

ORDINANCE 2026 –

AN ORDINANCE TO REZONE AND ADOPT A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 115 OAKMONT DRIVE, APPROXIMATELY 10 ACRES, MAP 072, PARCELS 005.01 FROM RS-40 TO RS-20

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 Regional Planning Commission considered this request during their meeting on April 16, 2026, and forwarded a positive recommendation (vote count 5-2-0) for approval to the Board of Commissioners; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the property at 115 Oakmont Drive, map 072, parcel 005.01 from RS-40 to RS-20 and adopt the preliminary master development plan; 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, WHILE IN REGULAR SESSION ON _____, 2026 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning the certain parcel of real property at 115 Oakmont Drive, Map 072, Parcel 005.01 (as identified in Exhibit A) from RS-40 to RS-20.

Section 2. The preliminary master development plan for 115 Oakmont Drive, map 072, parcel 005.01 (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 and Zoning:

1. Brick shall be clay baked and individually laid.
2. Stone shall be a natural product and individually laid.
3. Landscape buffers shall be in open space, not on individual lots, and shall be maintained by the HOA in perpetuity.
4. The cemetery access easement shall be located in open space and maintained by the HOA. Remove this easement from the residential lots.

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5. All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.
6. Preserve as many trees as possible. Provide a tree survey for any vegetation to be used toward buffer requirements.
7. Provide covenants and restrictions to review, if applicable.
8. Provide decorative low maintenance fencing around the cemetery.
9. All fencing shall be low maintenance, decorative materials.
10. Poles and post shall be painted black. Channel posts are not permitted.
11. All requirements of 5-104.4 in the zoning ordinance shall be adhered to.
12. All requirements of 8-204.1 in the zoning ordinance shall be adhered to.
13. Should retaining walls be used, they shall be constructed of segmental block.
14. Identify all critical façade lots at final master development plan submittal.
15. A complete landscape plan will be required at final master development plan submittal.
16. Provide formalized elevations to include all materials and percentages at final master development plan submittal.

Engineering:

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. The Planning Commission recommended only utilizing gravity fed sewer for the development.
4. Request sewer availability prior to the second reading at the BOC. The site has two options for sewer routing/service. The routing shall be determined at FMDP submittal:
 - a. Connecting to gravity sewer going north to the Oakhall development while obtaining applicable easements. **This is the preferred route for staff.**
 - b. If topography prohibits connecting to the gravity sewer, the other option would be connecting to force main on Oakmont Dr and utilizing localized grinder systems. If this option is used, the City shall be supplied with redundant grinder systems for each lot proposed for future maintenance.
 - c. In either option, the public sewer (minus laterals) shall be within a 20' utility easement.
5. The following variances are Granted:
 - a. [Sub Reg 4.104.4] Variance for a cul-de-sac to exceed 700' (approximately 1530' existing, additional 756' proposed)
 - b. [Sub Reg 4.104.4] Variance to a cul-de-sac to exceed 25 units (14 existing, additional 16 proposed)
 - c. [Sub Reg 4.104.405 (b) (i)] Variance to allow a permanent dead-end within 150' of the boundary of the property.
6. All cul-de-sacs must comply with the requirements of the International Fire Code and the City's standard details.
7. Streets shall not stub.

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8. A 6' grass strip shall be installed along the cul-de-sac.
9. Road profiles will be required at FMDP. All roads shall comply with the standards included in the subdivision regulations unless variances are approved with the PMDP.
10. Front loaded homes are not permitted on streets classified as access streets or higher. Side or rear loaded homes are required.
11. 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.
12. Portions of Lots 103-105 & 207-209 are located within FEMA's Special Flood Hazard Area, Zone A. The City's Floodplain Administrator requests that the building envelopes be revised to be outside this flood zone. If the building envelopes remain in the FEMA Special Flood Hazard Area, all FEMA requirements must be met before a Land Disturbance Permit can be applied for and a Floodplain permit is obtained.
13. Consider consolidating Lots 203 and 204 to create a more viable lot.
14. Provide aeration if wet ponds are utilized.
15. The driveway to the cemetery shall match the City detail for a residential driveway.
16. Appropriate tapers shall be provided between the existing and the new sections of Oakmont Drive. The tapering shall occur within the existing ROW on Oakmont Drive.
17. Add note that all PUDE's listed outside of the ROW are not the responsibility of the City of Mt. Juliet to maintain.

WWUD:

1. Water lines shown are not WWUD's design.

Wilson County Schools:

1. No comments

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.

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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