



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
Articles VI & VII, Sections 6-103.7 & 7-103.9

Request: This request, initiated by City, seeks to codify several design items as outlined below.

Overview: The amendments are in red in the relevant sections below:

6-103.7 Design standards for commercial structures.

- 1. Site design. Elements such as landscaping, site fences, walls and refuse and recycling containers shall be coordinated into a unitary design and shall otherwise comply with all provisions of Article X, Landscaping and screening. All utility service to individual structures shall be underground.*
- 2. Building design. Building(s) may be required to incorporate similar design elements, and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail. Color and design elements shall also be compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Color schemes considered to be unpleasant, distasteful or objectionable, as determined by the Planning Commission, will be sufficient reasoning for a negative vote. On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture and wall treatment to provide visual interest and prevent development of a long continuous blank wall. Commercial and institutional buildings which are visible from a public street are required to have a minimum of 100 percent brick and/or stone on the facade(s) facing a public street and 100 percent brick and stone on all other facades. Commercial and institutional buildings which are not visible from a public street are required to have a minimum of 50 percent brick and stone on all facades. The Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Commission may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant. Building service areas or loading areas shall not be visible from public streets and shall be located away from private streets and adequately screened. All rooftop-mounted equipment including HVAC equipment shall not be visible from public streets and must be screened by a*

parapet that is equal to or greater than the height of the equipment. Mechanical equipment on sides of buildings shall not be visible from public streets and must be adequately screened. No wall packs are allowed on any commercial site in the City and all light poles and light fixtures installed on commercial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Hues including metal halide, color-corrected mercury-vapor, color-corrected high-pressure sodium and low-pressure sodium are not allowed for private lighting. All private lighting shall emit light in the range of 4,000K to 5,700K on the Kelvin temperature measurement scale to achieve a cool white color temperature. Private lighting in this section shall refer to lighting intended to illuminate private parking areas and access drives and shall not include lighting that illuminates rights-of-way or public streets. Channel posts are prohibited on all commercial sites. Bollards shall be painted or sleeved black, dark gray or dark brown. The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions. Within a commercial complex, the Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the commercial complex which have been approved after the adoption of these design provisions.

7-103.9 Building design.

In all industrial districts, the exterior walls of all buildings shall be of 100 percent brick (clay baked, individually laid) or stone (individually laid). The Board that approves such project may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Board may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

All structures shall be shielded from view from all public streets with a landscaped berm. Accessory buildings and enclosures shall be consistent in design and materials with the building to which they are ancillary. Channel posts are prohibited on all industrial sites. Light poles and light fixtures installed on industrial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Bollards shall be painted or sleeved black, dark gray or dark brown.

The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions.

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