

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 403.44 ACRES OF PROPERTY OFF OF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 FROM WILSON COUNTY R-1 TO RS-40 AND CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR MIRA BELLA 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 March 20, 2025, and forwarded a negative recommendation for approval to the Board of Commissioners by a vote of (6-0-1) 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 off Beckwith Road, Lebanon Road and Bass Lane, Map 055, Parcels 070.02, 070.03, 092.00, 092.04, 102.00, approximately 403.44 acres, from Wilson County R-1 to RS-40 & CNS PUD and adopt the Preliminary Master Development Plan for the Mira Bella Subdivision.

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, be and is hereby amended, and altered by rezoning those certain parcels of real property off of Beckwith Road, Lebanon Road and Bass Lane, Map 055, Parcels 070.02, 070.03, 092.00, 092.04, 102.00, approximately 403.44 acres from Wilson County R-1 to RS-40 & CNS PUD.

LEGAL DESCRIPTION – See Exhibit A (attached)

SECTION 2. – The Preliminary Master Development Plan for Mira Bella (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. Waivers are subject to the Planning Commission and Board of Commissioners' approval.
2. All requirements, except any waivers granted, of 5.104.4 shall be adhered to.
3. All requirements, except any waivers granted, of 6.103.7 shall be adhered to.

4. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers granted.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Identify all critical façade lots at final master development plan submittal.
8. A complete landscape plan will be required at final master development plan submittal.
9. Provide formalized elevations to include all materials and percentages at final master development plan submittal.
10. Provide a summary of all residential unit types, with details about the differences in each type at final master development plan submittal.
11. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with final master development plan submittal. Existing trees can be utilized for perimeter buffer, should they meet the code as such.
12. Landscape buffers shall be in open space, not on individual lots, and shall be maintained by the HOA in perpetuity.
13. All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.
14. Provide decorative treatment for the main roads, i.e., split rail fencing, extra landscaping, street lighting.
15. Screen residential HVAC condenser units with landscaping and specify their location on the final master development plan submittal.
16. Commercial HVAC and utility equipment shall be screened entirely from horizontal view via a parapet wall.
17. Provide decorative street lighting throughout including at both entrances. Also provide street light typical at FMDP. Maintenance and fees shall be the responsibility of the HOA.
18. Ensure light bleed from the amenity areas and external activities do not negatively impact the residential lots nearby. Provide full photometric plan at final master development plan submittal.
19. All building mounted exterior lighting fixtures shall be decorative. Wall packs are not permitted.
20. Signage shall be reviewed via separate application to the Planning Department.
21. Provide the square footage of commercial development proposed for the area along Lebanon Road.
22. Vinyl shall not be permitted as a façade material.
23. Metal shall not be permitted as a façade material.
24. A trash receptacle and bike rack, per zoning regulations, will be required at each commercial building and at all amenity areas.

Public Works:

1. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
2. Existing steep slopes (>20%) shall not be permitted within a building envelope, per the Land Development Code.
3. All sewer shall be public and contained within a 20' easement.
4. If wet ponds are used, aeration shall be provided.
5. No onsite grinder systems or step systems will be allowed for this development.

6. 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.
7. Landscaping plans shall be approved prior to construction plans approval.
8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
9. Proof of easements for offsite sewer shall be **obtained and submitted** to the Engineering Department **prior** to PMDP/PUD approval by the BOC.
10. TVA approval shall be submitted prior to PMDP/PUD approval by the BOC.
11. All proposed sewer pump stations shall be public and built to City specifications.
12. All pedestrian facilities identified as "Multi-use Path" in the plans shall be at least 10' wide. A minimum width of 8' is permissible only in areas with geometric constraints.
13. All facilities will be ADA and PROWAG compliant.
14. All roads and driveways shall comply with TDOT's Highway Systems Access Manual.
15. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP. Landscaping shall not be provided within the sight triangles.
16. Sidewalks abutting parking shall be at least 7' wide.
17. The connection of the proposed collector road to Lebanon Road shall be required prior to the 99th CO in Phase 3 (The first phase east of the Bass Lane emergency exit).
18. Roundabouts shall be installed along the collector to provide traffic calming. Coordinate with staff on locations at FMDP.
19. Enhanced pedestrian crossings are required within the loop road for safe access to the amenity center.
20. A cul-de-sac or other acceptable turnaround is required on the access lane that includes the emergency access to Bass Lane.
21. Roadway Variances:
 - a. Request to allow private and gated streets (Sub. Reg. 4-103.3): NOT SUPPORTED as the future transportation plan calls for collectors connecting Beckwith Road and Bass Lane on this parcel.
 - b. Request to exceed 99 units on a single access point for Phases 1 and 2 (Sub. Reg. 4-103.205 (d)): SUPPORTED as the development team is providing a second access point to Bass Lane that is gated for emergency vehicles only and additional access shall be provided in future phases.
 - c. Request to reduce design speed of an access lane to 20 mph (Sub. Reg. 4-104.4): NOT SUPPORTED
 - d. Request to reduce design speed of an access street to 25 mph (Sub. Reg. 4-104.4): SUPPORTED
 - e. Request to reduce the design speed of a residential collector to 25 mph (Sub. Reg. 4-104.4): NOT SUPPORTED but would support 30 mph with traffic calming.
 - f. Request to omit bicycle lanes on a residential collector (Standard Drawing ST-108): NOT SUPPORTED
 - g. Request to exceed maximum slopes on a collector up to 10% total (Sub. Reg. 104-4): SUPPORTED ONLY ON SECTIONS WITH NO FRONTAGE. Regardless of the variance, all collectors may not exceed 3% within 50 feet of intersections.

- h. Request to exceed slopes on an access street up to 12% total (Sub. Reg. 104-4): NOT SUPPORTED as 12% exceeds fire code. Regardless of the variance, all access lane and access streets may not exceed 5% within 50 feet of an intersection.
 - i. Request to allow front facing garages on an access street (Zoning Reg. 5-104.4 (10 b)): SUPPORTED on one side of the street only. The other side shall be side loaded.
 - j. Request to omit sidewalks in sections without frontage (Sub. Reg. 4-103.103): NOT SUPPORTED. Should this variance be granted, sidewalks must transition sides of the street at intersections.
 - k. Request to have lot frontages on residential collectors with ADT exceeding 2,000 vehicles per day (Sub. Reg. 4-104.303): NOT SUPPORTED.
 - l. Request to include horizontal roadway radius under AASHTO standard: SUPPORTED only by lowering the design speed with traffic calming and outside areas exceeding standards for slope.
22. Cul-de-sac variances:
- a. Request to exceed 700' length (Sub. Reg. 4-104.4): SUPPORTED with at least 24' wide pavement section.
 - b. Request to exceed 14 lots (Sub. Reg. 4-104.4): SUPPORTED with at least 24' wide pavement.
23. Cross access easement or stub roads will be required at the following locations unless variances are approved to allow private streets:
- a. The access street cul-de-sac adjacent to Lot 131 OR off the collector opposite Lot 163 to provide connection to the lot on Map 71 Parcel 4.08. This connection shall be classified as a collector per the future transportation plan.
 - b. The proposed access street cul-de-sac near lot 215 shall extend to the lot on Map 71 Parcel 5.00. This temporary cul-de-sac shall be up classified as an Access Street due to future anticipated traffic.
 - c. A stub road shall be located off the collector between lots 431 and 430 providing connection to the lot on Map 55 Parcel 68.04.
 - d. A stub road shall be located on the access road, between lots 317 and 318 to provide access to the lots on Map 55 Parcels 75.01 and 70.01.
 - e. Stub roads shall only be provided if the internal streets are public. Stub roads shall not be provided from private roads. Stub roads are required to be collector streets per Subdivision regulation 4-104.405.
24. Provide access to the residence on parcel located at Map 55 Parcel 61.01. Documentation shall be provided to the City prior to the construction plan review proving access to Bass Lane does not need to be maintained.
25. The loop road around the amenity center is required to meet horizontal curve radius guidelines provided by AASHTO. Traffic calming may be provided to adjust design speeds.
26. Parking shall not be permitted along the collector street, including adjacent to the retail component.
27. Sidewalks are required along the collector road through the retail portion of the development.
28. Lebanon Road and Beckwith Road:
- a. A signal warrant analysis indicated that a traffic signal will be warranted at this intersection, however this intersection is outside the City limits.
 - b. The Wilson County Road Commission has indicated that they would support maintaining a signal at this intersection.

- c. The design of this signal shall comply with any TDOT and Wilson County Road Commission standards.
29. Lebanon Road and New Collector Road:
- a. An eastbound right-turn lane shall be constructed when this connection is made. This turn lane will be designed to TDOT standard and requires TDOT approval.
 - b. A westbound left-turn lane shall be constructed when this connection is made. This turn lane will be designed to TDOT standard and requires TDOT approval.
 - c. Street lighting shall be provided.
 - d. Signal warrant analysis indicates an additional signal is warranted at this intersection. However, this would require poles being placed outside the Urban Growth Boundary.
30. Additional road improvements may be required by the Wilson County Road Commission or TDOT based on jurisdiction.
31. Sidewalks shall be constructed along the project frontages at Beckwith Road and Lebanon Road. The sidewalks shall be outside the public right-of-way and be the responsibility of the HOA. Sidewalks shall be at least 6' wide.
32. A voluntary contribution of \$7,500 per lot to be paid at the time the Erosion Control Permit is issued with monies to be allocated for the widening of Lebanon Road.

Mt. Juliet Fire Department:

- 1. No Comments Received.

West Wilson Utility District:

- 1. The proposed water lines shown are not WWUD's design.
- 2. Sidewalks are mentioned in the comments for Highway 70 and Beckwith Road. The existing water line shall not be under the proposed sidewalks.

Wilson County Schools:

- 1. No Comments Received.

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