

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO REZONE APPROXIMATELY 34.14 ACRES OF PROPERTY AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00, AND MAP 097, PARCEL 013.00 FROM WILSON COUNTY R-1 AND MT JULIET RS-40 TO RM-16 PUD AND RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN**

**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 March 20, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of (6-0-1) and;

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on June 9, 2025 and June 23, 2025 and notice thereof published in the Chronicle of Mt. Juliet on May 21, 2025 and in the Lebanon Democrat on May 17, 2025; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property at 6235 Central Pike, Map 076, Parcel 053.00, and Map 097, Parcel 013.00, approximately 34.14 acres, from Wilson County R-1 and Mt. Juliet RS-40 to RM16-PUD and RS-30 PUD and adopt the Preliminary Master Development Plan.

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON \_\_\_\_\_, 2025 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 at 6235 Central Pike, Map 076, Parcel 053.00 and Map 097, Parcel 013.00, approximately 34.14 acres, from Wilson County R-1 and Mt. Juliet RS-40 to RM8-PUD and RS-30 PUD (Exhibit B).

**LEGAL DESCRIPTION** – See Exhibit A (attached)

**SECTION 2.** – The Preliminary Master Development Plan for 6235 Central Pike 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. All requirements of the City's Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.

AMENDMENTS MADE ON FIRST READING IN RED

4. All exterior lighting fixtures shall be decorative.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Every wet pond shall have lighted fountains and landscaping around the perimeter.
8. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
9. Along, Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance streetscape.
11. The base zoning district for the single-family portions of this subdivision shall be RS-30 due to the single-family density not exceeding 1.11 units/acre.
12. Provide decorative streetlighting at the subdivision entrance on Central Pike, at the subdivision entrance on Pleasant Grove and throughout the subdivision.
13. No erosion control measures shall be placed in designated buffers areas.
14. Provide a raised crosswalk across the east/west street in front of the playground area.
15. Move the mail kiosk off the public road and place somewhere on a private street.
16. The Planning Commission supported a waiver for the omission of the clubhouse requirement in 5-104.
17. The Planning Commission supported a waiver for 20' building separation since the buildings will be sprinkled.
18. The Planning Commission support the waiver request for the omission of the masonry garage door separation column required by 5-104.4.
19. The Planning Commission supported the waiver request to provide 6, 5-space bike racks for the multi-family component in lieu of the 1, 5-space bike rack at each building.
20. The Planning Commission supported the waiver request to omit the fence required around the multi-family portion of the development by article 5-104.1.
21. The Planning Commission supported a waiver to omit the "C" buffer required between the RS-30 and RM-16 zoning due to existing conditions.
22. The Planning Commission supported the waiver request to allow 50% masonry and 50% secondary materials on all facades.
23. The base zoning for the multi-family component shall be RM-16.

Public Works:

1. The following variances are requested or required:
  - a. To allow private roads (4-103.3): SUPPORTED with the proposed cross sections.
  - b. To allow an access street to be stubbed at the property line (4-104.405):  
SUPPORTED
  - c. To allow up to 6 acres of disturbance of slopes exceeding 20%: SUPPORTED conditionally in a cut condition only
2. This development is anticipated to be built around the time the Central Pike Interchange begins construction. The following off-site improvements shall be required should the interchange NOT be constructed prior to issuing the first CO:
  - a. Signal warrant analysis shall be submitted at the 60<sup>th</sup> and 120<sup>th</sup> COs. Should the signal be warranted, it shall be constructed to allow the widening of Central Pike in the region. The signal shall include turn lanes on Central Pike and an advanced warning beacon stating "BE PREPARED TO STOP WHEN FLASHING".

AMENDMENTS MADE ON FIRST READING IN RED

- b. A left-turn lane on Central Pike at Pleasant Grove Road shall be constructed.
- c. A 10' wide shared-use path shall be constructed along Central Pike. Curb and gutter will be required along all roads with a path.
- d. A left-turn lane shall be constructed along Central Pike at the project entrance.
- 3. The following off-site improvements shall be required should the interchange be under construction prior to issuing the first CO:
  - a. A 12' wide shared-use path shall be installed between the western project frontage and the termination of the shared-use path to the east.
  - b. The curb and gutter shall be extended along all roads with the path.
  - c. Increase the width of the westbound lane to 12 feet along the project frontage.
  - d. A left-turn lane shall be constructed along Central Pike and the project entrance. This will require continuing the proposed two-way left-turn lane to the project entrance.
- 4. Private streets shall meet the design standards for an access street.
- 5. Private allies shall meet the design standards for an access lane.
- 6. Vegetation or other obstructions in the sight triangles shall be removed.
- 7. On street parking shall be parallel parking.
- 8. Sidewalks adjacent to parking shall be 7' wide. This includes parallel parking.
- 9. Curb ramps shall be provided across all streets at intersections. The crosswalks do not need to be marked.
- 10. Provide pedestrian connections from the sidewalks to the front of all townhome units.
- 11. All drives shall comply with TDOT's Highway Systems Access Manual.
- 12. All pedestrian facilities shall comply with ADA and PROWAG standards.
- 13. Adequate sight distance shall be provided at all intersections. A grade adjustment factor will be required for the Pleasant Grove Road driveway. Sight distance profiles will be provided at FMDP.
- 14. Sewer availability requested.
- 15. The site is not currently served by public sewer. The development will be responsible for extending sewer to the nearest public main.
- 16. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
- 17. Landscaping plans shall be approved prior to construction plans approval.
- 18. If wet ponds are used, aeration shall be provided.
- 19. Tennessee Rule 0400-10-.04 required for water quality and quantity.
- 20. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
- 21. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
- 22. 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.
- 23. No onsite grinder systems or step systems will be allowed for this development.
- 24. Submit a preliminary drainage report at FMDP.

25. A voluntary contribution of \$7,500 per lot shall be paid at the time the Erosion Control Permit is issued. These funds will be allocated first toward the cost of the traffic signal. The cost of the signal shall be established at the time the Letter of Credit is placed during construction. Any remaining portion of the \$7,500 per-lot contribution, after covering the traffic signal expenses, shall be directed toward the \$25 million to be paid by the City to TDOT for the Central Pike interchange.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

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

**SECTION 3.** – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on June 9, 2025, and June 23, 2025 at 6:15 p.m.

**BE IT FURTHER ORDAINED**

**Section 4.** 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.

**Section 5.** 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.

**Section 6.** This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

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James Maness, Mayor

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Kenny Martin, City Manager

ATTEST:

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Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney