

ORDINANCE NO. _____

AN ORDINANCE FOR A MAJOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE TOMLINSON POINTE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED AT 2844 CURD ROAD, MAP 054, PARCELS 73.00, 81.00 AND 82.02 IN THE CITY OF MT. JULIET, WILSON COUNTY, TN.

WHEREAS, the subject Preliminary Master Development Plan for the Tomlinson Pointe Planned Unit Development major 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 September 19, 2024 and forwarded a positive recommendation to the Board of Commissioners by a vote of 7-0-0 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 Tomlinson Pointe Planned Unit Development, for Map 054, Parcels 73.00, 81.00, and 82.02.

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 TOMLINSON POINTE PLANNED UNIT DEVELOPMENT BE AMENDED AS FOLLOWS:

SECTION 1. – The Preliminary Master Development Plan for the Tomlinson Pointe 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. Provide sidewalk on both sides of all internal streets.
2. Provide evergreen landscaping around the pump stations.
3. Identify the location of the split rail fencing on the final master development plan.
4. The renderings supplied do not match the waiver approved, showing too much hardi, revise.
5. Water management ponds shall be screened with vegetation.
6. Trails shall be located in access easements.
7. The base zoning shall be RS-20 or a land use amendment is required.

8. All residential zoning regulations of 5-104.4 shall be adhered to excepting any waivers granted.
9. All relevant conditions of previous Tomlinson Pointe PUD approvals shall be adhered to.
10. Should it be legal, the PUD Amendment dissolves if a deal has not closed with the city of Mt. Juliet within 2 years of this letter.

Engineering:

1. Previous PUD conditions apply.
2. Per the existing PMDP conditions, access lane cul-de-sacs that exceed the unit threshold shall contain at least 24' of pavement.
3. All residential driveways shall be 22' or greater.
4. ADA compliant curb ramps are required at the intersection of Road K and Road M. This includes a connection to the trail.
5. 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.
6. Provide sewer profiles at FM DP.
7. A \$7,500 per lot voluntary contribution for the additional 28 lots to be paid prior to recording of the Phase 7 plat, and to be paid to Public Works & Engineering.

WWUD:

1. Water lines shown are not WWUD's design.

Wilson County Schools:

1. No Comments

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