

ORDINANCE NO. 2017-04

AN ORDINANCE AMENDING ORDINANCE NO. 2012-44 (ZONING MAP), ADOPTED JULY 23, 2012, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 80.0 ACRES OF LAND SHOWN ON EXHIBIT B AND LOCATED ON BECKWITH ROAD FROM RS-40 TO PLANNED UNIT DEVELOPMENT WITH THE BASE ZONING OF CI (COMMERCIAL INTERSTATE) AND CRC (COMMERCIAL RETAIL CENTER) AND APPROVAL OF THE BECKWITH INTERCHANGE PARK PRELIMINARY MASTER DEVELOPMENT PLAN, BEING MAP 078, PARCELS 17.01 AND 17.02.

* * * * *

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on January 9, 2017 and notice thereof published in the Lebanon Democrat on _____; and

WHEREAS, The City of Mt. Juliet Regional Planning Commission considered this request during their meeting of November 17, 2016, and forwarded a recommendation for approval to the Board of Commissioners; and

WHEREAS, The City of Mt. Juliet Board of Commissioners desires to rezone the subject property from Residential Single-Family (RS-40) to Planned Unit Development (PUD) with the Base Zoning of Commercial Interstate (CI) and (CRC) Commercial Retail Center, and approve the Preliminary Master Development Plan for Beckwith Interchange Park; and

WHEREAS, the subject rezoning request to Planned Unit Development (PUD) is determined to be consistent with the Findings required in the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON January 9, 2017, as follows:

SECTION 1. - REZONING. Ordinance No. 2012-44 (Zoning Map), adopted July 23, 2012, be and is hereby amended and altered by rezoning those certain parcels of real property in the Beckwith Interchange Park PUD, described below and on Exhibit B (attached) from Residential Single-Family (RS-40) to Commercial Interstate (CI) and (CRC) (Commercial Retail Center) Planned Unit Development (PUD).

In the State of Tennessee, County of Wilson, and City of Mt. Juliet, and being more particularly described as follows:

Legal Description:

Map 078, Parcels 17.01 and 17.02 as described in Exhibit B and below.

SECTION 2. EXHIBITS. The Preliminary Master Development Plan for the Beckwith Interchange Park PUD shall consist of the following Exhibits:

Ordinance No. 2017-04(cont'd.)

Exhibit A: Beckwith Interchange Park PMDP, consisting of approximately one (1) page, C1.00, dated November 3, 2016.

Exhibit B: Map of the area to be rezoned.

Except as modified herein and explicitly on the approved Preliminary Master Development Plan, the PUD shall comply with the Zoning Ordinance, be in substantial conformance with Exhibits A and B attached hereto, all other applicable rules, regulations and ordinances of the City of Mt. Juliet, and is further conditioned upon the following:

Planning and Zoning:

1. Use of the site is restricted to uses as listed in the zoning ordinance.
2. Sidewalks 5' in width will be required along both sides of all streets per the Zoning Ordinance.
3. All greenways shall be built to City standards and be a minimum of 10 feet wide.
4. All greenways shall match the adopted Master Greenway Plan.
5. All buildings shall comply with the trash receptacle ordinance.
6. All buildings shall comply with the bike rack ordinance.
7. Applicable buffers will be reviewed with each FMDP/site plan submittal.
8. Lighting plan shall be submitted for review at FMDP/site plan.
9. All rooftop-mounted equipment shall be screened 100% from horizontal view.
10. Exterior elevations for Buildings 3, 5, 6 & 7 shall be composed of 100% brick and/or stone on all sides except for the back of the buildings.
11. Developer agrees that no outside storage will take place for the entire PUD.
12. Greenway shall be completed before the issuance of the first Certificate of Occupancy.
13. Developer shall provide a sidewalk along Beckwith Rd between the two greenway connections to provide a full loop.
- 14.14. Developer agrees that Building 4 will be constructed of 100% brick.
- 15.15. Developer agrees that Buildings 1 & 2 will be zoned CRC and Buildings 3-7 will be zoned CI.
- 16.16. Greenway connection to Beckwith Rd on the southside shall be provided.
- 17.

Public Works:

1. The proposed roadway between Golden Bear Gateway and Beckwith Road at full buildout shall be a 5-lane section with double left turns onto Golden Bear Gateway. Right-of-way shall be dedicated if phased improvements are necessary.
2. The existing median on Golden Bear Gateway at the main project access shall be modified to include a 200' left turn lane plus appropriate bay taper.
3. A 200' right turn lane plus appropriate bay taper shall be constructed at the main project access with Golden Bear Gateway.
4. A traffic signal shall be installed at the main project access with Golden Bear Gateway.

Ordinance No. 2017-04 (cont'd.)

5. The existing Beckwith Road intersection with Golden Bear Gateway will be converted into a right-in, right-out access. The median on Golden Bear Gateway will be extended at the same time to prevent left turns.
6. A right turn lane shall be constructed at the Beckwith Road intersection with Golden Bear Gateway. Due to the close proximity to the interstate ramps, this will extend to the westbound exit ramp at the interstate to provide an auxiliary lane.
7. A dedicated right turn lane shall be constructed on the westbound exit ramp intersection with Golden Bear Gateway. Signal warrants shall be reviewed at this intersection at appropriate times during the development process and a signal may be required if warranted.
8. The right-of-way for Beckwith Road shall be dedicated or reserved as appropriate to meet the minor collector road standards (Mt. Juliet Standard Drawing ST-112). A reservation shall be required for future improvements or realignments to Beckwith Road on the northwestern portion of the site for future improvements along the existing corridor or for connections to adjacent properties.
9. Improvements to individual site road frontage on Beckwith Road shall be required on a site-plan basis.
10. Individual lot connections to the proposed greenway shall be made on a site-plan basis.
11. Speed tables and appropriate safe crosswalk treatments shall be applied where the greenway crosses the roadway.
12. Two Traffic Signals at either end of the ramp between Golden Bear and Division shall be constructed by FedEx.
13. The greenway along Golden Bear between the site to the west shall be constructed by FedEx (approximately 3,000 feet).

West Wilson Utility District:

1. The water line layout shown is not per WWUD's design.

SECTION 3. - PUBLIC HEARING - The zoning changes were the subject of a public hearing held on January 09, 2017 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: 1/9/2017




Ed Hagerly, Mayor

FIRST READING: 12/12/2016

SECOND READING: 1/9/2017

Ordinance No. 2017-04 (cont'd.)

ATTEST:

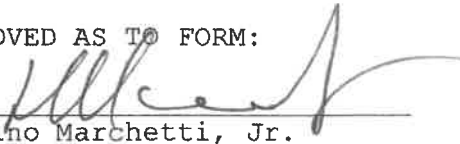


Sheila S. Lockett, MMC
City Recorder



Kenny Martin, City Manager

APPROVED AS TO FORM:



L. Gino Marchetti, Jr.
City Attorney