

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 8 ACRES OF PROPERTY ON N. MT. JULIET ROAD, E. HILL STREET AND E. CALDWELL STREET, MAPS 072H GROUP C/072I GROUP A, PARCELS 012.00/017.00, 018.00, 019.00, 021.00, 022.00, 024.00, 025.00, 025.01, 026.00, 027.00, FROM CTC AND RS-40 TO CTC PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR DOWNTOWN MT. JULIET CITY BLOCK.

WHEREAS, the rezoning request is supported by the City’s Land Plan and complies with the findings found in the City’s Zoning Ordinance, and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of August 17, 2023, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of (4-1-0) and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2023 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 property on N. Mt. Juliet Road, E. Hill Street and E. Caldwell Street, Maps 072H Group C/072I Group A, Parcels 012.00/017.00, 018.00, 019.00, 021.00, 022.00, 024.00, 025.00, 025.01, 026.00, 027.00, approximately 8 acres, from CTC and RS-40 to CTC PUD and adopt the Preliminary Master Development Plan for Downtown Mt. Juliet City Block.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2023 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 on N. Mt. Juliet Road, E. Hill Street and E. Caldwell Street, Maps 072H Group C/072I Group A, Parcels 012.00/017.00, 018.00, 019.00, 021.00, 022.00, 024.00, 025.00, 025.01, 026.00, 027.00, approximately 8 acres, from CTC and RS-40 to CTC PUD.

LEGAL DESCRIPTION – See Exhibit A (attached)

SECTION 2. – The Preliminary Master Development Plan for Downtown Mt. Juliet City Block (Exhibit B) 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. Remove leasing office/mail room from the list of residential amenities, that is not an amenity.
2. Provide more details on the amenities proposed in Area C, provide percentages and sq ft.
3. Provide ISR and building coverage calculations, with FMDP.
4. Sitting areas shall be located no more than 750' from residential buildings. Sitting areas shall include benches, picnic tables or other passive recreational facilities. These shall be adequately landscaped.
5. Subject to Fire Marshal comments. Multi-family buildings shall be sprinkled.
6. Screening of parking and service areas shall be achieved through ample use of trees, shrubs hedges and screen walls.
7. Required front, rear and side setback shall be accommodated for along the peripheral of the site.
8. Pedestrian connectivity shall be determined at FMDP.
9. Provide details for the proposed dog park by 1st reading.
10. Utility meters shall be screened via bricked screening structure, complimentary to building.
11. Requested waivers are subject to BOC approval.
12. Provide rooftop amenity to multifamily building.

Public Works:

1. Show the location of parking and number of stalls for each building. It is unclear how the parking is allocated and located.
2. Infiltration waiver shall be requested during the FMDP stage as a drainage report will be required for assessing this waiver request.
3. Residences shall not be on private grinder systems. All residential properties shall be served by public (excluding service laterals) gravity sewer main.
4. Upgrade sidewalks along NMJR frontage to 6' and comply with ADA guidelines. Sidewalks on E. Hill Street and E. Caldwell Street shall also be 6' in width.
5. All access to this development from Mt. Juliet Road shall be via E. Hill Street and E. Caldwell St. No individual driveways shall be allowed to access Mt. Juliet Road directly.
6. Traffic/Transportation:
 - a. Each FMDP will require an updated traffic study and the city may require additional transportation improvements in addition to the improvements mentioned below.
 - b. Provide a northbound right turn deceleration lane on N. Mt. Juliet Road at E. Hill Street with 160 feet of storage plus tapers, which meets TDOT's roadway deceleration standards.
 - c. Widen E. Hill Street and E. Caldwell Street to 3 lanes (minor collector standard) along the entire project frontage.
 - d. Additional lanes may be needed on E. Hill Street at N. Mt. Juliet Road, which will be evaluated during each FMDP review.
 - e. Based on the traffic impact analysis it is projected that a traffic signal will be warranted at the intersection of E. Hill Street and Mt. Juliet Road. Provide a traffic signal warrant analysis at each FMDP submittal and at full buildout of each multi-family building. Traffic signal shall be installed if warranted. The intersection of Curd Road and Mt. Juliet Road is also projected to be warranted for a traffic signal. However, due to close proximity, a traffic signal should not be installed at both

intersections. The left turn volumes at E. Hill Street are much higher than at Curd Road. Therefore, the signal is projected to be most needed at E. Hill Street.

- f. Widen Curd Road to provide a westbound left turn lane with 200 feet of storage plus tapers that is separate from the westbound right turn lane.
- g. A northbound right turn lane is warranted on Mt. Juliet Road at E. Caldwell Street. However, due to right-of-way constraints, provide a northbound right turn deceleration lane on Mt. Juliet Road at E. Division Street to offset the impacts that this development will have on the overall intersection delay. The right-of-way is available at this location. The city will provide the design of this improvement, as this is currently in the design process.

West Wilson Utility District:

- 1. WWUD has no comments at this stage of submittal.

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.

PASSED:

James Maness, Mayor

FIRST READING:
SECOND READING:

ATTEST:

Sheila S. Lockett, MMC
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

L. Gino Marchetti, Jr.
City Attorney