

ORDINANCE NO. _____

**AN ORDINANCE TO REZONE APPROXIMATELY 4.86 ACRES OF PROPERTY
KNOWN AS CHARLIES PLACE, LOCATED ON WEST CALDWELL STREET, MAP
072I, GROUP B, PARCELS 002.00 & 003.00, FROM RS-40 TO CTC-PUD AND TO
ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A MIXED-USE
DEVELOPMENT ON MAP 072I, GROUP B, PARCELS 001.01, 002.00, 003.00, 004.00 &
010.00**

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 October 16, 2025, and forwarded a negative recommendation to the Board of Commissioners by a vote of (5-0-1) 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 Charlies Place, 4.86 acres located on West Caldwell Street, map 072I, group B, parcels 002.00 & 003.00 from RS-40 to CTC-PUD and to adopt the Preliminary Master Development Plan for a mixed use development on map 72I, group B, parcels 001.01, 002.00, 003.00, 004.00 & 010.00.

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 Charlies Place, 4.86 acres located on West Caldwell Street, map 072I, group B, parcels 002.00 & 003.00 from RS-40 to CTC-PUD and to adopt the Preliminary Master Development Plan for a mixed use development on map 72I, group B, parcels 001.01, 002.00, 003.00, 004.00 & 010.00, subject to the conditions below:

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. The Preliminary Master Development Plan for Charlies Place (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. Mixed Use, Multi-Family and Commercial Design Standards shall be met, unless waivers/variances are granted.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Preserve as many existing trees as possible on the site.
5. Provide the address on the cover sheet.
6. Decorative trash cans and bicycle racks are required in logical locations throughout the PUD.
7. Dumpster enclosures shall meet the City's requirements, including a brick/stone enclosure to match the building, decorative metal gates and a pedestrian door.
8. Preserve all perimeter trees to utilize for buffers, supplemental plantings may be utilized.
9. Gas grilling areas shall be set in a stone base, benches, trash receptacles, bike rack and other required amenities for the apartments shall be identified on the FMDP and shall comply with codes.
10. All landscaping throughout the development shall be irrigated.
11. The proposed roof mounted HVAC equipment shall be screened from horizontal view via a parapet wall, per code.
12. All wall mounted mechanical and/or utility equipment shall be screened from horizontal view via a masonry wall.
13. All signposts, poles and bollards shall be powder coated black, channel posts are not permitted.
14. All parking lot and building mounted exterior lighting fixtures shall be decorative.
15. Provide extra/additional parking lot lighting throughout the development.
16. 7' wide sidewalks shall be provided along parking areas to accommodate vehicle overhang.
17. Wheel stops are not permitted.
18. Staff recommends considering a design update more conducive to the overall vintage feel of the existing buildings within the Sellars development located on both sides of N. Mt. Juliet Rd. and also inclusive of the downtown district.
19. Provide the location/area of the mail kiosk at site plan/final master development plan submittal.
20. Provide evidence from RJ Corman that indicates they are ok with using the railroad r-o-w for improvements.
21. Provide a sidewalk connection to 3rd Avenue.

Engineering:

1. The following variances are requested as part of the PMDP:
 - a. [Zoning 9-103.2] Request to reduce the required parking by 15% - SUPPORTED based on the shared parking analysis. No parking may be reserved for a single land use.
2. W. Caldwell Street shall be widened to at least 24' between N. Mt. Juliet Road and Third Avenue.
 - a. On-street parking may be constructed along the frontage. Spaces shall be 8' wide and 22' long, excluding the width of the gutter. The sidewalk adjacent to the spaces shall be 7' wide.

3. A sidewalk shall be constructed from the site frontage to N. Mt. Juliet Road. The crosswalk may cross to the north side of W. Caldwell St, however a RRFB is required for the midblock crossing.
4. A traffic signal is required at the intersection of N. Mt. Juliet Road and W. Caldwell St/E. Caldwell St. to provide safe egress from this development. This signal shall be installed and operation at the first CO.
 - a. This signal requires split phasing on the minor approaches due to the offset between approaches.
 - b. The signal shall be preempted for both the railroad crossing and MJFD vehicles.
 - c. A coordination and time of day plan shall be prepared and implemented for all signals between Curd Road and Old Lebanon Dirt Road prior to activating the new signal.
 - d. The existing southbound queues on N. Mt. Juliet Road back through the intersection. An additional signal is expected to exacerbate the queues.
 - e. Installation of the signal is subject to TDOT approval.
5. An eastbound left-turn lane shall be installed on W. Division St at Fourth Avenue. This turn lane shall include at least 50' of storage and appropriate tapers.
6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
7. ADA parking shall be provided for all buildings. A total of 8 ADA spaces are required, with each building requiring at least one van accessible space.
8. The crosswalk between building and the eastern sidewalk shall align with the sidewalk along the south face of the buildings.
9. Sidewalks adjacent to parking shall be at least 7' wide.
10. The driveways shall match the City's standard detail for non-residential driveways.
11. All pedestrian facilities shall be ADA compliant.
12. Sidewalks are required along the Third Ave frontage.
13. Provide written confirmation from RJ Corman that parking and stormwater runoff is allowed to encroach on the railroad ROW before project is presented before the BOC.
14. Grinder systems or on-site step systems will not be allowed for this development.
15. 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.
16. All sewer main (minus laterals) shall be public and within a 20' (minimum) easement.
17. A macerator will be required for this development.
18. Onsite sewer routing has been established. The developer will continue to coordinate with staff to adjust the sewer service for the homes on W Caldwell Street.
19. Pool shall drain into the stormwater system.
20. Stormwater Coordinator: Building and dumpster pad proposed locations are currently occupied by a pond and water quality unit that have an active long-term maintenance agreement in place. The developer shall adjust the maintenance agreement as changes to existing infrastructure are made.

WWUD:

1. There are no water lines shown.

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 3. 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 4. 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 5. 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, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney