

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), INCLUDING A REZONE FROM RS-40 TO CMU-PUD FOR GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED OFF BECKWITH ROAD, MAP 078, PARCELS 10.16, 17.01 & P/O PARCEL 21.10, IN THE CITY OF MT. JULIET, WILSON COUNTY, TN.**

**WHEREAS**, the Preliminary Master Development Plan amendment for the Golden Bear Place Planned Unit Development 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 8-0-0 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 Golden Bear Place Planned Unit Development, for Map 078, Parcels 10.16, 17.01 & P/O 21.10.

**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 GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT BE AMENDED AS FOLLOWS:

**SECTION 1.** – The Preliminary Master Development Plan for the Golden Bear Place 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:

1. Add note that all open space shall remain undeveloped.
2. The preliminary plat previously approved will need to be revised and reapproved.
3. Confirm the units in area E will be single family, if so, revise the base zoning to RS-10.
4. 4-114 and 5-104.1 shall be adhered to excepting any waivers granted by the BOC.
5. 6-104.1 shall be adhered to excepting any waivers granted by the BOC.
6. 6-103.7 shall be adhered to excepting any waivers granted by the BOC.
7. Provide decorative street lighting on black poles throughout the development.
8. Provide black, split rail fencing and enhanced landscaping along the streets. Provide a detail.
9. Signage to be reviewed via a separate application to the Planning Department. All waivers are subject to approval by the BOC.

10. Staff may request additional amenities and enhancements at final master development plan submittal.
11. On sheet C4.01, correct spelling from “Mount” to “Mt.” Juliet.
12. All conditional uses on C1.01 shall not be granted as permitted uses excepting assisted living in area F.
13. Identify the commercial component of Area D and F (CMU zoning). 25% commercial shall be provided. Green space shall not be included in the required commercial percentages.
14. Provide civil details with future submittals.

Waivers/Variances:

1. Planning Commission approved the request to deviate from maximum building height allowed within the CRC, CI and CMU districts from 35’ to 70’ or 6 stories. All areas of the PUD are within ½ mile of the Beckwith Road Interchange. Height exemption shall be for Office, Hotel or Multi-family uses.
2. Planning Commission approved the request to omit a portion of the required perimeter fence for Area D, on the east side of the site along the creek buffer and Area E on the West side along the creek buffer.
3. Planning Commission approved the Multi-Family Residential and the Senior Living building exterior façades to contain a minimum mix of 50% brick, 50% Hardy Plank. The use of vinyl is strictly prohibited.
4. Planning Commission approved the request to allow roof top mounted HVAC units within the multi-family portions of the development. All roof top mounted equipment will be screened with parapet walls or approved alternate.
5. Planning Commission approved the request to deviate from the sign ordinance to allow the building signage as shown on the attached building elevations (increased number of signs and size of signs)
  - Storage Facility: North Wall (150 sf) and East Wall (150 sf)
  - Bowling Alley: North Wall (500 sf) South Wall (100 sf) East Wall (500 sf) One large and one small. Variance to increase maximum size from 300 sf to 500 sf and number of permitted signs on one wall.
6. Planning Commission approved to allow offsite monument signage at locations shown on C2.01.
7. Planning Commission approved to allow project monument signage as shown on C4.01. Three (3) signs to be 25 ft tall, Three (3) signs to be 15 ft tall. To allow sign face area as shown C4.01.
8. Planning Commission approved to deviate from the Self Storage Supplemental Provisions to eliminate the requirement for an opaque barrier around the project site. All storage units are contained within the single building, and therefore the building itself provides the screening.
9. Planning Commission approved to request to exceed the number of units permitted on a cul-de-sac within the townhomes area (Area E).

Engineering:

1. Applicant states that they have completed a flood study of this site. The City requires the flood study to be submitted to FEMA for approval based upon section 4.2, “*a flood study shall be required for areas outside the unnumbered A Zones, when the stream has a tributary area of one square mile or greater*”; According to StreamStats, the tributary (Sullivan Branch) has a watershed of 2.17 square miles.
2. Request updated sewer availability if not already requested.
3. A macerator for the site will be required for the multi-family portion of the development.
4. Construct boardwalk between Area C and Area E.
5. The updated traffic analysis still includes the Lowry property. The analysis needs to include only the trips generated by this site. The following additional traffic analysis is required:
  - a. Update the trip generation and compare to the original development
  - b. If the proposed PUD generates fewer trips than original, a memo outlining the new trips generated and assignment will be required.
  - c. If the proposed PUD generated more trips than the original, the full study shall be updated to include capacity analysis.
  - d. Regardless of trip generation, capacity analysis is required for the roundabout(s) within the development, including the optimal lane configurations.
6. Staff supports variance #9 with the caveat of 24’ pavement width (excluding curb and gutter).
7. Provide specific land uses for each site.
8. Driveways on opposite sides of roadways shall align.
9. All driveways shall comply with TDOT’s HSAM.
10. The access stubs connecting to parcels to the south shall match what is proposed in the Beckwith Business Park.
11. Transportation:
  - a. Construct an auxiliary lane from the I-40 westbound exit ramp to the primary access point including any required signal pole or utility relocation. Curb & gutter, grass strip, and stormwater collection shall be provided.
  - b. Construct a southbound right-turn lane onto the I-40 westbound entrance ramp. This lane shall be a maximum length of 400 feet including bay taper.
  - c. Reconfigure the existing intersection of Golden Bear Gateway and Beckwith Road into a right-in/right-out configuration. Extend the central median south to the I-40 westbound ramp intersection.
  - d. Provide landscaping with drip irrigation in the median island of Golden Bear Gateway in the area of the project.
  - e. Individual lot connections to Golden Bear Gateway are prohibited.
  - f. Provide a connection to the property to the west for future connectivity along the existing Old Beckwith Rd alignment.
  - g. Configure the intersection of the new project roadway and Old Beckwith Road into a roundabout. The laneage of the roundabout is dependent on the traffic analysis to be provided.
  - h. Access to the commercial lots on the new project roadway shall be right-in/right-out only between Golden Bear Gateway and Old Beckwith Road. Provide a landscaped median island to restrict left-turns.
  - i. A traffic signal at the main project access to Golden Bear Gateway will be permitted as warranted. Traffic signal warrants shall be submitted with each site plan

submittal. Once the property to the west is developed and Beckwith Road is aligned with Legacy Point Boulevard, the signal at the Golden Bear Place entrance may be reconfigured or removed by the City or others.

- j. All public roadways to meet minor collector standards at a minimum.
  - k. 10' wide side paths shall be constructed in lieu of bicycle lanes along the collectors.
  - l. A 10' wide side path shall be constructed along the Golden Beat Gateway frontage including curb & gutter, grass strip, and stormwater collection.
  - m. The private roads within the townhomes section shall comply with the City's standard details and shall be classified based on ADT.
  - n. Provide enhanced pedestrian crossings between Areas A and D and Areas D and E.
  - o. Dedicate right-of-way north of the parking lot in Area A to connect Beckwith Road into a new connector road should the property to the west develop.
- 12. Construct a boardwalk between Area C and Area E.
  - 13. Access to the commercial sites within Area A shall be primarily from a shared access drive from Beckwith Road. This street shall extend to the parcel to the west. The driveway on the new collector road shall be right-in/right-out only.
  - 14. Area B shall have a maximum of 3 curb cuts.
  - 15. The driveways to Area C shall be right-in/right-out only if the driveways are aligned with the painted medians approaching the roundabout splitter islands.
  - 16. Provide curb extensions at three legged intersections where parallel parking spaces are provided in Area E. No parking shall be provided in the intersection.
  - 17. The two-way left-turn lane may not be transitioned into a through lane at the intersection of Beckwith Road and Old Beckwith Road. Additional width is needed for an exclusive left-turn lane.
  - 18. Remove the unneeded receiving lane on the new collector road at Golden Bear Gateway.
  - 19. All references to age restricted townhomes in Area E shall be removed.
  - 20. Stormwater Coordinator: Buffer signage needed at construction plan along buffers with no mow language.
  - 21. Stormwater Coordinator: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.
  - 22. 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.

WWUD:

- 1. The 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