

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 1.02 ACRES OF PROPERTY AT 100 GRANDVIEW CIRCLE, MAP 052L, GROUP D, PARCEL 017.00 FROM CG TO IR-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR U-HAUL U-BOX STORAGE.

WHEREAS, the rezoning request is not supported by the City's Land Plan and does not comply with the findings found in the City's Zoning Ordinance, and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of July 20, 2023, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of (5-1-0) and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2023 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 at 100 Grandview Circle, Maps 052L, Group D, Parcel 017.00, approximately 1.2 acres, from CG to IR PUD and adopt the Preliminary Master Development Plan for U-Haul U-Box Storage.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2023 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 at 100 Grandview Circle, Maps 052L, Group D, Parcel 017.00, approximately 1.2 acres, from CG to IR PUD.

LEGAL DESCRIPTION – See Exhibit A (attached)

SECTION 2. – The Preliminary Master Development Plan for U-Haul U-Box Storage Building (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. Correct the land use plan district in the site data table.
2. Include the signature block for recording the Preliminary Master Development Plan.
3. Provide a connection from the sidewalk along Lebanon Road or Grandview Circle to the main building entrance via striping and pavement.
4. Remove truck advertisement parking along Lebanon Road.

5. Reconfigure the site to place the building closer to the front setback, with all parking in the rear.
6. Provide vehicle parking spaces in addition to the ADA space adjacent to the building per supplemental regulations and parking regulations. Oversized truck advertisement parking spaces do not qualify toward minimum requirements.
7. Identify the drive aisle width.
8. All waivers are subject to Planning Commission and Board of Commissioner approval.
9. Provide decorative trash receptacles near the main entrances.
10. Provide drive aisle dimensions, supplemental regulations require 24' width minimally.
11. Provide information on the size of the storage units within, supplemental regulations require between 600 and 4,000s.f.
12. Should the use change, or the site is converted to traditional self-storage, the applicant shall submit a Major PUD Amendment to the Planning Commission and Board of Commissioners for review and approval; and the site shall be subject to improvements.
13. Correct parking calculations in Site Data Table, provide proposed parking dimensions.
14. Wall Packs are not permitted. Building and parking lighting shall be decorated in nature. The proposed wall pack on sheet C5.1, is not acceptable.
15. If ownership of the property changes, the IR-PUD, Industrial Restrictive Planned Unit Development zoning would revert to CTC, Commercial Town Center and the Land Use would revert back to it's original Land Use. No further storage would be allowed at this location.

Public Works:

1. The driveway access to Lebanon Road shall meet ADA compliance within the crosswalk (max 2% cross-slope).
2. The frontage sidewalk shall be within a public access easement for portions not located within the ROW. The public access easement shall be executed and recorded prior to the issuance of the Land Disturbance Permit.
3. Maintenance of the sidewalk within the public access easement shall be the responsibility of the owner.

WWUD:

1. The existing water lines need to be shown. There is an existing 6" water line that maybe impacted by the grading, sidewalks and landscaping along Grandview.
2. A backflow device is required for the irrigation line.
3. There was not a domestic service shown to the proposed building.

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:

L. Gino Marchetti, Jr.
City Attorney

Notes: 7/20/23 – Planning Commission Recommended
9/11/23 – Board of Commissioners Passed on 1st Reading
10/23/23 - Board of Commissioners scheduled for 2nd Reading