, parcel 17.02, the property being located within the city's urban growth boundary, and approve the plan of services
- An ordinance to rezone property located at 6386 Central Pike, approximately 2 acres, map 097, parcel 17.02 from Wilson County R-1 to CMU, commercial mixed use
- An ordinance to annex into the corporate boundaries of the City of Mt. Juliet 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, the property being located within the city's urban growth boundary, and approve the plan of services
- 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
- An ordinance to amend the land use 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 medium density residential to business development impact zone

The public is invited to attend and comment.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1793

Agenda Date: 7/13/2026

Agenda #: 4.A.

Title:

6-22-2026 Meeting Minutes

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, June 22, 2026

6:30 PM

Commission Chambers

Board of Commissioners

Public Hearing 6:15 PM

Citizens Comments limited to three (3) minutes per person - Ordinance 2023-15

Mayor Maness opened the public hearing. Stephen Hoekendorf spoke in opposition to increased property taxes. There were no further comments, Mayor Maness closed the public hearing.

Public Hearing Notice

[1764](#)

Attachments: [Public Hearing Notice - 6-22-2026](#)

1. Call to Order & Declare a Quorum Present

Mayor Maness called the meeting to order and declared a quorum present.

Present: Commissioner Art Giles, Vice Mayor/Commissioner Bill Trivett, Mayor James Maness, Commissioner Jennifer Milele, and Commissioner Scott Hefner

2. Set Agenda

Without objection, Item 9A (FY 26/27 Budget) was moved to be considered immediately prior to appointments. Additionally, Items 10B, 10C, and 10D were placed on the consent agenda without objection.

3. Invocation & Pledge of Allegiance

City Manager, Kenny Martin led the Pledge of Allegiance and delivered the invocation.

4. Approval of Minutes

4.A. Work Session Minutes - 6-8-2026

[1762](#)

Attachments: [Meeting Minutes to be Approved - Work Session - 6-8-2026](#)

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that the minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

4.B. Meeting Minutes - 6-8-2026

[1763](#)

Attachments: [Meeting Minutes to be Approved - 6-8-2026](#)

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that the minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

5. Citizens Comments

Citizens Comment Limited to three (3) minutes per person - Ordinance 2008-24

Mayor Maness opened the floor for citizen comments. Stephen Hoekendorf, 393 Page Drive, spoke in opposition to an increase in property taxes. There were no further comments, Mayor Maness closed the citizen comment period.

6. Commissioner Reports & Comments

Commissioner Giles wished everyone a Happy Father's Day and thanked everyone for attending the meeting. He announced the grand opening of Starbucks, at Citi Station is scheduled for the following day and expressed his excitement. Commissioner Giles also reminded residents to continue supporting local businesses and to shop local.

Vice Mayor Trivett thanked everyone for attending the meeting and wished all fathers a Happy Father's Day. He reminded residents to celebrate the Fourth of July safely and noted the upcoming celebration at Circle P Ranch. Commissioner Trivett also thanked residents who had reached out to him regarding the new development proposed within his district. In response to comments made during citizen comments, he stated that the City is continually looking for ways to save money while maintaining a safe and clean community and investing in infrastructure improvements. He noted that Mt. Juliet's high level of public safety services comes at a cost and stated that the City works diligently to use its resources wisely.

Commissioner Hefner wished everyone a Happy Father's Day and shared that his wife had surprised him by flying his daughters in for a visit, which he greatly appreciated. He stated that the budget process involves difficult decisions and that the Board relies heavily on the recommendations and expertise of the City Manager and Deputy City Manager.

Commissioner Hefner noted that numerous requests had been reduced or eliminated during the budget process and emphasized that maintaining Mt. Juliet as one of the safest cities in Tennessee requires significant investment, as services are not free. He concluded by wishing everyone a safe and happy Fourth of July.

Commissioner Milele thanked everyone for attending the meeting and reminded residents of the upcoming August 6 election, encouraging everyone to vote and emphasizing the importance of participating in the electoral process. She reminded residents that fireworks may only be legally discharged within the City on July 2nd, 3rd and 4th between the hours of 5:00 p.m. and 10:00 p.m. Commissioner Milele provided an update on the Senior Center, stating that their staff continues to work toward full operations with a tentative reopening date of June 29. She expressed pride in living in such a patriotic community and highlighted several upcoming events, including the June 27 Freedom 20 Celebrate America event at Charlie Daniels Park, the City's July 4 celebration at Circle P Ranch from 5:30 p.m. to 9:00 p.m., and Needham's sponsorship of the 250th Fireworks Bash at Mt. Juliet Christian Academy beginning at 7:00 p.m., with fireworks scheduled for 9:00 p.m. In response to comments made during citizen comments, Commissioner Milele clarified that the City Manager does not recommend property tax rates.

Mayor Maness thanked everyone for attending the meeting and clarified that Commissioner Milele was referring to the discharge of fireworks when she stated that you can only "shoot" during certain hours. He noted that Mt. Juliet is ranked as the fourth safest city overall and referenced recent public discussion regarding sign vandalism incidents, stating that the individual responsible was identified, apprehended, and arrested within 24 hours. Mayor Maness also emphasized that public safety remains the City's top priority. He stated that Mt. Juliet maintains one of the lowest property tax rates in the state and provides exceptional services with those limited tax dollars. He further noted that the City continually invests in

infrastructure improvements, which require significant funding, while also maintaining a strong commitment to public safety. Mayor Maness concluded by stating that it is remarkable what the City is able to accomplish with the resources available.

7. City Manager's Report

City Manager Martin wished everyone a Happy Father's Day and thanked those in attendance for coming to the meeting. He welcomed Commissioner Hefner's daughters to Mt. Juliet and expressed his appreciation for their visit.

City Manager Martin noted that property values within the City have continued to increase and stated that, despite encompassing only approximately 30 square miles, Mt. Juliet remains a relatively small community that does an exceptional job utilizing its resources. He further noted that Mt. Juliet continues to rank as the fourth safest city in the state. City Manager Martin expressed his appreciation for all that City staff accomplishes while operating with one of the lowest property tax rates in Tennessee. He stated that he wishes more residents could see the work performed behind the scenes by City employees to make Mt. Juliet a great place to live, work, and visit.

City Manager Martin encouraged residents to continue shopping local and emphasized that the City works diligently to save taxpayer dollars while continuing to provide a high level of service.

8. Consent Agenda Items

- 8.A.** A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT MINI-PUMPER TRUCK AS SURPLUS TO BE SOLD [1765](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 46-2026

- 8.B.** A RESOLUTION AUTHORIZING THE EXECUTION OF A VERIZON WIRELESS CUSTOMER AGREEMENT UNDER THE STATE OF TENNESSEE DEPARTMENT OF SERVICES CONTRACT [1781](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Verizon Wireless Customer Agreement](#)
[State of Tennessee Customer Agreement](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 47-2026

- 8.C.** A RESOLUTION APPROVING A SUPPLEMENT TO AN AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND PAPE-DAWSON FOR THE DESIGN OF THE CENTRAL PIKE WIDENING PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1782](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[Agreement](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 48-2026

- 10.B.** A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) FOR THE SAFE STREETS FOR ALL IMPLEMENTATION PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1785](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[Grant Agreement](#)

This item was moved to the Consent Agenda during Item 2. Set Agenda.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 50-2026

- 10.C.** A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE CREEKSIDE DRIVE INTERCEPTOR UPSIZING PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1786](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[Recommendation Letter](#)
[Contract](#)
[Bid Tabulation](#)

This item was moved to the Consent Agenda during Item 2. Set Agenda.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 51-2026

- 10.D.** A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE WYNFIELD PUMP STATION MODIFICATIONS PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1787](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[Award Recommendation Letter](#)
[Contract](#)

This item was moved to the Consent Agenda during Item 2. Set Agenda.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 52-2026

10. New Business

- 10.A.** A RESOLUTION APPROVING A CONTRACT WITH WEST WILSON UTILITY DISTRICT (WWUD) FOR THE RELOCATION OF THE WATER LINE LOCATED ON GOLDEN BEAR GATEWAY FOR THE CITY'S WIDENING PROJECT [1784](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[WWUD Interlocal Agreement](#)
[WWUD Estimate](#)

Public Works Director Matt White answered questions from the Commission.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Milele, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

Nay: Commissioner Hefner
Enactment No: 49-2026

10.E. AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LANE RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC. [1644](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

10.F. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS LOCK BOX SELF STORAGE LOCATED AT 12337 LEBANON ROAD, MAP 053, PARCEL 046, FROM THOROUGHFARE COMMERCIAL TO LIGHT INDUSTRIAL [1681](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Mayor Maness requested that Items 10F and 10G be heard together, without objection.

City Planner Jon Baughman and Traffic Engineer Todd Serbent answered questions from the Commission. Darren Raines, 12337 Lebanon Road, representing the applicant, also answered questions from the Commission.

A motion was made by Commissioner Hefner, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

10.G. AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 4.10 ACRES OF PROPERTY ON LEBANON ROAD, MAP 053, P/O PARCEL 46.00 FROM COMMERCIAL GENERAL TO RESTRICTIVE INDUSTRIAL PLANNED UNIT DEVELOPMENT

[1682](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Mayor Maness requested that Items 10F and 10G be heard together, without objection.

City Planner Jon Baughman and Traffic Engineer Todd Serbent answered questions from the Commission. Darren Raines, 12337 Lebanon Road, representing the applicant, also answered questions from the Commission.

A motion was made by Commissioner Hefner, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for Second Reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

9. Unfinished Business

9.A. AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE
ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND
SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026
AND ENDING JUNE 30, 2027

[1757](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance](#)
[FY 27 Budget - 2nd Reading 6-22-26](#)

The Commission considered several amendments to the original motion regarding the Fiscal Year 2026-2027 budget.

First Amendment: Commissioner Milele made a motion to approve the following employee compensation adjustments:

A 6% increase for Public Works employees at a cost of \$99,653;
A 3% increase for Garage mechanics at a cost of \$6,816;
A 6% increase for Utility employees at a cost of \$172,937; and
A 9% increase for three Utility positions at a cost of \$10,517.

Commissioner Giles seconded. The motion carried by the following vote: Vice Mayor Trivett, Commissioner Giles, and Commissioner Milele voted aye. Mayor Maness and Commissioner Hefner voted nay.

Second Amendment: Mayor Maness made a motion to remove the new Police Department K-9 from the Drug Fund budget and transfer the expense to the General Fund Police Department budget as follows:

Line Item 123-42129-949 reduced by \$15,000 to \$26,000;
Line Item 110-42100-949 increased by \$15,000 to \$86,934; and
Increase donations revenue (Account No. 110-36710) by \$15,000 to offset the cost of the K-9.

The motion carried unanimously.

Third Amendment: Commissioner Hefner made a motion to remove the Fire Department rollover purchase order for an SUV, as the vehicle had arrived prior to fiscal year-end, and to reduce Line Item 110-42200-944 by \$55,000 to \$30,000. Vice Mayor Trivett seconded. The motion carried unanimously.

Fourth Amendment: Vice Mayor Trivett made a motion to remove the Fire Department rollover purchase order for a tool, as the equipment had arrived prior to fiscal year-end, and to reduce Line Item 110-42200-940 by \$68,611 to \$190,000. Commissioner Hefner seconded. The motion carried unanimously.

Fifth Amendment: Commissioner Milele made a motion to increase Fire Department 110-42200- personnel code 111-147 by a total of \$44,000 to cover staffing changes

associated with new apparatus. The motion died due to a lack of a second.

Sixth Amendment: Mayor Maness made a motion to add \$3.3 million to Line Item 300-43171-910 (Capital Projects Fund) based upon the approval of Item 10A, a resolution authorizing the relocation of water lines as part of the Golden Bear Gateway widening project. Vice Mayor Trivett seconded. The motion carried by the following vote: Mayor Maness, Vice Mayor Trivett, Commissioner Giles, and Commissioner Milele voted aye. Commissioner Hefner voted nay.

Seventh Amendment: Commissioner Milele made a motion to increase Line Item 300-36920 (Borrowing) to \$11.4 million. Commissioner Giles seconded. The motion carried by the following vote: Commissioner Giles, Vice Mayor Trivett, and Commissioner Milele voted aye. Mayor Maness and Commissioner Hefner voted nay.

Eighth Amendment: Mayor Maness made a motion to increase borrowing in the Capital Projects Fund by \$3.3 million. Vice Mayor Trivett seconded. The motion carried by the following vote: Mayor Maness, Vice Mayor Trivett, Commissioner Giles, and Commissioner Milele voted aye. Commissioner Hefner voted nay.

Ninth Amendment: Mayor Maness made a motion to remove the Belinda Parkway Pedestrian Signal Crossing project from the Capital Projects Fund (Budget Page 66), including \$30,000 in engineering costs and \$150,000 in construction costs, thereby recapturing \$180,000 within the budget. Commissioner Hefner seconded. The motion carried unanimously.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

Nay: Commissioner Hefner

Enactment No: 2026-48

11. Appointments

11.A. Ethics Board Appointment for District 2: Joseph Viscusi

[1759](#)

Sponsors: Bill Trivett, Vice Mayor/Commissioner

Attachments: [Ethics Commission - 2-355](#)

The appointment of Joseph Viscusi to the Ethics Commission was approved unanimously.

12. Adjournment

Mayor Maness adjourned the meeting at 7:49pm.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1644

Agenda Date: 7/13/2026

Agenda #: 8.A.

Title:

AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LANE RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC.

ORDINANCE 2026-

AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LANE RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC.

WHEREAS, The City of Mt. Juliet Board of Commissioners desire to abandon a portion of the 40-foot-wide existing Right-of-Way (ROW) of Aiden Lane to the Wynfield HOA, Inc; and

WHEREAS, The City of Mt. Juliet Regional Planning Commission considered this Abandonment on March 19, 2026, and gave a positive recommendation to the Board of Commissioners with a vote of 7-0-0; and

WHEREAS, the abandonment of a portion of said right-of-way will facilitate the construction, maintenance, and long-term functionality of such walking path connection; and

WHEREAS, upon abandonment, the right-of-way will be conveyed by instrument to the Wynfield Homeowners Association, which will assume responsibility for maintenance of the walking path connection; and

WHEREAS, the abandonment is subject to coordination with utility providers, including West Wilson Utility District, and compliance with all applicable rules and regulations.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Board of Commissioners of the City of Mt. Juliet hereby approves the abandonment of a portion of the existing forty-foot (40') wide right-of-way of Aiden Lane, depicted in Exhibit A attached hereto and incorporated herein by reference.

Section 2. Upon abandonment, the subject right-of-way shall be conveyed by instrument to the Wynfield Homeowners Association (HOA), which shall assume all responsibility for the maintenance and upkeep of the walking path connection associated with this area.

Section 3. This abandonment is subject to the following conditions: The instrument cannot be recorded until the right-of-way (ROW) abandonment has been acted upon by the Board of Commissioners; proof of the recorded instrument shall be provided to the City's Engineering Department prior to the release of any associated letter of credit (LOC) for the walking path connection; and the developer and/or HOA shall coordinate with and comply with all applicable rules and regulations of West Wilson Utility District.

ORDINANCE 2026-

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.

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

CONTAINING 1,640.42 SQUARE FEET, OR 0.038 ACRES, MORE OR LESS

MAP 96J, GROUP F, PARCEL 30.00
MICHAEL VAUGHAN
R.B. 2418, PG 1318, R.O.W.C.T.

AIDAN LANE
(40' PUBLIC ROW)

S81° 38' 05"E
40.98'

N08° 21' 55"E
40.00'

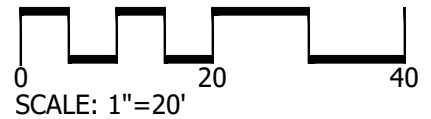
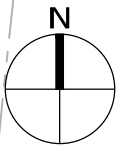
S08° 16' 02"W
40.00'

N81° 38' 05"W
41.04'

POINT OF BEGINNING

MAP 96J, GROUP F, PARCEL 29.00
AMERICAN HOMES 4 RENT
R.B. 1619, PG 1615, R.O.W.C.T.

MAP 96J, GROUP G, PARCEL 45.00
WYNFIELD HOA INC
R.B. 2041, PG 822, R.O.W.C.T.



MAP / PARCEL: _____ PROJECT #: _____
DATE: 03/04/26 CSDG PROJECT #: 16-501-01

AIDAN LANE RIGHT-of-WAY ABANDONMENT EXHIBIT

GRANTEE
WYNFIELD HOA INC

GRANTOR
CITY OF MT. JULIET, TENNESSEE

LAND IN MT. JULIET, WILSON COUNTY, TENNESSEE





MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
Planning Commission

From: Shane Shamanur, P.E. – Director of Engineering

Re: Wynfield HOA, Inc
R.O.W. Abandonment
Map – 96J, Group “C”
Parcel – 45.00

Request: To abandon a portion of the Aiden Ln. ROW, via instrument, to the Wynfield subdivision HOA.

Analysis: The City is requesting that a portion of existing 40’ ROW be abandoned due to the potential future maintenance of a Board of Commissioners (BOC) mandated walking path connection to the Bradford Park subdivision. The existing ROW will be abandoned to the Wynfield HOA, who will assume maintenance responsibilities of the walking path connection. Metes and bounds and an exhibit are attached with this report.

Recommendation: Staff recommends approval, subject to the following conditions:

Planning and Zoning:

1. No comments

Public Works:

1. The instrument cannot be recorded until the right-of-way (ROW) abandonment has been acted upon by the Board of Commissioners.
2. Proof of recorded instrument shall be provided to Engineering prior to walking path connection LOC release.

West Wilson Utility District:

1. Developer shall coordinate and comply with WWUD rules and regulations.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1741

Agenda Date: 7/13/2026

Agenda #: 8.B.

Title:

AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE XI, SECTIONS 11-101 THROUGH 11-110, SIGN REGULATIONS

ORDINANCE 2026 -

AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE XI, SECTIONS 11-101 THROUGH 11-110, SIGN REGULATIONS

WHEREAS, the Board of Commissioners desires to repeal Article XI, Sign Regulations, Sections 11-101 through 11-110, in their entirety, and to adopt a new Article XI, Sign Regulations, consisting of Sections 11-101 through 11-121; and

WHEREAS, the Planning Commission considered this request during their meeting of May 21, 2026, and forwarded a positive recommendation to the Board of Commissioners with a vote of 7-0-0; and

WHEREAS, Part B, Article XI, 11-101 through 11-110 Sign Regulations, of the Zoning Regulations, is desired to be repealed in its entirety and replaced as shown in Exhibit A:

Part	Article	Section	Section Title	Action
B	V	11.101-11.110	Sign Regulations	Repeal

; and

WHEREAS, the amendments to Part B, Article XI, Sign Regulations, Sections 11-101 through 11-110, as shown in Exhibit B, are repealed and replaced with Sections 11-101 through 11-121 as set forth in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, as follows:

Section 1. Part B, Article XI. Sign Regulations, Sections 11-101 through 11-110, are hereby repealed in their entirety.

Section 2. Part B, Article XI. Sign Regulations, Sections 11-101 through 11-121, are hereby enacted and adopted in their entirety as set forth in Exhibit A attached hereto.

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.

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.

ORDINANCE 2026 -

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

City of Mt. Juliet
 Land Development Code, Part B – Zoning Regulations
 Article XI. – Sign Regulations

- 11.101 General Provisions
 - 101.1 Conflicting provisions
 - 101.2 Purpose and intent
 - 101.3 Requirements and terms
 - 101.4 Placement
 - 101.5 Design guidelines
 - 101.6 Materials
 - 101.7 External illumination
 - 101.8 Internal illumination
 - 101.9 Maintenance
 - 101.10 Removal of landscape materials
 - 101.11 Prohibited signs
 - 101.12 Non-conforming signs
 - 101.13 Exempt and exception signs
 - 101.14 Waivers and variances
 - 101.15 Violations & Regulatory enforcement
 - 101.16 Definitions

- 11.102 Overview of sign types
- 11.103 Awning signs
- 11.104 Canopy signs
- 11.105 Convenience signs
- 11.106 Development entrance subdivision signs
- 11.107 Directory signs
- 11.108 Drive-thru signs
- 11.109 Flags
- 11.110 Monument signs
- 11.111 Pole banners
- 11.112 Sandwich board (a-frame) signs
- 11.113 Small hanging/projecting signs
- 11.114 Sports field/sports court signs
- 11.115 Temporary commercial signs
- 11.116 Temporary construction site/leasing signs
- 11.117 Temporary non-commercial signs
- 11.118 Temporary real estate signs
- 11.119 Vertical projecting wall signs
- 11.120 Wall signs
- 11.121 Window signs

11.101 General Provisions

11.101.1 *Conflicting provisions*

- A. In case of conflict between this Article or any part hereof, the City, and any other provision of this Code, the provision that establishes the higher standard shall prevail. (Code 1997, tit. 5, ch. 1, § 2; Ord. No. 2008-59, § 2, 9-22-2008)
- B. The provisions of this Article control signage in the City. Any other provisions of the City zoning regulations which purport to control signage are subordinate to the provisions of this Article, unless specifically stated otherwise in this Article. (Code 1997, tit. 5, ch. 1, § 3; Ord. No. 2008-59, § 3, 9-22-2008)

11.101.2 *Purpose and intent*

- A. It is not the purpose or the intent of these provisions to regulate the message displayed on any sign; nor is it the purpose or intent of the provisions to regulate any building design or any display not defined as a sign, or any sign, which cannot be viewed from outside a building. The City's regulations are set forth in an effort to regulate signs by providing an adequate means of expression and to promote the economic viability of the business community, while protecting the City and its citizens from a proliferation of signs of a type, size, location and character that would adversely impact upon the aesthetics of the community and threaten the health, safety and welfare of the community.
- B. The purpose and intent of this section is to:
 1. Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the City in order to promote public health, safety and welfare.
 2. Maintain, enhance, and improve the aesthetic environment of the City by preventing visual clutter that is a threat to traffic safety and is harmful to the appearance of the City.
 3. Improve the visual appearance of the City, while providing effective means of communication consistent with constitutional guarantees.
 4. Provide for fair and consistent enforcement of the sign regulations set forth herein under the regulatory authority of the City.
 5. Encourage the effective use of signs as a means of communication for businesses, organizations, and individuals in the City.
 6. Provide temporary signs in limited circumstances.
 7. Allow a wide variety of sign types in commercial zones, and a more limited variety of signs in other zones, subject to the standards set forth in this article.
 8. Regulate signs in all zoning districts in the City.
 9. Provide a means of wayfinding in the community, thereby reducing traffic confusion and congestion and improving pedestrian and traffic safety.
 10. Preserve the City as a community that is attractive to business.
 11. Minimize the possible adverse effects of signs on nearby public and private property while protecting First Amendment free speech rights.
- C. Severability is intended throughout and within the provisions of this article. If any section, sentence, clause, or phrase of this article is held invalid or unconstitutional by a court of competent jurisdiction, then such judgment shall in no way affect or impair the validity of the remaining portions of this article.

11.101.3 *Requirements and terms*

- A. *Effect.* The effect of this section is to:
 1. Establish a permit system to allow a variety of types of signs in commercial and industrial zones and a limited variety of signs in residential zones, subject to the standards and the permit procedures of this section.
 2. Allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this section, but without a requirement for permits.
 3. Provide for temporary signs in limited circumstances.
 4. Regulate signs in all zoning districts in the City.
 5. Prohibit all signs not expressly permitted by this section.
 6. Provide for the enforcement of the provisions of this section.

B. *Permits required.*

1. *Applicability.* No sign, except those identified in these provisions as being exempt or not requiring a permit, shall be erected, constructed, altered, or relocated without first obtaining a sign permit. All permanent commercial and non-commercial and temporary commercial signs shall be registered on a form provided by the City of Mt. Juliet Planning Department prior to their construction/erection or change of design. All such signs are required to be reviewed.
2. *Authority and execution.* The Planning Department shall be responsible for determining compliance with this Article. The Planning Department shall be responsible for issuing a sign permit.
3. *Fees.* All fees are to be charged for both temporary and permanent signs.
 - a. The fee schedule establishes fees that are reasonable and proportionate, and are intended to recover the City's costs associated with the administration and delivery of planning and development-related services. The Planning Department fee schedule shall be made available to the public through the City of Mt. Juliet's official website or by contacting or visiting the Planning Department or other designated administrative offices.
 - b. Signs placed prior to approval and obtaining the appropriate permits shall be subject to the fee that is one hundred (100) percent of the usual permit fee in addition to the required permit fee (i.e. double permit fee).
4. *Temporary permits.* Temporary commercial signs require registration.
5. *Permit issuance.* Upon the filing of an application for a permanent sign permit for erection, alteration, or relocation of a sign, the Planning Department shall determine whether the application is complete. If the application is not complete, the Planning Department shall notify the applicant of any deficiencies and shall take no steps to process the application until the deficiencies are remedied. Once it is determined that the application is complete, the Planning Department shall:
 - a. Examine the plans and specifications, and location (if required) upon which the proposed sign is to be erected, altered, or relocated.
 - b. Within seven (7) working days of receiving a complete and correct application, upon notification to the applicant and receipt of the required fees, issue a permit if the sign complies with the requirements of this Article, all other ordinances of the City, and upon receipt of the required fee. If the work authorized under a sign permit is not completed within one (1) year, after the date of issuance, the permit becomes null and void.
6. *Approval of electrified signs.* The application for a sign permit for the erection of a sign in which electrical wiring and connections are to be used requires a separate electrical permit and such application may be filed with the City of Mt. Juliet Building & Codes Department upon approval of the sign through the Planning Department.
7. *Approval of ground signs.* The application for a sign permit for the erection of a ground/monument sign which is more than four (4) feet in height (including the footer depth) may require a separate building permit application and which may be filed with the City of Mt. Juliet Building & Codes Department upon approval of the sign registration through the Planning Department. Approval of the sign registration through the Planning Department does not constitute approval through the Building & Codes Department.
8. *Inspection.* The Planning Department may inspect, at such times as deemed appropriate, each sign or other advertising structure regulated by this Article. The purpose of the inspection is to ascertain whether the structure is secure or insecure, whether in need of repair or removal, or not in conformance with the permit application or otherwise in violation of the provisions of this Article. All other inspections, including electrical and building will be performed at the discretion of the Building & Codes Department.
9. *Revocation of permit.* All rights and privileges acquired under the provisions of this Article are mere licenses revocable at any time by the Planning Department. Upon termination or revocation of the sign permit, the applicant shall remove the sign or other advertising structure without cost or expense of any kind to the City. In the event of the failure, neglect, or refusal on the part of the applicant to do so, the City may proceed to remove the same and charge the expense to the applicant or property owner.

C. *Transitional Provisions.*

1. *Existing signs.* All signs legally erected prior to the effective date of the adoption of this Article are considered legal by this Article and may remain in place and in use, subject to certain restrictions on time frames (if applicable for temporary signs), modification, replacement, and other actions affecting the sign, as set forth in this Article.
2. *Existing permits.* All holders of permits for signs issued legally prior to the effective date of this Article may erect signs which are subject of such permits within the times allowed by such permits, and such signs shall then be treated as though they had been erected prior to the effective date of this Article. However, such permits may not be extended or amended unless the sign which is the subject of such permit will conform to all requirements of this Article.
3. *Existing violations.* All violations of the sign regulations repealed by adoption of this Article, shall remain violations of this Article of the City of Mt. Juliet and all penalties and enforcement remedies set forth hereunder shall be available to the City of Mt. Juliet as through the violation were a violation of this Article. However, if the effect of this Article is to make a sign that was formerly nonconforming become conforming, then enforcement actions shall cease except to the extent of collecting penalties (other than removal of the sign) for violations that occurred prior to the effective date of this Article.

D. *Nonconforming signs.* The utilization of a nonconforming sign and/or sign structure, as defined herein, may continue subject to the conditions and requirements noted below.

1. When the use of a property changes, including but not limited to the redevelopment of the site or a change in the use of the business, the sign on that property must be brought into compliance with the provision of this article.
2. Except for repairs, maintenance, and alterations (allowed pursuant to state law), no alterations to a nonconforming sign/sign structure shall be allowed. Unless otherwise allowed by law, any structural or other substantial improvement to a nonconforming sign (except for printing or refinishing/refacing the surface of the existing sign face or sign structure to maintain appearance) shall be deemed an abandonment of the nonconforming status and shall result in the reclassification of such sign as an illegal sign.
3. Prior to any new sign being permitted or constructed on any site, all nonconforming signs that do not constitute off-site signs shall be brought into full compliance with the requirements of this Article.
4. Nothing in this Article shall prevent the strengthening or restoring to a safe condition of any portion of a sign or structure declared unsafe by a City of Mt. Juliet Building Inspector. Such signs may be improved only to bring the sign in conformance with applicable safety requirements. Any structural changes outside of the context for the safety of the structure will be required to be reviewed and may be required to come into conformity with this Article.

11.101.4 Placement

- A. Signs shall be placed according to the applicable sign type requirements.
- B. Signs shall not be placed within the public right-of-way (pude), except those placed by or on behalf of a governmental entity.
- C. All other signs placed in the right-of-way shall be forfeited by the public and shall be immediately confiscated and disposed of by the City.
- D. Signs shall not interfere with or block the site of directional, instructional, or warning signs placed by or on behalf of a governmental entity.
- E. Signs, along with their support, braces, or anchors shall be placed or constructed so as not to obstruct or interfere with any door, window, fire escape or other means of egress light, or ventilation. Signs shall be located so they do not obscure the view of pedestrian or vehicular traffic that would endanger safe movement. Signs shall not be placed to obscure prominent architectural features on a building.
- F. All freestanding signs must remain upright and intact. Any damaged signs must be removed immediately. See subsections 11.115, 11.116, 11.117, and 11.118, for provisions related to Temporary sign type and placement.
- G. All temporary banners must be affixed to the primary building only, that the tenant currently leases/owns. The banner must remain taut, and in place. Any damage to the sign shall constitute the removal from the building immediately.

- H. *Setbacks (temporary and permanent)*. Shall be outside of the right-of-way (row) and public utility drainage easement (pude), with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens and/or motorists.
- I. *Spacing*. For commercial/industrial sign computation, see specific sign type in section 11.101.13. Signs shall be measured from the closest parts of any two signs unless otherwise provided for by this article. Signs shall be oriented toward the street to which they are adjacent.
- J. *Visibility triangle*. All entrance signs and ground/freestanding signs located near the corners of an intersection, shall be located outside of the sight distance triangle. Such triangle shall be measured at a distance of thirty-five (35) feet running parallel along each leg of the road right-of-way (row) connecting them to form a triangular area. This area shall be free of any permanent or temporary signs that may inhibit a clear sight visibility for motorists. Where a private driveway and a right-of-way (row) intersect the distance shall be measured from both sides of the center line of the driveway along the right-of-way (row) or property line to create the visibility triangle.

11.101.5 Design guidelines

- A. All signs shall be designed, constructed, and maintained in accordance with the following standards:
 - 1. *Design review and conformance*. Compliance with the following design standards is required for all new permanent signs including replacement signs for which a permit is required. The Planning Department shall, prior to the issuance of a sign permit as required, review such proposed signs and approve or deny as to conformance with the design standards contained in this Article. Denial and waivers, as applicable and in accordance with section 11.101.14, may be appealed through the Planning Commission.
 - 2. *Design principles*. Signs should be designed with consideration to the effect the sign will have upon the character of the surrounding area. Signs can complement or detract from the character of a building. Therefore, particular attention should be given to the way in which the sign will read and whether its design, size, materials, shape, illumination, location, configuration, and character are appropriate to its intended audience or whether a more appropriate sign could better serve its intended purpose and, at the same time, be less visually disruptive.
 - a. Wall signage should be consistent in size within each development and should be proportional to the building on which each sign is placed. A sign which meets the maximum size limitations may not be appropriate to the scale of the buildings, its architectural features, and the character established by the adjacent buildings.
 - b. Wall signs should match the architectural character of buildings within the development and area of the building on which the sign is to be placed in terms of style, location, configuration, materials, and color.
 - c. Wall signs should not obstruct or crowd architectural elements or details such as cornices, pilasters, windows, and other features which define the design of the building.
 - d. Signs should not be of a material, color, or design that attracts attention excessively and disrupts the public environment.
 - e. Entire signs may not be in the shape of a product or motif (i.e., bottle, burger, or boot); however, it may contain a shape/element within the sign. Signs should be primarily for identifying the business and not predominantly for advertising products sold or services rendered.
 - f. Ground sign bases should be complemented by shrubs, flowers, and/or other landscaping. This landscaping should be of a low-growing variety so as not to block the visibility of the sign. This landscaping should also be designed to hide or shield any external light source.
 - g. All freestanding/ground signs will need to contact the Mt. Juliet Building & Codes Department to verify any required regulations and permits of the City of Mt. Juliet.
 - 3. *Computations*. For commercial/industrial sign computation, see below.
 - a. *Computation of sign area of individual signs*. The sign area shall be determined by computing the area of the smallest square, rectangle, circle, triangle, or combination thereof, that will encompass the extreme limits of the sign face (including open areas within the sign face), writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The sign face describes the entire area of a sign upon, against, or through which the sign copy is placed including any background.

- b. *Computation of area of wall signs.* Wall signs shall be calculated by the total linear feet of the facade they are to be placed upon.
- c. *Computation of area of two-sided signs.* Only one (1) side of a two (2) sided sign shall be included in the computation of the sign area. Where the inside angle of a two (2) sided sign exceeds forty-five (45) degrees, both sign faces shall be counted toward the sign area.
- d. *Computation of height.* Sign height is measured from the average level of the ground below the sign to the topmost point of the sign structure.
- e. The supporting structures shall not be included in the area computation unless utilized as part of the total display area, such as the background.

11.101.6 Materials

- A. Building materials for sign backgrounds, frames, supports, and ornamentation shall:
 1. Be durable and low maintenance; and
 2. Be of the same or higher quality materials as the principal building; and
 3. Have compatible design for all parts of the sign; and
 4. See specifications listed by sign type.
- B. The following materials are prohibited for sign backgrounds, frames, supports, and ornamentation:
 1. Exposed metal poles.
 2. Smooth or split faced concrete blocks, whether painted or unpainted.
 3. Non-treated wood posts, poles, and products.

11.101.7 External Illumination

- A. External illumination of signs shall:
 1. Be achieved by a white, or single-color steady, stationary light of reasonable intensity; Colored lighting shall be of a single shade/color only at a time and must remain static for a minimum period of ten (10) minutes; and
 2. Be shielded so that direct illumination is focused exclusively on the sign area; and
 3. Be shielded from adjacent buildings, streets, and internal drives and should not be so bright as to cause glare on or other nuisances to adjacent properties.
- B. The sign or light source shall not produce glare or illumination that could distract or interfere with the vision of drivers, cyclists, pedestrians, or adjacent property owners. Illumination shall be shielded in such a manner that no direct glare can be seen from any angle.
- C. Any electrical lights or fixtures shall be installed in accordance with Article 600 of the National Electrical Code.

11.101.8 Internal Illumination

- A. Internal illumination of signs shall be limited to light emanating only through the letters, number, logos, and accent lines. The remainder of the signs shall not be illuminated and shall be opaque to prohibit light penetration. The lighting source shall not flash, move, be overly bright, or create a nuisance.
- B. The sign or light source shall not produce glare or illumination that could distract or interfere with the vision of drivers, cyclists, pedestrians, or adjacent property owners. Illumination shall be shielded in such a manner that no direct glare can be seen from any angle.
- C. Exposed neon and LED that is visible are prohibited and shall not be incorporated into the design of a principal building or accessory structure.
- D. Any electrical lights or fixtures shall be installed in accordance with Article 600 of the National Electrical Code.

11.101.9 Maintenance

- A. Signs and the premises surrounding them shall be maintained in a clean, sanitary, and inoffensive condition, free and clear of obnoxious substances, rubbish, and weeds.

- B. Signs together with their support, braces, and anchors, shall be maintained in good and safe conditions, including the periodic application of paint or other weatherproofing materials to prevent rust or other decay. Signs shall not be allowed to deteriorate to a broken, torn, peeling, flaking, rusting, or otherwise decayed conditions.
- C. Temporary signs shall not be allowed to deteriorate to a tattered, torn, or faded condition. Poles/posts must always remain in an upright position. Damaged signs shall be repaired immediately or removed until such time that the repairs are made.
- D. No permanent sign shall be disfigured, have cracked/ripped/peeling paint, bent/broken facing, broken supports, loose appendages/struts. Severely damaged or destroyed signs must be restored or removed. Damaged illuminated signs must be turned off until such time the repair is made.
- E. Any sign with a change of business, occupancy, ownership, or property, etc., shall come into compliance with current code.
- F. If a current business is undergoing a rehab, their current sign may be maintained under the conditions as noted in Section 11.101.3; however, if any structural or size change is deemed necessary, the sign shall come into compliance with current code.

11.101.10 *Removal of Landscape Materials*

Trees, shrubs, non-weed/rubbish type, or other vegetation shall not be trimmed, damaged, destroyed, or removed to increase or enhance the visibility of signs in the following circumstances:

- A. Within public right-of-way (row), unless the work is done pursuant to the express written authorization of the City or State, whichever is appropriate;
- B. On property that is not under the ownership of or control of the person conducting or responsible for the work, unless the work is done pursuant to the express authorization of the person owning the property on which the trees or shrubs are located; or
- C. In any area where trees, shrubs, or other landscapes are required to remain pursuant to this Article.

11.101.11 *Prohibited Signs*

The following signs are prohibited:

- A. Abandoned, dilapidated, or obsolete signs. *See 11.101.9 regarding maintenance requirements that may affect these signs.
- B. Animated signs.
- C. Any other sign not expressly permitted by this Article, the Municipal code, and all applicable building codes.
- D. Beacons, pennants, and streamers, shall not be allowed for temporary or permanent use.
- E. Bench signs with advertisements. Memorial markers and non-profit bench signs are allowed.
- F. Billboards.
- G. Freestanding canopy signs, such as gas stations, convenience markets/stores, and garden centers.
- H. Government imitation signs.
- I. Home occupation signs.
- J. LED electronic message centers or display screen signs. *Only a single, open/closed and/or hours of operation sign is allowed. It shall only be one (1) color and must always remain static.
- K. Moving signs of any type including any sign or device which swings, undulates, or otherwise attracts attention through the movement of parts or through the impression of movement and includes flashing, fluttering, moving, beacons, pennants, revolving, rotating, streamers, windblown, or similar signs or devices. This includes vertical or horizontal wind flags.
- L. Neon lighting (including string/rope type) in commercial and industrial settings.
- M. Noisy mechanical devices.
- N. Flags or flag type signs, including but not limited to blade banners, feather flags, swoop flags, tear drop flags, vertical, or other temporary commercial flags.
- O. Obscene signs, such as those that exhibit statements, words, or pictures of an obscene nature, as provided by state and federal law.

- P. Off-site signs, including but not limited to auction, real estate, garage sale, commercial businesses, etc.
- Q. Permanent commercial signs for residentially occupied dwellings, except temporary signs as permitted by Section 11.117, and 11.118.
- R. Roof signs, including signs painted on roofs or that extend above the lowest point of a roof.
- S. Searchlights or spotlights.
- T. Signs on natural features such as trees and other living vegetation.
- U. Signs projected onto surfaces utilizing light.
- V. Signs in public right-of-way (row), in utility easements, or on utility poles, unless erected by or on behalf of a governmental/utility entity.
- W. String/rope lights attached to or part of a sign, within a window/door or encompassing a building in commercial and industrial settings. See 11.121, for allowed window/door signage.
- X. Trash receptacles, except for providing the name and contact information of the waste company who owns the receptacle.
- Y. Trailer signs, bus or tractor trailer signs, except for providing the name and contact information of the company that owns the trailer/vehicle.
- Z. Vehicle signs that are parked off-site for the purpose of advertising.

11.101.12 Exempt and Exception Signs

The following signs shall be exempt from regulations under this Article:

- A. Federal, State, and Municipal Local signs as regulated are exempt
- B. Traffic control signals.
- C. Sign internal to the building, three (3) feet or more away from the window and door, provided any illumination does not promote a safety hazard to citizens or drivers.
- D. Non-commercial flags in residential zones.
- E. Decals, numbers, names, addresses, and hours that are 2 square feet or less.
- F. Time and temperature signage with no commercial advertisement. If signs are digital, they are to remain static for a minimum period of ten (10) seconds.

11.101.13 Waivers and Variances

The Regional Planning Commission shall have the authority to approve increases in sign area for Commercial and Industrial buildings as prescribed below:

- A. Wall signs for Commercial or Industrial buildings that have a wall dimension greater than three hundred (300) linear feet and a minimum gross floor area of one-hundred thousand (100,000) square feet.
- B. In making their decision, the Regional Planning Commission shall approve additional signage area under this section when it has been determined that the requested signage is in proportion and scale to the size of the building façade to which it is to be installed.

11.101.14 Violations & Regulatory Enforcement

The sign administrator and/or their designees are hereby authorized and directed to enforce all the provisions of this Article. This authority empowers such individuals to perform any necessary inspections, including entering upon private property, and to issue related citations for the enforcement of this Article.

A. Violations.

Any of the following shall be a violation of this Article and shall be subject to the enforcement remedies and penalties provided by this Article, the City of Mt. Juliet Code of Ordinance, and by state law:

1. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;
2. To install, create, erect, or maintain any sign requiring a permit without such a permit;
3. To fail to remove any sign that is installed, created, erected, or maintained in violation of this Article, or for which the sign permit has lapsed; or

4. Failure to comply with any requirement of this Article.
- B. *Violation notice.*
1. *Permanent signs.* The sign administrator, or their designee, shall order the removal of any permanent sign erected or maintained in violation of this Article, providing ten days' written notice to the owner of the premises upon which the offending sign is located to achieve compliance with provisions of this Article. If, after ten (10) days, the property owner has failed to achieve compliance with this Article, a citation to municipal court may be issued. However, when good faith efforts to bring a sign into compliance have begun within ten (10) days of notice of violation, the sign administrator may extend the time for compliance with this Article to a period not to exceed thirty (30) days.
 2. *Temporary signs.* The sign administrator, or their designee, shall order the removal of any temporary sign erected or maintained in violation of this Article, immediately, via in person or written notice to the owner of the premises upon which the offending sign is located to achieve compliance with the provisions of this Article. If an agreement is made due to conditions of removal, the sign administrator or their designee may provide a timeline not to exceed three (3) days for removal. If the signage is not removed immediately or within an agreed time frame, the sign administrator or their designee may issue a citation to the municipal court.
- C. *Impoundment/disposal of signs.* The sign administrator, and their designees, shall have the authority to remove without notice any illegal sign on public property or public right-of-way, including any illegal sign attached to trees, fences, posts, utility poles, or other natural features. Such signs should be considered litter and shall be subject to immediate disposal.
- D. The sign administrator, and their designees, shall have the authority and discretion to remove, without prior notice, any sign on public or private property which, due to its physical condition and/or location, constitutes an immediate threat to the safety of citizens or other passersby. Notice shall, however, be provided to the landowner within ten (10) days of removal of a permanent sign on private property.
- E. *Other Remedies.* Additional remedies include, but are not limited to:
1. Issuing a stop work order for any and all work on any signs.
 2. Seeking an injunction or other order requiring the removal of a sign or the correction of the nonconformity.
 3. The City shall have the right to recover from the owner or person placing such a sign with the full costs of removal and disposal of such sign.
 4. All remedies provided herein shall be cumulative.
- F. Each day that a violation of this Article remains shall constitute a separate offense for purposes of the Court's assessment of fines or penalties.
- G. Violations of this article or failure to comply with any of its requirements shall be fined under the general penalty clause of the City of Mt. Juliet Code of Ordinances.

11.101.15 Definitions

The following definitions shall apply to the interpretation of this article. The definition of the singular form of any defined term also applies to the plural form of the same term.

Abandoned sign- a sign that was lawfully erected on the property in conjunction with a particular use or a lawfully erected temporary sign for which the time period allowed for display of the sign has expired.

A-frame (portable, sidewalk, sandwich board)- a "sandwich-board" style sign that is generally placed on a sidewalk or directly in front of the associated business, outside of the public right-of-way.

Address sign- the official street address of a building or part thereof.

Animated sign- any sign that emits odor, sound, visible matter (smoke/steam), inflatable or similar balloon type, live animals, uses movement or change of lighting to depict action or create a special effect or scene, or any sign that uses fade in/fade out, marching, rolling, flashing, scrolling, or other special effects created with lights, or other means (LED,

LCD and similar technology whether now existing or hereafter created). A sign on which any message changes more frequently than every eight seconds shall be considered an animated sign. Animated attention-attracting devices may include, but are not limited to, the following:

- A. Search lights
- B. Beacons
- C. Rope and or string lights.
- D. Neon lights, except for an incidental sign i.e. open/close sign and a marquee for a movie theater.
- E. Sign spinners and/or people in costumes or any other animated sign design to attract attention for commercial/industrial purposes.

Awning sign- any sign, which is painted, printed, sewed, or otherwise attached to an awning.

Balloon- any spherical shaped inflatable device (excluding mylar balloons) 14 inches or less in diameter, tethered in a fixed location. Often used for promotional events and grand openings. (*See Inflatable)

Banners, pennants and streamers- any sign of fabric or other flexible material that is mounted to a pole, enclosed in a frame, or otherwise mounted to allow movement caused by wind. Flags shall not be considered as banners under this article.

Beacon- See Animated.

Building identification marker- any sign indicating the name of a building or date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

Campaign/election sign- any temporary sign erected on private property for the purpose of supporting a political candidate, stating a position regarding a political or ideological issue, or similar purpose.

Canopy sign- any sign that is a part of, attached to, or made up of an awning, canopy, or other protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Changeable copy sign (manual)- a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign, and without the aid of lighting or electronic means. All words, text, or other display shown on a sign at one time shall be considered one message.

Changeable copy sign (electronic)- a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign, with the aid of lighting (LED or otherwise) or electronic means. All words, text, or other display shown on a sign at one time shall be considered one message. A sign on which any message changes more than every eight seconds shall be considered an animated sign and not a changeable copy sign for purposes of this Article. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not an electronic changeable copy sign for purposes of this Article.

Commercial message- any sign wording, logo, mural, or other representation that directly or indirectly names, or calls attention to a business, product, service, or other commercial activity (includes commercial and industrial businesses).

Community facilities- a church, school, service club, and park and recreation facilities.

Construction sign- a sign conveying information about a building project, such as the name and use of the building being constructed, and the names of architects, engineers, contractors, and other people involved with the construction project.

Convenience (directional/wayfinding) sign- a sign, generally informational or directional, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," or other similar devices.

Decorative artwork- exterior works of art, such as statues, murals, and super graphics that do not advertise a product, service, or business; may include vertical (pole) banners attached at two ends to a light pole.

Dilapidated sign- any sign that is structurally unsound, has defective parts, or needs painting or other maintenance.

Directional sign- a permanent sign erected for or by a public entity for purposes of identification, direction, or public safety.

Façade- the entire wall of any side of a building, including the wall face, parapet, facis, windows, door, canopy, and roof on any complete elevation.

Flag- any fabric or bunting containing distinctive colors, patterns, or symbols that is used as a symbol of a governmental, commercial, or non-commercial entity.

1. *Commercial flag* means any flag which displays a commercial name, message, logo, or symbol.
2. *Decorative flag* means any flag which displays any holiday or seasonal insignia, design or the like which does not include any commercial name, message, logo, or symbol.
3. *Non-commercial/government/civic flag* means any flag displaying a name, message, logo or symbol of any governmental, religious, civic, or nonprofit agency.

Flashing Sign- See animated signs.

Freestanding/ground sign- any sign supported by structures or supports that are anchored in the ground and that are independent of any building or other structure. Freestanding signs include those that are mounted on a pole or designed with a monument base.

Freestanding canopy sign- self-supported, detached rigid structure that is not attached to any building, displaying a message on its surface or soffit. Common uses include gas station pump islands, garden centers, etc.

Front façade- (see animated signs) the front elevation of a building that faces the front property line, as recorded on the plat and/or site plan. If a structure is located on a corner parcel, the side which includes the primary entrance shall be considered the front facade. If a structure located on a corner parcel contains a primary entrance on more than one side, the longer side with a primary entrance shall be considered the front facade.

HOA / Homeowners Association- an incorporated or unincorporated association, organization, or entity, including but not limited to a nonprofit corporation, property owners association, condominium association, or similar body, established for the purpose of owning, managing, maintaining, regulating, or otherwise administering common areas, shared facilities, or other property interests within a development, and enforcing covenants, restrictions, and obligations applicable to such development on behalf of its members or property owners.

Illegal sign- any sign which is a prohibited sign or does not comply with the requirements established herein, is not a lawful nonconforming sign and is not exempted by law from the requirements established herein.

Illuminated sign- any sign that transmits light through its face or any part thereof.

Inflatable sign- (see animated signs) any sign that is either expanded to its full dimensions or supported by gases contained within the sign, or sign parts, at a pressure greater than atmospheric pressure. A temporary inflated sign, which may be stationary or mobile that is used to attract attention, may or may not bear a message. An inflatable stationary sign is anchored in such a fashion that does not allow it to move. An inflatable mobile sign is tethered so that it moves and free floats. For purposes of this definition and Article, a simple helium balloon is not considered to be an inflatable sign.

Menu board- a structure primarily designed for the display of menu items and prices for the purpose of placing orders for such items in conjunction with a restaurant utilizing drive-through or curbside service.

Monument sign- See freestanding/ground.

Mural- (see decorative artwork) any painting or other work of art executed directly on a wall.

Non-commercial- not naming, advertising, or calling attention to a business or commercial product, service, or activity. However, where the name of a business is merely incidental to the primary purpose of a sign displayed on residential property, such as may be the case with a real estate sign or baby announcement, such sign shall be deemed non-commercial. This exception does not apply to at-home businesses.

Nonconforming sign or sign structure- any existing permanent sign or sign structure which does not conform to the provisions of this article but was lawfully erected and complied with the sign regulations in effect at the time it was erected.

Off-site sign- any sign that directs attention to a business, commodity, service, use, or entertainment not exclusively related to, located on, or provided by the premises where such sign is located or to which it is affixed.

On-site sign- any sign that directs attention to a business, commodity, service, use, or entertainment that is related to, located on, or provided by the premises where such sign is located or to which it is affixed. In the case of a real estate office, a sign displaying information about properties that are off-premises, but which are offered for sale or rent by the business on-premises shall be considered an "on-site" sign.

Penants- See Banners, pennants and streamers.

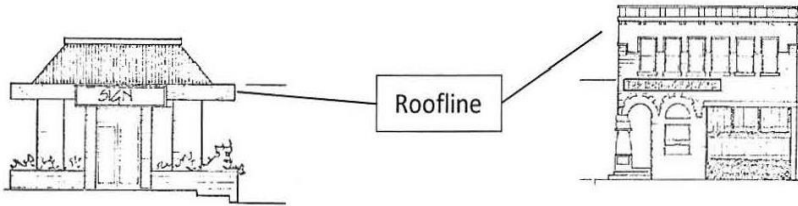
Permanent sign- any sign that is not intended for temporary use or a limited period. A permanent sign is generally affixed or attached to the exterior of a building, or to a pole or other structure, by adhesive or mechanical means, or is otherwise characterized by construction materials, a foundation, or anchoring indicative of an intent to display the sign for more than a limited period.

Pole sign- a freestanding sign supported wholly by one pole placed in the ground.

Public right-of-way/public way- a strip of ground dedicated for public use, usually for a public street, public infrastructure and/or waterway. For the purposes of this Article, such rights-of-way should be considered to extend a minimum of ten feet from the edge of pavement, or to the dedicated right-of-way boundary, whichever is further.

Real estate sign- means a temporary sign erected by the owner, or his agent, advertising the real property upon which the sign is located for rent, lease, or sale.

Roofline- the highest horizontal point of the wall visible to the public, excluding any architectural feature which extends above such apparent horizontal roofline if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.



Roof sign- any sign erected wholly or partially above the roofline.

Scoreboard- a structure located within an athletic field, displaying changing scores and related information; provided, however, the scoreboard may also display additional content, including but not limited to the names and logos of any sponsors.

Sidewalk sign- a "sandwich-board" style sign that is anchored to a concrete sidewalk outside of the public right-of-way. The term "anchored" means tie-downs, weights, or other methods of preventing movement because of winds.

Sign- any device, fixture, placard, or structure that uses color, form, graphic, illumination, symbol, or writing to advertise, announce or identify a person or entity, or to communicate information of any kind.

Sign administration- staff designated by the City Manager as assigned to oversee the enforcement and interpretation of this Article.

Sign area- square foot area enclosed by the perimeter of the sign face. With respect to signs that are composed of individual symbols, letters, figures, illustrations, messages, forms, or panels, sign area shall be considered to include all such components together with their background, surrounding frame, and any cutouts or extensions. The sign area shall not include any supporting structure or bracing.

Sign face- the entire area of a sign on which sign copy is placed, including any background.

Sign structure- any structure that supports, has supported, or can support a sign, including any decorative cover for the sign structure. This definition shall not include a building, fence, wall, or earthen berm.

Small hanging/projecting sign- any sign, other than a wall sign, whose leading edge extends beyond the building or wall to which it is affixed, forming an angle with said building or wall. Typically, it will extend laterally more than 18 inches from the face of such wall.

Snipe sign- any sign that is affixed by any means to trees, rocks, utility poles, light poles, fences, or other similar structures or objects, where the sign does not qualify as an incidental sign allowed pursuant to section 11.101.3 herein.

Special events sign- any sign advertising special temporary events, such as carnivals, festivals, exhibits, and parades, but not including promotional sales or grand opening signs.

Subdivision sign- any sign located at the entrance to a subdivision as defined in this Article, for the purpose of identifying the subdivision.

Subdivision temporary development sign- any temporary sign for the purpose of advertising the sale of lots and the development of the subdivision. The names of participating home builders may be included on such signs. For purposes of this Article, such signs shall not be classified as the same as a construction sign.

Suspended sign- (see small hanging/projecting sign) a sign which is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary sign- any sign not permanently mounted, that is intended for temporary use and a limited period, as allowed by this Article. Temporary signs include but are not limited to political preference signs, construction signs, yard sale signs, help wanted signs and banners which are allowed pursuant to the applicable provisions of this Article. If sign display area or structure is permanent but the message displayed is intended to be displayed for a temporary period, then such a sign shall not be regarded as a temporary sign. See article 3-106.VI, Signs, for temporary uses and events, for signs such as grand openings, now open, commercial sales events, nonprofit festivals, and other special events.

Two sign faces- any sign with two parallel, or nearly parallel, faces back-to-back and constructed on a single set of supports, with messages visible on either side, or a V-type sign with a common support in the center of the V, where the inside angle of the V does not exceed 45 degrees. The width of a sign cabinet (measurement from face to face) shall be the minimum necessary to contain the working components of the sign.







Vehicle sign- flat, one-dimensional signs painted or placed magnetically or otherwise attached on the side of vehicles as long as no other structural support is added to the vehicle. Advertising on vehicles for sale at bona fide automobile dealerships are excluded from this definition.

Wall sign- any sign, other than a projecting sign, that is attached parallel to or painted on any wall of any building, awning, or canopy and projects from the plane of the wall, canopy, or awning less than ten (10) inches. This definition shall not include freestanding walls or multiple sign surfaces. Changeable copy signs shall not be permitted as wall signs.







Window sign- any sign, graphic, or interior design element placed upon the inside or outside of the window pane, or setback less than five feet from the window pane, and used to advertise, announce, or identify a person or entity, or to communicate information of any kind, or to draw visual attention to the business or use, and which is visible from off-site or the public right-of-way. For purposes of this article, window signs may be permanent or temporary and are subject to applicable provisions herein.

11.102 Overview of Sign Types

The following table provides an overview of all sign types. Signs shall comply not only with the general requirements set forth in this chart, but also with the General Provisions of this Article, and all additional standards, specifications, and tables for the applicable sign type as provided in subsequent sections of this Article. The photographs provided are for illustrative purposes only and are intended as examples; they are not exhaustive or all-inclusive.

Sign Type Description	Illustration	Permitted District
<p>Awning Sign: A sign that is part of or attached to the front face of an awning attached to a ground floor retail storefront/tenant space.</p>		<p>Commercial & Industrial</p>
<p>Canopy Sign: A sign that is attached to the front face of a canopy attached to a building.</p>		<p>Commercial & Industrial</p>
<p>Convenience Sign (directional/wayfinding): A small, ground mounted sign for pedestrian and vehicular circulation within a site.</p>		<p>Commercial & Industrial</p>
<p>Development Entrance Sign (subdivision): A ground mounted sign located at the entrance to a development, typically associated with residential subdivisions.</p>		<p>Residential</p>
<p>Directory Sign: A small sign that is flat against the building façade and mounted or applied directly to the building for informational or directional purposes only. Not to be utilized for advertisement.</p>		<p>Commercial & Industrial</p>
<p>Drive-Thru Sign: Commercial signage, both manual and/or static digital signs strictly for the intent to provide menu options for customers.</p>		<p>All Districts (where drive-thru restaurants are allowed)</p>
<p>Flag: A piece of cloth, typically rectangular, attached by one (1) edge to a pole.</p>		<p>All Districts</p>

11.102 Overview of Sign Types (Cont.)

Sign Type Description	Illustration	Permitted District
<p>Monument Sign: A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.</p>		<p>Commercial & Industrial</p>
<p>Pole Banners: A piece of cloth, typically rectangular attached to one (1) edge of a pole, and may be temporary in nature.</p>		<p>All Districts</p>
<p>Sandwich Board Sign: A pair of advertisement boards (sometimes referred to as A-frame), connected at the top by straps or hinge designed to be placed on the sidewalk in front of the retail storefront/tenant space</p>		<p>Commercial & Industrial</p>
<p>Small Hanging/Projecting Sign: A small sign that either hangs from beams, brackets, or poles or that projects from poles or brackets from the building.</p>		<p>Commercial and Industrial</p>
<p>Sports Field/Sports Court: A sign that is located within a sports arena, field, or complex.</p>		<p>All Districts</p>
<p>Temporary Commercial Sign: A sign intended for temporary use for commercial and site/leasing signs and temporary non-commercial and industrial activities other than temporary construction.</p>		<p>Commercial & Industrial</p>

11.102 Overview of Sign Types (Cont.)

Sign Type Description	Illustration	Permitted District
<p>Temporary Construction/Leasing sign: A sign on an active construction site intended for temporary use during the construction/leasing period.</p>		<p>All Districts</p>
<p>Temporary Non-commercial sign: A sign intended for temporary use other than temporary construction site or commercial signs. Temporary non-commercial signs include election and campaign signs.</p>		<p>All Districts</p>
<p>Temporary Real Estate sign: A sign to offer property for sale or lease intended for temporary use.</p>		<p>All Districts</p>
<p>Vertical Projecting wall sign: A vertically oriented sign that projects from a commercial/mixed-use building that is two (2) or more stories and front a street intersection.</p>		<p>Commercial and Industrial</p>
<p>Wall Sign: A sign that is flat against the building facade and mounted or applied directly to the building.</p>		<p>Commercial and Industrial</p>
<p>Window Sign: A sign placed within, affixed to, in contact with, or located within twelve (12) Inches of a window and intended to be seen</p>		<p>Commercial and Industrial</p>

11.103 Awning Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is part of or attached to the front face of an awning attached to a ground floor retail storefront/tenant space.

C. Standards

<i>Permitted Districts</i>	Commercial & Industrial
<i>Quantity</i>	Maximum of one (1) per main entrance, per storefront on the ground floor.
<i>Sign Area</i>	Maximum of one (1) square foot per linear foot of retail storefront/tenant space façade. Maximum sign face, thirty (30) square feet.
<i>Placement</i>	Awning face or valance.
<i>Height</i>	Maximum height of the awning from ground level is sixteen (16) feet. Minimum height is eight (8) feet.
<i>Materials</i>	Outdoor rated materials as approved in section 11.101.6.
<i>Lighting</i>	External Illumination only.
<i>Additional Standards</i>	N/A

11.104 Canopy Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is attached to the front face of a canopy attached to a building.

C. Standards

Permitted Districts Commercial & Industrial.

Quantity	Maximum of one (1) sign per canopy per building façade and may be used only if no wall or awning sign exists on the building façade.
Sign Area	Maximum of one (1) square foot per linear foot of retail storefront/tenant space façade with a maximum sign face of thirty (30) square feet.
Placement	Shall not project above or below the canopy or be located above the building roofline at the lowest point.
Projection	Maximum of six (6) inches from the canopy face.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External and internal illumination only.
Additional Standards	Animated and changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.105 Convenience Sign (directional/wayfinding Sign)

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A small, ground mounted sign for pedestrian and vehicular circulation within a site.

C. Standards

Permitted Districts Commercial and Industrial.

Quantity	Maximum of one (1) per entrance and one (1) per exit, which may be dual faced. Limited additional signs may be approved when they are not visible from the right-of-way (row), such as pick-up or online ordering, etc. The City reserves the right to dictate the location of convenience signs.
Sign Area	May have up to two (2) sides (dual faced). No side shall exceed four (4) square feet per side.
Placement	Shall be outside the right-of-way (row) and public utility drainage easement (pude), with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.
Height	Maximum mounting height of eight (8) feet measured to the top edge of the sign.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External or internal illumination only.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.106 Development Entrance Sign (subdivision)

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A ground mounted sign located at the entrance to a development, typically associated with subdivisions.

C. Standards

Permitted Districts Residential Only.

Quantity Maximum of two (2) for each entrance into the development.

Sign Area May have up to two (2) sides (dual faced) with a maximum of fifty (50) square feet per side.

Placement Shall be outside the right-of-way (row) and public utility drainage easement (pude), with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.

Height Monument/Entrance columns and/or walls shall not exceed ten (10) feet in height.

Materials Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.

Lighting External and internal illumination only.

Additional Standards Must include landscape in the form of trees, shrubs, and groundcover. Walls and the landscape shall be maintained by the HOA if one exists. If no HOA exists, then the developer of the property shall designate a person or entity to maintain the sign. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.107 Directory Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A small sign that is flat against the building façade and mounted or applied directly to the building for informational or directional purposes only. Not to be utilized for advertisement.

C. Standards

Permitted Districts Commercial and Industrial.

Quantity	Maximum of one (1) for each entrance into a building.
Sign Area	Maximum of sixteen (16) square feet per building façade, in addition to the other permitted signage on the building.
Placement	Maximum of six (6) inches in depth from the building façade and located at or near the entrance to the building.
Height	Maximum of eight (8) feet to the top of the sign area (from the ground level).
Materials	Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.
Lighting	External and internal illumination only.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.108 Drive-Thru Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

Commercial signage, both manual and/or static digital signs strictly for the intent to provide menu options for customers.

C. Standards

Permitted Districts All districts where drive-thru restaurants are allowed.

Quantity Maximum of one (1) standard menu board and one (1) pre-sell menu board per drive-thru lane. Curbside service style restaurants may have one (1) menu board per bay/stall.

Sign Area Standard menu board may have a maximum sign face not to exceed forty (40) square feet. Pre-sell menu board may have a maximum sign face not to exceed twenty (20) square feet. Curbside service menu board may have a maximum sign face not to exceed six (6) square feet.

Placement Signage must be outside of the lane of travel and within a pre-determined area according to all site plan approvals. Pre-existing restaurants must have all placements approved prior to issuance of any permits.

Height Maximum height for all drive-thru, pre-sell, and curbside boards shall not exceed six (6) feet.

Materials Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.

Lighting Internal illumination only.

Additional Standards All digital signage (electronic changeable copy) must remain static at all times, except to update the menus from one time frame to another, such as breakfast to dinner. Signs must be turned off at close of business and may not be turned back on until such time the business re-opens.

11.109 Flag

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A piece of cloth, typically rectangular attached by one edge to a pole.

C. Standards

Permitted Districts All Districts.

Quantity Maximum of twelve (12) non-commercial per lot.

Sign Area Maximum width of the flag shall not exceed one-fourth (1/4) the height of the pole (e.g. forty (40) foot pole = maximum width of ten (10) feet). No more than two (2) flags per pole, with the lower flag not to exceed the overall size of the top flag.

Placement No flag may contain a commercial (advertisement) message. The flag shall be located outside of any right-of-way or public utility drainage easement.

Height Maximum of fifty (50) feet or twenty (20) feet for rooftop poles.

Materials Bunting or fabric.

Lighting External illumination only. Recommended by the U.S. Flag Code (36 U.S.C. § 174), if flying an American flag at nighttime, use dedicated ground based spotlights or top mounted lighting to ensure the flag is clearly visible, aiming for a ten (10) foot diameter coverage to avoid glare, with ideal fixtures providing one-hundred fifty (150) lumens and narrow beams for a twenty-four seven (24/7) display.

Additional Standards N/A

11.110 Monument Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

C. Standards

Permitted Districts Commercial & Industrial.

<i>Quantity</i>	Maximum of two (2) per street frontage with a maximum of six (6) signs per lot.
<i>Sign Area</i>	May have up to two (2) sides with a maximum of one hundred (100) square feet per side.
<i>Placement</i>	Shall be outside the right-of-way (row) and public utility drainage easement (pude) with a minimum of ten (10) from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizen or motorists. Signs must be a minimum of five hundred (500) feet apart.
<i>Height</i>	The maximum height shall not exceed fifteen (15) feet in all zoning classifications, except CMU and CI districts where the maximum height shall be thirty (30) feet.
<i>Materials</i>	Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.
<i>Lighting</i>	External illumination only.
<i>Additional Standards</i>	No new pylon signs will be allowed. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.111 Pole Banners

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A piece of cloth, typically rectangular attached by one edge to a pole and may be temporary in nature.

C. Standards

<i>Permitted Districts</i>	All Districts.
<i>Quantity</i>	Maximum of two (2) dual sided banners per pole.
<i>Sign Area</i>	Maximum sign area is two (2) feet width by four (4) feet height, per flag.
<i>Placement</i>	The pole banner shall be located outside of any right-of-way (row) or public utility drainage easement (pude).
<i>Height</i>	Pole banners shall be a minimum of eight (8) feet from ground level at the bottom edge of the pole banner.
<i>Materials</i>	Outdoor rated materials as approved in section 11.101.6. Poles shall be decorative metal.
<i>Lighting</i>	External illumination only if coming via a light source existing on the pole.
<i>Additional Standards</i>	N/A

11.112 Sandwich Board (A-frame) Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A pair of advertisement boards (sometimes referred to as a-frame), connected at the top by straps or hinge designed to be placed on the sidewalk in front of the retail storefront/tenant space.

C. Standards

Permitted Districts All Commercial & Industrial

Quantity Maximum of one (1) per ground floor retail storefront/tenant space, not to exceed one (1) sign per tenant for multi-tenant complexes and one (1) sign per building for single tenant buildings.

Sign area May have up to two (2) sides (dual faced) with a maximum of six (6) square feet per side.

Placement On the sidewalk in front of the retail storefront/tenant space and shall maintain forty-eight (48) inches of sidewalk clearance for pedestrian circulation and shall adhere to all ADA regulations.

Height Maximum of four (4) feet at the top of the sign area.

Materials Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6. Plastic is not allowed.

Lighting No external or internal illumination.

Additional Standards Must be removed and stored indoors at the close of business each day. This is a permanent sign and will require a permit. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.113 Small Hanging/Projecting Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A small sign that either hangs from beams, brackets, or poles or that projects from poles or brackets from the building.

C. Standards

Permitted Districts Commercial and Industrial

Quantity	Maximum of one (1) per building main entrance, in lieu of a wall sign. One (1) hanging/projecting sign is allowed per individual business principal entrance, in lieu of an awning, canopy, or wall sign for retail centers with multiple tenants.
Sign Area	May have up to two (2) sides (dual faced), with a maximum of four (4) square feet per side.
Placement	Minimum clearance of eight (8) feet from the ground level. Projects from the building façade at a ninety (90) degree or at a forty-five (45) degree angle when placed at a corner of a building. Maximum of two (2) feet from the building façade, inclusive of the bracket depth.
Height	Maximum height shall be the roofline or top of the windowsill. The minimum height at the bottom of the sign is eight (8) feet.
Materials	Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.
Lighting	External or internal illumination only.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information. For buildings with two (2) or more stories, refer to 11.119, vertical projecting signs.

11.114 Sports Field/Sports Court Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is located within a sports arena, field, or complex.

C. Standards

<i>Permitted Districts</i>	All districts.
<i>Quantity</i>	N/A
<i>Sign Area</i>	No sign shall exceed thirty-two (32) square feet, except in the case of the scoreboards, which are exempt.
<i>Placement</i>	Shall face only into the sports field or sports court. Projects from the building façade at ninety (90) degree or at a forty-five (45) degree angle when placed at a corner of a building. Maximum of two (2) feet from the building façade, inclusive of the bracket depth.
<i>Height</i>	Fence signage shall not be higher than the top of the fence to which it is attached.
<i>Materials</i>	Outdoor rated materials as approved in section 11.101.6.
<i>Lighting</i>	External illumination only, except for digital scoreboards, which shall adhere to the internal illumination standards provided in section 11.101.8.
<i>Additional Standards</i>	For buildings with two (2) or more stories, refer to section 11.119, Vertical projecting signs.

11.115 Temporary Commercial Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign intended for temporary use for commercial and industrial activities other than temporary construction site/leasing signs and temporary non-commercial activities.

C. Standards

Permitted Districts Commercial and Industrial Districts

Quantity One (1) sign per lot, per permit. Single lots with multiple businesses are limited to no more than one (1) sign per business. Only six (6) permits per business, per calendar year, shall be issued, with each permit limited to fourteen (14) consecutive days.

Sign Area The sign is limited to twenty (20) square feet per sign face, may be dual sided.

Placement Shall be outside of the right-of-way (row) and any public utility drainage easement (pude) with a minimum of ten (10) feet from the edge of the street or curb. Signage cannot impede line of sight.

Height Maximum of four (4) feet for freestanding signs from ground level.

Materials Outdoor rated materials as approved in section 11.101.6. Freestanding signs must be rigid and include either metal frames or wire/step stakes. Banners must be able to be adhered tautly to the building façade and utilize grommets or eyelets.

Lighting Illumination is prohibited.

Additional Standards Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information. All freestanding signs must remain upright and intact. Special and/or temporary event signage is only allowed one week prior to the event and must be removed no later than the day following the cessation of the event. All signage must be on-site only, as off-site placement is prohibited for any and all temporary signs. Sign permits must have a thirty (30) day lapse in between issuance of permits.

11.116 Temporary Construction Site / Leasing Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign on an active construction site intended for temporary use during the construction/leasing period.

C. Standards

Permitted Districts All Districts

Quantity Six (6) signs per project.

Sign Area May have up to two (2) two sides (dual-faced) with a maximum of fifty (50) square feet per side. Signs may include the developer, architect, engineer, general contractor and finance company.

Placement Shall be outside of the right-of-way (row) and any public utility drainage easement (pude). All signs must be a minimum of one thousand (1000) linear feet apart and may be placed at a maximum of a forty-five (45) degree angle. Signage cannot impede line of sight.

Height Maximum of eight (8) feet from ground level.

Materials Outdoor rated materials as approved in section 11.101.6.

Lighting Illumination is prohibited.

Additional Standards Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information. Signs associated with nonresidential and mixed-use development shall be removed, no later than five (5) days following the issuance of the Certificate of Occupancy. Signs associated with residential development including multi-family leasing signs shall be removed after seventy-five (75) percent build out or three (3) years, whichever occurs first.

11.117 Temporary Non-commercial Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign intended for temporary use other than temporary construction site or commercial signs. Temporary non-commercial signs include election and campaign signs.

*Election/Campaign signs are regulated by T.C.A. 2-7-143.

C. Standards

Permitted Districts All Districts

Quantity ~~One (1)~~ Two signs per candidate/issue/subject with no duplicate signs allowed.

Sign Area The signs are limited to sixteen (16) square feet per sign face for residentially zoned properties, and a maximum of thirty-two (32) square feet per sign face for non-residentially zoned properties.

Placement Signs are allowed on private property with the permission of the property owner. Shall be outside the right-of-way (row) and public utility drainage easement (pude) with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.

Height N/A

Materials Outdoor rated materials as approved in section 11.101.6.

Lighting Illumination is prohibited.

Additional Standards All freestanding signs must remain upright and intact. Any damaged signs must be removed immediately or are subject to removal and disposal. All garage sale signs must be on-site only. Garage sale signs are allowed to be placed two (2) days prior to the sale and must be removed by the day following the sale. Permitted special and/or temporary event signage is only allowed one (1) week prior to the event and must be removed no later than the day following the cessation of the event. Election/political signs are allowed sixty (60) days prior to early voting and must be removed within five (5) days following the end of the election.

11.118 Temporary Real Estate Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign to offer property for sale or lease, intended for temporary use.

C. Standards

Permitted Districts All districts.

Quantity One (1) sign is allowed per property, unless specified in the additional standards section.

Sign Area Residential zones are limited to a sign face not to exceed ten (10) square feet and commercial or industrial sites shall not exceed twenty (20) square feet per sign face. All signs may be dual sided.

Placement Signs may only be placed upon the property which is for sale or lease. Signs are allowed on private property with the permission of the property owner. Shall be outside of the right-of-way (row) and public utility drainage easement (pude) with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.

Height Residential signs are limited to a maximum of four (4) feet in height, and commercial or industrial sites are limited to a maximum of eight (8) feet in height.

Materials Outdoor rated materials as approved in section 11.101.6.

Lighting Illumination is prohibited.

Additional Standards Properties with corner or double frontage lots, one (1) such sign may be displayed on each of the two (2) frontages. These two (2) signs shall be separated by at least one hundred (100) feet. Properties in excess of three (3) acres may include up to two (2) additional real estate signs, provided such signs are spaced at five hundred (500) feet intervals. All freestanding signs must remain upright and intact. Signs may remain for as long as the property is for sale, auction, rental, or lease and shall be removed within three (3) days of closing of the sale, end of the auction, or rental/lease of the property. Open house signage may be placed on the same property under the same size requirements as shown above. The open house signs shall be allowed no more than two (2) days before the open house is to begin and must be removed following the end of the open house. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

11.119 Vertical Projecting Wall Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

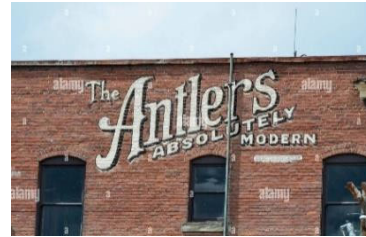
A vertically oriented sign that projects from a commercial/mixed-use building that is two or more stories and front a street intersection.

C. Standards

<i>Permitted Districts</i>	Commercial and Industrial
<i>Quantity</i>	Maximum of one (1) per tenant and may be used only if no other awning, canopy, wall, or hanging sign exist on the ground floor, retail storefront/tenant space below.
<i>Sign Area</i>	Maximum of twenty (20) square feet or one (1) square foot per linear foot of building façade for which the fascia sign is to be placed upon, whichever is less.
<i>Placement</i>	At the corner of the building or at the change in massing near the corner of the building. Shall not project below the window header of the first floor. Shall not project above the cornice of a two (2) story building or above the windowsills of the third story of a building with more than two (2) stories. Shall project from the building façade at a ninety (90) degree angle or at a forty-five (45) degree angle when placed at a corner of a building. Shall be a maximum of three (3) feet from the building façade, inclusive of bracket depth. Brackets connecting the sign to the building façade shall be a minimum depth of one (1) foot and a maximum of one and a half (1.5) feet. For single story buildings, refer to section 11.113.
<i>Height</i>	Maximum height shall be the roofline or top of the windowsill. The minimum height at the bottom of the sign is eight (8) feet.
<i>Materials</i>	Outdoor rated material, as approved in section 11.101.6.
<i>Lighting</i>	External or internal illumination only.
<i>Additional Standards</i>	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

11.120 Wall sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is flat against the building façade and mounted or applied directly to the building.

C. Standards

Permitted Districts	Commercial and Industrial
Quantity	Maximum of one (1) per building façade, per business/tenant. Wall signs are allowed only if no awning, canopy, or hanging sign exists on the building.
Sign Area	Maximum of two (2) square foot per linear foot of building façade, with no single sign exceeding three hundred (300) square feet.
Placement	Maximum height shall be the main roofline of the uppermost full story. Signs are not allowed to be placed upon any parapet or similar type walls above the main roofline. Please refer to section 11.101.5, design guidelines for additional placement information.
Projection	Maximum of six (6) inches from the building façade.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External or Internal illumination only.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

11.121 Window Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign placed within, affixed to, in contact with, or located within twelve (12) inches of a window and intended to be seen from the exterior.

C. Standards

<i>Permitted Districts</i>	Commercial and Industrial
<i>Quantity</i>	Maximum of four (4) per business.
<i>Sign Area</i>	Maximum of fifteen (15) percent of an individual window area. In cases where windows are grouped, the sign area shall not exceed fifteen (15) percent of the window grouping area.
<i>Placement</i>	Fully within the interior of the building and attached directly to or mounted within thirty-six (36) inches of the inside of the business. No window signage shall block line of sight directly into the building and any solid background striping or the like should be placed at the top or bottom of the window feature, as a safety standard.
<i>Height</i>	N/A
<i>Materials</i>	Metal, paper, cloth, or other related materials as approved in section 11.101.6. Window per or other visual blocking materials are strictly prohibited.
<i>Lighting</i>	Commercial/industrial businesses may have one (1) interior LED or lighted sign stating open/closed and one (1) for hours of operation by permit only and shall comply with all other standards of this section. Neon, rope, and/or string lights are strictly prohibited.
<i>Additional Standards</i>	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

ARTICLE XI. SIGN REGULATIONS¹

Sec. 11-101. Purpose and intent.

~~It is not the purpose or the intent of these provisions to regulate the message displayed on any sign; nor is it the purpose or intent of the provisions to regulate any building design or any display not defined as a sign, or any sign which cannot be viewed from outside a building. The City's regulations are set forth in an effort to regulate signs by providing an adequate means of expression and to promote the economic viability of the business community, while protecting the City and its citizens from a proliferation of signs of a type, size, location and character that would adversely impact upon the aesthetics of the community and threaten the health, safety and welfare of the community.~~

- ~~a. Regulate the number, location, size, type, illumination and other physical characteristics of signs within the City in order to promote the public health, safety and welfare.~~
- ~~b. Maintain, enhance and improve the aesthetic environment of the City by preventing visual clutter that is a threat to traffic safety and is harmful to the appearance of the City.~~
- ~~c. Improve the visual appearance of the City while providing for effective means of communication consistent with constitutional guarantees.~~
- ~~d. Provide for fair and consistent enforcement of the sign regulations set forth herein under the regulatory authority of the City.~~
- ~~e. Encourage the effective use of signs as a means of communication for businesses, organizations and individuals in the City.~~
- ~~f. Provide for temporary signs in limited circumstances.~~
- ~~g. Allow a wide variety of sign types in commercial zones, and a more limited variety of signs in other zones, subject to the standards set forth in this article.~~
- ~~h. Regulate signs in all zoning districts in the City.~~
- ~~i. Provide a means of way finding in the community, thereby reducing traffic confusion and congestion and improving pedestrian and traffic safety.~~
- ~~j. Preserve the City as a community that is attractive to business.~~
- ~~k. Minimize the possible adverse effects of signs on nearby public and private property while protecting First Amendment free speech rights.~~
- ~~l. Severability is intended throughout and within the provisions of this article. If any section, sentence, clause, or phrase of this article is held invalid or unconstitutional by a court of competent jurisdiction, then such judgment shall in no way affect or impair the validity of the remaining portions of this article.~~

¹Editor's note(s)—Ord. No. 2016-30, § 1(Exh. A), adopted June 13, 2016, repealed the former art. XI., §§ 11-101—11-110, and enacted a new art. XI as set out herein. The former art. XI pertained to similar subject matter and derived from Ord. No. 2014-21, § 1(Exh. A), adopted March 24, 2014

~~Sec. 11-102. General provisions, requirements and terms.~~

A sign may be erected, placed, established, painted, created or maintained on private property in Mt. Juliet and the Planning Region only in conformance with the standards, procedures, exemptions, and other requirements of this section.

~~A. — Effect. The effect of this section is to:~~

- ~~1. — Establish a permit system to allow a variety of types of signs in commercial and industrial zones and a limited variety of signs in residential zones, subject to the standards and the permit procedures of this section.~~
- ~~2. — Allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this section, but without a requirement for permits.~~
- ~~3. — Provide for temporary signs in limited circumstances.~~
- ~~4. — Regulate signs in all zoning districts in the City.~~
- ~~5. — Prohibit all signs not expressly permitted by this section.~~
- ~~6. — Provide for the enforcement of the provisions of this section.~~

~~B. — Permits required.~~

- ~~1. — Applicability. No sign, except those identified in these provisions, as being exempt or not requiring a permit, shall be erected, constructed, altered or relocated without first obtaining a sign permit. All permanent commercial and non-commercial and temporary commercial signs shall be registered on a form provided by the City of Mt. Juliet Planning Department, prior to their construction/erection or change of design. All such signs are required to be reviewed. Signs placed prior to approval and obtaining the appropriate permits, shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fee (i.e. double permit fee).~~
- ~~2. — Authority and execution. The Planning Department shall be responsible for determining compliance with this ordinance. The Planning Department shall be responsible for issuing a sign permit.~~
- ~~3. — Temporary permits. Temporary commercial signs require registration, no fee is required.~~
- ~~4. — Permit issuance. Upon the filing of an application for a permanent sign permit for erection, alteration or relocation of a sign, the Planning Department shall, determine whether the application is complete. If the application is not complete, the Planning Department shall notify the applicant of any deficiencies, and shall take no steps to process the application until the deficiencies are remedied. Once it is determined that the application is complete the Planning Department shall:
 - ~~a. — Examine the plans and specifications, and location (if required) upon which the proposed sign is to be erected, altered or relocated.~~
 - ~~b. — Within seven working days of receiving a complete and correct application, upon notification to the applicant and receipt of the required fees, issue a permit if the sign complies with the requirements of this ordinance, all other ordinances of the City and upon~~~~

receipt of the required fee. If the work authorized under a sign permit is not completed within one year, after the date of issuance, the permit becomes null and void.

5. ~~Approval of electrified signs.~~ The application for a sign permit for the erection of a sign in which electrical wiring and connections are to be used, require a separate electrical permit and such application may be filed with the City of Mt. Juliet Building Codes Department upon approval of the sign through the Planning Department.
 6. ~~Approval of ground signs.~~ The application for a sign permit for the erection of a ground/monument sign which is in excess of four feet in height and will require footers, may require a separate building permit application and which may be filed with the City of Mt. Juliet Building Codes Department upon approval of the sign registration through the Planning Department. Approval of the sign registration through the Planning Department does not constitute approval through the Building Codes Department.
 7. ~~Inspection.~~ The Planning Department may inspect, at such times as deemed appropriate, each sign or other advertising structure regulated by this ordinance. The purpose of the inspection is to ascertain whether the structure is secure or insecure, whether in need of repair or removal, or not in conformance with the permit application or otherwise in violation of the provisions of this section. All other inspections, including electrical and building will be performed at the discretion of the Building Codes Department.
 8. ~~Revocation of Permit.~~ All rights and privileges acquired under the provisions of this section are mere licenses revocable at any time by the Planning Department. Upon the termination or revocation of the sign permit, the applicant shall remove the sign or other advertising structure without cost or expense of any kind to the City. In the event of the failure, neglect or refusal on the part of the applicant to do so, the City may proceed to remove the same and charge the expense to the applicant or property owner.
- C. ~~Transitional provisions.~~
1. ~~Existing signs.~~ All signs legally erected prior to the effective date of this ordinance are considered legal by this ordinance and may remain in place and in use, subject to certain restriction on time frames (if applicable for temporary signs), modification, replacement and other actions affecting the sign, as set forth in this ordinance.
 2. ~~Existing permits.~~ All holders of permits for signs issued legally prior to the effective date of this ordinance may erect the signs which are the subject of such permits within the times allowed by such permits, and such signs shall then be treated as though they had been erected prior to the effective date of this ordinance. However, such permits may not be extended or amended unless the sign which is the subject of such permit will conform to all of the requirements of this ordinance.
 3. ~~Existing violations.~~ All violations of the sign regulations repealed by this ordinance shall remain violations of this ordinances of the City of Mt. Juliet and all penalties and enforcement remedies set forth hereunder shall be available to the City of Mt. Juliet as though the violation were a violation of this ordinance. However, if the effect of this ordinance is to make a sign that was formerly nonconforming become conforming, then enforcement action shall cease except to the extent of collecting penalties (other than removal of the sign) for violations that occurred prior to the effective date of this ordinance.
- D. ~~Nonconforming signs.~~ The utilization of a nonconforming sign and/or sign structure, as defined herein, may continue subject to the conditions and requirements noted below. When the use of a property changes (including but not limited to the redevelopment of the site or a change in the use of the business, the sign on that property must be brought into compliance with the provision of this article.

1. ~~With the exception of repairs, maintenance and alterations (allowed pursuant to state law), no alterations to a nonconforming sign/sign structure shall be allowed. Unless otherwise allowed by law, any structural or other substantial improvement to a nonconforming sign (except for printing or refinishing/refacing the surface of the existing sign face or sign structure so as to maintain the appearance) shall be deemed an abandonment of the nonconforming status and shall result in the reclassification of such sign as an illegal sign.~~
2. ~~Prior to any new sign being permitted or constructed on any site, all nonconforming signs that do not constitute off-site signs shall be brought into full compliance with the requirements of this ordinance.~~

~~Nothing in this ordinance shall prevent the strengthening or restoring to a safe condition of any portion of a sign or structure declared unsafe by a City of Mt. Juliet Building Inspector. Such signs may be improved only to bring the sign in conformance with applicable safety requirements. Any structural changes outside of the context for the safety of the structure will be required to be reviewed and may be required to come into conformity with the current Sign Ordinance regulations.~~

- E. ~~*Violations.* Violation of the provisions of this article or failure to comply with any of its requirements shall constitute a misdemeanor and shall be punished as provided by law. Each day such violation exists shall be deemed a separate offense and punishable by a fine of no more than \$500.00 per day, as well as any action permitted at law to enjoin or prevent a violation of this article.~~

~~City of Mt. Juliet staff may immediately remove temporary commercial signs which are in violation of this article. For Permanent sign violations, please reference, section 11-109, Administration and Enforcement, subsection B for regulatory enforcement.~~

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016)

~~Sec. 11-103. Design guidelines and standards.~~

~~All signs shall be designed, constructed and maintained in accordance with the following standards:~~

- A. ~~*Design review and conformance.* Compliance with the following design standards is required for all new permanent signs including replacement signs for which a permit is required as per Appendix, Table A. The Planning Department shall, prior to the issuance of a sign permit as required, review such proposed signs and approve or deny as to conformance with the design standards contained in this ordinance. Denials and waivers, as applicable and in accordance with section 11-109, may be appealed through the Planning Commission.~~
- B. ~~*Design principles.* Signs should be designed with consideration to the effect the sign will have upon the character of the surrounding area. Signs can complement or detract from the character of a building. Therefore, particular attention should be given to the way in which the sign will read and whether its design, size, materials, shape, illumination, location, configuration, and character are appropriate to its intended audience or whether a more appropriate sign could better serve its intended purpose and, at the same time, be less visually disruptive.~~
- C. ~~*Design guidelines.*~~
 1. ~~Wall signage should be consistent in size within each development and should be proportional to the building on which each sign is placed. A sign which meets the maximum size limitations may not be appropriate to the scale of the buildings, its architectural features and the character established by the adjacent buildings.~~

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2. ~~Wall signs should match the architectural character of buildings within the development and area of the building on which the sign is to be placed in terms of style, location, configuration, materials and color.~~
 3. ~~Wall signs should not obstruct or crowd architectural elements or details such as cornices, pilasters, windows and other features which define the design of the building.~~
 4. ~~Sign materials must be permanent, durable, low maintenance and of similar quality to the principal structure. Appropriate materials for ground sign background, frame, support and ornamentation includes brick, natural stone (including panels and limitation stone), wood and EIFS or similar material when use in combination with brick or stone.~~
 5. ~~Signs consisting of plastic faced channel letters should not be more than two colors. However, this is not to say that logos and other accents combined with letters may not have other colors. Any back lighting should be white in color.~~
 6. ~~Signs should not be of a material, color or design that attracts attention excessively and disrupts the public environment.~~
 7. ~~Entire signs may not be in the shape of a product or motif, i.e. soda bottle, burger or boot, however, may contact a shape/element within the sign.~~
 8. ~~Signs should be primarily for identifying the business and not predominantly for advertising products sold or services rendered.~~
 9. ~~Ground signs shall be in monument style in nature and design. Ground signs must be placed on a base of at least a minimum base of 12 inches in height flush with the sign and ground. Any sign posts must be concealed within the base and structure of the sign, i.e. with brick columns.~~
 10. ~~The ground sign base shall be constructed of the same material as the principal building with integrated colors. Where the principal building is not constructed of brick or stone, acceptable base materials shall include, brick, stone, stucco and split face block, or other materials acceptable to the Mt. Juliet Regional Planning Commission.~~
 11. ~~The ground sign base should be complemented by shrubs, flowers and/or other landscaping. This landscaping should be of a low growing variety so as not to block the visibility of the sign. This landscaping should also be designed to hide or shield any external light source.~~
 12. ~~For sites with no principal building, the requirement for a monument design shall not be mandatory. However, the voluntary use of a monument sign shall use base materials as stated in [subsection] 10 above. If a monument sign is not used, supports for the sign shall include two vertical members spaced a width equal to the sign. Exposed metal, including 'painted' metal, shall not be used.~~
 13. ~~All freestanding signs will need to contact Building Codes to verify any required regulations and permits of the City of Mt Juliet Building Codes Department.~~
- D. ~~Computations. For commercial/industrial wall sign computation, see section 11-108.C.6.~~
1. ~~Computation of sign area of individual signs. The sign area shall be determined by computing the area of the smallest square, rectangle, circle, triangle or combination thereof, that will encompass the extreme limits of the sign face (including any open areas within the sign face), writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The sign face describes the entire area of a sign upon, against or through which the sign copy is placed including any background.~~

2. — *Computation of area of two-faced signs.* Only one side of a two-faced sign shall be included in the computation of sign area. Where the inside angle of a two-faced sign exceeds 45 degrees, both sign faces shall be counted toward the sign area.
3. — *Computation of height.* Sign height is measured from the average level of the grade below the sign to the topmost point of the sign structure. Average grade shall be the lower of existing grade prior to construction or newly established grade after construction. Any (berming), filling, or excavating solely for the purpose of locating the sign, shall be computed as part of the sign height.
4. — *Lot frontage.* Lot frontage is the distance for which a lot adjoins a public street from one lot line intersecting said street to the furthest distant lot line including the distances along not more than two streets for a corner lot or a double frontage lot.

E. — *Setbacks (temporary and permanent).*

1. — All permanent signs shall be setback at least two feet from a public right-of-way or private roadway or eight feet from the edge of pavement or back of curb, whichever is greater, unless a greater distance is required to remove such sign from the sight distance triangle, or otherwise specified by these provisions. No permanent sign shall be located within a public utility or drainage easement, without written approval from the affected agencies.
2. — All temporary signs shall be located at least ten feet back from the street curb, edge of pavement, stabilized shoulder, or back of sidewalk, whichever is greater, unless a greater distance is required to remove such sign from the sight distance triangle, or otherwise specified by these provisions. No temporary signs, except temporary signs posted on residentially zoned property with a residential use and not impeding visibility along a public thoroughfare, shall be permitted within a public right-of-way.

F. — *Spacing.* Lots shall generally be limited to one freestanding sign. In order to have additional freestanding signs the following shall be met. A maximum of two freestanding signs shall be allowed for any lot. All permanent freestanding signs on any single lot shall be a minimum of 200 feet from all other signs on the same property, whether on the same or different street frontage, and shall be measured from the closest parts of any two signs unless otherwise provided for by this article. Signs shall be oriented toward the street to which they are adjacent.

G. — *Visibility triangle.* All entrance signs and freestanding signs located near the corners of an intersection, shall be located outside of the sight distance triangle. Such triangle shall be measured at a distance of 35 feet running parallel along each leg of the road right-of-way connecting them to form a triangular area. This area shall be free of any permanent or temporary signs that may inhibit a clear sight visibility for motorists. Where a private driveway and a right-of-way intersect the distance shall be measured from both sides of the center line of the driveway along the right-of-way/property line to create the visibility triangle.

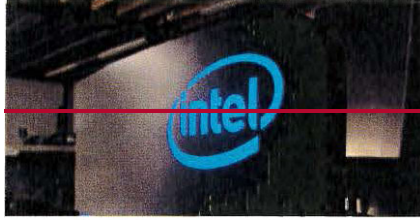
H. — *Sign illumination.* Sign illumination shall only be achieved through the following standards:

1. — All electrical service to ground mounted signs shall be placed underground. Electrical service to other signs shall be concealed from public view.
2. — General illumination standards.
 - a. — Illumination should not interfere or distract from the message conveyed by the sign.
 - b. — Lighting for signs shall not create a hazardous glare for pedestrians or vehicles either in a public street or on any private premises.

- c. The light source, whether internal to the sign or external, shall be shielded from view. This requirement is not intended to preclude the use of creative exposed lighting.
 - d. Illumination should be appropriate for the location, use and character of the neighborhood.
 - e. Illumination should seem integrated into the building façade or property/neighborhood character.
 - f. Illuminated signs should not be illuminated after 10:00 p.m. or the close of business, whichever is later.
 - g. Flashing, blinking, revolving, or rotating lights are not permitted.
 - h. All exposed conduit and junction boxes should be concealed from public view.
3. Internal illumination standards.
- a. Internally illuminated sign cabinets that allow the entire face to illuminate are prohibited.
 - b. The sign background or field should be opaque and of a non-reflective material.
4. External illumination standards.
- a. External lighting fixtures that project light on a sign from above or below are strongly enforced. Light fixtures supported on the front of the building cast light on the sign and a portion of the facade immediately around the sign. The visual impact of this should be considered in lighting selection.
 - b. Light fixtures should be simple and unobtrusive in appearance and size.
 - c. Light fixtures should be positioned as to not obscure the sign's message and graphics.
 - d. Light sources should be shielded and such that the light source is directed away from passersby. Light sources should be directed against the sign such that it does not shine onto adjacent property or cause glare for motorists and pedestrians. Bare light bulbs should not be exposed.
 - e. Awnings with signage included should always be externally illuminated.
5. Styles of illumination.
- a. Halo-style internal illumination—This form of internal illumination directs light to the wall behind the sign that results in a halo of light around the opaque lettering or logo.



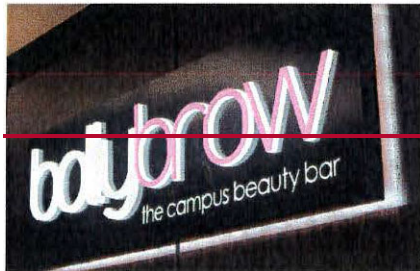
- b. Stencil cut internal illumination (freestanding sign)—This form restricts the illuminated portions of the sign to the lettering or logo. The remaining face of the sign is opaque. Stencil cut creates a sign that prevents the background of the sign from being illuminated. Only the logo and name of the brand would illuminate.



c. Channel letters internal illumination—This style of sign is comprised of individual letters and symbols, each with its own internal illumination.

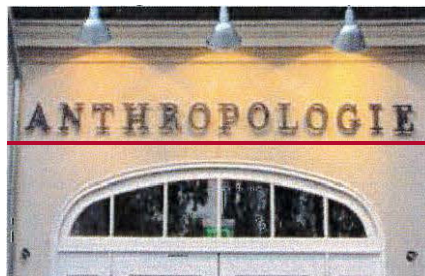


d. Push-through graphics and text—A mix between stencil cut and channel letters, where an opaque background like a stencil cut, but has raised lettering or images that act similarly to channel letters.

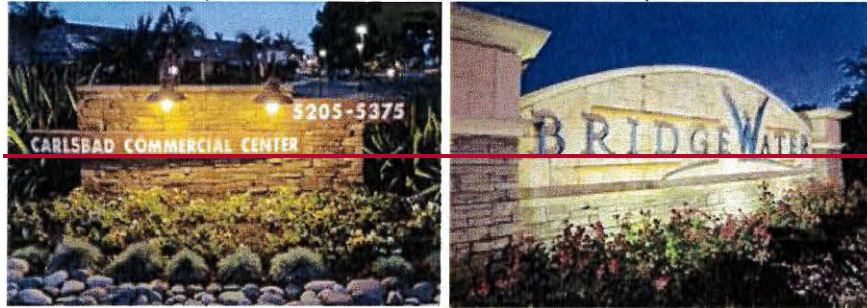


6. Preferred external illumination standards.

a. Goose-neck lighting—This form of external illumination consists of lamps that hang over the sign, where the lamps are an attractive architectural component of the building.



b. Spot or ground external lighting—This is a method of illumination where the source is shielded from public and is not an architectural component of the building or sign.



c. ~~Direct lighting—Any method of external illumination where a light source is directed at a sign, and is adequately shielded to prevent light pollution on neighboring properties.~~

i. ~~Unlawful cutting of trees and shrubs. No person may for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy or remove any trees, shrubs or other vegetation located:~~

1. ~~Within right-of-way of any public street or road, unless the work is done pursuant to any approved site or grading plan;~~

2. ~~On property that is not under the ownership or control of the person doing or responsible for such work, unless the work is done pursuant to the express written authorization of the owner of the property where the trees and/or shrubs are located; or~~

3. ~~In any area where such trees or shrubs are required to remain pursuant to an approved site plan, grading plan or plat.~~

j. ~~Signs on undeveloped/vacant property. Signs on undeveloped/vacant property may be used for any purpose permitted by this ordinance. For the purposes of this requirement, a property is considered "developed" when it contains a permitted active principal use. Rights-of-way, fee simple land, and/or easements used for utilities, roads, railroads, and similar uses are considered "Undeveloped/Vacant property" and may not contain any type of changeable copy signs.~~

k. ~~Municipal information signs.~~

1. ~~The City of Mt. Juliet may install within public City rights-of-way municipal information signs. Such signs shall:~~

a. ~~Provide directions only to locations within the corporate limits or urban growth boundary of the city;~~

b. ~~Conform to the materials and construction standards established by the City;~~

c. ~~Conform to standards set by the commission with their number, location and content.~~

2. ~~The City of Mt. Juliet may install and/or authorize the placement of signs with non-commercial messages within the public City rights-of-way.~~

~~(Ord. No. 2016-30, § 1 (Exh. A), 6-13-2016; Ord. No. 2017-29, § 1, 5-8-2017; Ord. No. 2018-28, § 1, 8-13-2018)~~

Sec. 11-104. Construction and maintenance.

A. ~~Code compliance. All signs shall comply with the applicable provisions of the current Building and the Electrical Codes as adopted by ordinance of the City of Mt. Juliet at all times.~~

B. ~~Permanent installation required. Except for permitted flags, temporary banners/signs, and window signs conforming in all respects with the requirements of this ordinance, all signs shall be constructed of~~

permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame or structure.

C. ~~Maintenance.~~ All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this section, at all times. Specifically:

1. ~~A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, ripped/peeling paint, or other material for a period of no more than 30 days.~~
2. ~~A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than 15 degrees from vertical for a period of no more than 30 successive days.~~
3. ~~A sign shall not have weeds, trees, vines, bird nests or other vegetation growing upon it, or obscuring the view of the sign from the street or right-of-way from which it is to be viewed for a period of no more than 30 successive days.~~
4. ~~An internally illuminated sign shall be allowed to stand with only partial illumination for a period of no more than 30 successive days.~~
5. ~~Damaged and/or deteriorated signs shall be restored within 60 days or removed in accordance with the provisions set forth herein.~~

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016)

~~Sec. 11-105. Prohibited signs.~~

All signs not expressly permitted under this section or exempt from regulation hereunder in accordance with the previous section are prohibited. Such signs include, but are not limited to:

- A. ~~Abandoned, dilapidated or obsolete signs: Such signs and all frames, supporting structure, posts and appurtenances shall be removed by the owner of the property, their agent, or person having a beneficial use of the premises upon which said sign is located.~~
- B. ~~Any commercial sign located in a residential district not otherwise provided for in this article.~~
- C. ~~Any sign that obstruct free ingress or egress through a required door, window, fire escape or other required exit way.~~
- D. ~~Any sign which by reason of its location, positions, size, shape, materials or other physical characteristics poses a safety hazard to drivers, pedestrians or residents.~~
- E. ~~Animated—Other attention-attracting devices except to the extent that they conform fully to the dimensional, design, lighting and other standards applicable to a sign in the same location. Includes signs that emit audible sound, odor, visible matter (smoke, steam), projecting images, search lights, sign spinners/holders/walkers or involve the use of live animals.~~
- F. ~~Banners, beacons, pennants, and streamers, except for those otherwise provided for in this article or article 3-106.VI, Temporary Event and Use Policy. Banners erected in or over a public right-of-way or streets are specifically prohibited.~~
- G. ~~Bench signs.~~
- H. ~~Blade banners, feather flags, swoop flags, teardrop flags, vertical flag, temporary flags and similar devices.~~
- I. ~~Flashing signs, including flashing signs inside the window visible from the street (public or private).~~
- J. ~~Inflatable signs including inflated characters, lighter than air devices, and other balloon type devices not otherwise provided for within this article.~~

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- K. — Obscene signs — Any signs that exhibits statements, words or pictures of an obscene nature, as defined by the United States Supreme Court.
- L. — Off-site signs.
- M. — Portable signs — including but not limited to, a frame, sidewalk, sandwich board.
- N. — Projecting signs.
- O. — Roof signs, or signs extending beyond the main roofline, provided that signs may be mounted on an architectural feature extending beyond the roofline if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.
- P. — Signs on natural features such as trees, vegetation and rocks.
- Q. — Signs that are painted, pasted or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic control signs.
- R. — Signs in the public right-of-way except as follows:
1. — Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.
 2. — Public transit signs.
 3. — Informational signs of a public utility regarding its poles, lines, pipes or other facilities.
 4. — Signs appurtenant to a use of public property permitted under a franchise or lease agreement with the City of Mt. Juliet.
 5. — Emergency warning signs erected by a governmental agency, a public utility company or a contractor doing authorized or permitted work within the public right-of-way.
- S. — Signs which constitute a traffic hazard described as follows: Any sign which by reason of its location, position, size, shape or color may obstruct, impair or otherwise interfere with the view of, or be confused with, any traffic control sign or signal erected by a public authority. To those ends, no sign shall use the words, "slow," "stop," "caution," "yield," "danger," "warning" or "go" in a manner that misleads, confuses or distracts a vehicle driver.
- T. — Snipe signs including those utility poles, fences and benches.
- U. — Strings of lights.
- V. — Suspended signs.
- W. — Trash receptacle signs, other than listing the name and contact information for the waste company providing the receptacle.
- X. — Vehicle signs — Limited to a sign placed upon a vehicle that either advertises a business that employees or is owned by the owner of the vehicle. Such signage must be painted or wrapped. Vehicle signs cannot be hung, draped or temporarily attached for immediate removal. Specific placement for off-site advertising is not allowed.
- Y. — Any other sign not specified herein and which is not a lawful nonconforming sign.

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016)

Sec. 11-106. Exempt and exception signs.

A. ~~Signs exempt from regulation.~~ The following signs shall be exempt from regulation under this section, provided all conditions if noted are followed, and do not require a permit:

1. ~~Any public, legal or official instrument, notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance.~~
2. ~~Traffic control signs such as stop, yield, and similar signs, the faces of which meet Department of Transportation standards and which contain no commercial message of any sort.~~
3. ~~Signs internal to a building that are set back more than three feet from a window or door.~~
4. ~~Non-commercial flags attached to residential structures in residential zones.~~
5. ~~Freestanding flag poles in residential zones.~~
6. ~~Scoreboards; athletic/ball field fence signs (cannot exceed the height of the fence).~~
7. ~~Decals, numbers, names, addresses, hours and the like attached to doors or windows and all of which occupy a total area of two square feet or less.~~
8. ~~Other signs and stamps required by state and federal law, provided they are of the size no greater than the minimum requirements of the law.~~
9. ~~Time and temperature signs.~~
10. ~~Works of art that do not include a commercial message.~~
11. ~~Decorative signs that may be displayed on light poles within a commercial retail or planned unit development, provided such signs do not contain any commercial name, logo or commercial message.~~
12. ~~Municipal information signs—The City of Mt. Juliet may install within public City rights-of-way municipal information signs. Such signs shall:~~
 - a. ~~Provide directions only to locations within the corporate limits or urban growth boundary of the city;~~
 - b. ~~Conform to the materials and construction standards established by the City;~~
 - c. ~~Conform to standards set by the Commission with their number, location and content.~~
 - d. ~~The City of Mt. Juliet may install and/or authorize the placement of signs with non-commercial messages within the public City rights-of-way.~~

B. ~~Exception signs (temporary).~~

1. ~~Non-commercial signs.~~ Temporary non-commercial signs may be displayed on private property with permission of the property owner. There shall be a limit of two temporary, non-commercial signs posted on any lot at any given time. 60 days prior to and five days after any primary or general election, this limit shall be increased to ten temporary non-commercial signs per lot. Temporary non-commercial signs are limited to six square feet per sign face, with a maximum of two sign faces per sign, and a maximum height of four feet. A sign permit is not required for temporary non-commercial signs.

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016; Ord. No. 2017-01, § 1, 1-9-2017)

Sec. 11-107. Allowable signs by district.

All signs designated in this section, and Table A shall conform to the standards established herein. In addition to those applicable standards set forth elsewhere herein. See section 11-108 for special conditions as noted in Table A.

- A. ~~All zoning districts.~~ The signs listed below are allowed in all zoning districts, provided that such signs are on private property unless otherwise provided; that such signs are maintained in a manner that does not create a safety hazard; and that the specific restrictions set forth for each type of sign listed below shall apply wherever such a sign is erected, displayed or maintained:
1. ~~An official sign or notice issued or required to be displayed on private property by any court, public agency or public office, whether permanent or temporary.~~
 2. ~~A traffic directional, warning or information sign authorized by any public agency, whether permanent or temporary.~~
 3. ~~A private street or road name sign located at an intersection that does not exceed two square feet per face and does not advertise any commercial name, message or logo.~~
 4. ~~Signs denoting a property as historic. Such signs shall be authorized by the State of Tennessee or Mt. Juliet Historic Zoning Commission and shall not exceed 16 square feet per sign face nor exceed nine feet in height.~~
 5. ~~Non-commercial flags/government flags/civic flags, limited to 60 square feet per face, displayed in a non-commercial manner. No flagpole shall exceed 40 feet in height in any zoning district.~~
 6. ~~Decorative flags (non-commercial). One decorative flag, limited to 24 square feet, whether temporary or permanent, may be displayed on any lot provided that it does not contain any commercial message, logo or symbol. No flag pole shall exceed 40 feet in height.~~
 7. ~~Building marker. Any permanent building marker shall be limited to four square feet of sign face and composed of materials compatible to the identified building.~~
 8. ~~All commercial window signage shall comply with the following requirements (see [section] 3-104.7.5.F for retail liquor stores)~~
 - a. ~~Permanent and Temporary window signs shall not exceed 25 percent of the aggregate window or door area, if such door is a see through glass door. A group of windows on a particular building elevation separated by a distinct architectural feature, other than the window frame, shall be considered a separate contiguous window area and the sign area within each contiguous window area shall not exceed 25 percent [CM-1].~~
 - b. ~~Window and door signs shall be located fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of commercial type businesses.~~
 - c. ~~Except otherwise provided within this section, window signage may be painted on the interior of the window with easily removable paint, constructed of paper, cloth or other like material, or internally illuminated provided that the signage is UL-approved, non-animated, does not flash, blink or otherwise contain attention-getting features. LED electronic message center window signs are prohibited.~~
 - d. ~~All window signs shall be conformance with all applicable safety and electrical codes.~~

~~For all other signs, please see Table (A) for specifications and requirements by sign type and provided that such signs are on private property unless otherwise provided; that such signs are maintained in a~~

manner that does not create a safety hazard; and that the specific restrictions set forth for each type of sign as listed in section 11-108, Special Conditions, or Appendix Table (A) permitted signs.

Sec. 11-108. Permitted signs.

APPENDIX

Table A—Sign Classifications and Types
All Zoning Districts specifications unless otherwise provided for
Zoning Types

(I) All Industrial

(R) All Residential

(CG) Commercial General

(CI) Commercial Interchange

(CMU) Commercial Mixed Use

(CNS) Convenience Neighborhood Service

(OPS) Office Professional Service

(CTC) Commercial Town Center District

(CRC) Commercial Retail Center

Specifications for permitted signs including Appendix (Table A)

- A. *Interstate radius.* Signs within the interstate radius must be spaced at intervals no less than 500 feet apart. The edge of the sign face shall be a minimum of 30 feet from any public right-of-way or street.
- B. *Permanent sign setbacks.* All permanent signs shall be setback at least two feet from a public right-of-way or private roadway or eight feet from the edge of pavement or back of curb, whichever is greater, unless a greater distance is required to remove such sign from the sight distance triangle, or otherwise specified by these provisions. No permanent sign shall be located within a public utility or drainage easement, without written from the affected agencies.
- C. *Special conditions by sign type.* The following supplemental regulations apply to particular types of signs or to particular signs in particular circumstances. Where appropriate, the tables refer to the conditions set forth in these supplemental regulations by paragraph number within this section. See section 3-104.7 for regulations applicable to retail liquor stores. Changeable copy signs shall not be authorize for retail liquor stores.
 - 1. *Changeable copy.*
 - a. Electronic changeable copy signs shall only be permitted for schools, churches, and City of Mt. Juliet parks and recreational facilities.
 - b. Electronic signs for fuel stations are permitted in convenience neighborhood service and commercial districts for the sole purpose of displaying fuel pricing.
 - c. With the exception of gas price signs, changeable copy signs may not be displayed on a building, window, or canopy. All changeable copy signs other than gas price signs shall be freestanding signs. Gas price signs may be mounted on a canopy or freestanding when complying with other requirements of this ordinance.

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- d. — Electronic signs: the display of the message must be static for a minimum of eight seconds. When copy changes occur, they must change instantaneously with no phasing, scrolling, flashing or any other characteristic which imitates movement.
 - e. — All electronic messages shall be displayed as illuminated text against a black or non-illuminated background. Black or dark text against an illuminated or bright background is not permitted.
 - f. — Signs shall be used for the display of text and numbers only and no more than two colors shall be used at one time. The display of graphics, photographs, art, or other images, or the use of text/numbers to create such images shall not be allowed on electronic signs.
 - g. — The area of the changeable copy portion of the sign shall not exceed 75 percent of the total area of the freestanding sign.
 - h. — The illumination of an electronic changeable copy sign shall not exceed 0.3-foot candles over ambient lighting conditions, day or night. Measurement shall be as prescribed in the document "Recommended Brightness Levels for On-Premise Electronic Message Centers" published by the International Sign Association. All electronic signs shall be equipped with a sensor device that automatically determines the ambient illumination and each electronic sign shall be programmed to dim in accordance with ambient illumination conditions. Maximum illumination from dusk to dawn shall not exceed 500 nits. A malfunctioning sign shall be programmed to shut down.
 - i. — No changeable copy sign shall be placed within 100 feet of any residential zoned property measured by a straight line.
 - j. — A changeable copy sign may not constitute an off-site sign as defined herein. This rule shall not prohibit the display of non-commercial messages on changeable copy signs, including, but not limited to, announcements for nonprofit organizations and the City of Mt. Juliet.
2. — *Community facility (churches, schools, service clubs and parks and recreation facilities).* Signs for community facilities, shall conform to the following provisions:
- a. — *Wall signs.* Wall signs shall be mounted in a flat fashion, and shall be limited to 1.5 square feet of signage per linear foot of the front facade of the building up to a maximum area of 120 square feet per sign and a maximum of four signs and 480 square feet.
 - b. — *Freestanding signs.* A maximum of two freestanding signs shall be located on any community facility site. No more than one non-changeable copy sign and/or one changeable copy sign (manual or electronic) shall be permitted. Both signs shall comply fully with all limitations and specifications contained in this section.
 - 1. — *Non-changeable copy sign.* Signs shall be a maximum of 24 square feet per sign face, with a maximum of two sign faces, and a maximum sign height of six feet.
 - 2. — *Changeable copy sign.* (As defined in section 11-110). All signs shall conform to section 11-108.C.1, Requirements for Changeable Copy Signs (Manual and Electronic), and the following:
 - a. — The maximum height of the sign, including base and frame shall be seven feet.
 - b. — The maximum size of the sign shall be 32 square feet including the changeable copy and non-changeable copy portions thereof. The changeable copy portion of the sign shall not exceed 75 percent of the total area of the freestanding sign.

c. ~~Electronic portions of the sign shall only be illuminated from 6:00 a.m. to 10:00 p.m. A sleep mode shall be included in each sign and shall be programmed to comply with the time limitations of this subsection.~~

d. ~~No sign shall be placed within 200 feet of an adjacent single-family residence.~~

e. ~~Signs may be placed on the same or alternate street frontages so long as a minimum of 300 feet is provided between such signs.~~

3. ~~*Real estate signs (temporary).* One temporary sign advertising the sale, auction, rental or lease of real estate may be displayed on the private property which is for sale, auction, rental or lease.~~

a. ~~Residential—The maximum in residential zones is nine square feet in size and four feet in height and may be dual faced. The sign shall be maintained or replaced if damaged, torn, or otherwise defaced.~~

b. ~~Commercial/industrial—The maximum in commercial and industrial zones is 20 square feet in size and eight feet in height. The sign shall be maintained or replaced if damaged, torn, or otherwise defaced. Signs advertising the lease or sale of commercial or industrial real property shall only be permitted for 90 days. Upon a showing that the property has not sold or been rented in such 90 day period, and such property remains available on the site wherein the sign is located, the Zoning Administrator is permitted to allow the for sale or rent sign to stand for an additional 90 day period. This process may continue until the real property is sold or leased.~~

c. ~~On corner lots and double frontage lots, one such sign may be displayed on each of the two frontages. These two signs shall be separated by at least 100 feet. Properties in excess of three acres may include up to two additional real estate signs, provided such signs are spaced at 500-foot intervals, not located within a public right-of-way and shall not create a visibility hazard.~~

~~These signs may remain for as long as the property is for sale, auction, rental or lease and shall be removed within three days of closing of the sale, end of the auction or rental of the premises. Setbacks shall be at least ten feet back from the street curb, edge of pavement or stabilized shoulder, and two feet from the edge of public right-of-way or private roadway, whichever is greater, unless a greater distance is required to remove such sign from the sight distance triangle or otherwise specified within these provisions.~~

~~To accommodate an open house, an open house sign may also be placed on the property under the same size and setback requirements specified above. These open house signs shall be allowed on the day of the open house, to be removed by 10:00 a.m. the next day, and on Friday, Saturday and Sunday, regardless of the date of the open house, and removed by 10:00 a.m. on Monday. Such signs are allowed in addition to all other permitted signs.~~

~~Temporary residential development signs—One such sign may be erected on-site per street frontage for the purpose of advertising the development of a subdivision or multifamily development (including multi-family developments zoned as CMU). The sign may remain until the sale of all subdivision lots are complete, or the construction of the multi-family development is complete. The sign has a maximum sign face area~~

of 32 square feet per face, maximum of two sign faces and a maximum height of eight feet.

4. *Incidental signs—Commercial tracts other than CNS Zoning.*

- a. For all commercial tracts utilizing less than eight acres of land per business/commercial use, incidental signs not exceeding two square feet in area per face. Such signs proclaiming "no trespassing," "no hunting," "no parking," "entrance," "exit," "loading only," "phone," "ATM," "open/closed," "hours of operation," and the like shall be considered incidental to the use of property. There shall be no more than one such incidental sign per 75 spaces provided for customer parking. Enter and exit signs for directing vehicular traffic to/from adjacent roadways shall not be more than three feet in height.
- b. For all commercial tracts utilizing eight acres of land or greater per business/commercial use, incidental signs not exceeding four square feet in area per face and not to exceed six feet in height. Such signs proclaiming "no trespassing," "no hunting," "no parking," "entrance," "exit," "loading only," "phone," "ATM," "open/closed," "hours of operation," and the like shall be considered incidental to the use of property. There shall be no more than one such incidental sign per 75 spaces provided for customer parking, and said sign shall not be visible from public roadways. Enter and exit signs for directing vehicular traffic to/from adjacent roadways shall not be more than three feet in height.

5. *Freestanding signs.*

- a. Signs within the interstate radius must be spaced at intervals no less than 500 feet apart. The edge of the sign face shall be a minimum of 30 feet from any public right-of-way or street.
- b. All permanent signs shall be setback at least two feet from a public right-of-way or private roadway or eight feet from the edge of pavement or back of curb, whichever is greater, unless a greater distance is required to remove such sign from the sight distance triangle, or otherwise specified by these provisions. No permanent sign shall be located within a public utility or drainage easement, without written from the affected agencies.

Table B—Freestanding Signs
Commercial Districts Other Than CNS

Zoning District	Lot Frontage (linear feet)	Max. Sign Area in sq.-ft.	Max. Sign Faces per Sign	Max. Height
CG	Less than 200 ft	30	2	10
CG	More than 200 ft	50	2	10
CMU	Less than 200 ft	30	2	10
CMU	More than 200 ft	50	2	12
CI	Any	40	2	12
CI within interstate radius (1)	Any	240	2	75
CRC	Any	50	2	10
CTC	Any	40	2	8
OPS	Any	30	2	7

Industrial	Any	50	2	15
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**In addition to the maximum sign faces per sign as allowed above in Table B, Freestanding signs, the addition of a building/development identification sign face may be allowed, with a maximum of two sign faces, and not to exceed 15 square feet in area.

6. — *Wall signs (Commercial/Industrial Districts other than CNS).* Wall signs shall be mounted in a flat fashion. For the purposes of this article, painted wall signs, awning and canopy signs shall be calculated as and deducted from the total allowable wall sign area. In no event shall awning or canopy signage exceed 30 square feet. Changeable copy signs shall not be permitted as wall signs. See below for calculations and computations:

When more than one word, image, logo and/or trademark is attached to one elevation of a building and they are not enclosed by a box or outline, either:

- a. — Each word, image, logo and/or trademark may be considered as a separate attached sign, with the display surface area of each such sign being calculated as listed in the example below; or
- b. — Two or more of the words, images, logos and/or trademarks may be considered as one attached sign, with the display surface area of the sign being calculated as the area within an proposed rectangular box around the combination of the two or more words, images, logos, and/or trademarks, by calculating the size of multiplying height by width.

Examples :

Examples of Computation Methods

3' WORDS 5'

4' LOGO 4'

= Two (2) attached signs with display surface areas of (15) sf and (16) sf respectively for a total of 31 sf.

4' WORDS LOGO 12'

= One (1) attached sign with a total display surface area of (48) square feet.

The applicant may choose the method of computation.

1. — Retail or service use/individual principal entrance. The primary entrance to the occupied space shall be considered the front facade.

Specifications. Sign area: 1.5 square feet of signage per linear foot of building elevation for the front facade space for the building, and 2.0 square feet of signage per linear foot of building elevation for the side and/or rear facade space for the building, maximum, provided that no

single sign shall exceed 120 square feet, with a total signage limitation of four signs and 480 square feet per business.

2. — Retail or service use/multiple tenants. Each business, of a retail or service nature, sharing a common entrance shall be allowed to have at least one wall sign.

Specifications. Maximum sign face area, 20 square feet per sign face.

7. — *Wall signs — Commercial complex.*

a. — Signs for tenants with external primary entrances per occupied space, may have a wall sign with a maximum sign face area of 20 square feet, when the building shall include a primary entrance for internal tenants. Internal tenants within the same building sharing a common principal entrance shall not have external wall signs, however, the building shall be allowed a maximum of three wall signs for building identification purposes only.

b. — Specification. External primary entrance wall signs per tenant, maximum of 20 square feet for the sign face. Building identification wall signs, no single sign shall exceed 60 square feet, and shall have a total signage limitation of three signs and 180 square feet.

8. — *Permanent residential subdivision signs.*

a. — Permanent residential subdivision signs. Such signs shall be located at the primary entrance(s) to a development as identified on a preliminary/final plan approved by the planning department. The signs shall be located on private property and may be within any platted sign and/or landscape easement or within the common open space and approved by the planning department. Such signs shall be maintained by an established property owners' association.

b. — Specifications. One sign per entrance, with a maximum of four entrances per subdivision; maximum sign face area, 24 square feet per sign face, with a maximum of two sign faces; maximum sign height, six feet; setback, ten feet from edge of pavement or the edge of the public right-of-way, whichever is greater, unless more space is necessary to preserve the sight distance triangle. Signs shall provide landscape in the form of trees, shrubs and groundcover along with seasonal color. Walls and landscape shall be maintained by the homeowners association, if one exists. If no homeowners association exists, then the entity/person that erected the sign, or his designee, shall maintain the walls and landscape.

9. — *Flag (permanent).* The display of permanent horizontal flags shall be subject to the following limitations:

a. — There shall be no more than three flagpoles per principal building on any zone lot. The poles shall be installed in concrete at least three feet deep.

b. — There shall be no more than two flags per pole.

c. — No flag may contain a commercial message except that one of the allowed flags may contain a commercial message in a non-residential zone.

- d. ~~No flagpole shall exceed 35 feet in height. Flagpoles on buildings shall not extend more than 15 feet above the highest point of the building or roof.~~
- e. ~~The Zoning Administrator shall have the authority to review and approve, if applicable, any increases in the height of a flag pole, based on the zoning and use of the property.~~
- 10. ~~Vehicle signs. Temporary vehicle signs are prohibited as noted in section 11-105, [subsection] X. Permanent vehicle signs shall be painted or vinyl wrapped, and is an ad that advertises a business that employees or is owned by the owner of the vehicle. Permanent vehicle signs cannot be specifically parked or placed for off-site advertising.~~
- 11. ~~Temporary signs.~~
 - a. ~~Unless otherwise provided for within this article or on Table A, temporary signs shall be limited to and not exceed a period of 30 consecutive days in a calendar year. Businesses shall be limited to a maximum of four temporary sign registration permits to be issued within a calendar year.~~
 - b. ~~For a single commercial lot, that has multiple businesses located on the same lot, there shall be no more than three temporary signs allowed on the lot at any time, and each business shall be limited to one sign in accordance with the time frame and sign limitations as set forth above.~~

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016; Ord. No. 2018-26, § 1, 7-9-2018)

Sec. 11-109. Administration and enforcement.

- A. ~~Waivers and variances. The Regional Planning Commission shall have the authority to approve increases in sign area for the following uses and as prescribed in [subsections] 1—4 below:~~
 - 1. ~~Wall signs for community facilities.~~
 - 2. ~~Wall signs for "big box" buildings in commercial districts other than CNS may be increased a maximum of 50 percent above the allowances in 11-108.C.6, Wall Signs. A "big box" building shall have a front dimension greater than 200 lineal feet and a minimum gross floor area of 75,000 square feet.~~
 - 3. ~~Wall signs for industrial buildings in all industrial districts may be increased a maximum of 50 percent above the allowances in 11-106.5(a), provided that the building has a front dimension greater than 300 lineal feet and a minimum gross floor area of 100,000 square feet.~~
 - 4. ~~Wall signs for buildings in commercial districts other than CNS, with four stories or more, shall not exceed 175 square feet in size, if approved by the Regional Planning Commission.~~
 - 5. ~~In making their decision, the Regional Planning Commission shall approve additional sign area under this section when it has been determined that the requested signage is in proportion and scale to the size of the building façade to which it is to be installed.~~
- B. ~~Regulatory enforcement. The sign administrator and/or his designees are hereby authorized and directed to enforce all of the provisions of this article. This authority empowers such individuals to perform any necessary inspections, including entering upon private property, and to issue related citations for the enforcement of this article.~~
 - 1. ~~Violation notice. The sign administrator or his designee shall order the removal of any sign permanently erected or maintained in violation of this article, providing ten days' written notice to the owner of the premises upon which the offending sign is located to achieve compliance with provisions~~

of this article. If, after ten days, the property owner has failed to achieve compliance with this article, a citation to municipal court shall be issued. However, when good faith efforts to bring a sign into compliance have begun within ten days of notice of violation, the sign administrator may extend the time period for compliance with this article to a period not to exceed 30 days. Temporary commercial signs may be removed immediately upon notice of a violation. Temporary non-commercial signs will receive a 24-hour notice prior to removal.

2. Impoundment/disposal of signs. The sign administrator, the municipal codes officer and their designees shall have the authority to remove without notice any illegal sign on public property or a public right of way, or any illegal sign attached to trees, fences, posts, utility poles or other natural features. Such signs shall be considered litter and shall be subject to disposal.
3. The sign administrator, the municipal codes officer and their designees shall have the authority and discretion to remove, without prior notice, any sign on public or private property which, due to its physical condition and/or location, constitutes an immediate threat to the safety of citizens or other passersby. Notice shall, however, be provided to the landowner within ten days of removal of a permanent sign on private property.
4. Each day that a violation of this ordinance remains shall constitute a separate violation of this ordinance for purposes of the court's assessment of fines or penalties.
5. In addition to other remedies here in under, the City shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

C. *Conflict.* In case of conflict between this ordinance or any part hereof, the City, and any other provision of this Code, the provision that establishes the higher standard shall prevail.

The provisions of this sign ordinance control signage in the City. Any other provisions of the City zoning ordinance which purport to control signage are subordinate to the provisions of this ordinance, unless specifically stated otherwise in this ordinance.

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016)

Sec. 11-110. Definitions.

The following definitions shall apply to the interpretation of this article. The definition of the singular form of any defined term also applies to the plural form of the same term.

Abandoned sign means a sign that was lawfully erected on the property in conjunction with a particular use, that use having been subsequently discontinued for a period of 120 days or more, or a lawfully erected temporary sign for which the time period allowed for display of the sign has expired.

A frame (portable, sidewalk, sandwich board) means a "sandwich board" style sign that is anchored to a concrete sidewalk outside of the public right-of-way. The term "anchored" means tie-downs, weights or other methods of preventing movement because of winds.

Accessory sign [means] a sign, generally informational or directional, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," or other similar devices.

Address sign [means] the official street address of a building or part thereof.

Animated sign means any sign that uses movement or change of lighting to depict action or create a special effect or scene, or any sign that uses fade in/fade out, marching, rolling, flashing, scrolling, or other special effects created with lights, or other means (LED, LCD and similar technology whether now existing or hereafter created). A sign on which any message changes more frequently than every eight seconds shall be considered an animated

sign. Animated attention-attracting devices may or may not convey a message and may include, but are not limited to, the following:

1. — Search lights.
2. — Beacons.
3. — Rope and or string lights.
4. — Neon lights, except as an incidental sign i.e. open/close sign and a marquee for a movie theater.
5. — Sign spinners and/or persons in costumes or any other animated sign design to attract attention.

Awning sign [means] any sign, which is painted, printed, sewed, or otherwise attached to an awning. For purposes of this article, signage on two panels of an awning counts as one sign for purposes of calculating total number of allowable signs.

Balloon [means] any spherical-shaped inflatable device (excluding mylar balloons) 14 inches or less in diameter, tethered in a fixed location. Often used for promotional events and grand openings. (*See Inflatable)

Banners, pennants and streamers means any sign of fabric or other flexible material that is mounted to a pole, enclosed in a frame, or otherwise mounted to allow movement caused by wind. Flags shall not be considered as banners under this article.

Beacon. See Animated.

Building identification marker means any sign indicating the name of a building or date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

Canopy sign means any sign that is a part of, attached to, or made up of an awning, canopy, or other protective cover over a door, entrance, window or outdoor service area. A marquee is not a canopy.

Changeable copy sign (manual) means a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign, and without the aid of lighting or electronic means. All words, text, or other display shown on a sign at one time shall be considered to be one message.

Changeable copy sign (electronic) means a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign, with the aid of lighting (LED or otherwise) or electronic means. All words, text, or other display shown on a sign at one time shall be considered to be one message. A sign on which any message changes more than every eight seconds shall be considered an animated sign and not a changeable copy sign for purposes of this ordinance. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not an electronic changeable copy sign for purposes of this ordinance.

Commercial complex.

1. — Two or more buildings proposed for occupancy by commercial activities constructed or to be constructed upon one zone lot; or
2. — Two or more principal commercial uses or occupancies located upon one zone lot.

Commercial message means any sign wording, logo, mural, or other representation that directly or indirectly names, advertises or calls attention to a business, product, service or other commercial activity.

Community facilities are churches, schools, service clubs and parks and recreation facilities.

Construction sign means a sign conveying information about a building project, such as the name and use of the building being constructed, and the names of architects, engineers, contractors and other persons involved with the construction project.

Decorative artwork [means] exterior works of art, such as statues, murals, and super graphics that do not advertise a product, service, or business; may include vertical banners attached at two ends to a light pole.

Dilapidated sign means any sign that is structurally unsound, has defective parts, or is in need of painting or other maintenance.

Directional sign means a permanent sign erected for or by a public entity for purposes of identification, direction or public safety.

Directory development sign means a sign providing orientation within an office or commercial subdivision, listing such information as on-site businesses and other tenants and their respective activities.

Façade [means] the entire wall of any side of a building, including the wall_{CM2} face, parapet, facis, windows, door, canopy and roof on any complete elevation.

Flag means any fabric or bunting containing distinctive colors, patterns or symbols that is used as a symbol of a governmental, commercial, or non-commercial entity.

1. — *Commercial flag* means any flag which displays a commercial name, message, logo or symbol.
2. — *Decorative flag* means any flag which displays any holiday or seasonal insignia, design or the like which does not include any commercial name, message, logo or symbol.
3. — *Non-commercial/government/civic flag* means any flag displaying a name, message, logo or symbol of any governmental, religious, civic or nonprofit agency.

Flashing Sign [means] any illuminated sign whose motion or visual impression primarily changes through electronic means. Said signs include visual simulation of motion characteristic of chasing, running, blinking, oscillating, twinkling, or expanding or contracting light patterns.

Freestanding/ground sign means any sign supported by structures or supports that are anchored in the ground and that are independent of any building or other structure. Freestanding signs include those that are mounted on a pole, pylon, or designed with a monument base.

Front facade means the front elevation of a building that faces the front property line, as recorded on the plat and/or site plan. If a structure is located on a corner parcel, the side which includes the primary entrance shall be considered the front facade. If a structure located on a corner parcel contains a primary entrance on more than one side, the longer side with a primary entrance shall be considered the front facade.

Illegal sign means any sign which is a prohibited sign or does not comply with the requirements established herein, is not a lawful nonconforming sign and is not exempted by law from the requirements established herein.

Illuminated sign (internally) means any sign that transmits light through its face or any part thereof.

Incidental sign means a sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "exit," "loading only," "no trespassing," "no hunting," "phone," "ATM," "open/closed," "hours of operation," etc.

Inflatable sign [means] any sign that is either expanded to its full dimensions or supported by gases contained within the sign, or sign parts, at a pressure greater than atmospheric pressure. A temporary inflated sign, which may be stationary or mobile that is used to attract attention, which may or may not bear a message. An inflatable stationary sign is anchored in such a fashion that does not allow it to move. An inflatable mobile sign is tethered so that it moves and free floats. For purposes of this definition and ordinance, a simple helium balloon is not considered to be an inflatable sign.

Lot frontage means the distance for which a lot line adjoins a public street from one lot line intersecting said street to the furthest distant lot line including the distances along not more than two streets for a corner lot or a double frontage lot.

Marquee sign means any sign attached to, or made part of, a marquee or other permanent roof-like structure that projects beyond a building face and is not supported from the ground.

Menu board means a structure primarily designed for the display of menu items and prices for the purpose of placing orders for such items in conjunction with a restaurant utilizing drive-through or curbside service.

Monument sign. See freestanding/ground.

Mural [means] painting or other work of art executed directly on a wall. See decorative artwork.

Non-commercial means not naming, advertising, or calling attention to a business or commercial product, service, or activity. However, where the name of a business is merely incidental to the primary purpose of a sign displayed on residential property, such as may be the case with a real estate sign or baby announcement, such sign shall be deemed non-commercial. This exception does not apply to at-home businesses.

Nonconforming sign or sign structure means any existing permanent sign or sign structure which does not conform to the provisions of this article, but was lawfully erected and complied with the sign regulations in effect at the time it was erected.

Off-site sign means any sign that directs attention to a business, commodity, service, use, or entertainment not exclusively related to, located on, or provided by the premises where such sign is located or to which it is affixed.

On-site sign means any sign that directs attention to a business, commodity, service, use, or entertainment that is related to, located on, or provided by the premises where such sign is located or to which it is affixed. In the case of a real estate office, a sign displaying information about properties that are off-premises but which are offered for sale or rent by the business on premises shall be considered an "on-site" sign.

Painted wall sign means any sign or display painted directly on any exterior surface, exclusive of window or door. See Murals also.

Pennant. See Banners, pennants and balloons.

Permanent sign means any sign that is intended for other than temporary use or a limited period. A permanent sign is generally affixed or attached to the exterior of a building, or to a pole or other structure, by adhesive or mechanical means, or is otherwise characterized by construction materials, a foundation or anchoring indicative of an intent to display the sign for more than a limited period.

Pole sign [means] a freestanding sign supported wholly by one pole placed in the ground.

Political preference sign means any temporary sign erected on private property for the purpose of supporting a political candidate, stating a position regarding a political or ideological issue or similar purpose.

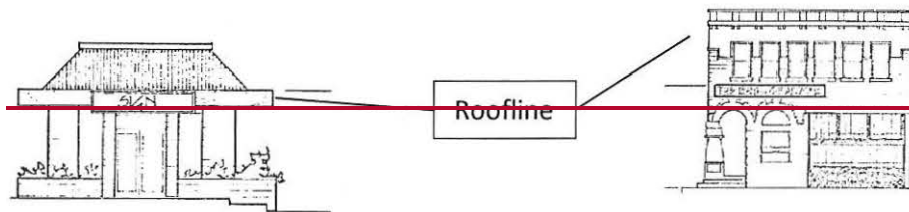
Portable sign means any sign designed or intended to be readily relocated, and not permanently affixed to the ground or to a structure. Portable signs include such signs as; A-frame sign; or any sign attached to or painted on a vehicle or trailer, parked and visible from the public right-of-way for more than four consecutive hours or more than eight total hours between sunrise and sunset. For the purposes of this article, portable signs shall not be considered permanent signs. Real estate signs and other temporary signs which are otherwise provided for in this article shall not be considered portable signs for purposes of this article. As to vehicles, portable sign shall not include a vehicle sign on which an ad is placed that advertises a business that employs or is owned by the owner of the vehicle. Such portable vehicle signs are permitted.

Projecting sign means any sign, other than a wall sign, whose leading edge extends beyond the building or wall to which it is affixed, forming an angle with said building or wall. Typically will extend laterally more than 18 inches from the face of such wall.

Public right-of-way/public way means a strip of ground dedicated for public use, usually for a public street, public infrastructure and/or waterway. For the purposes of this article, such rights of way shall be considered to extend a minimum of ten feet from the edge of pavement, or to the dedicated right-of-way boundary, whichever is further.

Real estate sign means a temporary sign erected by the owner, or his agent, advertising the real property upon which the sign is located for rent, lease or sale.

Roofline means the highest horizontal point of the wall visible to the public, excluding any architectural feature which extends above such apparent horizontal roofline if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.



Roof sign means any sign erected wholly or partially above the roofline.

Scoreboard means a structure located within an athletic field, displaying changing scores and related information; provided, however, the scoreboard may also display additional content, including but not limited to the names and logos of any sponsors.

Sidewalk sign means a "sandwich board" style sign that is anchored to a concrete sidewalk outside of the public right-of-way. The term "anchored" means tie-downs, weights or other methods of preventing movement because of winds.

Sign means any device, fixture, placard or structure that uses color, form, graphic, illumination, symbol or writing to advertise, announce or identify a person or entity, or to communicate information of any kind.

Sign administrator means the person designated by the City Manager as the staff member assigned to oversee the enforcement and interpretation of this article.

Sign area means square foot area enclosed by the perimeter of the sign face. With respect to signs that are composed of individual symbols, letters, figures, illustrations, messages, forms, or panels, sign area shall be considered to include all such components together with their background, surrounding frame, and any cutouts or extensions. The sign area shall not include any supporting structure or bracing.

Sign face means the entire area of a sign upon, against or through which sign copy is placed including any background.

Sign structure means any structure that supports, has supported, or is capable of supporting a sign, including any decorative cover for the sign structure. This definition shall not include a building, fence, wall or earthen berm.

Snipe sign means any sign that is affixed by any means to trees, rocks, utility poles, light poles, fences or other similar structures or objects, where the sign does not qualify as an incidental sign allowed pursuant to section 1-103 herein.

Special events sign [means] any sign advertising special temporary events, such as carnivals, festivals, exhibits, and parades, but not including promotional sales or grand opening signs.

Subdivision means the division of land into smaller tracts for any planned, self-contained residential or office development which, for the purpose of this article, shall initially consist of a minimum of 20 acres or shall create 20 or more individual lots.

Subdivision sign means any sign located at the entrance to a subdivision as defined in this article, for the purpose of identifying the subdivision.

Subdivision temporary development sign means any temporary sign for the purpose of advertising the sale of lots and the development of the subdivision. The names of participating home builders may be included on such signs. For purposes of this article, such signs shall not be classified as the same as a construction sign.

Suspended sign means a sign which is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary sign means any sign not permanently mounted, with any message that is intended for temporary use and a limited period of time as specified, as allowed by this article. Temporary signs include but are not limited to political preference signs, construction signs, ideological signs, yard sale signs, help wanted signs and banners which are allowed pursuant to the applicable provisions of this ordinance. If sign display area or structure is permanent but the message displayed is intended to be displayed for a temporary period then such a sign shall not be regarded as a temporary sign. See article 3-106.VI, Signs, for temporary uses and events, for signs such as grand openings, now open, commercial sales events, nonprofit festivals, and other special events.

Time and temperature portion of a sign means a sign on which the only copy that changes is an electronic or mechanical indication of time or temperature.

Two sign faces means any sign with two parallel, or nearly parallel, faces back to back and constructed on a single set of supports, with messages visible on either side, or a V type sign with a common support in the center of the V, where the inside angle of the V does not exceed 45 degrees. The width of a sign cabinet (measurement from face to face) shall be the minimum necessary to contain the working components of the sign.

Vehicle sign [means] flat, one dimensional signs painted or placed magnetically or otherwise attached on the side of vehicles as long as no other structural support is added to the vehicle. Advertising on vehicles for sale at bona fide automobile dealerships are excluded from this definition.

Wall sign means any sign, other than a projecting sign, that is attached parallel to or painted on any wall of any building, awning or canopy and projects from the plane of the wall, canopy or awning less than ten inches. This definition shall not include freestanding walls or multiple sign surfaces. Changeable copy signs shall not be permitted as wall signs.

Window sign means any sign, graphic, or interior design element placed upon the inside or outside of the window pane, or setback less than five feet from the window pane, and used to advertise, announce, or identify a person or entity, or to communicate information of any kind, or to draw visual attention to the business or use, and which is visible from off site or the public right of way. For purposes of this article, window signs may be permanent or temporary and are subject to applicable provisions herein.

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016)



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Zoning Ordinance Amendment

**Article XIV. Administration
And Enforcement**

Section: 11-101 through
11.121

Attachments:

Regulations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: This request initiated by the City to revise the sign regulations that were last updated in 2016. A previous revision was forwarded to the PC/BOC in October 2023, where it failed during second reading of the BOC.

Description/History: This is a complete revamp of the sign regulations, that includes the addition of several new sign types, and allowances.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1726

Agenda Date: 7/13/2026

Agenda #: 8.C.

Title:

AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS

ORDINANCE 2026 –

AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS

WHEREAS, the Board of Commissioners desires to amend the Mt. Juliet Land Development Code Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, and Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts; and

WHEREAS, the Planning Commission considered this request during their meeting of May 21, 2026 and forwarded a positive recommendation to the Board of Commissioners with a vote of 6-0-1; and

WHEREAS, Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, & Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts of the Zoning Regulations is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
B	III	3-108.8	Provisions Applicable To Manufacturing Facilities	Amend
B	VII	7-102.A	Permitted And Conditional Uses And Structures Allowable Within Industrial Districts.	Amend

; and

WHEREAS, Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, & Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts, of the Zoning Regulations are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, is hereby amended to read in its entirety as set forth in Exhibit A attached hereto.

Section 2. Chapter B, Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts, is hereby amended to read in its entirety as set forth in Exhibit B attached hereto.

ORDINANCE 2026 –

3-104.8 Provisions applicable to manufacturing facilities

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.

2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts, when approved as provided in article VII, section 7-104.

3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, section 7-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:

- a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.
- b. Such facility shall not be located on a site having an area of less than 50 acres.
- c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.
- d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met

7.102 Uses and Structures

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts					
[Uses, Structures and] Activities			Zone District		
			I-R (1)	I-G	I-S
I.	Manufacturing activities				
	A.	Manufacturing, limited	P	P	P
	B.	Manufacturing, general	P	P	P
	C.	Manufacturing, basic industry	C		SUP (2)
	D.	Manufacturing, hazardous			SUP (2)
II.	Commercial activities				
	A.	Adult oriented business		O (3)	
	B.	Animal care and veterinary service	SUP*	SUP*	SUP* (2)
	C.	Automotive parking	P	P	P

ORDINANCE 2026 –

	D.	Automotive and marine craft sales, service and repair	SUP	SUP	
	E.	Entertainment and amusement services, limited	P	P	
	F.	Group assembly and commercial outdoor recreation	C	C	
	G.	Outside materials and equipment sales and repair		P	
	H.	Professional services, medical	P	P	P
	I.	Professional services, nonmedical	P	P	
	J.	Restaurant, full-service	P	P	P
	K.	Restaurant, fast food	P	P	P
	L.	Scrap operations			SUP (2)
	M.	Self-service storage	P	P	
	N.	Warehousing goods, transport and storage	P	P	SUP (2)
	O.	Wholesale sales	P	P	SUP (2)
	P.	Banking and financial institutions	P		
>	> Q.	General retail sales and services	P		
III.	Community facility activities				
	A.	Administrative services	P	P	P
	B.	Child care facilities	C	C	
	C.	Community assembly	C	C	
	D.	Essential public transport communication and utility services	P	P	P
	E.	Extensive impact facilities	C	C	SUP (2)
	F.	Intermediate impact facilities	C	C	
	G.	Religious facilities	C	C	
	H.	Waste disposal operations			SUP (2)
IV.	Agricultural activities				
	A.	Mining and quarrying			SUP (2)
V.	Accessory activities				
	A.	Accessory storage, enclosed	P	P	P
	B.	Accessory child care	C	C	
	C.	Administrative office	P	P	P
	D.	Operation of cafeteria	C	C	C
	E.	Residential occupancy	C	C	C

ORDINANCE 2026 –

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.

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

ARTICLE III. USE REGULATIONS

3-104.8 Provisions applicable to manufacturing activities.

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.
2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts when approved as provided in article VII, section 7-104.
3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, section 7-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:
 - a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.
 - b. Such facility shall not be located on a site having an area of less than 50 acres.
 - c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.
 - d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met.

Exhibit B
Part B - ZONING REGULATIONS
ARTICLE VII. INDUSTRIAL DISTRICT REGULATIONS

ARTICLE VII. INDUSTRIAL DISTRICT REGULATIONS

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts					
[Uses, Structures and] Activities			Zone District		
			I-R (1)	I-G	I-S
I.	Manufacturing activities				
	A.	Manufacturing, limited	P	P	P
	B.	Manufacturing, general	P	P	P
	C.	Manufacturing, basic industry	C		SUP (2)
	D.	Manufacturing, hazardous			SUP (2)
II.	Commercial activities				
	A.	Adult oriented business		O (3)	
	B.	Animal care and veterinary service	SUP*	SUP*	SUP* (2)
	C.	Automotive parking	P	P	P
	D.	Automotive and marine craft sales, service and repair	SUP	SUP	
	E.	Entertainment and amusement services, limited	P	P	
	F.	Group assembly and commercial outdoor recreation	C	C	
	G.	Outside materials and equipment sales and repair		P	
	H.	Professional services, medical	P	P	P
	I.	Professional services, nonmedical	P	P	
	J.	Restaurant, full-service	P	P	P
	K.	Restaurant, fast food	P	P	P
	L.	Scrap operations			SUP (2)
	M.	Self-service storage	P	P	
	N.	Warehousing goods, transport and storage	P	P	SUP (2)
	O.	Wholesale sales	P	P	SUP (2)
	P.	Banking and financial institutions	P		
>	>	General retail sales and services	P		
	Q.				
III.	Community facility activities				
	A.	Administrative services	P	P	P
	B.	Child care facilities	C	C	
	C.	Community assembly	C	C	
	D.	Essential public transport communication and utility services	P	P	P
	E.	Extensive impact facilities	C	C	SUP (2)
	F.	Intermediate impact facilities	C	C	
	G.	Religious facilities	C	C	
	H.	Waste disposal operations			SUP (2)
IV.	Agricultural activities				
	A.	Mining and quarrying			SUP (2)
V.	Accessory activities				
	A.	Accessory storage, enclosed	P	P	P
	B.	Accessory child care	C	C	
	C.	Administrative office	P	P	P

D.	Operation of cafeteria	C	C	C
E.	Residential occupancy	C	C	C

Note(s)—Key to interpreting use classifications.

P = Use permitted by right within the district.

SUP = Principal use permitted with supplemental provisions.

C = Conditional use (subject to approval by the Board of [Zoning] Appeals).

O = Requires overlay district.

(1) See subsection 7-104.2, for supplemental design provisions.

(2) See subsection 7-104.1, for supplemental design provisions.

(3) See article VIII, section 8-401.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Zoning Ordinance Amendment

Article XI. Sign Regulations

Section: 3-104.8.2,
Provisions applicable to
manufacturing activities

**Article VII. Industrial District
Regulations**

Section: Table 7-102.A,
Permitted and Conditional
uses and Structures allowable
within Industrial Districts

Attachments:

Exhibit and Ordinance

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: This request initiated by the City, seeks to include basic industry, manufacturing as a conditional use, under I-R, industrial restrictive zoning.

Description/History: The amendments are in red in the relevant sections below:

Article III. Use Regulations

3-104.8 *Provisions applicable to manufacturing activities.*

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.

2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts, when approved as provided in article VII, section 7-104.

3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, section 7-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:

a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.

b. Such facility shall not be located on a site having an area of less than 50 acres.

c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.

d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met.



Article VII. Industrial District Regulations
Section 7.102 *Uses and Structures*

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts					
[Uses, Structures and] Activities			Zone District		
			I-R (1)	I-G	I-S
I.	Manufacturing activities				
A.	Manufacturing, limited		P	P	P
B.	Manufacturing, general		P	P	P
C.	Manufacturing, basic industry		C		SUP (2)
D.	Manufacturing, hazardous				SUP (2)

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1714

Agenda Date: 7/13/2026

Agenda #: 8.D.

Title:

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6400 CENTRAL PIKE MAP 097 PARCEL 017.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6400 CENTRAL PIKE MAP 097 PARCEL 017.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, Tennessee Code Annotated Section 6-51-102 as amended requires a Plan of Services be adopted by the governing body of a city prior to passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of the property known as the Wall Property located at 6400 Central Pike, Map 097 Parcel 017.00, in Wilson County, Tennessee, as described herein.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Plan of Services for the property located at 6400 Central Pike, map 097 parcel 017.00, is adopted as follows:

Police:

Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

Fire:

The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

Water:

Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

Sanitary Sewers:

Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.

The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2026

Refuse Collection:

Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

Public Streets:

Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.

Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)

Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.

Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

Schools:

The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

Inspection Services:

Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

Planning:

The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CMU.

RESOLUTION - 2026

Street Lighting

The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

Recreation

Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

Electrical Service

Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution 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 resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenneth D. Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 25th Civil District of Wilson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 4 on the Plan of Peek Estates Subdivision, of record in Plat Book 13, page 74, Register's Office for Wilson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Glenn A. Kemp, Jr. and wife, Cassandra J. Kemp by deed from Hampton L. Allen and wife Patricia R. Allen dated September 20, 1988, of record in Deed Book 411, Page 758, Register's Office for Wilson County, Tennessee.

This is improved property known as 6400 & 6400 B Central Pike, Mt. Juliet, Tennessee 37,122.

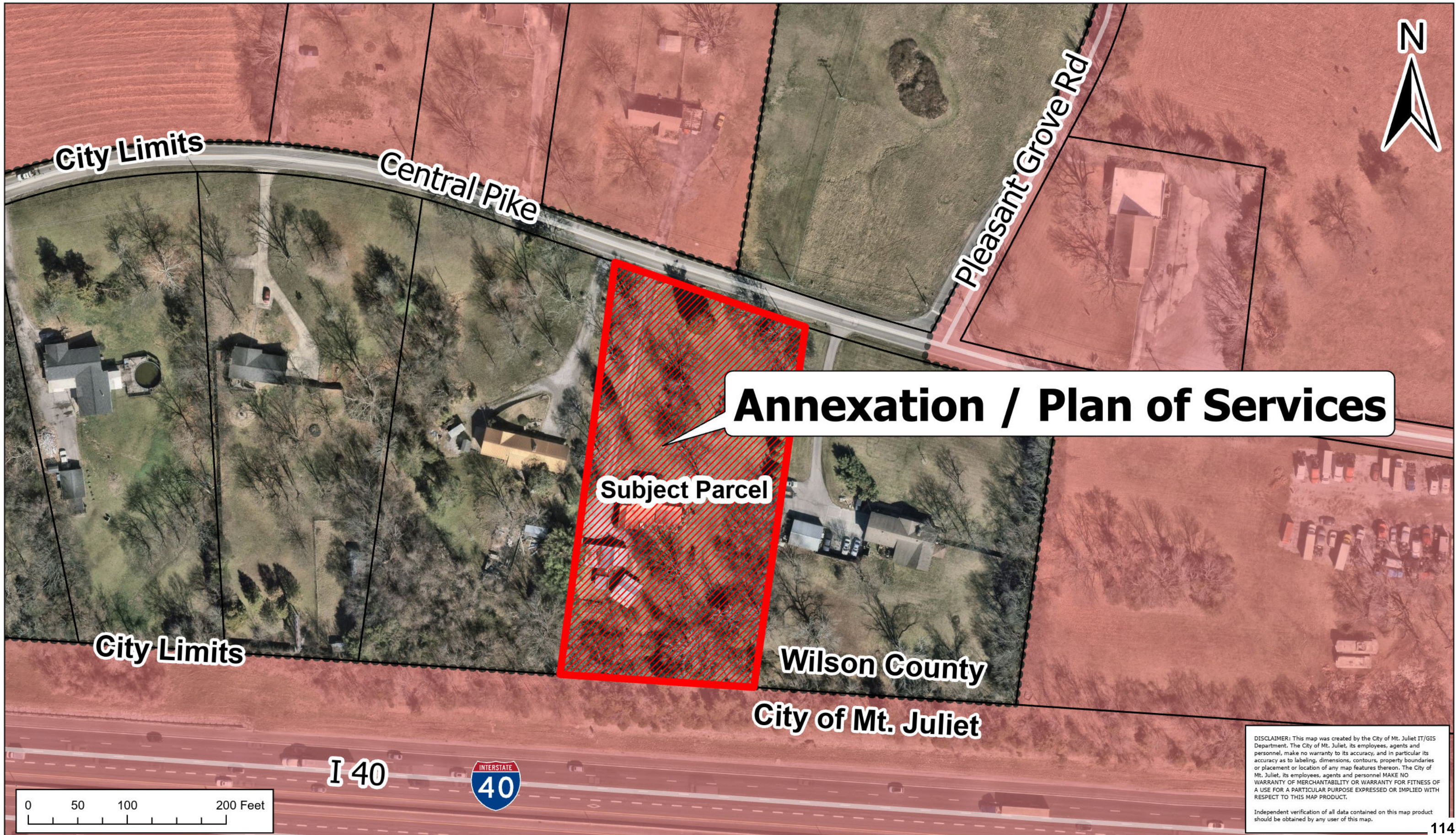
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Exhibit B Annexation / Plan of Services

6400 Central Pike

Map 097, Parcel 017.00





Mt. Juliet, Tennessee

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

Staff Report

File #: 1671

Agenda Date: 7/13/2026

Agenda #: 8.E.

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.72 ACRES OF PROPERTY AT 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

ORDINANCE 2026 -

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.72 ACRES OF PROPERTY AT 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 1.72 acres of property at 6400 Central Pike, map 097, parcel 17.00; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of May 21, 2026, and forwarded a positive recommendation (Vote 7-0-0) for approval to the Board of Commissioners; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

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

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within the corporate boundaries of the City of Mt. Juliet.

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. ANNEXATION. The property described below and as shown in Exhibit B and further described on Exhibit A attached hereto, 1.72 acres of property at 6400 Central Pike, map 097, parcel 17.00, is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (7-0-0) in a regular meeting held on May 21, 2026.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

ORDINANCE 2026 -

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.

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

that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 25th Civil District of Wilson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 4 on the Plan of Peek Estates Subdivision, of record in Plat Book 13, page 74, Register's Office for Wilson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Glenn A. Kemp, Jr. and wife, Cassandra J. Kemp by deed from Hampton L. Allen and wife Patricia R. Allen dated September 20, 1988, of record in Deed Book 411, Page 758, Register's Office for Wilson County, Tennessee.

This is improved property known as 6400 & 6400 B Central Pike, Mt. Juliet, Tennessee 37,122.

|



Exhibit B Annexation / Plan of Services

6400 Central Pike

Map 097, Parcel 017.00





Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6400 Central Pike

Address:

6400 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.00

District:

3 – Scott Hefner

Applicant:

James Wall

Property Owner:

James and Kay Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone for this parcel, located at 6400 Central Pike.

Description/History: This property is approximately 1.72 acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed future use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's Urban Growth Boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:**Zoning Regulations**

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone of 6400 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1789

Agenda Date: 7/13/2026

Agenda #: 8.F.

Title:

A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF
6400 CENTRAL PIKE, MAP 097, PARCEL 17.00

RESOLUTION -2026

A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00

WHEREAS, on _____, pursuant to Ordinance _____, the City of Mt. Juliet Board of Commissioners annexed the subject property into the corporate boundaries of the City of Mt. Juliet; and

WHEREAS, T.C.A. § 6-51-104 requires a resolution for the annexation proposed by a property owner; and

WHEREAS, this Resolution shall mirror the intent and effect of Ordinance ___ relative to the annexation of the subject property.

NOW, THEREFORE, BE IT RESOLVED by the City of Mt. Juliet, Wilson County, Tennessee as follows:

Section 1. The City of Mt. Juliet Board of Commissioners hereby resolves to pass Ordinance___ relative to the annexation of 6400 Central Pike, Map 097, Parcel 17.00.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution 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 resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenneth D. Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

RESOLUTION -2026

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1713

Agenda Date: 7/13/2026

Agenda #: 8.G.

Title:

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6400 CENTRAL PIKE, APPROXIMATELY 1.72 ACRES, MAP 097, PARCEL 17.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

ORDINANCE 2026 -

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6400 CENTRAL PIKE, APPROXIMATELY 1.72 ACRES, MAP 097, PARCEL 17.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

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

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on May 21, 2026, and forwarded a positive recommendation (7-0-0) for approval to the Board of Commissioners; 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 1.72 acres of property at 6400 Central Pike, map 097, parcel 17.00, from Wilson County R-1 to CMU, commercial mixed use.

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 1.72 acres of property at 6400 Central Pike, map 097, parcel 17.00, from Wilson County R-1 to CMU, commercial mixed use, as shown in Exhibit B.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. 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.

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.

ORDINANCE 2026 -

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

that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 25th Civil District of Wilson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 4 on the Plan of Peek Estates Subdivision, of record in Plat Book 13, page 74, Register's Office for Wilson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Glenn A. Kemp, Jr. and wife, Cassandra J. Kemp by deed from Hampton L. Allen and wife Patricia R. Allen dated September 20, 1988, of record in Deed Book 411, Page 758, Register's Office for Wilson County, Tennessee.

This is improved property known as 6400 & 6400 B Central Pike, Mt. Juliet, Tennessee 37,122.

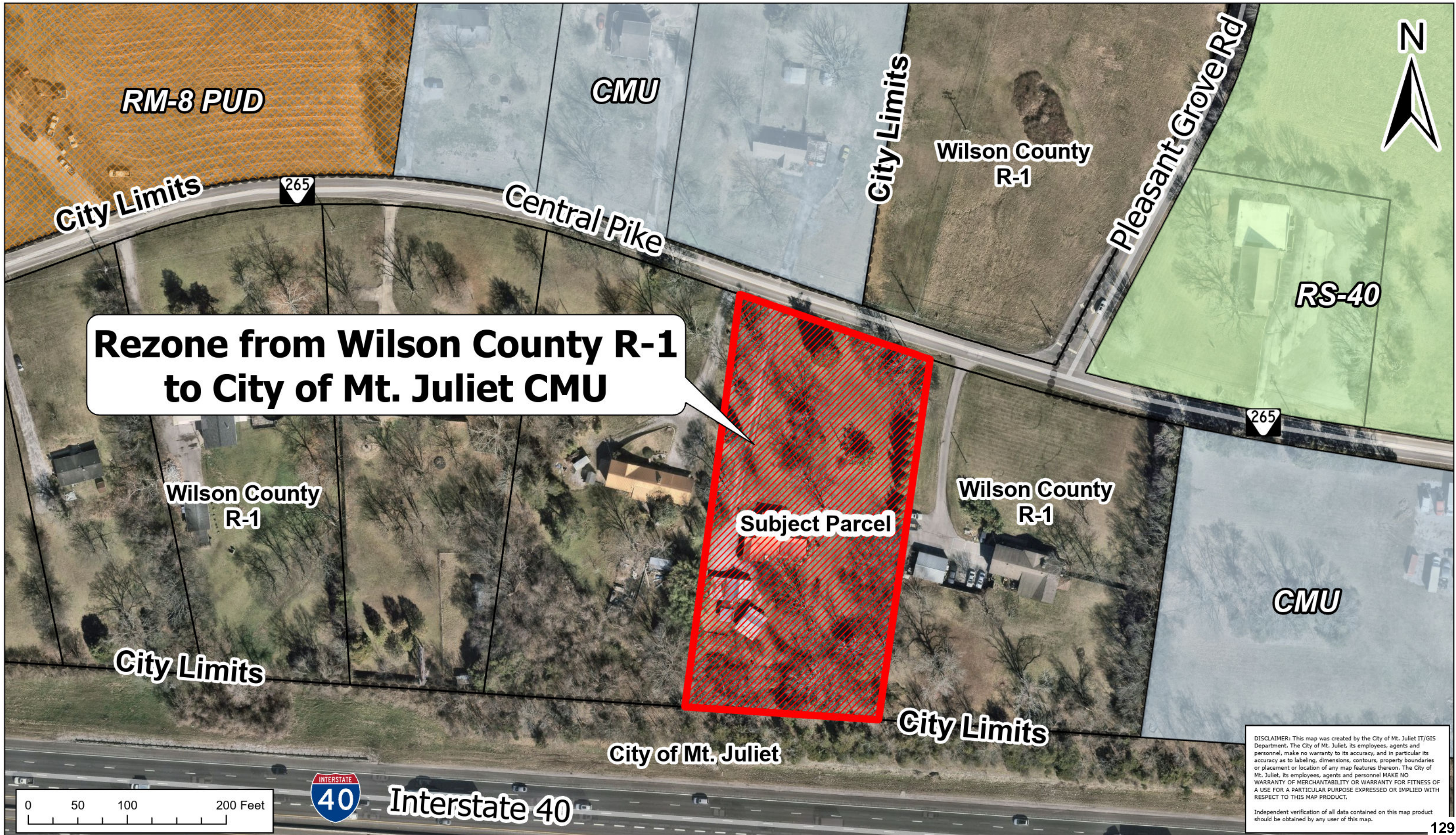
|



Exhibit B Rezone

6400 Central Pike

Map 097, Parcel 017.00



**Rezone from Wilson County R-1
to City of Mt. Juliet CMU**

Subject Parcel

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6400 Central Pike

Address:

6400 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.00

District:

3 – Scott Hefner

Applicant:

James Wall

Property Owner:

James and Kay Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone for this parcel, located at 6400 Central Pike.

Description/History: This property is approximately 1.72 acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed future use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's Urban Growth Boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:**Zoning Regulations**

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone of 6400 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1736

Agenda Date: 7/13/2026

Agenda #: 8.H.

Title:

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6386 CENTRAL PIKE MAP 097 PARCEL 017.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6386 CENTRAL PIKE MAP 097 PARCEL 017.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, Tennessee Code Annotated Section 6-51-102 as amended requires a Plan of Services be adopted by the governing body of a city prior to passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of the property known as the Wall Property located at 6386 Central Pike, Map 097 Parcel 017.02, in Wilson County, Tennessee, as described herein.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Plan of Services for the property located at 6386 Central Pike, map 097 parcel 017.02, is adopted as follows:

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.

RESOLUTION - 2026

2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

RESOLUTION - 2026

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CMU.

J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution 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 resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description

the following tract or parcel of land, situated and lying in the 25th Civil District of Wilson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 3 on the plan of Peek Estates, as of record in Plat Book 13, Page 74, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to JAMES C. WALL and wife, KAY T. WALL, by deed from Leonard D. Peek, unmarried, dated August 29, 1977, and of record in Deed Book 320, page 427, Register's Office for Wilson County, Tennessee.

This description is the same as in the prior deed. THIS IS IMPROVED PROPERTY



Exhibit B Annexation / Plan of Services

6386 Central Pike

Map 097, Parcel 017.02



Annexation / Plan of Services

Subject Parcel

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
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Mt. Juliet, Tennessee

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

Staff Report

File #: 1715

Agenda Date: 7/13/2026

Agenda #: 8.I.

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 2 ACRES OF PROPERTY AT 6386 CENTRAL PIKE, MAP 097, PARCEL 17.02, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

ORDINANCE 2026 -

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 2 ACRES OF PROPERTY AT 6386 CENTRAL PIKE, MAP 097, PARCEL 17.02, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 2 acres of property at 6386 Central Pike, map 097, parcel 17.02; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of May 21, 2026, and forwarded a positive recommendation (Vote 7-0-0) for approval to the Board of Commissioners; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

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

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within the corporate boundaries of the City of Mt. Juliet.

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. ANNEXATION. The property described below and as shown in Exhibit B and further described on Exhibit A attached hereto, 2 acres of property at 6386 Central Pike, map 097, parcel 17.02, is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (7-0-0) in a regular meeting held on May 21, 2026.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

ORDINANCE 2026 -

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.

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

Exhibit A – Legal Description

the following tract or parcel of land, situated and lying in the 25th Civil District of Wilson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 3 on the plan of Peek Estates, as of record in Plat Book 13, Page 74, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to JAMES C. WALL and wife, KAY T. WALL, by deed from Leonard D. Peek, unmarried, dated August 29, 1977, and of record in Deed Book 320, page 427, Register's Office for Wilson County, Tennessee.

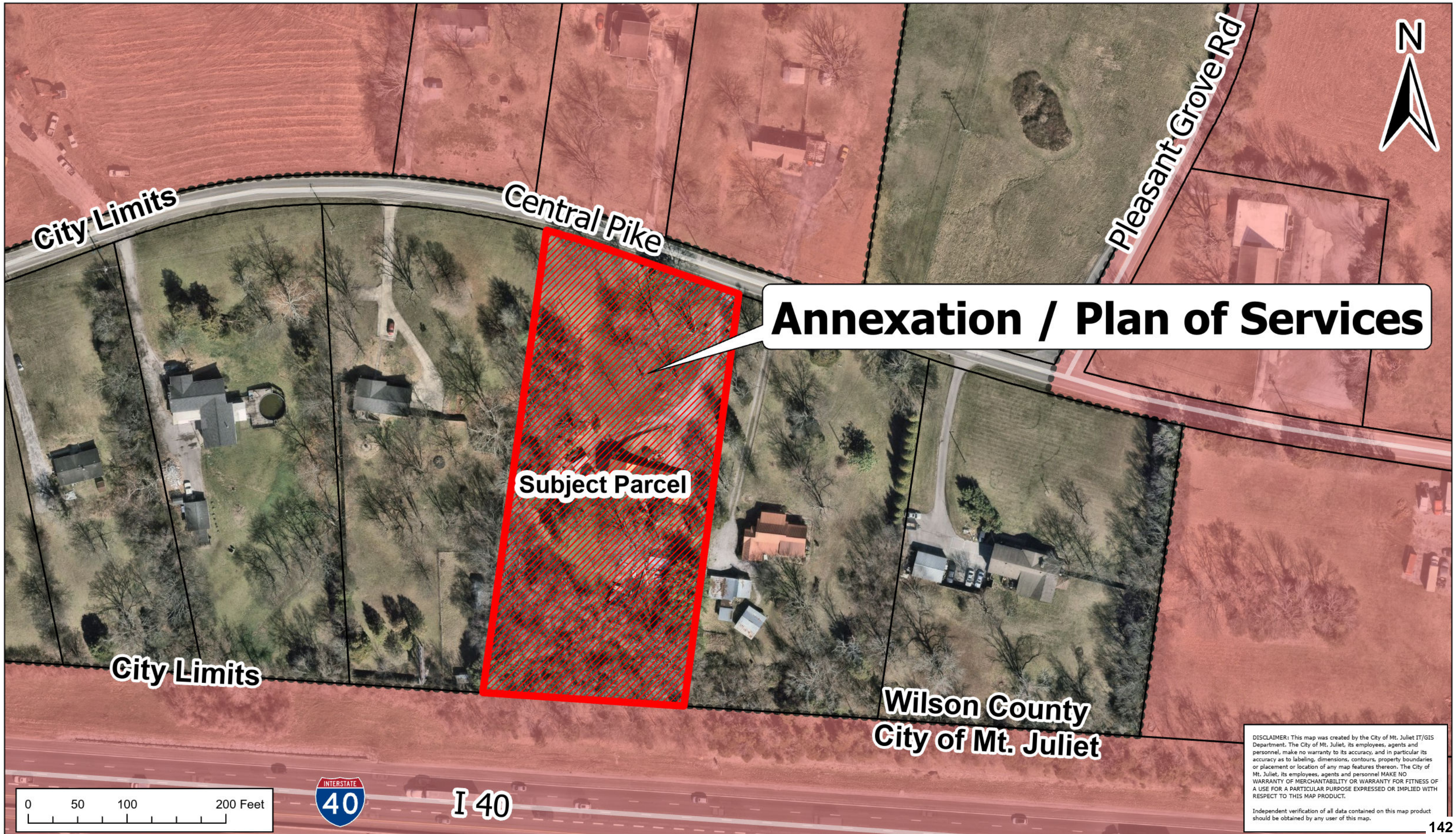
This description is the same as in the prior deed. THIS IS IMPROVED PROPERTY



Exhibit B Annexation / Plan of Services

6386 Central Pike

Map 097, Parcel 017.02



Annexation / Plan of Services

Subject Parcel

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6386 Central Pike

Address:

6386 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.02

District:

3 – Scott Hefner

Applicant:

Dana Wall

Property Owner:

Wesley Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone approval for this parcel, located at 6386 Central Pike.

Description/History: This property is approximately two (2) acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's urban growth boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:

Zoning Regulations

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of service and rezone of 6386 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1790

Agenda Date: 7/13/2026

Agenda #: 8.J.

Title:

A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF
6386 CENTRAL PIKE MAP 097 PARCEL 017.02

RESOLUTION -2026

A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 6386 CENTRAL PIKE MAP 097 PARCEL 017.02

WHEREAS, on _____, pursuant to Ordinance _____, the City of Mt. Juliet Board of Commissioners annexed the subject property into the corporate boundaries of the City of Mt. Juliet; and

WHEREAS, T.C.A. § 6-51-104 requires a resolution for the annexation proposed by a property owner; and

WHEREAS, this Resolution shall mirror the intent and effect of Ordinance ___ relative to the annexation of the subject property.

NOW, THEREFORE, BE IT RESOLVED by the City of Mt. Juliet, Wilson County, Tennessee as follows:

Section 1. The City of Mt. Juliet Board of Commissioners hereby resolves to pass Ordinance___ relative to the annexation of 6386 Central Pike Map 097 Parcel 017.02.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution 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 resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenneth D. Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

RESOLUTION -2026

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1716

Agenda Date: 7/13/2026

Agenda #: 8.K.

Title:

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6386 CENTRAL PIKE, APPROXIMATELY 2 ACRES, MAP 097, PARCEL 17.02 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

ORDINANCE 2026 -

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6386 CENTRAL PIKE, APPROXIMATELY 2 ACRES, MAP 097, PARCEL 17.02 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

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

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on May 21, 2026, and forwarded a positive recommendation (7-0-0) for approval to the Board of Commissioners; 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 2 acres of property at 6386 Central Pike, map 097, parcel 17.02, from Wilson County R-1 to CMU, commercial mixed use.

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 2 acres of property at 6386 Central Pike, map 097, parcel 17.02, from Wilson County R-1 to CMU, commercial mixed use, as shown in Exhibit B.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. 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.

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.

ORDINANCE 2026 -

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

Exhibit A – Legal Description

the following tract or parcel of land, situated and lying in the 25th Civil District of Wilson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 3 on the plan of Peek Estates, as of record in Plat Book 13, Page 74, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to JAMES C. WALL and wife, KAY T. WALL, by deed from Leonard D. Peek, unmarried, dated August 29, 1977, and of record in Deed Book 320, page 427, Register's Office for Wilson County, Tennessee.

This description is the same as in the prior deed. THIS IS IMPROVED PROPERTY



Exhibit B Rezone

6386 Central Pike

Map 097, Parcel 017.02





Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6386 Central Pike

Address:

6386 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.02

District:

3 – Scott Hefner

Applicant:

Dana Wall

Property Owner:

Wesley Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone approval for this parcel, located at 6386 Central Pike.

Description/History: This property is approximately two (2) acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's urban growth boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:

Zoning Regulations

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of service and rezone of 6386 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1735

Agenda Date: 7/13/2026

Agenda #: 8.L.

Title:

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE E. DIVISION BUSINESS PARK, LOCATED AT 2062 E DIVISION ST & 535 HUNTING HILLS DR MAP 077, PARCELS 013.01, 13.02, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE E. DIVISION BUSINESS PARK, LOCATED AT 2062 E DIVISION ST & 535 HUNTING HILLS DR MAP 077, PARCELS 013.01, 13.02, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, Tennessee Code Annotated Section 6-51-102 as amended requires that a Plan of Services be adopted by the governing body of a city prior to passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of the property known as the E Division Business Park located at 2062 E Division St & 535 Hunting Hills Dr, Map 077, Parcels 013.01, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01, in Wilson County, Tennessee, as described herein.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Plan of Services for the property located at 2062 E Division St and 535 Hunting Hills Dr, Map 077, Parcels 013.01, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01, is adopted as follows:

Police:

Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

Fire:

The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

Water:

Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

Sanitary Sewers:

Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.

RESOLUTION - 2026

The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

Refuse Collection:

Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

Public Streets:

Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.

Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)

Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.

Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

Schools:

The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

Inspection Services:

Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

Planning:

The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: I-R PUD.

RESOLUTION - 2026

Street Lighting

The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

Recreation

Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

Electrical Service

Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution 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 resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A, Legal Description

From the POINT OF BEGINNING, being the North-eastern corner of the property;
Thence, S 07° 53' 00" E for a distance of 379.17 feet to a point on a line.

Thence, S 07° 10' 52" E for a distance of 69.34 feet to a point on a line.

Thence, S 07° 25' 16" E for a distance of 280.73 feet to a point on a line.

Thence, S 08° 02' 36" E for a distance of 211.40 feet to a point on a line.

Thence, S 08° 51' 00" E for a distance of 134.53 feet to a point on a line.

Thence, S 08° 32' 15" W for a distance of 380.05 feet to a point on a line.

Thence, S 81° 26' 31" E for a distance of 31.46 feet to a point on a line.

Thence, S 08° 24' 54" W for a distance of 829.77 feet to a point on a line.

Thence, S 60° 17' 13" E for a distance of 17.31 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 09° 13' 06.8", having a radius of 80.58 feet, and whose long chord bears S 24° 03' 10" W for a distance of 12.95 feet to a point of intersection with a non-tangential line.

Thence, S 17° 12' 22" W for a distance of 38.34 feet to a point on a line.

Thence, N 81° 08' 07" W for a distance of 6.43 feet to a point on a line.

thence N 81° 37' 44" W a distance of 885.81 feet to a point on a line.

Thence, N 81° 37' 44" W for a distance of 65.29 feet to a point on a line.

Thence, N 09° 27' 40" E for a distance of 1032.72 feet to a point on a line.

Thence, N 18° 48' 48" W for a distance of 689.46 feet to a point on a line.

Thence, N 27° 55' 09" W for a distance of 31.59 feet to a point on a line.

Thence, N 18° 48' 48" W for a distance of 139.38 feet to a point on a line.

Thence, N 70° 59' 19" E for a distance of 509.72 feet to a point on a line.

Thence, N 71° 38' 43" E for a distance of 106.74 feet to a point on a line.

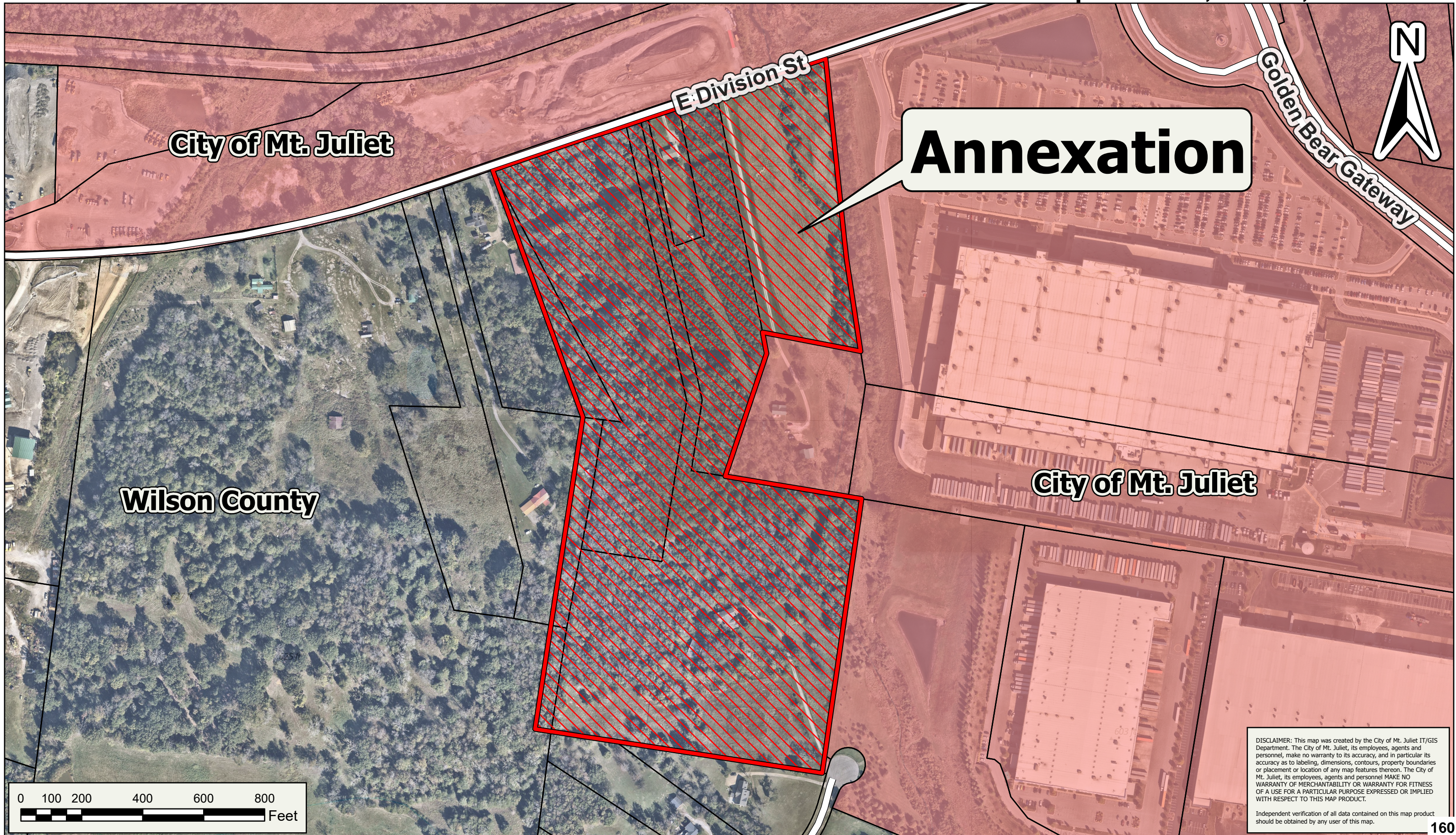
Thence, N 72° 58' 58" E for a distance of 117.27 feet to a point on a line.

Thence, N 71° 59' 19" E for a distance of 384.24 feet to the POINT OF BEGINNING.



Exhibit B- Annexation

East Division Business Park
Map 077, Parcels 013.01, 013.02, 015.00, 016.02, 016.03 & p/o 016.01, 017.00, and 017.01



Annexation

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
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Mt. Juliet, Tennessee

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

Staff Report

File #: 1728

Agenda Date: 7/13/2026

Agenda #: 8.M.

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET 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, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

ORDINANCE 2026 -

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET 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, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 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; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of May 21, 2026, and forwarded a positive recommendation (Vote 7-0-0) for approval to the Board of Commissioners; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

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

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within the corporate boundaries of the City of Mt. Juliet.

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. ANNEXATION. The property described below and as shown and further described on Exhibit A attached hereto, being 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, and as further depicted on the annexation map attached hereto as Exhibit B and incorporated herein by reference, is hereby annexed into the City of Mt. Juliet. The annexed land shall be subject to the provisions and requirements of Ordinance 2001-29, as amended (Mt. Juliet Zoning Ordinance), and all other applicable ordinances, rules, and regulations of the City of Mt. Juliet.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (7-0-0) in a regular meeting held on May 21, 2026.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

ORDINANCE 2026 -

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.

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

Exhibit A, Legal Description

From the POINT OF BEGINNING, being the North-eastern corner of the property;
Thence, S 07° 53' 00" E for a distance of 379.17 feet to a point on a line.

Thence, S 07° 10' 52" E for a distance of 69.34 feet to a point on a line.

Thence, S 07° 25' 16" E for a distance of 280.73 feet to a point on a line.

Thence, S 08° 02' 36" E for a distance of 211.40 feet to a point on a line.

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Thence, S 08° 24' 54" W for a distance of 829.77 feet to a point on a line.

Thence, S 60° 17' 13" E for a distance of 17.31 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 09° 13' 06.8", having a radius of 80.58 feet, and whose long chord bears S 24° 03' 10" W for a distance of 12.95 feet to a point of intersection with a non-tangential line.

Thence, S 17° 12' 22" W for a distance of 38.34 feet to a point on a line.

Thence, N 81° 08' 07" W for a distance of 6.43 feet to a point on a line.

thence N 81° 37' 44" W a distance of 885.81 feet to a point on a line.

Thence, N 81° 37' 44" W for a distance of 65.29 feet to a point on a line.

Thence, N 09° 27' 40" E for a distance of 1032.72 feet to a point on a line.

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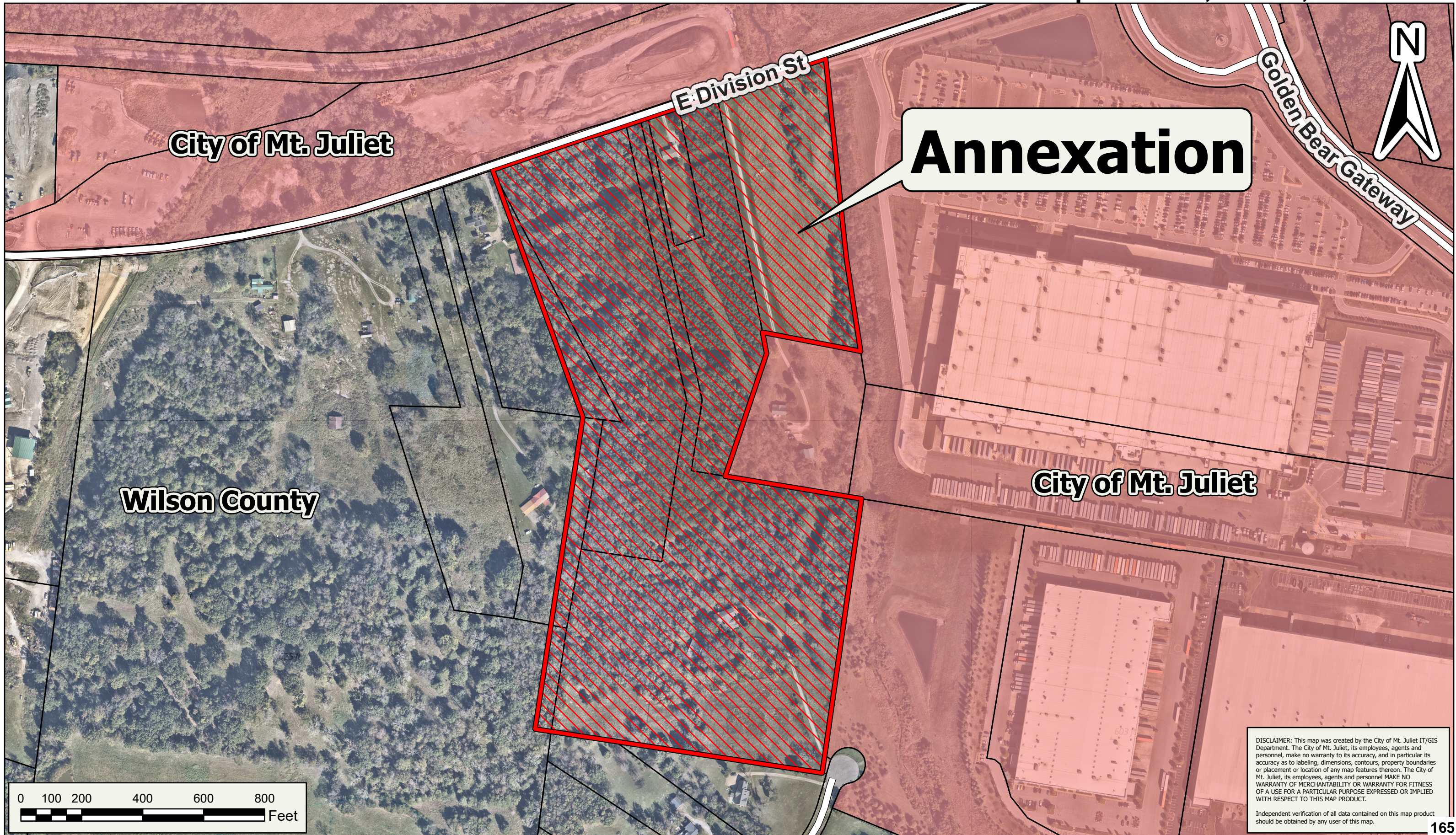
Thence, N 72° 58' 58" E for a distance of 117.27 feet to a point on a line.

Thence, N 71° 59' 19" E for a distance of 384.24 feet to the POINT OF BEGINNING.



Exhibit B- Annexation

East Division Business Park
Map 077, Parcels 013.01, 013.02, 015.00, 016.02, 016.03 & p/o 016.01, 017.00, and 017.01



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

E. Division Business Park

Address:

E. Division Street

Legal Description:

Map(s) - 077

Parcel(s) – 13.01, 13.02, 15.00,
p/o 16.01, 16.02, 16.03, 17.00,
& 17.01.

Applicant:

Joe Haddix, Heritage Civil

Property Owner:

Multiple Property Owners

Request:

Annexation, Land Use Amend.,
Rezone, & PMDP-PUD

Current Zoning:

OPS & Wilson Cty. R1

Requested Zoning:

I-R PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Request:

Business Development

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks approval for a land use amendment, annexation, plan of services, rezone and preliminary master development plan for an industrial business park development on E. Division, located in district 3.

Description/History: This plan proposes four (4) warehouse buildings, totaling 562,520 sf, on approximately 47.17 acres, located on E. Division Street, just west of Golden Bear Gateway. This location is currently being utilized as single family residential.

Land Use: The City's future land use map identifies the entire property as medium density residential, and with the proposed use, the applicant is requesting a land use amendment to classify the property as business development impact zone.

Zoning: The majority of this property sits within Wilson County jurisdiction, and a small portion to the east is within the City limits and zoned OPS, office professional service. The remainder is Wilson County R-1, low density residential. The applicant is requesting I-R PUD, industrial restrictive planned unit development for the entire property if the annexation and land use amendment are approved.

Code References:**Article VII. Industrial District Regulations**

7.103 Bulk Regulations: *The plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

7.104 Supplemental Design Provisions: *This plan is proposed with a 100% deviation from the required 100 % brick and/or stone material standards. Any additional deficiencies are noted in the conditions of approval. The applicant is requesting a design waiver for the building façade materials which is shown under the waivers/variances section.*

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. The applicant is requesting a waiver to omit the one hundred (100') foot landscape buffer along the western property line, which is shown under the waivers/variance section. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*



Waiver/Variance Requests:

1. **7.103.4.7 Bulk Yard Regulations** – The applicant has requested a waiver to omit the required one hundred (100') foot landscape buffer along the western property line. Landscape buffer of varying widths is proposed. **STAFF DOES NOT SUPPORT.**
2. **7.103.9 Industrial Design Standards** - The applicant has requested a waiver for a one hundred (100%) deviation from the industrial design guideline requirements of one hundred (100%) brick and/or stone. The applicant is proposing tilt-panel construction with enhanced architectural features (paint, panel scoring and entry features). **STAFF DOES NOT SUPPORT.**

Summary: The proposed occupants and functions of this site have not been released. The proposal for the industrial business park, as submitted, addresses many of the staff's comments from prior review. Outstanding issues may be addressed via the conditions of approval below.

Recommendation: The applicant's request for a business development impact zone is not supported by the land use plan; therefore staff cannot support the request to amend the land use plan. Should the Planning Commission choose to provide a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of services, rezone and preliminary master development plan for the East Division Business Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. All requirements of Article VII, shall be adhered to, excepting any waivers granted via the PUD approval.
2. Only uses permitted by right under IR zoning shall be permitted in the PUD.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Color elevations, with materials and dimension specified shall be required at Final Master Development Plan submittal.
6. 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.
7. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall. Provide location with FMDP submittal.
8. Parking lot lighting shall be decorative fixtures on black posts.
9. Bollards shall be the color black.
10. Parking lot lighting shall be placed in yards or beds and not on the pavement.
11. Wall mounted lighting shall be decorative. Wall packs are prohibited.
12. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents to Public Works.
13. 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.



14. All structures shall be shielded from view from all public streets with a landscaped berm.
15. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at FMDP submittal.
16. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
17. Screen the perimeter of detention/retention ponds with vegetation.
18. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
19. Provide a sidewalk connection to building #4.
20. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
21. Provide a trash can and bike rack at each building.
22. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
23. No outside storage is allowed within areas other than required yards, in accordance with 7.103.4.5.
24. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
25. Sidewalks shall be a minimum of six feet in width.
26. Revise general notes on page C0.03 to remove references to residential developments and HOA's.
27. Provide a photometric plan at FMDP submittal.
28. Provide a schedule for the exterior maintenance (to include pressure washing) of all structures.

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.
 - 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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1791

Agenda Date: 7/13/2026

Agenda #: 8.N.

Title:

A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF E. DIVISION BUSINESS PARK, LOCATED AT 2062 E DIVISION ST & 535 HUNTING HILLS DR MAP 077, PARCELS 013.01, 13.02, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01

RESOLUTION -2026

A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF E. DIVISION BUSINESS PARK, LOCATED AT 2062 E DIVISION ST & 535 HUNTING HILLS DR MAP 077, PARCELS 013.01, 13.02, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01

WHEREAS, on _____, pursuant to Ordinance _____, the City of Mt. Juliet Board of Commissioners annexed the subject property into the corporate boundaries of the City of Mt. Juliet; and

WHEREAS, T.C.A. § 6-51-104 requires a resolution for the annexation proposed by a property owner; and

WHEREAS, this Resolution shall mirror the intent and effect of Ordinance ____ relative to the annexation of the subject property.

NOW, THEREFORE, BE IT RESOLVED by the City of Mt. Juliet, Wilson County, Tennessee as follows:

Section 1. The City of Mt. Juliet Board of Commissioners hereby resolves to pass Ordinance ____ relative to the annexation of E. Division Business Park, Located At 2062 E Division St & 535 Hunting Hills Dr Map 077, Parcels 013.01, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution 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 resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenneth D. Martin, City Manager

RESOLUTION -2026

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1524

Agenda Date: 7/13/2026

Agenda #: 8.O.

Title:

AN ORDINANCE TO AMEND THE LAND USE 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 MEDIUM DENSITY RESIDENTIAL TO BUSINESS DEVELOPMENT IMPACT ZONE

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE LAND USE 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 MEDIUM DENSITY RESIDENTIAL TO BUSINESS DEVELOPMENT IMPACT ZONE

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of December 18, 2025, and forwarded a negative recommendation with a vote of 8-0-0 to the Board of Commissioners; 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 February 25, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan for the 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 medium density residential to business development impact zone; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____ as follows:

Section 1. LAND USE PLAN AMENDMENT. The land use plan for the property, further described in Exhibit A, and shown on Exhibit B attached hereto, 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 are amended from medium density residential to business development impact zone.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a negative recommendation (8-0-0 in a regular meeting held on December 18, 2025.

Section 3. PUBLIC HEARING. The land use plan changes were the subject of a public hearing held on _____ 2026 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.

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.

ORDINANCE 2026-

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

Exhibit A – Legal Description

From the POINT OF BEGINNING, being the North-eastern corner of the property;
Thence, S 07° 53' 00" E for a distance of 379.17 feet to a point on a line.

Thence, S 07° 10' 52" E for a distance of 69.34 feet to a point on a line.

Thence, S 07° 25' 16" E for a distance of 280.73 feet to a point on a line.

Thence, S 08° 02' 36" E for a distance of 211.40 feet to a point on a line.

Thence, S 08° 51' 00" E for a distance of 134.53 feet to a point on a line.

Thence, S 08° 32' 15" W for a distance of 380.05 feet to a point on a line.

Thence, S 81° 26' 31" E for a distance of 31.46 feet to a point on a line.

Thence, S 08° 24' 54" W for a distance of 829.77 feet to a point on a line.

Thence, S 60° 17' 13" E for a distance of 17.31 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 09° 13' 06.8", having a radius of 80.58 feet, and whose long chord bears S 24° 03' 10" W for a distance of 12.95 feet to a point of intersection with a non-tangential line.

Thence, S 17° 12' 22" W for a distance of 38.34 feet to a point on a line.

Thence, N 81° 08' 07" W for a distance of 6.43 feet to a point on a line.

thence N 81° 37' 44" W a distance of 885.81 feet to a point on a line.

Thence, N 81° 37' 44" W for a distance of 65.29 feet to a point on a line.

Thence, N 09° 27' 40" E for a distance of 1032.72 feet to a point on a line.

Thence, N 18° 48' 48" W for a distance of 689.46 feet to a point on a line.

Thence, N 27° 55' 09" W for a distance of 31.59 feet to a point on a line.

Thence, N 18° 48' 48" W for a distance of 139.38 feet to a point on a line.

Thence, N 70° 59' 19" E for a distance of 509.72 feet to a point on a line.

Thence, N 71° 38' 43" E for a distance of 106.74 feet to a point on a line.

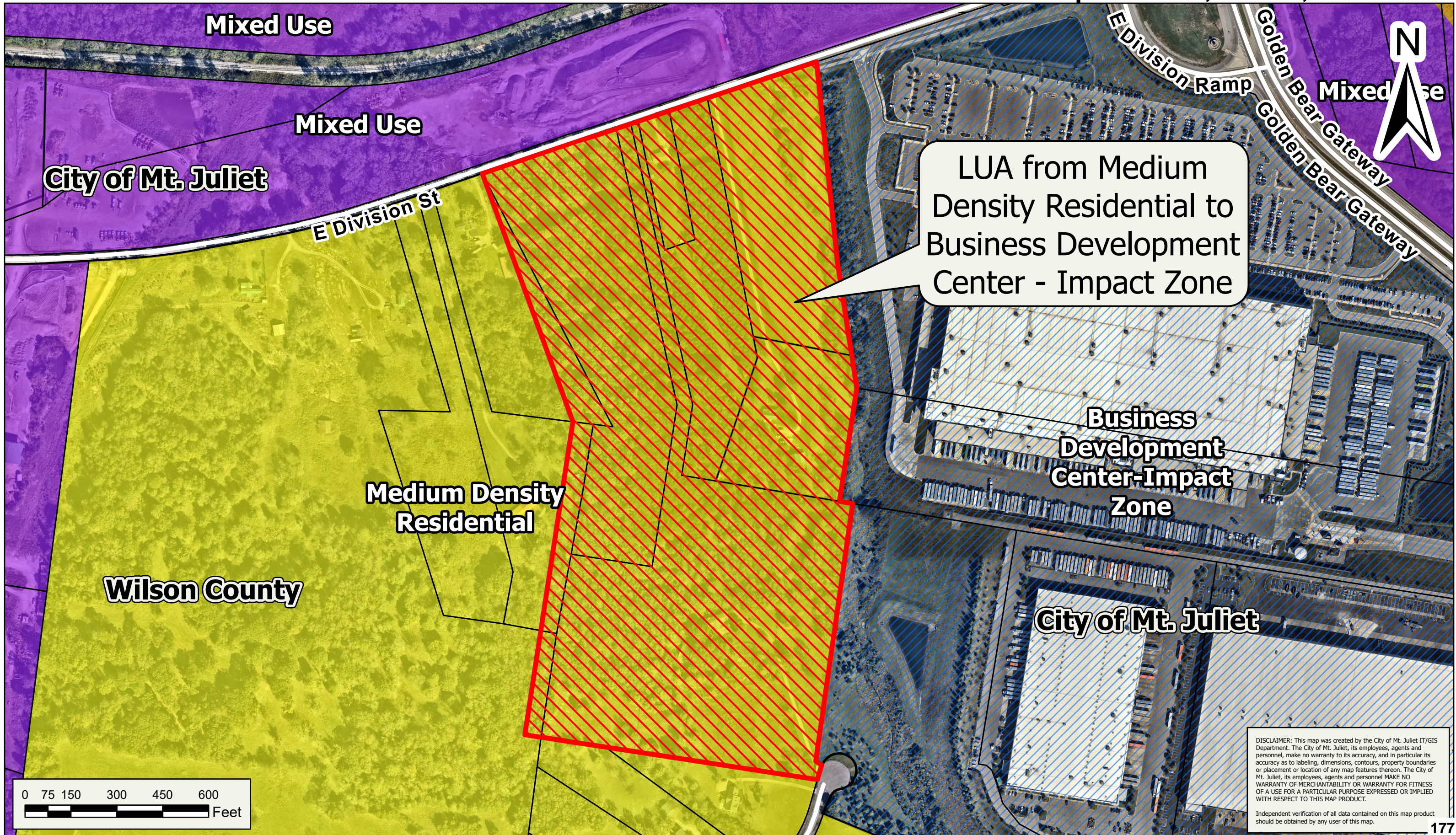
Thence, N 72° 58' 58" E for a distance of 117.27 feet to a point on a line.

Thence, N 71° 59' 19" E for a distance of 384.24 feet to the POINT OF BEGINNING.



Exhibit B- LUA

East Division Business Park
Map 077, Parcels 013.01, 013.02, 015.00, 016.02, 016.03 & p/o 016.01, 017.00, and 017.01





MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: East Division Street Business Park- 1940 E. Division St.
Land Use Amendment, Annexation, PMDP-PUD,
Rezone,
Map - 077
Parcel(s) – 13.01, 13.02, 15.00, 16.02, 16.03 and part of
parcels 16.01, 17.00 and 17.01

Request: Submitted by Heritage Civil, on behalf of their client, are requesting annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for an industrial business park development on E. Division, potentially located in district 3.

History/Overview: The property is 47.17 acres on the south side of East Division, just to the west of the Amazon Warehouse, and Golden Bear Gateway. Most of this property is in Wilson County, and zoned R-1, but a portion is in the city and zoned OPS, office professional services. The Wilson County portion of this property is located within the City’s urban growth boundary, and the applicant is seeking annexation.

The applicant has requested a land use amendment from Medium Density Residential to Business Development Center impact zone, along with a rezone from OPS, office professional (City limits) and Wilson County R-1 to I-R PUD, industrial restrictive planned unit development. The proposed use is four warehouse buildings. A summary of this request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
<i>East Division Street Industrial Business Park</i>	<i>Medium Density Residential</i>	<i>Business Development Center Impact Zone</i>	<i>OPS, Office Professional & Wilson County R-1, low density residential</i>	<i>I-R PUD, Industrial Restrictive Planned Unit Development</i>

Future Land Use: The City’s future land use map identifies the entire property as medium density residential. The future land use map shows the adjacent properties as mixed use to the north and west, along with medium density residential to the south and business development impact zone to the east. The land use plan does not support a request for a business development impact zone on these parcels.

Zoning: The zoning on these parcels that are within the county are Wilson County R-1, low density residential. The additional parcel that is within the city limits is shown as OPS, office professional services. The applicant is seeking I-R, industrial restrictive, with a PUD overlay for the entire development area, should the land use plan be amended.

Annexation/Urban Growth Boundary: The subject property is within the City's urban growth boundary.

Plan of Services: A plan of services is included for review.

Findings: In reviewing the requested zoning actions, staff finds that the request does NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *is NOT in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Location/History: This development site is located on the south side of East Division, to the west of Golden Bear Gateway and the Amazon campus. The property is in the city's urban growth boundary. Zoning is Wilson County R-1 low density residential, along with a portion in the City zoned OPS, office professional services. As noted above, should the property be annexed, a land use amendment and rezone are sought for Business Development Impact Zone land use and I-R, industrial restrictive, base zoning with a PUD overlay for the construction of warehouses.

7-103 Bulk Standards: The total acreage of the proposed development is 47.17 acres, that will incorporate four separate industrial warehouses. Building one, 151,840 sf, building two, 123,280 sf, building three, 143,700 sf and building four, 143,700 sf. The building coverage proposed at 29% (597,520sf) meets within the maximum allowance of 50%. The impervious surface ratio maximum is 70% and is proposed at 62% (1, 276,843 sf). The maximum and proposed height are both 50'.

Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed along E. Division. The internal sidewalks are shown as five foot wide. Vehicular access is proposed via E. Division Street with three means of ingress/egress shown. An internal sidewalk is shown at various locations throughout the site.

Parking: Parking data indicates the required parking for the warehouse/office use at 357 spaces of which include 14 ADA required spaces. The applicant is proposing 685 parking spaces, which overparks the site by almost double (additional 328 spaces) the required amount of parking. This includes a multitude of tractor trailer spaces per building. Parking will need to comply with all zoning regulations at fmdp/site plan submittal, if approved.

Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required 100' landscape buffer where the property abuts residential. Staff does not support this request. While a landscape plan has been submitted for review, due to the waiver request, a full landscape plan will be required and reviewed upon FMDP/Site Plan submittal. A photometric will be required at FMDP as well to ensure there is no light bleed at the property line that will negatively affect the adjacent residential areas.

Other: Simple elevations have been provided, however, they only indicate through the notes the requirements of the industrial design standards, 7.104, which shall be adhered to upon submittal of the FMDP/SP.

Variances/Waivers -The following waivers are requested:

1. Request to omit the one hundred (100') foot landscape buffer along the western property line. Landscape buffer of varying width to be provided. **STAFF DOES NOT SUPPORT.**
2. Request to deviate from the material standards to allow –
 - a. Concrete tilt-panel construction as shown on the conceptual building elevations for each façade. **STAFF DOES NOT SUPPORT A 100% DEVIATION FROM THE INDUSTRIAL DESIGN GUIDELINES.**
 - b. Enhanced architectural features (painting, panel scoring, and entry features) to be provided at each building.

Summary: The City's future land use plan identifies the subject property as medium density residential, and the applicant's request for business development impact zone is not supported by the land use plan. The proposed users and functions of this site have not been released. Should the property be annexed and rezoned, a final master development and site plan shall comply with all applicable regulations other than any waivers provided.

Recommendation: The applicant's request for a business development impact zone is not supported by the land use plan; therefore, staff cannot support the request to amend the land use plan. Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for East Division Business Park, please include the following conditions:

Planning and Zoning:

1. 7-104, Industrial design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 7.103, Bulk regulations and Building design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.

3. Provide additional information, including all elevations with percentages on the façade materials proposed for all structures.
4. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls.
5. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall.
6. All exterior lighting fixtures shall be decorative.
7. Parking lot lighting shall be decorative fixtures on black posts.
8. Bollards shall be the color black.
9. Parking lot lighting shall be placed in yards or beds and not on the pavement.
10. Wall mounted lighting shall be decorative in nature. Wal-paks are prohibited.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
14. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
15. "Preliminary" is spelled incorrectly on the cover sheet. Revise.
16. Only uses permitted by right under IR zoning shall be permitted in the PUD.
17. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
18. Provide a sidewalk connection to building #4.
19. Screen the perimeter of detention/retention ponds with vegetation.
20. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
21. Provide a trash can and bike rack at each building.
22. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
23. No outside storage is allowed within areas other than required yard, in accordance with 7.103.4.5.
24. 7.103.4.7 required yards, shall be adhered to in regard to the required yards and building setbacks in relation to residential districts, excepting any waivers approved by the Planning Commission and Board of Commissioners.
25. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents.
26. All structures shall be shielded from view from all public streets with a landscaped berm.
27. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
28. Sidewalks shall be a minimum of six feet in width.
29. Revise general notes on page C0.03 to remove references to residential developments and HOA's.

Engineering:

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' 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. All grading shall be 3:1 or flatter.
9. If wet ponds are proposed, aeration shall be provided.
10. Due to the proximity of the creek, the developer/engineer can determine if detention areas shown can be a detriment to the site. A request to waive detention and provide supporting analysis can be addressed at FMDP.
11. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
12. The following improvements shall be made to E. Division Street:
 - 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 along the frontage and shall connect with the existing path on the Amazon frontage.
 - 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 unsuccessful after 120 days of due diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process in order to facilitate the attainment of said easements or right-of-way including, if necessary, the eminent 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.
13. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street. Fixed objects shall be removed from the clear zone. Objects that cannot be removed shall be protected.
14. 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.
15. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.
16. 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.
17. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.

WWUD:

1. Water lines shown are not WWUD's design. Discussions are being held about how to best serve the development.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1730

Agenda Date: 7/13/2026

Agenda #: 8.P.

Title:

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

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

ORDINANCE 2026 -

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.

ORDINANCE 2026 -

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.

ORDINANCE 2026 -

- 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 eminent 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.

ORDINANCE 2026 -

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

Exhibit A, Legal Description

From the POINT OF BEGINNING, being the North-eastern corner of the property;
Thence, S 07° 53' 00" E for a distance of 379.17 feet to a point on a line.

Thence, S 07° 10' 52" E for a distance of 69.34 feet to a point on a line.

Thence, S 07° 25' 16" E for a distance of 280.73 feet to a point on a line.

Thence, S 08° 02' 36" E for a distance of 211.40 feet to a point on a line.

Thence, S 08° 51' 00" E for a distance of 134.53 feet to a point on a line.

Thence, S 08° 32' 15" W for a distance of 380.05 feet to a point on a line.

Thence, S 81° 26' 31" E for a distance of 31.46 feet to a point on a line.

Thence, S 08° 24' 54" W for a distance of 829.77 feet to a point on a line.

Thence, S 60° 17' 13" E for a distance of 17.31 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 09° 13' 06.8", having a radius of 80.58 feet, and whose long chord bears S 24° 03' 10" W for a distance of 12.95 feet to a point of intersection with a non-tangential line.

Thence, S 17° 12' 22" W for a distance of 38.34 feet to a point on a line.

Thence, N 81° 08' 07" W for a distance of 6.43 feet to a point on a line.

thence N 81° 37' 44" W a distance of 885.81 feet to a point on a line.

Thence, N 81° 37' 44" W for a distance of 65.29 feet to a point on a line.

Thence, N 09° 27' 40" E for a distance of 1032.72 feet to a point on a line.

Thence, N 18° 48' 48" W for a distance of 689.46 feet to a point on a line.

Thence, N 27° 55' 09" W for a distance of 31.59 feet to a point on a line.

Thence, N 18° 48' 48" W for a distance of 139.38 feet to a point on a line.

Thence, N 70° 59' 19" E for a distance of 509.72 feet to a point on a line.

Thence, N 71° 38' 43" E for a distance of 106.74 feet to a point on a line.

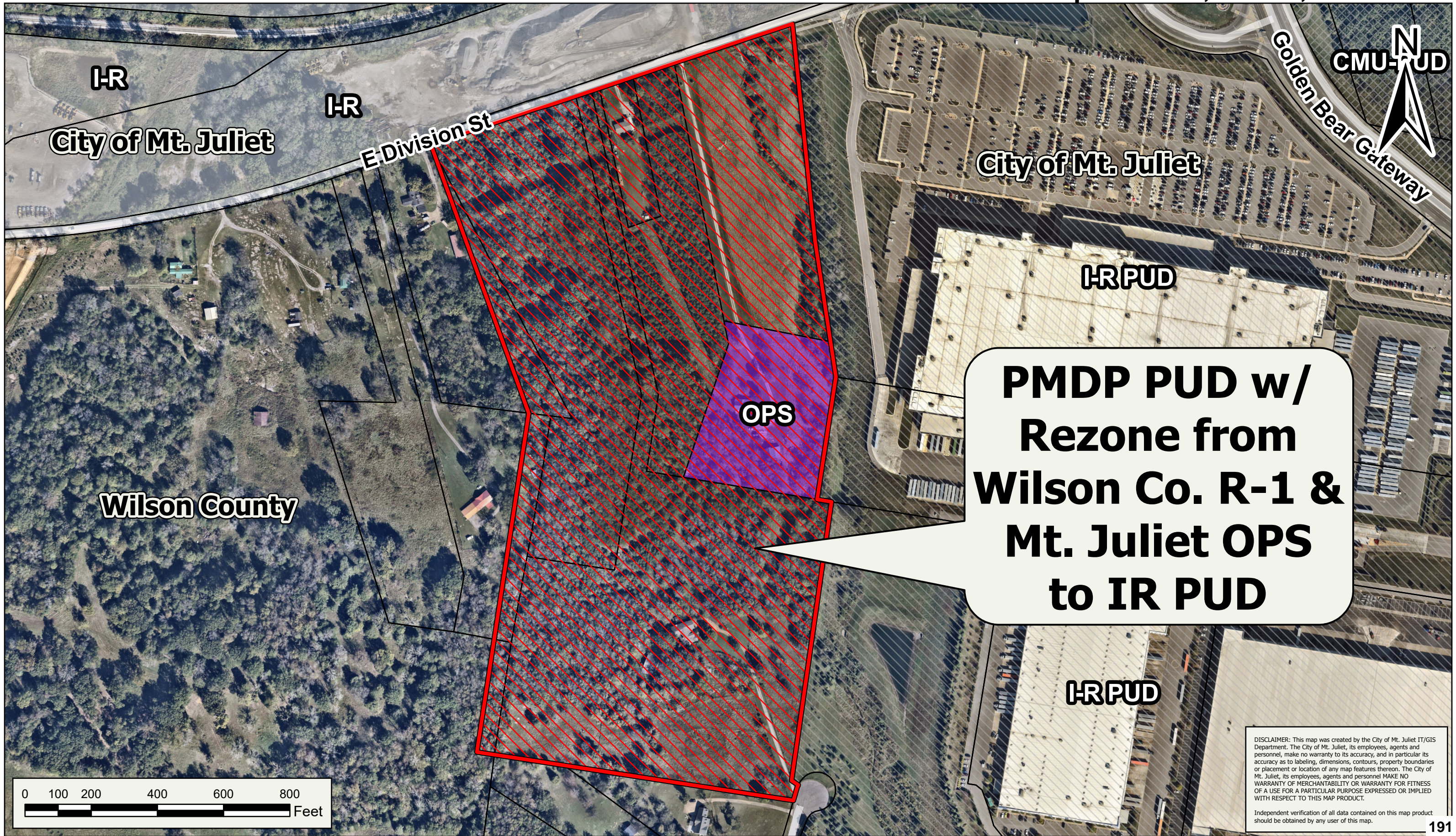
Thence, N 72° 58' 58" E for a distance of 117.27 feet to a point on a line.

Thence, N 71° 59' 19" E for a distance of 384.24 feet to the POINT OF BEGINNING.

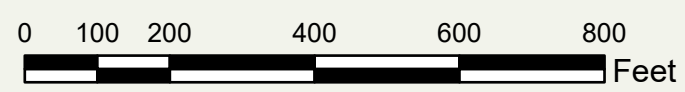


Exhibit B PMDP PUD w/ Rezone

East Division Business Park
Map 077, Parcels 013.01, 013.02, 015.00, 016.02,
016.03 & p/o 016.01, 017.00, and 017.01



**PMDP PUD w/
Rezone from
Wilson Co. R-1 &
Mt. Juliet OPS
to IR PUD**



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

E. Division Business Park

Address:

E. Division Street

Legal Description:

Map(s) - 077

Parcel(s) – 13.01, 13.02, 15.00,
p/o 16.01, 16.02, 16.03, 17.00,
& 17.01.

Applicant:

Joe Haddix, Heritage Civil

Property Owner:

Multiple Property Owners

Request:

Annexation, Land Use Amend.,
Rezone, & PMDP-PUD

Current Zoning:

OPS & Wilson Cty. R1

Requested Zoning:

I-R PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Request:

Business Development

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks approval for a land use amendment, annexation, plan of services, rezone and preliminary master development plan for an industrial business park development on E. Division, located in district 3.

Description/History: This plan proposes four (4) warehouse buildings, totaling 562,520 sf, on approximately 47.17 acres, located on E. Division Street, just west of Golden Bear Gateway. This location is currently being utilized as single family residential.

Land Use: The City's future land use map identifies the entire property as medium density residential, and with the proposed use, the applicant is requesting a land use amendment to classify the property as business development impact zone.

Zoning: The majority of this property sits within Wilson County jurisdiction, and a small portion to the east is within the City limits and zoned OPS, office professional service. The remainder is Wilson County R-1, low density residential. The applicant is requesting I-R PUD, industrial restrictive planned unit development for the entire property if the annexation and land use amendment are approved.

Code References:**Article VII. Industrial District Regulations**

7.103 Bulk Regulations: *The plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

7.104 Supplemental Design Provisions: *This plan is proposed with a 100% deviation from the required 100 % brick and/or stone material standards. Any additional deficiencies are noted in the conditions of approval. The applicant is requesting a design waiver for the building façade materials which is shown under the waivers/variances section.*

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. The applicant is requesting a waiver to omit the one hundred (100') foot landscape buffer along the western property line, which is shown under the waivers/variance section. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*



Waiver/Variance Requests:

1. **7.103.4.7 Bulk Yard Regulations** – The applicant has requested a waiver to omit the required one hundred (100') foot landscape buffer along the western property line. Landscape buffer of varying widths is proposed. **STAFF DOES NOT SUPPORT.**
2. **7.103.9 Industrial Design Standards** - The applicant has requested a waiver for a one hundred (100%) deviation from the industrial design guideline requirements of one hundred (100%) brick and/or stone. The applicant is proposing tilt-panel construction with enhanced architectural features (paint, panel scoring and entry features). **STAFF DOES NOT SUPPORT.**

Summary: The proposed occupants and functions of this site have not been released. The proposal for the industrial business park, as submitted, addresses many of the staff's comments from prior review. Outstanding issues may be addressed via the conditions of approval below.

Recommendation: The applicant's request for a business development impact zone is not supported by the land use plan; therefore staff cannot support the request to amend the land use plan. Should the Planning Commission choose to provide a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of services, rezone and preliminary master development plan for the East Division Business Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. All requirements of Article VII, shall be adhered to, excepting any waivers granted via the PUD approval.
2. Only uses permitted by right under IR zoning shall be permitted in the PUD.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Color elevations, with materials and dimension specified shall be required at Final Master Development Plan submittal.
6. 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.
7. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall. Provide location with FMDP submittal.
8. Parking lot lighting shall be decorative fixtures on black posts.
9. Bollards shall be the color black.
10. Parking lot lighting shall be placed in yards or beds and not on the pavement.
11. Wall mounted lighting shall be decorative. Wall packs are prohibited.
12. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents to Public Works.
13. 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.



14. All structures shall be shielded from view from all public streets with a landscaped berm.
15. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at FMDP submittal.
16. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
17. Screen the perimeter of detention/retention ponds with vegetation.
18. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
19. Provide a sidewalk connection to building #4.
20. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
21. Provide a trash can and bike rack at each building.
22. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
23. No outside storage is allowed within areas other than required yards, in accordance with 7.103.4.5.
24. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
25. Sidewalks shall be a minimum of six feet in width.
26. Revise general notes on page C0.03 to remove references to residential developments and HOA's.
27. Provide a photometric plan at FMDP submittal.
28. Provide a schedule for the exterior maintenance (to include pressure washing) of all structures.

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.
 - 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.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1738

Agenda Date: 7/13/2026

Agenda #: 9.A.

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 14.5 ACRES OF PROPERTY ON CHANDLER ROAD, MAP 076, PARCEL 008.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

ORDINANCE 2026 –

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 14.5 ACRES OF PROPERTY ON CHANDLER ROAD, MAP 076, PARCEL 008.00, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 14.5 acres of property on Chandler Road, map 076, parcel 008.00; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of June 18, 2026, and forwarded a positive recommendation (Vote 9-0-0) for approval to the Board of Commissioners; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

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

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within the corporate boundaries of the City of Mt. Juliet.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. ANNEXATION. The property described below and as shown in Exhibit B and further described in Exhibit A attached hereto, 14.5 acres of property on Chandler Road, map 076, parcel 008.00 is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (9-0-0) in a regular meeting held on June 18, 2026.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

ORDINANCE 2026 –

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.

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

Exhibit A – Legal Description, Emerson Park

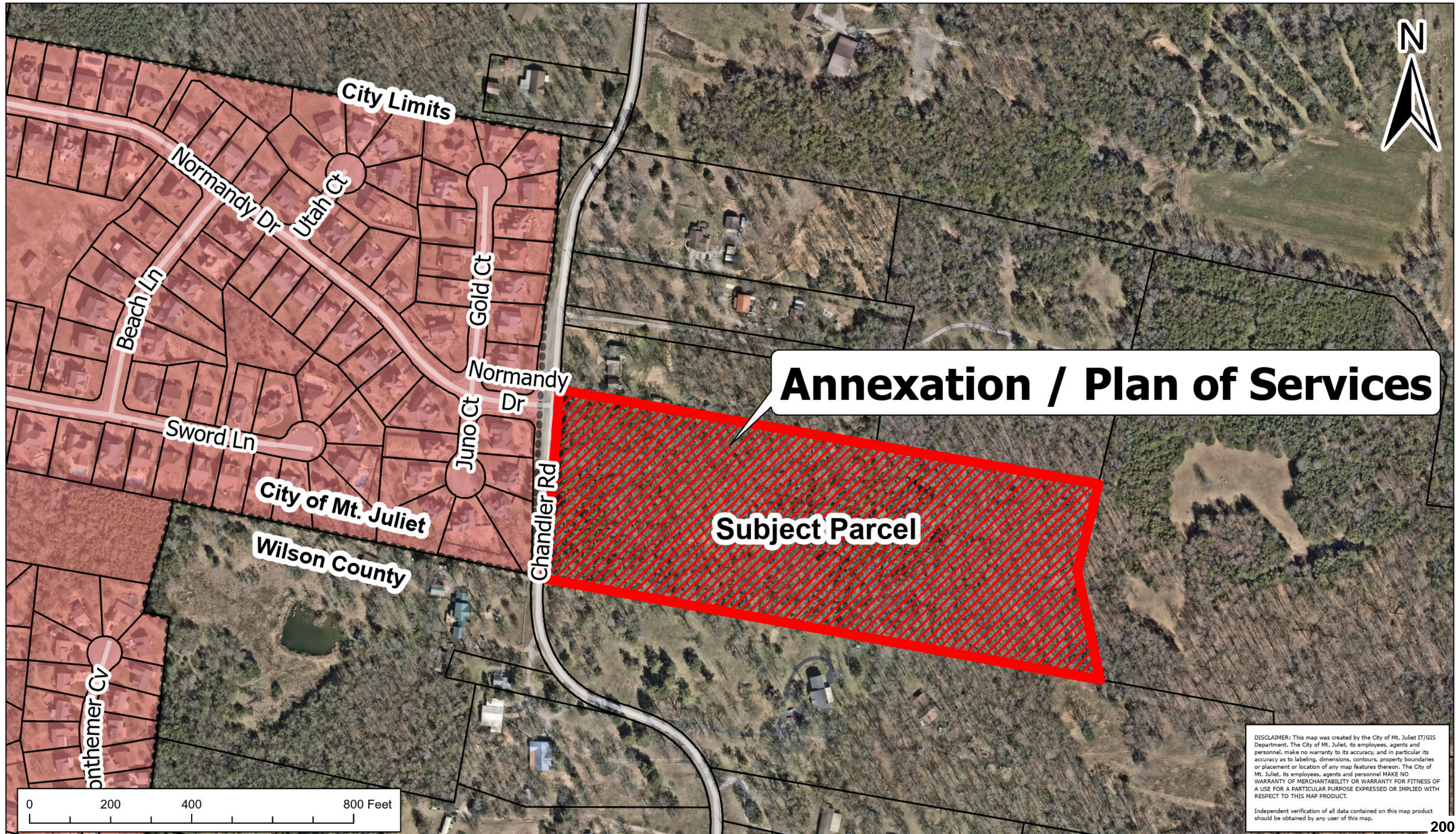
TRACT#1: Situated and lying on the easterly side of the Chandler Road, and beginning at the northwest corner of the tract herein described, the same being the common corner with the southwest corner of the tract of land on June 12, 1971, conveyed to grantors by Leo T. Rader and wife, and running thence by South 83 degrees 05' East 1341 feet to a point; South 17 degrees 33' East 176 feet to a point; thence North 83 degrees 0' West 1398 feet to a point in the easterly margin of Chandler Road; thence with the easterly margin of Chandler Road North 1 degree 10' East 159 feet to the point of beginning, containing 5 acres, more or less, according to survey of L.C. Petty dated March 8, 1971, the same being bounded generally as follows: North by property on June 12, 1971, conveyed to grantors by deed of Leo T. Rader; East by the Jackson property; South by Daniel; West by Chandler Road.

TRACT #2: Situated and lying on the easterly side of the Chandler Road, and beginning at a point South 1 degree 10' West 327 feet from Hammond's southwest corner; thence South 83 degrees 01' East 1342 feet to a point; thence South 10 degrees 37' West 213.5 feet to a point; thence South 15 degrees 04' East 121 feet to a point; thence North 83 degrees 01' West 1341 feet to a point in the easterly margin of Chandler Road; thence North 1 degree 10' East with the easterly margin of Chandler Road 327 feet to the point of beginning. containing 10 acres, more or less, according to survey of Petty & Petty, Surveyors, dated January 28, 1979, the same being bound generally as follows: North by Wilkinson; East by property formerly owned by Jackson; South by property on June 12, 1971, conveyed to grantors owned by Herman B. Rader; West by Chandler Road.



Exhibit B Annexation / Plan of Services

Emerson Park
Map 076, Parcel 008.00



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Emerson Park

Address:

Chandler Rd.

Legal Description:

Map(s) – 076, Parcel(s) – 008.00

District:

2 – Vice Mayor Bill Trivett

Applicant:

Michael Dewey, Dewey Engineering

Property Owner:

Crotzer Revocable Trust

Request:

Annexation, PMDP, RZ, POS

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20, PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Designation:

No change requested

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development Plan approval for the proposed Emerson Park subdivision located on Chandler Road.

Description/History: This plan proposes annexing into the city limits, approximately 14.5 acres and rezone to RS-20 PUD. The project would include 29 single-family homes, with open space to include a concrete walking trail. A preliminary project book is included for review.

Zoning: The property currently sits within Wilson County with R-1 zoning, and the request is to rezone to RS-20 PUD, with a proposed density of 2.0 upa. If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References:**Subdivision Regulations****Article IV. Requirements for improvements, reservations and designs.**

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which is shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations**Article V. – Residential District Regulations**

5.103 Bulk Regulations: The plan is proposed to be compliant with a majority of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant



has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Zoning Regulations (continued)

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

Waiver/Variance Requests: The following waivers have been requested:

1. **5.104 Supplemental Design Provisions** - The applicant has requested a waiver for the building façade materials to be 70% brick or stone and 30% fiber cement board. **STAFF SUPPORTS.**
2. **5.103 Bulk Regulations** - The applicant has requested a waiver for the side setbacks to be 7.5' in lieu of the required 20'. **STAFF SUPPORTS.**
3. **10.111 Transitional Protective Yard Requirements** - The applicant has requested a waiver to omit the landscape buffer adjacent to lot 1. **STAFF SUPPORTS.**
4. **4.104 (Subdivision regulations) Functional Design criteria** - The applicant has requested a waiver for the cul-de-sac length to be greater than 700'. **PW TO ADDRESS.**
5. **4.103 (Subdivision regulations) Street and Pedestrian ways** – The applicant has requested a waiver for the internal street (Moonlight Trail) to be private. **PW TO ADDRESS.**

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 29 single family homes on Chandler Road with a density of 2.0 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Emerson Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.



3. Add annexation and rezone to the cover sheet title.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide covenants and restrictions for review.
7. Monument style entry with enhanced landscaping and fencing shall be determined with the FMDP, if approved.
8. Identify all amenities and provide details at FMDP submittal.
9. Provide detailed elevations, including all materials and percentages, at FMDP submittal.
10. Provide decorative street lighting at the entrance and throughout Moonlight Trail and indicate they are under the maintenance of the HOA.
11. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
12. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDP submittal.
13. Signage shall be submitted under separate application for review through the Planning Department.
14. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
15. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
16. Provide landscape or masonry screening for all HVAC units at FMDP submittal.
17. Provide rendering of the gated entry at FMDP submittal and note it will be maintained by the HOA.

Public Works:

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. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.
7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A variance is requested for houses to front a collector (Chandler Drive): Staff supports with the following conditions:
 - i. A maximum of 4 houses may front Chandler Road. These units shall share a maximum of 2 driveways.



16. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
17. Curb and gutter shall be installed along the Chandler Road frontage.
18. The call-box for the gate shall be placed within the center median island.

WWUD:

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

Wilson County Schools:

1. No Comments Received.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE EMERSON PARK PROPERTY, LOCATED AT CHANDLER ROAD MAP 076, PARCEL 008.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, Tennessee Code Annotated Section 6-51-102 as amended requires a Plan of Services be adopted by the governing body of a city prior to passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Emerson Park Property located at Chandler Road, In Wilson County, Tennessee, as described herein.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT CHANDLER ROAD, IN WILSON COUNTY, TENNESSEE IS ADOPTED:

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2026

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-20 PUD.

RESOLUTION - 2026

J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution 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 resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1740

Agenda Date: 7/13/2026

Agenda #: 9.B.

Title:

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 14.5 ACRES OF PROPERTY ON CHANDLER ROAD, MAP 076, PARCEL 008.00 FROM WILSON COUNTY R-1 TO RS-20 PUD

ORDINANCE 2026-

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 14.5 ACRES OF PROPERTY ON CHANDLER ROAD, MAP 076, PARCEL 008.00 FROM WILSON COUNTY R-1 TO RS-20 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 June 18, 2026, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of 9-0-0 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 _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject and adopt the preliminary master development plan for 14.5 acres of property on Chandler Road, map 076, parcel 008.00; and

WHEREAS, Exhibit A, attached hereto and incorporated herein by reference as if fully set forth verbatim below, contains the legal description of the property to be rezoned and to which the preliminary master development plan applies; and

WHEREAS, Exhibit B, attached hereto, is a map depicting the geographic area to which the rezoning and the preliminary master development plan apply.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. – REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning those certain parcels of real property, 14.5 acres of property on Chandler Road, map 076, parcel 008.00 (as identified in Exhibit A) from Wilson County R-1 to RS-20 PUD.

Section 2. The preliminary master development plan for 14.5 acres of property on Chandler Road, map 076, parcel 008.00 (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:

Fire Department:

1. No Comments Received.

ORDINANCE 2026-

Planning & Zoning:

1. All requirements of the City's subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, except any waivers approved by the Planning Commission and the Board of Commissioners.
3. The Planning Commission supported a waiver to 5.104 the supplemental design provisions. Allowing for 70% masonry and 30% cement board.
4. The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for 7.5' side setbacks in leu of the required 20'.
5. The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for lot width as shown at 65' in leu of 100' at front setbacks.
6. Brick shall be clay, baked and individually laid.
7. Stone shall be individually laid.
8. Vinyl and metal are prohibited as a façade materials.
9. A monument style entry with enhanced landscaping shall be required.
10. Streetlights shall be maintained by the HOA.
11. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
12. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDP submittal.
13. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
14. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
15. The pumps station shall include decorative screening fencing and/or landscape screening.
16. Remove "improved open space" labels from the islands in the street and at the southwest corner, those areas do not constitute improved open space.
17. An access easement shall be provided for the encroaching shed by the signing of the final plat.
18. Aforementioned shed shall not count against required open space.

Public Works:

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. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.
7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.

ORDINANCE 2026-

9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
16. Curb and gutter shall be installed along the Chandler Road frontage.
17. The call-box for the gate shall be placed within the center median island.
18. The Planning Commission supported a waiver to 4.104 the functional design criteria. Allowing for the cul-de-sac length to be greater than 700ft.
19. The Planning Commission supported a waiver to 4.103 street and pedestrian ways. Allowing for the internal street (Moonlight Trail) to be private.

WWUD:

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

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.

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.

ORDINANCE 2026-

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenneth D. Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description, Emerson Park

TRACT#1: Situated and lying on the easterly side of the Chandler Road, and beginning at the northwest corner of the tract herein described, the same being the common corner with the southwest corner of the tract of land on June 12, 1971, conveyed to grantors by Leo T. Rader and wife, and running thence by South 83 degrees 05' East 1341 feet to a point; South 17 degrees 33' East 176 feet to a point; thence North 83 degrees 0' West 1398 feet to a point in the easterly margin of Chandler Road; thence with the easterly margin of Chandler Road North 1 degree 10' East 159 feet to the point of beginning, containing 5 acres, more or less, according to survey of L.C. Petty dated March 8, 1971, the same being bounded generally as follows: North by property on June 12, 1971, conveyed to grantors by deed of Leo T. Rader; East by the Jackson property; South by Daniel; West by Chandler Road.

TRACT #2: Situated and lying on the easterly side of the Chandler Road, and beginning at a point South 1 degree 10' West 327 feet from Hammond's southwest corner; thence South 83 degrees 01' East 1342 feet to a point; thence South 10 degrees 37' West 213.5 feet to a point; thence South 15 degrees 04' East 121 feet to a point; thence North 83 degrees 01' West 1341 feet to a point in the easterly margin of Chandler Road; thence North 1 degree 10' East with the easterly margin of Chandler Road 327 feet to the point of beginning. containing 10 acres, more or less, according to survey of Petty & Petty, Surveyors, dated January 28, 1979, the same being bound generally as follows: North by Wilkinson; East by property formerly owned by Jackson; South by property on June 12, 1971, conveyed to grantors owned by Herman B. Rader; West by Chandler Road.



Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

Emerson Park

Address:

Chandler Rd.

Legal Description:

Map(s) – 076, Parcel(s) – 008.00

District:

2 – Vice Mayor Bill Trivett

Applicant:

Michael Dewey, Dewey Engineering

Property Owner:

Crotzer Revocable Trust

Request:

Annexation, PMDP, RZ, POS

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20, PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Designation:

No change requested

Attachments:

PMDP

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development Plan approval for the proposed Emerson Park subdivision located on Chandler Road.

Description/History: This plan proposes annexing in to the city limits approximately 14.5 acres and a rezone to RS-20 PUD. The project would include 29 single-family homes, with open space to include a concrete walking trail. A preliminary project book is included for review.

Zoning: The property is in Wilson County with R-1 zoning, and the request is to rezone to RS-20 PUD, with a proposed density of 2.0 upa. Maximum density permitted in RS-20 is 2.2 upa. If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References :

Subdivision Regulations

Article IV. Requirements for improvements, reservations and designs.

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which are shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations

Article IV. Establishment of Districts: Provisions for official zoning map

4.1 Zoning of Annexed territory – The plan is compliant with the regulations of annexed territory and zoning.

Article V. – Residential District Regulations

5.103 Bulk Regulations: The plan is proposed to be compliant with a majority of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers



from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

Waiver/Variance Requests: The following waivers have been requested:

1. ***5.104 Supplemental Design Provisions*** - The applicant has requested a waiver for the building façade materials to be 70% brick or stone and 30% fiber cement board. **P&Z SUPPORTS**
2. ***5.103 Bulk Regulations*** - The applicant has requested a waiver for the side setbacks to be 7.5' in lieu of the required 20'. **P&Z SUPPORTS**
3. ***5.103 Bulk Regulations*** – Lot width as shown as 65' in lieu of 100' at front setback. **P&Z SUPPORTS**
4. ***4.104 (Subdivision regulations) Functional Design criteria*** - The applicant has requested a waiver for the cul-de-sac length to be greater than 700'. **PW TO ADDRESS**
5. ***4.103 (Subdivision regulations) Street and Pedestrian ways*** – The applicant has requested a waiver for the internal street (Moonlight Trail) to be private. **PW TO ADDRESS**

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 29 single family homes on Chandler Road with a density of 2.0 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Emerson Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning & Zoning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.



2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Vinyl and metal are prohibited as a façade materials.
6. A monument style entry with enhanced landscaping shall be required.
7. Streetlights shall be maintained by the HOA.
8. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDDP submittal.
9. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDDP submittal.
10. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
11. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
12. The pumps station shall include decorative screening fencing and/or landscape screening.
13. Remove "improved open space" labels from the islands in the street and at the southwest corner, those areas do not constitute improved open space.

Public Works:

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. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.
7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A variance is requested for houses to front a collector (Chandler Drive): Staff supports with the following conditions:
 - i. A maximum of 4 houses may front Chandler Road. These units shall share a maximum of 2 driveways.
16. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
17. Curb and gutter shall be installed along the Chandler Road frontage.
18. The call-box for the gate shall be placed within the center median island.



WWUD:

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1773

Agenda Date: 7/13/2026

Agenda #: 9.C.

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 175.52 ACRES OF PROPERTY ON CENTRAL PIKE, MAP 099, PARCEL 014.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

ORDINANCE 2026-

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 175.52 ACRES OF PROPERTY ON CENTRAL PIKE, MAP 099, PARCEL 014.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 175.52 acres of property on Central Pike, map 099, parcel 014.00; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of June 18, 2026, and forwarded a positive recommendation (Vote 9-0-0) for approval to the Board of Commissioners; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

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

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within the corporate boundaries of the City of Mt. Juliet.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. ANNEXATION. The property described below and as shown in Exhibit B and further described in Exhibit A attached hereto, 175.52 acres of property on Central Pike, map 099, parcel 014.00 is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (9-0-0) in a regular meeting held on June 18, 2026.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

ORDINANCE 2026-

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.

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

Exhibit A – Legal Description, Aveline

From the **POINT OF BEGINNING**; Thence, N 05° 16' 21" E for a distance of 762.97 feet to a point on a line.

Thence, N 82° 09' 18" W a distance of 905.23 feet to a point on a line

Thence, N 87° 50' 03" W for a distance of 161.14 feet to a point on a line.

Thence, S 69° 33' 16" W for a distance of 557.83 feet to a point on a line.

Thence, N 07° 06' 09" E for a distance of 278.13 feet to a point on a line.

Thence, N 17° 33' 00" E for a distance of 748.58 feet to a point on a line.

Thence, N 82° 53' 27" W for a distance of 38.36 feet to a point on a line.

Thence, S 54° 32' 36" W for a distance of 12.51 feet to a point on a line.

Thence, N 83° 18' 35" W for a distance of 7.99 feet to a point on a line.

Thence, N 13° 38' 18" E for a distance of 185.00 feet to a point on a line.

Thence, N 34° 50' 03" E for a distance of 15.30 feet to a point on a line.

Thence, N 12° 22' 53" E for a distance of 325.64 feet to a point on a line.

Thence, N 04° 33' 27" W for a distance of 1061.15 feet to a point on a line.

Thence, N 08° 07' 17" E for a distance of 70.23 feet to a point on a line.

Thence, N 31° 03' 28" E for a distance of 263.12 feet to a point on a line.

Thence, N 40° 58' 33" E for a distance of 143.23 feet to a point on a line.

Thence, N 31° 43' 12" E for a distance of 74.00 feet to a point on a line.

Thence, N 12° 26' 16" E for a distance of 330.70 feet to a point on a line.

Thence, S 88° 07' 07" E for a distance of 12.12 feet to a point on a line.

Thence, S 82° 15' 01" E for a distance of 834.38 feet to a point on a line.

Thence, S 07° 35' 35" W for a distance of 350.55 feet to a point on a line.

Thence, S 81° 15' 20" E for a distance of 1543.34 feet to a point on a line.

Thence, S 07° 34' 36" W for a distance of 2127.15 feet to a point on a line.

Thence, N 83° 11' 38" W for a distance of 144.06 feet to a point on a line.

Thence, S 07° 37' 26" W for a distance of 1361.37 feet to a point on a line.

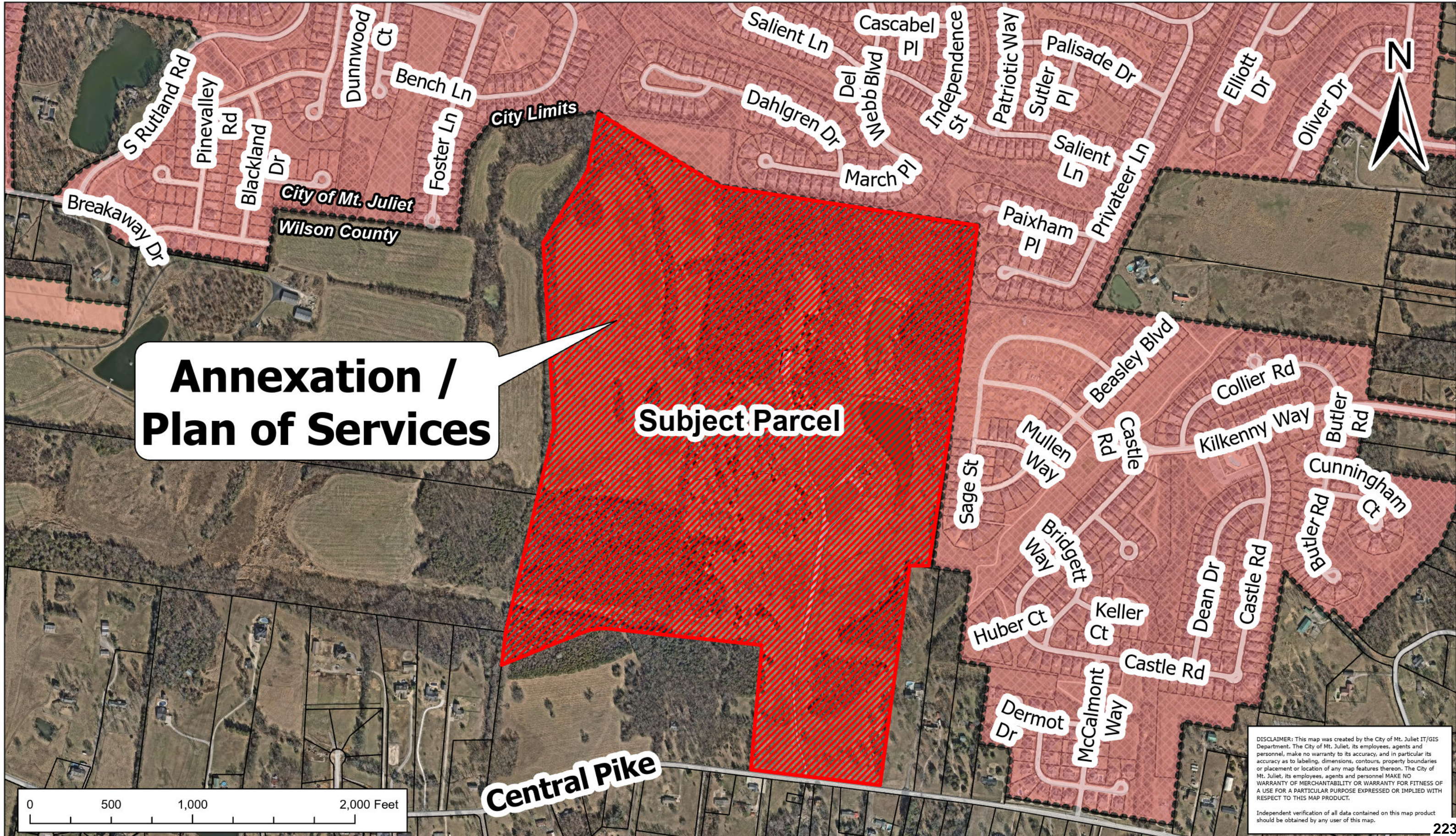
Thence, N 83° 06' 49" W for a distance of 800.75 feet to the **POINT OF BEGINNING**;



Exhibit B Annexation / Plan of Services

10495 Central Pike

Map 099, Parcel 014.00



**Annexation /
Plan of Services**

Subject Parcel

Central Pike

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.



Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

Aveline

Address:

10495 Central Pike

Legal Description:

Map(s) – 099

Parcel(s) – 014.00

District:

4 – Jennifer Milele

Applicant:

Joe Haddix,
Heritage Civil

Property Owner:

Susan Ladd-Smith Humphreys

Request:

AX, PMDP-PUD, Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20

Attachments:

PMDP

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development approval for the proposed Aveline subdivision located at 10495 Central Pike.

Description/History: This plan proposes annexing into the city limits approximately 175.52 acres and a rezone to RS-20. The project would include 340 single family lots, with open space and a variety of amenities.

Zoning: The property currently sits within Wilson County with R-1 zoning and the request is to rezone to RS-20 PUD, with a proposed density of 1.94 units per acre (2.2 upa max.). If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References:

Subdivision Regulations

Article IV. Requirements for improvements, reservations and designs.

4-102 – Lot requirements: The plan is proposed to be compliant with most of the lot requirements; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which is shown under the waiver/variances section.

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which are shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations

Article IV. Establishment of Districts: Provisions for official zoning map

4.105 Zoning of Annexed territory – The plan is compliant with the regulations of annexed territory and zoning.



Article V. – Residential District Regulations

5.103 Bulk Regulations: The plan is proposed to be compliant with most of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

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

1. **4-102 (subdivision regulations) Lot requirements** - Request to allow up to 4.80 acres of disturbance of slopes exceeding 20%. PW TO DETERMINE
2. **4.104 (subdivision regulations) Functional Design Criteria** - Request to allow an access lane to be stubbed at the property line. PW TO DETERMINE
3. **5.104 Supplemental Design Provisions** -Request to deviate from the material standards to allow:
 - a. To allow material percentages as shown. P&Z DOES NOT SUPPORT. DEFINE THE REQUEST
 - b. 50% of all homes to contain a minimum of 75% brick or stone. P&Z DOES NOT SUPPORT UNLESS THE OTHER 50% OF THE HOMES ARE 100% MASONRY
 - c. No two house plan or elevation plan shall be sited and built next to one another. P&Z SUPPORTS
 - d. No two house plan or elevation plan shall be sited and built across the street from one another. P&Z SUPPORTS
 - e. High visibility lots will not have a blank end facing the street by including optional architectural features. P&Z SUPPORTS
 - f. Vinyl shall be allowed in the soffit areas only. P7Z SUPPORTS
4. **5.104 Supplemental Design Provisions** - Request to omit two-foot masonry column requirement from residential garage doors to match residential elevations as shown. P&Z SUPPORTS
5. **5.104 Supplemental Design Provisions** - Request to deviate from the garage dimensional requirements to allow for an interior garage dimension of 400 square feet (440sf required). P&Z SUPPORTS
6. **5.103 Bulk Regulations** - Request to allow optional third car garage that is front facing along collector roads and access streets. Third car garage will be recessed from front building façade. P&Z SUPPORTS
7. **5.103 Bulk Regulations** – As follows:
 - a. Front setback 20' in lieu of 30' P&Z SUPPORTS
 - b. Front setback 15' in lieu of 30' for lots 211-219, 247-261, 269-283, 310-314 P&Z SUPPORTS
 - c. Side setback 7.5' in lieu of 20' P&Z SUPPORTS



- d. Lot width as narrow as 60' in lieu of the 100' required. P&Z SUPPORTS

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 340 single family homes on Central Pike with a density of 1.94 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Aveline subdivision, and to please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
3. Detailed colored building elevations, including all materials and percentages, shall be required at FMDP and/or Preliminary Plat submittal.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Include the development timeline with the FMDP submittal.
7. Include the phasing plan with the FMDP submittal. *Remove slopes from phasing plan sheet C1.01 and reduce phase labels, as it is covering critical lot information.
8. Driveways shall be a minimum of 22' in length and 18' in width.
9. Identify driveway location and home orientation for all corner lots.
10. Identify which lots will have front facing vs. side entry garages.
11. Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.
12. Identify and provide all amenity details at FMDP submittal.
13. Identify adjacent parcel zoning.
14. Signage poles and post shall be painted black, channel posts are not permitted.
15. Flammable landscape materials is not permitted within 3' of any public building.
16. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
17. Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area
18. Fencing shall be decorative and low maintenance.
19. Signage shall be submitted under separate cover to the Planning Department. Note – a new sign ordinance is currently under legislative review. This shall include any proposed monument entryway.
20. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.



21. Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.
22. Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.
23. If wet ponds are to be considered as “visual amenity” and to include aeration and lighting, provide additional items such as benches, trails, etc., to provide additional use for the homeowners.
24. Add annexation and rezone title to cover sheet.
25. Provide covenants and restrictions for review with the final master development plan.

Engineering:

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 granted and approved.
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 stations shall be public and built to City specifications.
7. If wet ponds are proposed, aeration shall be provided.
8. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. Several streets are misclassified based on expected ADT and unit count. This shall be corrected by FMDP.
11. The following roadway variances are requested:
 - a. Allowing lots fronting a residential collector: **Staff supports only on Kilkenny Way, east of the central spine road.**
 - b. Allowing garages to front access streets: **Staff supports on a single side of the street only.**
 - c. Allowing a permanent dead-end within 150' of the property line: **Staff supports with the addition of dense vegetation such as shrubs to block headlights.**
 - d. Allowing an access lane to stub at the property line: **Staff supports with the condition that at least 1 collector be provided to the western property line.**
 - e. Request to allow up to 4.8 acres of disturbance of slopes exceeding 20%: **Staff supports request with disturbance in CUT conditions only.** Highlight lots impacted with PMDP, FMDP/PP, and construction plans.
12. Temporary cul-de-sacs are required on any stub road over 150' or serving 4 or more units.
13. Left-turn and right-turn lanes shall be installed on Central Pike at the driveway. These lanes shall be approved by the City and TDOT prior to construction. These improvements shall be completed by the signing of the Phase 2 final plat.
14. The existing bridge on Beckwith Road, approximately 850' north of Central Pike, shall be expanded or replaced to accommodate two 11' travel lanes and bridge rail. All bridge work shall be coordinated with the Wilson County Road Commission. These improvements shall be completed by the signing of the Phase 2 final plat.
15. A left-turn lane shall be installed on Central Pike at Beckwith Road. This turn lane shall be approved by the City and TDOT prior to the issuance of the Land Disturbance Permit.



16. A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.

WWUD:

1. No comments provided. Reach out to WWUD directly (Brent Finley).

Wilson County Schools:

1. No Comments Received.

Conditions (by Department):

Fire Department:

Planning:

Public Works:

WWUD:

Wilson County Schools:

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS AVELINE, LOCATED AT 10495 CENTRAL PIKE MAP 099 PARCEL 014.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, Tennessee Code Annotated Section 6-51-102 as amended requires the a Plan of Services be adopted by the governing body of a city prior to passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as Adeline located at 10495 Central Pike, in Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 10495 CENTRAL PIKE, IN WILSON COUNTY, TENNESSEE IS ADOPTED

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2026

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-20 PUD.

RESOLUTION - 2026

J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution 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 resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1775

Agenda Date: 7/13/2026

Agenda #: 9.D.

Title:

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 175.52 ACRES OF PROPERTY ON CENTRAL PIKE, MAP 099, PARCEL 014.00 FROM WILSON COUNTY R-1 TO RS-20 PUD

ORDINANCE 2026-

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 175.52 ACRES OF PROPERTY ON CENTRAL PIKE, MAP 099, PARCEL 014.00 FROM WILSON COUNTY R-1 TO RS-20 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 June 18, 2026, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of 9-0-0 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 _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject and adopt the preliminary master development plan for 175.52 acres of property on Central Pike, map 099, parcel 014.00; and

WHEREAS, Exhibit A, attached hereto and incorporated herein by reference as if fully set forth verbatim below, contains the legal description of the property to be rezoned and to which the preliminary master development plan applies; and

WHEREAS, Exhibit B, attached hereto, is a map depicting the geographic area to which the rezoning and the preliminary master development plan apply.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. – REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning those certain parcels of real property, 175.52 acres of property on Central Pike, map 099, parcel 014.00 (as identified in Exhibit A) from Wilson County R-1 to RS-20 PUD.

Section 2. The preliminary master development plan for 175.52 acres of property on Central Pike, map 099, parcel 014.00 (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:

Fire Department:

1. No Comments Received.

ORDINANCE 2026-

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, except any waivers approved by the Planning Commission and the Board of Commissioners.
3. The Planning Commission supported a waiver to 5.104 the supplemental design provisions. Allowing for:
 - a. 50% of all homes contain a minimum of 75% brick or stone and the other 50% of home shall be 100% masonry.
 - b. No two house plans or elevation plans shall be sited and built next to one another.
 - c. No two house plans or elevation plans shall be sited and built across the street from one another.
 - d. High visibility lots will not have a blank end facing the street by including optional architectural features.
 - e. Vinyl shall be allowed in the soffit areas only.
4. The Planning Commission supported a waiver to 5.104 the supplemental design provisions. Allowing for the omission of the required two-foot masonry column from residential garage doors to match elevations as shown.
5. The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for the development to offer an optional third car garage that is front facing along collector roads and access streets. Said third car garage shall be recessed from the front building façade.
6. The Planning Commission supported a waiver to 5.103 the bulk regulations. Allowing for:
 - a. Front setback 20' in lieu of 30' P&Z SUPPORTS
 - b. Front setback 15' in lieu of 30' for lots 211-219, 247-261, 269-283, 310-314 P&Z SUPPORTS
 - c. Side setback 7.5' in lieu of 20' P&Z SUPPORTS
 - d. Lot width as narrow as 60' in lieu of the 100' required. P&Z SUPPORTS
7. Detailed colored building elevations, including all materials and percentages, shall be required at FMDP and/or Preliminary Plat submittal.
8. Brick shall be clay, baked and individually laid.
9. Stone shall be individually laid.
10. Include the development timeline with the FMDP submittal.
11. Include the phasing plan with the FMDP submittal. *Remove slopes from phasing plan sheet C1.01 and reduce phase labels, as it is covering critical lot information.
12. Driveways shall be a minimum of 22' in length and 18' in width.
13. Identify driveway location and home orientation for all corner lots.
14. Identify which lots will have front facing vs. side entry garages.
15. Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.
16. Identify and provide all amenity details at FMDP submittal.
17. Identify adjacent parcel zoning.
18. Signage poles and post shall be painted black, channel posts are not permitted.
19. Flammable landscape materials is not permitted within 3' of any public building.

ORDINANCE 2026-

20. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
21. Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area
22. Fencing shall be decorative and low maintenance.
23. Signage shall be submitted under separate cover to the Planning Department. Note – a new sign ordinance is currently under legislative review. This shall include any proposed monument entryway.
24. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.
25. Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.
26. Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.
27. If wet ponds are to be considered as “visual amenity” and to include aeration and lighting, provide additional items such as benches, trails, etc., to provide additional use for the homeowners.
28. Wet ponds shall have lighting and fountains
29. Add annexation and rezone title to cover sheet.
30. Provide covenants and restrictions for review with the final master development plan.
31. Add signage to stub roads and temporary cul-de-sacs noting future development.
32. Front 4 lots shall be rear loaded, ensuring the front of the houses face Central Pike.
33. Approved PMPD shall be included with FMDP submittal.

Engineering:

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 granted and approved.
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 stations shall be public and built to City specifications.
7. If wet ponds are proposed, aeration shall be provided.
8. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. Several streets are misclassified based on expected ADT and unit count. This shall be corrected by FMDP.
11. The following roadway variances are requested:

ORDINANCE 2026-

- Allowing lots fronting a residential collector: **Planning Commission supports only on Kilkenny Way, east of the central spine road.**
 - Allowing garages to front access streets: **Planning Commission supports on a single side of the street only.**
 - Allowing a permanent dead-end within 150' of the property line: **Planning Commission supports with the addition of dense vegetation such as shrubs to block headlights.**
 - Allowing an access lane to stub at the property line: **Planning Commission supports with the condition that at least 1 collector be provided to the western property line.**
 - Request to allow up to 4.8 acres of disturbance of slopes exceeding 20%: **Planning Commission supports request with disturbance in CUT conditions only.** Highlight lots impacted with PMDP, FM DP/PP, and construction plans.
12. Temporary cul-de-sacs are required on any stub road over 150' or serving 4 or more units.
 13. Left-turn and right-turn lanes shall be installed on Central Pike at the driveway. These lanes shall be approved by the City and TDOT prior to construction. These improvements shall be completed by the issuance of the land disturbance permit.
 14. The existing bridge on Beckwith Road, approximately 850' north of Central Pike, shall be expanded or replaced to accommodate two 11' travel lanes and bridge rail. All bridge work shall be coordinated with the Wilson County Road Commission. These improvements shall be completed by the signing of the Phase 2 final plat.
 15. A left-turn lane shall be installed on Central Pike at Beckwith Road. This turn lane shall be approved by the City and TDOT prior to the signing of the phase 2 final plat. The development shall make good faith efforts to acquire the right-of-way for the turn lane. Should the development be unable to acquire the right-of-way at a reasonable cost within 180 days of first contact, the development shall return to the Planning Commission/Board of Commissioners for a PUD amendment.
 16. A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.
 17. Erosion control measures shall be placed outside of the buffers and do not disturb areas, preserving as many trees as possible.
 18. Construction traffic not permitted on Killkenny Way.
 19. The Planning Commission recommends the developer comply with newly updated Mt. Juliet road standards.
 20. Work with staff on adding roundabouts as traffic calming measures.
 21. Provide a curb and gutter on the SE corner access point for stormwater control.

WWUD:

1. No comments provided. Reach out to WWUD directly (Brent Finley).

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.

ORDINANCE 2026-

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.

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

Exhibit A – Legal Description, Aveline

From the **POINT OF BEGINNING**; Thence, N 05° 16' 21" E for a distance of 762.97 feet to a point on a line.

Thence, N 82° 09' 18" W a distance of 905.23 feet to a point on a line

Thence, N 87° 50' 03" W for a distance of 161.14 feet to a point on a line.

Thence, S 69° 33' 16" W for a distance of 557.83 feet to a point on a line.

Thence, N 07° 06' 09" E for a distance of 278.13 feet to a point on a line.

Thence, N 17° 33' 00" E for a distance of 748.58 feet to a point on a line.

Thence, N 82° 53' 27" W for a distance of 38.36 feet to a point on a line.

Thence, S 54° 32' 36" W for a distance of 12.51 feet to a point on a line.

Thence, N 83° 18' 35" W for a distance of 7.99 feet to a point on a line.

Thence, N 13° 38' 18" E for a distance of 185.00 feet to a point on a line.

Thence, N 34° 50' 03" E for a distance of 15.30 feet to a point on a line.

Thence, N 12° 22' 53" E for a distance of 325.64 feet to a point on a line.

Thence, N 04° 33' 27" W for a distance of 1061.15 feet to a point on a line.

Thence, N 08° 07' 17" E for a distance of 70.23 feet to a point on a line.

Thence, N 31° 03' 28" E for a distance of 263.12 feet to a point on a line.

Thence, N 40° 58' 33" E for a distance of 143.23 feet to a point on a line.

Thence, N 31° 43' 12" E for a distance of 74.00 feet to a point on a line.

Thence, N 12° 26' 16" E for a distance of 330.70 feet to a point on a line.

Thence, S 88° 07' 07" E for a distance of 12.12 feet to a point on a line.

Thence, S 82° 15' 01" E for a distance of 834.38 feet to a point on a line.

Thence, S 07° 35' 35" W for a distance of 350.55 feet to a point on a line.

Thence, S 81° 15' 20" E for a distance of 1543.34 feet to a point on a line.

Thence, S 07° 34' 36" W for a distance of 2127.15 feet to a point on a line.

Thence, N 83° 11' 38" W for a distance of 144.06 feet to a point on a line.

Thence, S 07° 37' 26" W for a distance of 1361.37 feet to a point on a line.

Thence, N 83° 06' 49" W for a distance of 800.75 feet to the **POINT OF BEGINNING**;

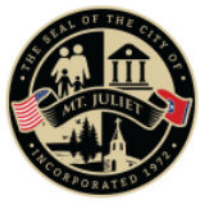
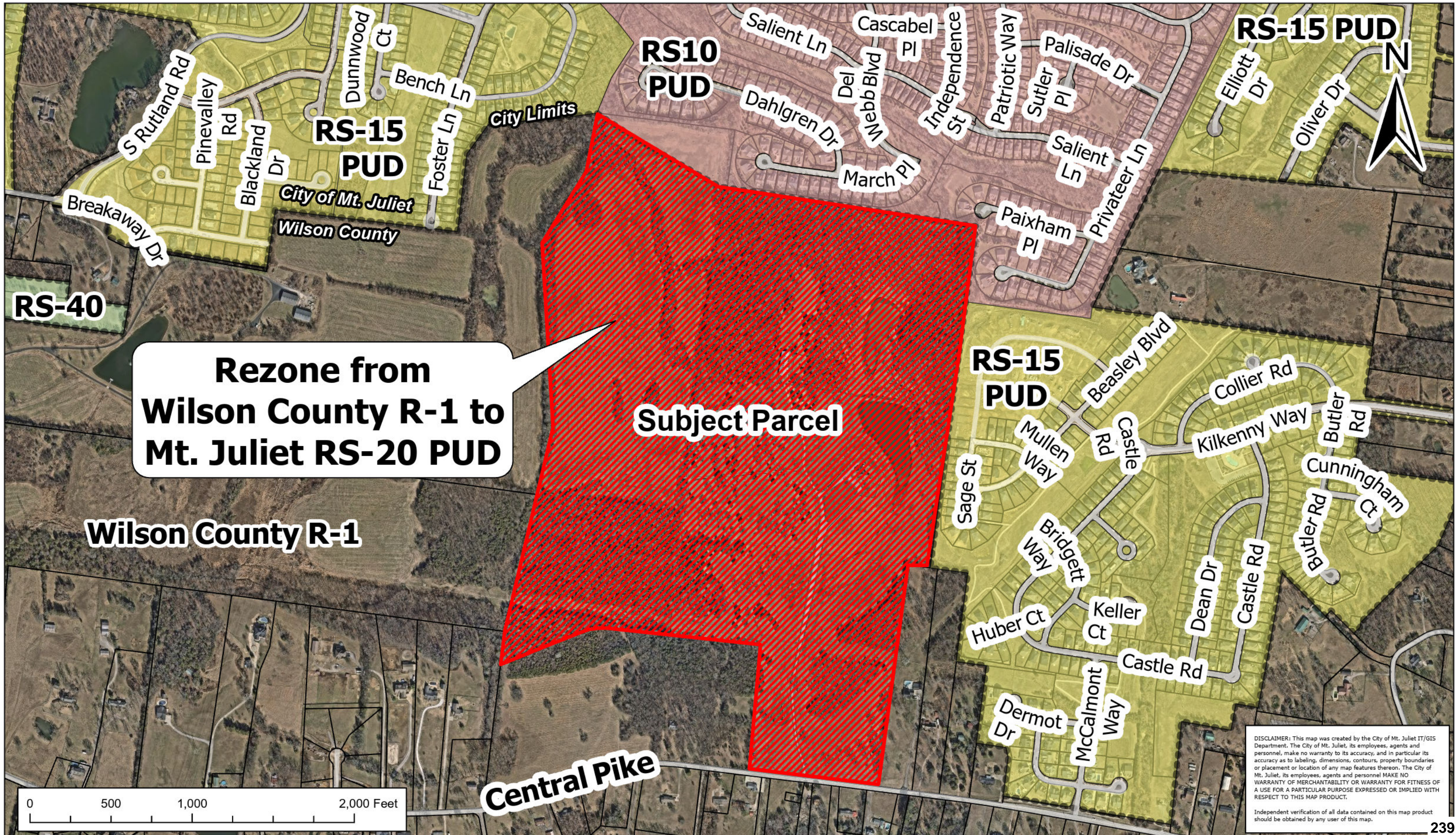


Exhibit B PMDP-PUD / Rezone

10495 Central Pike

Map 099, Parcel 014.00





Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

Aveline

Address:

10495 Central Pike

Legal Description:

Map(s) – 099

Parcel(s) – 014.00

District:

4 – Jennifer Milele

Applicant:

Joe Haddix,
Heritage Civil

Property Owner:

Susan Ladd-Smith Humphreys

Request:

AX, PMDP-PUD, Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20

Attachments:

PMDP

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development approval for the proposed Aveline subdivision located at 10495 Central Pike.

Description/History: This plan proposes annexing into the city limits approximately 175.52 acres and a rezone to RS-20. The project would include 340 single family lots, with open space and a variety of amenities.

Zoning: The property currently sits within Wilson County with R-1 zoning and the request is to rezone to RS-20 PUD, with a proposed density of 1.94 units per acre (2.2 upa max.). If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References:

Subdivision Regulations

Article IV. Requirements for improvements, reservations and designs.

4-102 – Lot requirements: The plan is proposed to be compliant with most of the lot requirements; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which is shown under the waiver/variances section.

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which are shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations

Article IV. Establishment of Districts: Provisions for official zoning map

4.105 Zoning of Annexed territory – The plan is compliant with the regulations of annexed territory and zoning.



Article V. – Residential District Regulations

5.103 Bulk Regulations: The plan is proposed to be compliant with most of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

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

1. **4-102 (subdivision regulations) Lot requirements** - Request to allow up to 4.80 acres of disturbance of slopes exceeding 20%. PW TO DETERMINE
2. **4.104 (subdivision regulations) Functional Design Criteria** - Request to allow an access lane to be stubbed at the property line. PW TO DETERMINE
3. **5.104 Supplemental Design Provisions** -Request to deviate from the material standards to allow:
 - a. To allow material percentages as shown. P&Z DOES NOT SUPPORT. DEFINE THE REQUEST
 - b. 50% of all homes to contain a minimum of 75% brick or stone. P&Z DOES NOT SUPPORT UNLESS THE OTHER 50% OF THE HOMES ARE 100% MASONRY
 - c. No two house plan or elevation plan shall be sited and built next to one another. P&Z SUPPORTS
 - d. No two house plan or elevation plan shall be sited and built across the street from one another. P&Z SUPPORTS
 - e. High visibility lots will not have a blank end facing the street by including optional architectural features. P&Z SUPPORTS
 - f. Vinyl shall be allowed in the soffit areas only. P7Z SUPPORTS
4. **5.104 Supplemental Design Provisions** - Request to omit two-foot masonry column requirement from residential garage doors to match residential elevations as shown. P&Z SUPPORTS
5. **5.104 Supplemental Design Provisions** - Request to deviate from the garage dimensional requirements to allow for an interior garage dimension of 400 square feet (440sf required). P&Z SUPPORTS
6. **5.103 Bulk Regulations** - Request to allow optional third car garage that is front facing along collector roads and access streets. Third car garage will be recessed from front building façade. P&Z SUPPORTS
7. **5.103 Bulk Regulations** – As follows:
 - a. Front setback 20' in lieu of 30' P&Z SUPPORTS
 - b. Front setback 15' in lieu of 30' for lots 211-219, 247-261, 269-283, 310-314 P&Z SUPPORTS
 - c. Side setback 7.5' in lieu of 20' P&Z SUPPORTS



- d. Lot width as narrow as 60' in lieu of the 100' required. P&Z SUPPORTS

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 340 single family homes on Central Pike with a density of 1.94 units per acre. Should the property be annexed and rezoned and the PMDP approved, a Preliminary Plat and Final Master Development Plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan for Aveline subdivision, and to please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
3. Detailed colored building elevations, including all materials and percentages, shall be required at FMDP and/or Preliminary Plat submittal.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Include the development timeline with the FMDP submittal.
7. Include the phasing plan with the FMDP submittal. *Remove slopes from phasing plan sheet C1.01 and reduce phase labels, as it is covering critical lot information.
8. Driveways shall be a minimum of 22' in length and 18' in width.
9. Identify driveway location and home orientation for all corner lots.
10. Identify which lots will have front facing vs. side entry garages.
11. Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.
12. Identify and provide all amenity details at FMDP submittal.
13. Identify adjacent parcel zoning.
14. Signage poles and post shall be painted black, channel posts are not permitted.
15. Flammable landscape materials is not permitted within 3' of any public building.
16. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
17. Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area
18. Fencing shall be decorative and low maintenance.
19. Signage shall be submitted under separate cover to the Planning Department. Note – a new sign ordinance is currently under legislative review. This shall include any proposed monument entryway.
20. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.



21. Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.
22. Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.
23. If wet ponds are to be considered as “visual amenity” and to include aeration and lighting, provide additional items such as benches, trails, etc., to provide additional use for the homeowners.
24. Add annexation and rezone title to cover sheet.
25. Provide covenants and restrictions for review with the final master development plan.

Engineering:

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 granted and approved.
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 stations shall be public and built to City specifications.
7. If wet ponds are proposed, aeration shall be provided.
8. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. Several streets are misclassified based on expected ADT and unit count. This shall be corrected by FMDP.
11. The following roadway variances are requested:
 - a. Allowing lots fronting a residential collector: **Staff supports only on Kilkenny Way, east of the central spine road.**
 - b. Allowing garages to front access streets: **Staff supports on a single side of the street only.**
 - c. Allowing a permanent dead-end within 150' of the property line: **Staff supports with the addition of dense vegetation such as shrubs to block headlights.**
 - d. Allowing an access lane to stub at the property line: **Staff supports with the condition that at least 1 collector be provided to the western property line.**
 - e. Request to allow up to 4.8 acres of disturbance of slopes exceeding 20%: **Staff supports request with disturbance in CUT conditions only.** Highlight lots impacted with PMDP, FMDP/PP, and construction plans.
12. Temporary cul-de-sacs are required on any stub road over 150' or serving 4 or more units.
13. Left-turn and right-turn lanes shall be installed on Central Pike at the driveway. These lanes shall be approved by the City and TDOT prior to construction. These improvements shall be completed by the signing of the Phase 2 final plat.
14. The existing bridge on Beckwith Road, approximately 850' north of Central Pike, shall be expanded or replaced to accommodate two 11' travel lanes and bridge rail. All bridge work shall be coordinated with the Wilson County Road Commission. These improvements shall be completed by the signing of the Phase 2 final plat.
15. A left-turn lane shall be installed on Central Pike at Beckwith Road. This turn lane shall be approved by the City and TDOT prior to the issuance of the Land Disturbance Permit.



16. A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.

WWUD:

1. No comments provided. Reach out to WWUD directly (Brent Finley).

Wilson County Schools:

1. No Comments Received.

Conditions (by Department):

Fire Department:

Planning:



Public Works:

WWUD:

Wilson County Schools:



Mt. Juliet, Tennessee

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

Staff Report

File #: 1769

Agenda Date: 7/13/2026

Agenda #: 9.E.

Title:

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 10555 LEBANON PIKE, APPROXIMATELY 1.5 ACRES, MAP 054, PARCEL 024.00 FROM RS-40, LOW DENSITY RESIDENTIAL, TO CRC, COMMERCIAL RETAIL CENTER

ORDINANCE 2026-

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 10555 LEBANON PIKE, APPROXIMATELY 1.5 ACRES, MAP 054, PARCEL 024.00 FROM RS-40, LOW DENSITY RESIDENTIAL, TO CRC, COMMERCIAL RETAIL CENTER

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

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on June 18, 2026, and forwarded a positive recommendation (9-0-0) for approval to the Board of Commissioners; 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 _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 1.5 acres of property at 10555 Lebanon Pike, map 054, parcel 024.00, from RS-40, low density residential, to CRC, commercial retail center; and

WHEREAS, Exhibit A, attached hereto and incorporated herein by reference as if fully set forth verbatim below, contains the legal description of the property to be rezoned; and

WHEREAS, Exhibit B, attached hereto, is a map depicting the geographic area to which the rezoning applies.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezone 1.5 acres of property at 10555 Lebanon Pike, map 054, parcel 024.00 (as identified in Exhibit A) from RS-40, low density residential, to CRC, commercial retail center.

Section 2. 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.

ORDINANCE 2026-

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

Exhibit A – Legal Description, 10555 Lebanon Rd

Said tract or parcel of land, with house thereon, being situated and located in the 1st Civil District of Wilson County, Tennessee, and same being more particularly described as follows, to-wit:

Being shown as Tract No. 6, as shown on a survey made by R. B. Butler, 9-5-59, and drawn 6-15-61, as follows: Beginning at a point in the northerly margin of Highway 70 N, said point being the southeast corner of the herein described property and the southwest corner of the property conveyed to J. A. Turner and wife, Emma Fox Turner, by deed from R. C. Wright and wife, Elizabeth W. Wright, of record in Deed Book 153, Page 155, Register's Office for Wilson County, Tennessee; thence with Turner west line 615 feet, more or less, to a point, said point being the northwest corner of the J. A. Turner property; thence North 87 deg. 47'14. st 100 feet to a point, said point being the northeast corner of the property conveyed to J. C. Fisher and wife, Mary E. Fisher, by deed from Ridley C. Wright and wife, Elizabeth Ward Wright, of record in Deed Book 163, page 665, Register's Office for Wilson County, Tennessee (said property now conveyed to James R. Sullivan, et ux); thence in a southerly direction among the easterly line of the property conveyed to J. C. Fisher, et ux, 638 feet, more or less, to a point in the northerly margin of Highway 70 N; thence in an easterly direction along the northerly margin of Highway 70 N 100 feet to the point of beginning. This being the same property sold and conveyed unto William Douglas Helton and wife, Ginger S. Helton by deed from Ridley C. Wright and wife, Elizabeth Ward Wright, and same being of record in R.O.W.C., Lebanon, Tennessee in Deed Book 177, Pages 11 & 12.



Item 8.A.

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

10555 Lebanon Rd.

Address:

10555 Lebanon Rd.

Legal Description:

Map(s) - 054

Parcel(s) – 024.00

District:

Art Giles – District 1

Applicant:

Ram Gona

Property Owner:

William D. Helton

Current Land Use:

Thoroughfare Commercial

Request:

Rezone –

CRC, commercial retail center

Current Zoning:

RS-40, low density residential

Attachments:

Map

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks a rezone for this parcel, located at 10555 Lebanon Road.

Description/History: This property is approximately 1.5 acres on the north side of Lebanon Road, just due east of York Road, and north of the Park Glen subdivision. This property is currently zoned RS-40, single family residential.

Zoning: The property is currently zoned RS-40, single family low-density residential, and the applicant has requested CRC, commercial retail center, which is consistent with the land use plan for this area (thoroughfare commercial).

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property. Surrounding and adjacent properties along the Lebanon Road corridor are zoned commercial. This request is consistent with all adjoining properties. The zoning is supported by the City’s future land use plan (thoroughfare commercial).

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the rezone of 10555 Lebanon Rd. and to include the conditions of approval as shown.

Conditions (by Department):

Fire Department:

1. No Comments

Planning:

1. Should the property be rezoned it is subject to the permitted uses and all regulations associated with CRC, commercial retail center (article VI) zoning.

Public Works:

1. No Comments

WWUD:

1. No Comments

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1772

Agenda Date: 7/13/2026

Agenda #: 9.F.

Title:

AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01

ORDINANCE 2026-

AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01

WHEREAS, pursuant to City of Mt. Juliet Code of Ordinances, Chapter 30, Article II, Division 11, Section 30-367(e),

Any developer or landowner who anticipates undertaking any project outside the city limits of Mt. Juliet which would require connection to the Mt. Juliet sewer system shall first obtain the approval of the Mt. Juliet Planning Commission and the Mt. Juliet City Commission prior to any engineering design work concerning the sewer system; and

WHEREAS, owner has requested permission to connect to the Mt. Juliet Sewer System for four (4) sewer connections for the development, shown in Exhibit A, at 3150 Nonaville Road, Mt. Juliet, TN, Wilson County, TN Map 031, Parcel 032.01; and

WHEREAS, Mt. Juliet Planning Commission heard the request at a meeting held on June 18, 2026, and has forwarded a positive recommendation (8-0-1) to the City Commission.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Board of Commissioners approves the connection to the sewer system with the following conditions:

1. The directing of wastewater flows through private grinder systems and a public tributary force main that connects to the existing 6" force main fronting the property along Nonaville Road.
2. Final plat shall show a 20' sewer easement for the tributary force main.
3. Property owner will be required to pay a premium monthly rate since property is not within the city limits as indicated by the current rate schedule.
4. Property owner will be required to pay for the one (1) tap fee, along with capacity fees, connection, pretreatment and user fees as outlined in Ordinance 2019-36, as required for connection to the city system.

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.

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.

ORDINANCE 2026-

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

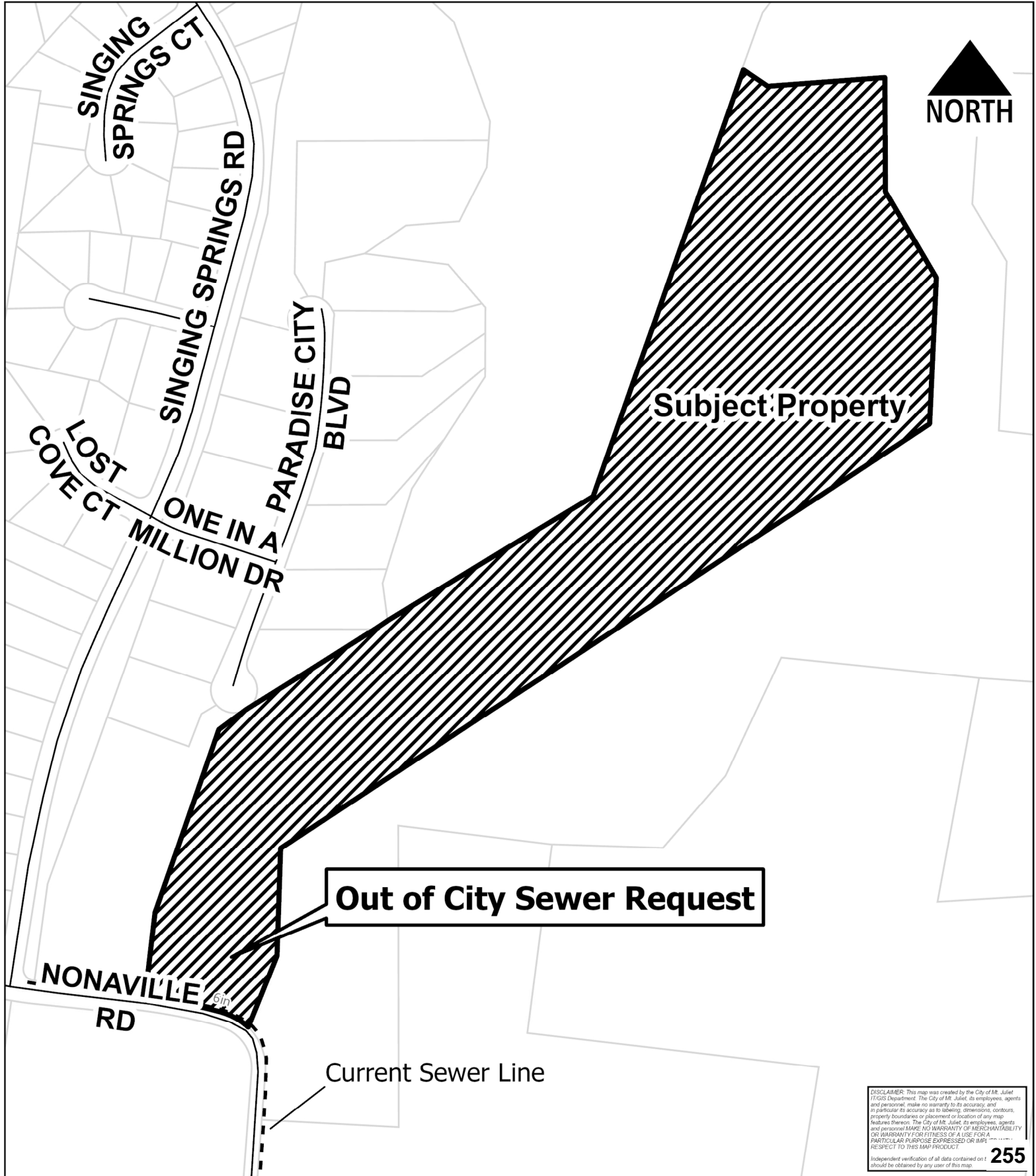
ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Out of City Sewer Request 3150 Nonaville Rd. Map 031, Parcel 032.01



Out of City Sewer Request

Subject Property

Current Sewer Line

DISCLAIMER: This map was created by the City of Mt. Juliet, FIGIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.



STAFF REPORT

Date: June 18, 2026

To: Luke Winchester, Chairman and Planning Commission

From: Shane Shamanur, P.E.
Director of Engineering

Re: Mt. Juliet Code, Section 13-1-12 (1)
Ordinance 98-02 - Sewer Service Outside City Limits
Ordinance 19-36 – Outside City Customers

Background: The subject property location is 3150 Nonaville Rd., outside the city limits of Mt. Juliet, Tennessee, identified as Wilson County, Tennessee, Map 31, parcel 032.01. Total area of the property is ±20 acres. The City's sewer force main is located on the east side of Nonaville Road, which is within the bounds of the subject property. The properties in this area of Nonaville Road are not within the City limits. Nonaville Road in this area has not been annexed to be part of the City at this time.

Request: The developer/property owner wishes to develop four (4) single family residences and requests a connection (4 taps) to the City sewer system.

Analysis: The property is not contiguous to the City limits, however, changes in state law now allow non-contiguous annexation so long as the property is within the Urban Growth Boundary and is for industrial/commercial purpose or future residential development. In the case of this property, it does meet the criteria for non-contiguous annexation. Regardless, no other properties north of the Nonaville Road/Saundersville Road split along Nonaville have been annexed into the City in the area of the subject property.

The developer/property owner will pay all regular charges and a surcharge of 100% additional for all city fees meeting Ordinance 2019-36 since said property is not within the city limits. Further, the owner understands and agrees to pay the tap and capacity fees required for connection to the City system. Installation of all sewerage facilities servicing the property will also be the responsibility of the developer/property owner.

Significant pressure in the sewer force main along the property road frontage creates difficulty in connecting directly to the main in this area. The best connection to the sewer system will be to construct a tributary force main to tie to the existing 6" force main. The lots would be served with private grinder systems (not to be maintained by the City).

Recommendation: If the Planning Commission provides a positive recommendation, staff recommends the sewer availability be subject to the following:

1. The directing of wastewater flows through private (not City maintained) grinder systems and a public tributary force main that connects to the existing 6" force main fronting the property along Nonaville Road.
2. Final plat shall show a 20' sewer easement for the tributary force main.
3. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
4. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.



OUT OF CITY SEWER SERVICE APPLICATION

Date Submitted: 6-4-26

Section 1:

Property Owner/Applicant: Kane Cove LLC

Street Address: 204 Aakten Park Drive, Unit 301

City: Nashville State: Tn Zip: 37203

Phone: 615-478-3081 Email: sabinewing@yahoo.com
615-260-4755

Section 2:

Location of Property for Service: _____

Property Address (if applicable): _____

Street Address: 3150 Nonewille Rd Mt Juliet Tn 37122

Subdivision: _____

Map(s): 031 Parcel(s): 032-01

_____ Is this Property Contiguous with the city limits of The City of Mt Juliet

21 Total Acreage

Reason for this request:

Requestin sewer for 4 houses each on 5+ acres

Proposed Use (Residence, Office, Restaurant etc.)

Residential

Applicant's Signature (provide notarized certification)

Date

*I (we) hereby certify that I am (we are) the owners of the property shown and described above.

[Signature]

6-4-26

Owner's Signature

Date

Sworn to and subscribed before me in the

County of Wilson

This 4th day of June 2026

Donna W. Howard

Notary Public at Large

My Commission Expires

November 20 2029
Date Commission Expires



For Office Use Only

\$500 Fee Paid: 6-4-26

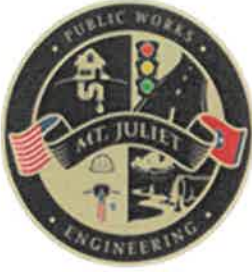
Sewer Available: Yes No

Gravity Grinder

PC Meeting Date: _____

BOC Meeting 1st Reading: _____

BOC Meeting 2nd Reading: _____



City of Mt. Juliet

Public Works Department

June 8, 2026

Dr. Sabin Ewing
sabinewing@yahoo.com

Re: 3150 Nonaville Road

Dear Dr. Ewing:

Pursuant to your request, we have reviewed the feasibility of providing sanitary sewer service for the proposed development at 3150 Nonaville Road. Specifically, the sewer availability request as shown on the attached correspondence involves the following:

Single Family Homes – 4 Units @ 350 GPD/Unit = 1,400 GPD

This letter is to confirm that the City of Mt. Juliet's existing sanitary sewer facilities do have sufficient reserve capacity to accommodate this proposed development when completed. This recommendation for sewer availability is subject to the proposed development constructing sewer pump stations and force main for connection to the existing force main on Nonaville Road as shown on the enclosed map.

This sanitary sewer availability letter is recommended to be made available for an initial two (2) year period with provisions for a two (2) year extension upon request. If the Developer has not initiated work on the development within this period and has not paid for applicable sewer fees, the Developer would be required to request sewer availability again as if it were a new Development.

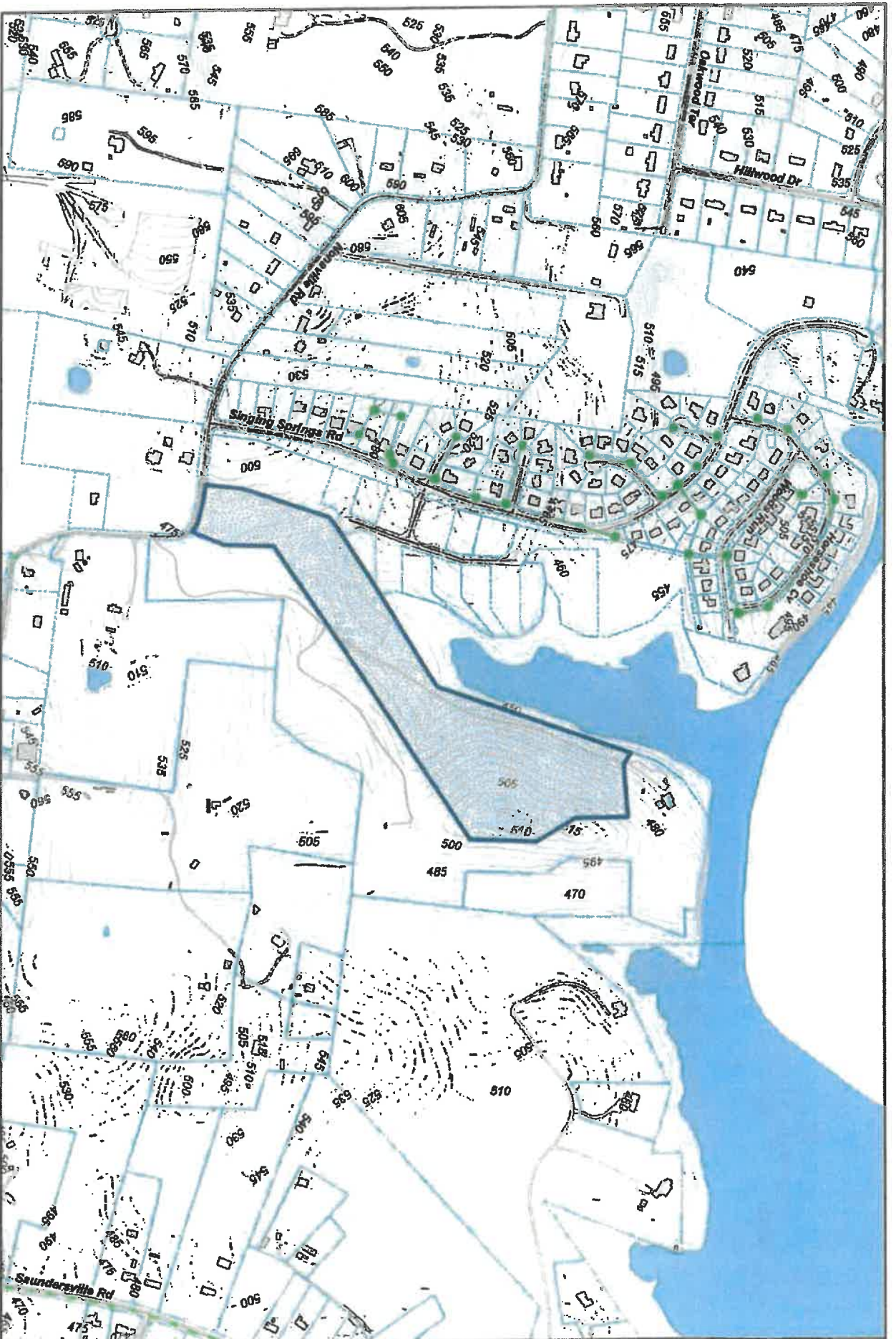
The proposed Development appears to be located **outside** the current Mt. Juliet City limits (based on the City's Website latest City Limits Map) and **inside** the City's Urban Growth Boundary. This recommendation for sewer availability is subject to review and approval of the City of Mt Juliet Planning Commission and the Mt. Juliet City Commission.

Please contact my office should you have any further questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Shane Shamanur', written over a horizontal line.

Shane Shamanur, P.E.
Engineering Director



Legend

- Contour
- Parcel
- Exist. Gravity Sewers
- TVL- Power Lines
- Exist. Force Mains
- City Limits
- Building

**3150 Nonaville Rd.
Sewer Availability
MT. JULIET, TENNESSEE**



Feet
1 inch = 600 feet

PREPARED BY:
WATER MANAGEMENT SERVICES, LLC
PROFESSIONAL ENGINEERS NASHVILLE, TN



CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
MAP DATE: February 17, 2028



From: Gage Dean <gdean@wmsengineers.com>
Sent: Tuesday, February 10, 2026 11:30 AM
To: Steven Jones <sjones@wmsengineers.com>
Subject: FW: Sabin Ewing- 3150 Nonaville Road Mt Juliet Tn 37122

Steve,

A Dr. Sabin Ewing stopped by the office around 11:00 a.m. today asking for a capacity letter for the above referenced property. He said the City of Mt. Juliet directed him to stop by our offices to get a capacity letter for the property. He is hoping to split his property and have 4 homes built and to connect to the existing 4" force main along Nonaville Road.

Was not sure how best to handle this, so I gave him a card and took the plat he had, which is scanned and attached.

Thanks,
Gage Dean
Water Management Services, LLC
2 International Plaza, Suite 401
Nashville, TN 37217
WMS Office: (615) 366-6088 Ext. 3028

From: Gage Dean
Sent: Tuesday, February 10, 2026 11:26 AM
To: 'sabin ewing' <sabinewing@yahoo.com>
Cc: Steven Jones <sjones@wmsengineers.com>
Subject: RE: Sabin Ewing- 3150 Nonaville Road Mt Juliet Tn 37122

Thank you sir. I will get to working on this ASAP and let you know if this is something we can assist you with.

If you have any other questions, feel free to reach out.

Thanks,
Gage Dean
Water Management Services, LLC
2 International Plaza, Suite 401
Nashville, TN 37217
WMS Office: (615) 366-6088 Ext. 3028

From: sabin ewing <sabinewing@yahoo.com>
Sent: Tuesday, February 10, 2026 11:23 AM
To: Gage Dean <gdean@wmsengineers.com>
Subject: Sabin Ewing- 3150 Nonaville Road Mt Juliet Yn 37122

Gage,

Good to meet you. I just dropped off a plat for my property that is approximately 20+ acres in Wilson County and in the City of Mt Juliet growth zone.

I am wanting to see if sewer capacity exists at there is a 4 inch force main at the main road (Nonaville Road). I was hoping to get approval for an out of city sewer access

designation. The reason for this is that I have no contiguous parcels abutting my property that have been annexed into the city and the property abutting mine, Eden Grove Subdivision has been granted the same designation.

My "by right zoning" is currently R40 and I'm allowed to put 1 house per 40,000 sq ft however I'm only asking for 4 houses 4- 5 acres tracts. The first house would be my permanent residence on lot 4 (enclosed)

I appreciate your help in this matter.

Best,

**Dr. Sabin Ewing
615-260-4755**

Sent from Yahoo Mail for iPhone



Mt. Juliet, Tennessee

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

Staff Report

File #: 1795

Agenda Date: 7/13/2026

Agenda #: 9.G.

Title:

A RESOLUTION SUPPORTING THE ESTABLISHMENT OF FREESTANDING EMERGENCY DEPARTMENTS IN MT. JULIET, TENNESSEE

RESOLUTION -2026

A RESOLUTION SUPPORTING THE ESTABLISHMENT OF FREESTANDING EMERGENCY DEPARTMENTS IN MT. JULIET, TENNESSEE

WHEREAS, the City of Mt. Juliet is one of the fastest-growing municipalities in Middle Tennessee, with continued residential and commercial development creating increased demand for public safety services, infrastructure, and accessible healthcare resources; and

WHEREAS, residents of Mt. Juliet and surrounding Middle Tennessee communities must often travel long distances to reach hospital-based emergency departments, increasing transport times during heart attacks, strokes, traumatic injuries, and other time-sensitive medical emergencies; and

WHEREAS, the City of Mt. Juliet continues to experience sustained population and economic growth, requiring expanded access to emergency medical services to meet the needs of residents, businesses, and visitors; and

WHEREAS, Ascension Saint Thomas has proposed the development of a 24-hour freestanding emergency department within the City of Mt. Juliet to expand emergency medical access for the community; and

WHEREAS, TriStar Horizon Medical Center has proposed the development of a 24-hour freestanding emergency department within the City of Mt. Juliet that would provide board-certified emergency physicians, advanced imaging, laboratory services, and full emergency medical stabilization; and

WHEREAS, the establishment of additional freestanding emergency departments within the City of Mt. Juliet would improve access to emergency medical care, reduce travel times for patients experiencing medical emergencies, and enhance the City's overall emergency response capabilities; and

WHEREAS, the Board of Commissioners of the City of Mt. Juliet recognizes that expanded emergency medical access is essential to protecting public health, supporting responsible growth, and ensuring that community infrastructure keeps pace with continued development; and

WHEREAS, it is the opinion of the Board of Commissioners that expanding emergency medical access within the City of Mt. Juliet represents a necessary and beneficial investment in the health, safety, and long-term vitality of the community, without preference to any individual applicant.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The City of Mt. Juliet formally supports the establishment of freestanding emergency departments proposed by Ascension Saint Thomas and TriStar Horizon

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Medical Center within the City of Mt. Juliet.

Section 2. The Board of Commissioners recognizes the continued growth of the City of Mt. Juliet and affirms that expanded emergency medical access within the city limits will improve access to timely emergency care, enhance emergency response capabilities, and better serve the needs of residents, businesses, and visitors.

Section 3. The Board of Commissioners acknowledges that continued residential and commercial growth in the City of Mt. Juliet necessitates corresponding expansion of healthcare infrastructure to adequately serve current and future residents.

Section 4. The Board of Commissioners respectfully urges the Tennessee Health Facilities Commission to give full and fair consideration to the certificate of need applications for freestanding emergency departments serving the Mt. Juliet community.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution 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 resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney