

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 10.5 ACRES OF PROPERTY AT 1030 NONAVILLE ROAD, MAP 050, PARCEL 100.00 FROM RS-40 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GODFREY SUBDIVISION

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 September 19, 2024, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of (5-2-0) and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2024 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 at 1030 Nonaville Road, Map 050, Parcels 100.00, approximately 10.5 acres, from RS-40 to RS-30 PUD and adopt the Preliminary Master Development Plan for the Godfrey Subdivision.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2024 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 1030 Nonaville Road, Map 050, Parcels 100.00, approximately 10.5 acres, from RS-40 to RS-30 PUD.

LEGAL DESCRIPTION – See Exhibit A (attached)

SECTION 2. – The Preliminary Master Development Plan for Godfrey Subdivision (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 the church property from the PUD and calculate density based on this area. Staff does not support including the church property in the PUD. Actual density without this area is 1.5 du/a.
- ~~2. Staff does not support a land use amendment for the current or future church property.~~
- ~~3. Staff does not support a rezone for the current or future church property.~~
4. The 4' wide landscape and fence easement shall not encroach into the intersection sight triangle.

- ~~5.3.~~ Overall density shall be capped at 1.1 dwelling units per acre.
- ~~6.4.~~ Provide decorative street lighting at the entrance of the subdivision and throughout.
- ~~7.5.~~ Planning Commission granted 50% full masonry and 50% masonry and fiber cement in lieu of 100% masonry for all structures The Board of Commissioners approved on 11/25/24.
- ~~8.6.~~ Planning Commission granted to omit masonry column between garage doors The Board of Commissioners approved on 11/25/24.
- ~~9.7.~~ Planning Commission granted to encroach into minimum edge requirements for the church driveway The Board of Commissioners approved on 11/25/24.
- ~~10.8.~~ Planning Commission granted 30'f, 10's, 20'r in lieu of 30', 20' 20' The Board of Commissioners approved on 11/25/24.
- ~~11.9.~~ Planning Commission granted minimum lot width of 75' in lieu of 100' – The Board of Commissioners approved on 11/25/24.
- ~~12.10.~~ Planning Commission granted maximum lot coverage of 35% in lieu of 25% The Board of Commissioners approved on 11/25/24.
- ~~13.11.~~ 4-102.104 Subregs: Planning Commission granted disturb slopes greater than 20% The Board of Commissioners approved on 11/25/24.

Engineering:

1. All sanitary sewers shall be (minus service laterals) public and contained within a 20' easement (minimum).
2. Landscaping plans shall be approved prior to construction plans approval.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. No steep slopes are allowed in the building envelope.
5. Staff does not support variance #2. All roads shall be designed per code based on classification.
6. Staff supports variance request #3 under "Other Requested Variances".
7. Staff supports variance request #5 under "Other Requested Variances" in a cut condition only.
8. A variance is required for edge clearance under 15 feet.
9. If wet ponds are used, aeration shall be provided.
10. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
11. No onsite grinder systems or step systems are allowed for this development.
12. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
13. A sight distance profile has been submitted. Sight distance is adequate. The entry feature/sign may not be within the sight triangle.
14. The City does not own the property frontage section of Nonaville Road. Therefore, sidewalk is required to be located outside the ROW along the property frontage. This sidewalk shall be maintained by the HOA.
15. Any road improvements made to Nonaville Road are subject to review and approval of the Wilson County Road Commission.
16. ADA compliant curb ramps are required at the end of the sidewalks.
17. Show the existing building for the church on the site plan. Show the proposed location for the church driveway.

18. 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.
19. Stormwater Coordinator: Vicinity map needed on the cover sheet.
20. Stormwater Coordinator: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.
21. Owner on the Cover Sheet does not match the Register of Deeds.
- ~~22.~~ Identify the intersection with 24 hour flashing signage on both sides of Nonaville.
- ~~22-23.~~ The street(s) shall be built to City Standard but will be Private Streets.

WWUD:

1. The proposed water lines shown are not WWUD's design.

West Wilson Utility District:

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. 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:

Samantha A. Burnett
City Attorney