

**ORDINANCE NO. 2025-04**

**AN ORDINANCE TO REZONE APPROXIMATELY 47.39 ACRES OF PROPERTY AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00 FROM WILSON COUNTY A-1 TO RS-20 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR SILVER SPRINGS PHASES 8 - 13**

**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 October 17, 2024, and forwarded a negative recommendation for approval to the Board of Commissioners by a vote of (6-0-0) and;

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on January 13, 2025 and notice thereof published in the Chronicle of Mt. Juliet on December 11, 2024; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property at 9621 Lebanon Road, Map 054, Parcel 045.00, approximately 47.39 acres, from Wilson County A-1 to RS-20 PUD and adopt the Preliminary Master Development Plan for the Silver Springs Phases 8 – 13.

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON JANUARY 13, 2025 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 at 9621 Lebanon Road, Map 054, Parcel 045.00, approximately 47.39 acres from Wilson County A-1 to RS-20 PUD.

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

**SECTION 2.** – The Preliminary Master Development Plan for Silver Springs Phases 8 - 13 (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 Department:**

1. The base zoning for the new phase shall be RS-20.
2. All bulk residential standards shall be adhered to unless waivers are granted by the Board of Commissioners and Planning Commission.
3. All single-family residential design standards (5-104.4) shall be adhered to excepting any waivers granted by the Planning Commission and Board of Commissioners.

4. All brick shall be clay, baked and individually laid.
5. All stone shall be individually laid.
6. Provide a development timeline.
7. Identify driveway locations for corner lots, and confirm they will meet the 22 foot depth requirement from the garage door to the sidewalk.
8. Driveway must be a minimum of 18 feet in width.
9. Street facing garages shall include a double-wide driveway (minimum 18 ft) and must contain a minimum of a two door garage, with a 24" masonry column in between.
10. Garages shall comply with the dimensional requirements of 5-104.4.
11. Provide decorative lighting throughout, and it shall be maintained by the HOA.
12. Landscape buffers shall be located in open space, not on individual lots, and maintained by the HOA.
13. Provide a tree preservation/planting plan, to preserve as many trees as possible in any natural buffers.
14. Provide orientation of homes on corner lots and clearly label setbacks accordingly.
15. Provide details of what is to be included in the improved open spaces within the new phases.
16. Provided analysis of how open space and improved open space requirements (not just proposed and provided) for the entire Silver Springs PUD will be met with the addition of the new phases.
17. The Planning Commission did not positively recommend a waiver, for the request to not construct a sidewalk from the end of lot 85 to Mill Cove Road, to the Board of Commissioners.
18. The Planning Commission positively recommended, to the Board of Commissioners, a waiver for up to 20 lots on the cul-de-sac Road B
19. The Planning Commission positively recommended a waiver, for 103 lots on one access, to the Board of Commissioners.
20. The Planning Commission positively recommended a waiver, for the length of the Road B cul-de-sac, to the Board of Commissioners for 750' in lieu of the maximum 700'.
21. The Planning Commission positively recommended to the Board of Commissioners a waiver to disturb steep slopes.
22. The Planning Commission positively recommended to the Board of Commissioners a waiver for the bulk standards as depicted in the preliminary master development plan (matches previously approved phases).

Public Works:

1. Provide stream buffer widths.
2. If wet ponds are used, aeration shall be provided.
3. All proposed roads shall meet City of Mt. Juliet design standards.
4. No onsite grinder systems or step systems are allowed for this development.
5. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
6. Staff will support variance #5 in a cut condition only.
7. Existing steep slopes (>20%) shall not be permitted within a building envelope, per the Land Development Code.
8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.

9. Staff does not support variance #1. The sidewalk be extended all the way down Mill Cove to Karen Drive. However, should the variance be approved, staff recommend a raised crosswalk be installed at the sidewalk terminus.
10. Variances #2 and 4 need to apply to the entire PUD amendment as there is no outlet. On 11/25/24 the Board of Commissioners approved.
12. A “NO OUTLET” sign shall be installed off the Mill Cove Connection.
13. Adequate intersection sight distance shall be required for all intersections within the site. Sight distance profiles will be required with construction drawings.
14. All cul-de-sac turnarounds shall comply with the City’s standard drawings. Dimensions for the turnarounds will be required with construction drawings.
15. Sidewalk should be constructed on the north side of Road A to connect to the current proposed terminus for Phases 1-7. The plan included in this submission does not show sidewalk around the turnaround.
16. ADA compliant curb ramps are required at all intersections. Pedestrians should be directed to cross in front of where vehicles are stopped.
17. All driveways shall comply with Mt. Juliet ST-313 and TDOT Highway System Access Manual guidance for residential driveways with curb and gutter. The maximum proposed grades for driveways shall be provided.
19. As a PUD amendment a 10’ foot wide sidewalk along Benders Ferry Road with a grass strip. To be completed by the 35<sup>th</sup> Certificate of Occupancy
20. A Voluntary Contribution of \$7,500.00 per lot will be paid at the time the Erosion Control Permit is pulled and the monies will be allocated for the widening of Lebanon Road.
21. As agreed upon by staff, all construction traffic for Phases 8-13 shall utilize a separate construction entrance whenever physically possible. No construction activity for Phases 8-13 shall commence until this designated construction entrance has been completed and is fully operational.

West Wilson Utility District:

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

Wilson County Schools:

1. No comments submitted.

**SECTION 3. – PUBLIC HEARING –** The zoning changes were the subject of a public hearing held on January 13, 2025 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: 1/13/25

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James Maness, Mayor

FIRST READING: 11/25/24

SECOND READING: 01/13/25

ATTEST:

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Sheila S. Lockett, MMC  
City Recorder

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Kenny Martin, City Manager

APPROVED AS TO FORM:

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Samantha A. Burnett  
City Attorney