

ORDINANCE NO. _____

**AN ORDINANCE TO REZONE APPROXIMATELY 20.10 ACRES OF PROPERTY
KNOWN AS SPRINGS AT MT JULIET LOCATED AT 2937 CURD RD, MAP 054,
PARCELS 100.03, 100.01 AND 100.05 FROM RS-20 TO CTC-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 July 17, 2025, and forwarded a negative recommendation to the Board of Commissioners by a vote of (8-0-1) and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2025 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 known as Springs at Mt. Juliet located at 2937 Curd Rd, Map 054, Parcels 100.03, 100.04, and 100.05, approximately 20.10 acres, from RS-20 to CTC-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 2937 Curd Rd, Map 054, Parcels 100.03, 100.04, and 100.05, approximately 20.10 acres, from RS-20 to CTC-PUD (Exhibit B).

LEGAL DESCRIPTION – See Exhibit A (attached)

SECTION 2. – The Preliminary Master Development Plan for 2937 Curd Rd known as Springs at Mt. Juliet 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. Two car driveways shall be at least 18' wide.
2. Only improved open space may contribute to the 10% minimum requirement.
3. Identify the square footage of commercial uses alone, remove non-residential language, specify the exact amount of commercial and amenity area proposed.
4. Identify building separation distances on the final master development plan.

5. Relocate the playground amenity to a more central location in the PUD and away from Curd Road.
6. Remove lots 116 & 117 to allow enough space for an effective buffer from adjacent commercial and amenity uses.
7. Provide building renderings that match the waiver requests. Townhomes shall be fully masonry.
8. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
9. 5-104.1 Multifamily guidelines shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
10. 6-104.1 Mixed use regulations shall be adhered to excepting any waivers granted by the Planning Commission or Board of Commissioners.
11. 6-103.7 Commercial design standards shall be adhered to except any waiver issues by the Board of Commissioners.
12. Residential HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
13. Wall mounted utility and meter equipment shall be painted to match the façade of all commercial and amenity buildings.
14. All exterior lighting fixtures shall be decorative.
15. Brick shall be clay, baked and individually laid.
16. Stone shall be individually laid.
17. Provide trash receptacles at each commercial building and amenity main entrances.
18. Provide a five-space wave-style bike rack at each commercial and amenity building.
19. Wet ponds shall have lighted fountains with aeration.
20. Detention and retention areas shall be screened with landscaping around the perimeter.
21. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan and landscape plan submittal.
22. The mail kiosks shall be covered and lit and include designated parking.
23. The dumpster enclosures shall include a pedestrian door, masonry enclosure, metal gates and meet all requirements of 6-103.7.
24. Relocate the dumpsters along the main drive to a less conspicuous location.
25. Provide decorative streetlighting at the subdivision entrances and throughout.
26. Wall mounted light fixtures shall be decorative.
27. Parking lot lighting shall include decorative fixtures mounted to black poles.
28. Mulch is not permitted within 3' of any commercial or amenity structure.
29. All poles and posts shall be painted black, channel posts are not permitted.
30. Wheel stops are not permitted.
31. Bollards shall be painted black.
32. Roof mounted HVAC equipment for the commercial structures and amenities shall be screened entirely from horizontal view via parapet walls per 6-103.7.
33. Provide a phasing sheet with the final master development plan submittal.
34. Sidewalks and trails are not permitted within landscape buffer areas.
35. Identify building separation distances for the commercial and amenity areas.
36. Patios, should they be installed, shall not encroach into landscape buffers.
37. All amenities shall be completed before issuance of the 110th CO.
38. All commercial development shall be completed before issuance of the 110th CO.

39. Split area of the south storm pond, between units 28 & 29, as it will serve both residential and commercial areas of this PUD. As calculated it currently gives inaccurate credit toward commercial area.

Engineering:

1. The following variances are requested or required:
 - a. [4-103.3] To allow private streets: **SUPPORTED conditionally on the proposed cross section meeting the City standard for an Access Lane or greater.**
 - b. [4-103.103] To exclude a grass strip between sidewalks and curbs: **NOT SUPPORTED**
2. Based on Staff's review of the MTA, the following offsite improvements are recommended:
 - a. A westbound left-turn lane shall be constructed on Lebanon Road at Curd Road by the 100th C.O.
 - b. The westbound left-turn lane on Lebanon Road at Golden Bear Gateway shall be extended to accommodate the projected queue by the 100th C.O. This will require the installation of a two-way left-turn lane between Golden Bear Gateway and Curd Road to accommodate the storage and tapers.
 - c. Install curve feedback signs on Curd Road south of the project entrance by the 25th C.O.
3. Based on Staff's review of the MTA, the following site-related improvements are recommended:
 - a. A northbound right-turn and a southbound left-turn lane are required on Golden Bear Gateway at the project access prior to the 1st C.O (commercial or residential (excluding any model home)).
 - b. A northbound left-turn lane is required on Curd Road at the project access prior to the 1st C.O. (commercial or residential (excluding any model home)).
4. On street parking shall be parallel parking, including at the mail kiosk. Additional parking may be provided from a separate lot.
5. Sidewalks adjacent to any parking shall be 7'.
6. A crosswalk shall be provided across Road A at Road B.
7. Sidewalk width along Golden Bear Gateway frontage shall be at least 6'. This sidewalk would likely be located on the bank of the existing bluff. Grading of the bluff shall be included with the FMDP submission.
8. Sidewalk width along Curd Road frontage shall be at least 5'.
9. A minimum driveway depth of 22' is recommended, matching the requirement for single-family residential.
10. The sidewalk connecting Road F to the northern walking path shall be on the west side of the road.
11. The 2' grass strip will have steep driveway grades from the curb.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
14. 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.

15. Landscaping plans shall be approved prior to construction plans approval.
16. If wet ponds are used, aeration shall be provided.
17. The developer deemed there were no steep slopes onsite.
18. Tennessee Rule 0400-10-.04 required for water quality and quantity.
19. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
20. An assessment of the allowance onsite grinder systems will take place at FMDP. If grinder systems are indeed allowed, the developer shall provide a redundant system to the City for each grinder system installed as future maintenance.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Provided.

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

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:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney