



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.



City of Mt. Juliet

Planning Department

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.