

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BECKWITH BUSINESS PARK PLANNED UNIT DEVELOPMENT, BEING LOCATED AT 5158 BECKWITH ROAD, MAP 078, PARCELS 014.00, 013.01, 018.00 IN THE CITY OF MT. JULIET.

WHEREAS, the Preliminary Master Development Plan amendment for the Beckwith Business Park Planned Unit Development amendment request is compliant with the requirements found in the City’s Zoning Ordinance and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of October 17, 2024 and forwarded a positive recommendation 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 _____ 2024 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Beckwith Business Park Planned Unit Development, for Map 078, Parcels 014.00, 013.01 and 018.00.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2024 THAT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BECKWITH BUSINESS PARK PLANNED UNIT DEVELOPMENT BE AMENDED AS FOLLOWS:

SECTION 1. – The Preliminary Master Development Plan for the Beckwith Business Park Planned Unit Development, is amended as shown in Exhibit B. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning and Zoning:

1. All conditions of this ordinance and ordinance 22-31 shall be adhered to.
2. Detention/retention ponds shall be screened with vegetation. Wet ponds shall be aerated.
3. Brick shall be clay, baked, individually laid.
4. Stone shall be individually laid.
5. HVAC equipment shall be screened entirely from horizontal view via parapet walls for all structures in the PUD.
6. Wall mounted utility equipment shall be painted to match the building façade.
7. All requirements of 6-103.7 shall be adhered to excepting any waivers granted.
8. Quantify the façade waiver request for all structures to avoid a future PUD amendment.
9. Provide pedestrian connections throughout the PUD.

10. The transient habitation on site shall comply with the city of Mt Juliet's Hotel/Motel regulations.
11. All conditions of site plan approval for the convenience and fueling use at 4591 Beckwith Road shall be adhered to unless a site plan amendment is approved.
- 12.
13. The Board of Commissioners approved allowing metal awnings, in lieu of fabric, on all buildings in the PUD.
14. The Board of Commissioners approved a monument sign at the flex building on parcel three with the following: TVA allows 6' height maximum, the request is to offset this maximum with an additional 8 sf for a total of 48 sf.
15. The Board of Commissioners approved Nichiha panels in lieu of masonry for trim and accents on the powersports dealership, as depicted in the preliminary master development plan, only. Red, white and blue colors are proposed only. All other structures in the PUD shall comply with 6-103.7.
16. The Board of Commissioners approved a waiver for a pylon sign approximately 1,800' (1,000' max.) from the interstate interchange.

Public Works:

1. The following offsite improvements shall be constructed:
 - a. Construct a southbound left turn lane with 125' of storage and a 160' bay taper.
 - b. Construct a northbound auxiliary lane coming from the I-40 westbound off-ramp and terminating at Beckwith Road.
 - c. Widen Beckwith Road to include one left-turn and one right-turn lane at the Golden Bear Gateway intersection.
 - d. These improvements shall be constructed and operational prior to the first certificate of occupancy of the development unless conflicting improvements have been completed by the Golden Bear Place development prior to the first CO.
2. A 10' wide shared use path shall be constructed along Beckwith Road along the parcel 6 frontage. This sidewalk shall transition into a standard width sidewalk along the north side of the road.
3. A 10' wide shared use path shall be constructed along the east side of Golden Bear Gateway and the south side of Beckwith Road between the I-40 Westbound Off-Ramp and the intersection of Beckwith Road and Old Beckwith Road. A crosswalk shall be constructed to connect to the path along Parcel 6.
4. A sidewalk shall be constructed on the south side of the road in front of Lots 1 and 2 with a raised crosswalk at the southerly intersection of Lot 2. No other midblock crossings are recommended.
5. "Old Beckwith Road" and/or the private commercial roadway shall be 3 lanes wide from Beckwith Road to Sta. 4+50.00. The street shall include curb and gutter compliant with ST-200.
6. The final design of the access roadway shall be determined with the FMDP and construction plans.
7. The project shall contribute \$35,000 toward the total costs for engineering, design, construction and installation of high-mast LED lighting at the I-40 interchange. Each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$35,000 is reached.

8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval.
9. Landscaping plans shall be approved prior to construction plan approval.
10. Stormwater Coordinator: Provide a double row wire backed silt fence along stream buffer.
11. An access easement is required adjacent to the proposed hotel to access the parcel to the north. A paved driveway to the edge of the property is required.
12. All sidewalks, paths, and trails shall be ADA compliant.
13. All driveways shall conform to TDOT's Highway Systems Access Manual (HSAM) and City of Mt. Juliet standards.
14. All sidewalks adjacent to parking shall be 7' wide, exclusive of curb.
15. Sheet 5 shall be updated to match the conditions above. No traffic signal shall be installed.
16. Sheet 9, the development shall use the City standard detail for extruded curbs.
17. Construction Plan submission to show double row silt fence along stream buffers

WWUD Comments:

1. A sidewalk is mentioned in the notes. The water line shall not be constructed under the sidewalk.
2. Roadway adjustments and lane additions may change previously designed water line plans. A complete review will be completed when a full-size set of plans are provided.

Wilson County Schools:

1. No Comments Submitted

LEGAL DESCRIPTION – See Exhibit A.

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