

## ORDINANCE 2026-11

### **AN ORDINANCE TO REZONE APPROXIMATELY 39.34 ACRES OF PROPERTY AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03 FROM WILSON COUNTY R-1 TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE COURTYARDS AT MCFARLAND**

**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 positive recommendation for approval to the Board of Commissioners by a vote of (6-0-0) and;

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on January 12, 2026, and notice thereof published in the Chronicle of Mt. Juliet on December 17, 2025; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property at 5025 Old Lebanon Dirt Road, Map 077, Parcels 001.00 & 001.03, approximately 39.34 acres, from Wilson County R-1 to CMU-PUD and adopt the Preliminary Master Development Plan for the Courtyards at McFarland.

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON JANUARY 12, 2026, 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 5025 Old Lebanon Dirt Road, Map 077, Parcels 001.00 & 001.03, approximately 39.34 acres from Wilson County R-1 to CMU-PUD.

**LEGAL DESCRIPTION** – See Exhibit A (attached)

**Section 2.** The Preliminary Master Development Plan for the Courtyards at McFarland (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. Provide a phasing plan.
2. Commercial structures shall adhere to the design guidelines found in 6-103.7.
3. All requirements of the City's subdivision regulations shall be adhered to, except any waivers and variances approved by the Board of Commissioners.
4. All bulk standards 5-103A and 6.103A shall be adhered to except any waivers granted by the Board of Commissioners.

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5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, except any waivers and variances approved by the Board of Commissioners.
6. All requirements of 6-103A shall be adhered to, except any waivers and variances approved by the Board of Commissioners.
7. Screen residential HVAC units with landscaping or masonry. Specify this and verify the location of such equipment on the FMDP submittal.
8. All building mounted exterior lighting fixtures, shall be decorative, provide details at FMDP submittal.
9. Paint exterior wall mounted utility and meter equipment to match the façade it is attached to.
10. Mail retrieval areas shall not count towards improved open space.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Rooftop utility equipment shall be screened entirely from horizontal view via parapet walls.
14. Provide decorative street lighting throughout, also provide street light details at FMDP submittal. The maintenance and operating cost shall be the responsibility of the HOA.
15. Ensure light bleed from the amenity center and commercial area do not negatively impact the residential lots nearby. A photometric plan shall be required at FMDP submittal.
16. Mail kiosks shall be covered and well lit and include designated parking.
17. All amenities shall be completed by issuance of the 75<sup>th</sup> certificate of occupancy.
18. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the street scape. Fencing shall be decorative and constructed of low maintenance materials.
19. Provide enhanced landscaping around all detention/retention areas.
20. Provide a lighted fountain in any wet pond.
21. Street facing, single family detached, garage doors shall be separated by a 24" bricked column and shall be carriage style (or decorative in nature).
22. Signage to be reviewed via separate application to the Planning Department.
23. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
24. Existing trees can be utilized for perimeter buffer, should a tree survey be prepared and the material meet code requirements.
25. Parking for commercial uses shall be determined when users are identified.
26. Provide a permanent, decorative, low maintenance fence around the perimeter of the cemetery. Provide details of this fencing at final master development plan submittal.
27. A complete landscape plan will be required at FMDP submittal.
28. Provide formalized location of trail routing at FMDP submittal.
29. Provide formalized elevations to include all materials and percentages at FMDP.
30. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
31. Provide a landscape buffer where residential units are adjacent to the commercial use area.
32. The following items shall be completed prior to the issuance of the 75<sup>th</sup> certificate of occupancy:

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- a. The phase 1 commercial building of 5,500 square feet or greater shall be constructed along the commercial property frontage on Old Lebanon Dirt Road.
  - b. Remaining commercial phases shall be graded to pad ready condition with stubbed utilities.
33. The PUD shall comply with all HOPA and federal regulations.
  34. Align sidewalks at all street crossings.
  35. Road B shall be private and the connection to the east shall be eliminated.
  36. Designate the easterly "public access" as a private street.
  37. Provide a paved walkway, no less than 5 feet in width, to the cemetery, to be completed in phase 1.

### Engineering:

1. The following variances or waivers are being requested:
  - [Sub. 4-103.3] to allow private streets: SUPPORTED
  - [Sub. 4-104.405] to allow stubbing an access street to an adjacent property: SUPPORTED
  - [Zoning 5-104.4 (10)] to allow front loading lots on an access street: SUPPORTED only on one side of the street. The current plan shows two additional lots on the other side of the street to be accessed by the alley or private drive.
  - [ST-121] Waiver to allow the proposed 55' right-of-way cross section on Road B: SUPPORTED.
  - [Zoning 9-104.3] to reduce the drive aisle width from 15' to 12' adjacent to parallel parking: SUPPORTED.
2. If wet ponds are used, aeration shall be provided.
3. 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.
4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
5. Determination if public sewer allowance in an alley will be determined with FMDP submittal.
6. No onsite grinder systems or step systems will be allowed for this development.
7. In lieu of the required sidewalk within the Division Street ROW, staff requests a 10' private trail within an access easement on the HOA open space along the site.
8. Traffic calming devices shall be installed on Road A. The type of devices and location shall be determined at FMDP. All traffic calming devices must comply with ITE guidance.
9. The developer has agreed to provide a 50' ROW dedication to the City for the City's widening project of East Division Street.
10. Road A shall be a public street and not gated.
11. The developer has agreed to designate the open space just south of the ROW dedication on East Division Street as a PUDA and slope easement in

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preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the City project progresses.

12. E. Division Street shall be improved to include a 12-foot-wide eastbound travel lane and a 4' paved shoulder (full depth asphalt section) with a 4:1 or flatter backslope along the project frontage. In addition, E. Division Street shall be resurfaced along the project frontage. The following considerations shall be included in the improvement:
  - The City will have to annex E. Division Street between Clemmons Road and Old Lebanon Dirt Road for this improvement to be made. The development team shall notify the Director of Engineering approximately 120 days prior to mobilization to start the annexation process.
  - This improvement shall be made before the signing of the first final plat.
  - The backslope shall be free of any fixed object that is not crash rated.
13. A left-turn lane with at least 50' of storage and adequate taper shall be installed on E. Division Street at the project entrance. This improvement shall be made prior to the signing of the first final plat.
14. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
15. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming as shown on the plans.
16. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide (inclusive of curb width) to allow continuous pedestrian access with vehicle intrusions such as open doors.
17. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
18. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
19. All alleys and one-way streets will be private.
20. No parking shall be provided on the alleys.
21. Sidewalks abutting parking shall be at least 7' wide (inclusive of curb width).
22. All pedestrian facilities shall comply with ADA and PROWAG standards.
23. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
24. The centerline of Road A and Road C shall align with the centerline of the McFarland Farms entrances across Old Lebanon Dirt Road.
25. All parking lots shall meet or exceed the dimensions provided in Article IX of the Zoning Ordinances.
26. EPSC measures shall not be installed in the buffer.

### WWUD:

1. The water lines shown are not WWUD's design.
2. Roadway improvements shown will require water line relocations.

**Section 3. – PUBLIC HEARING** – The zoning changes were the subject of a public

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hearing held on January 12, 2026, at 6:15 p.m.

## BE IT FURTHER ORDAINED

**Section 4.** 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 5.** 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 6.** This ordinance shall take effect on the earliest date allowed by law.

PASSED: January 12, 2026

FIRST READING: December 8, 2025

SECOND READING: January 12, 2026

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James Maness, Mayor

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Kenny Martin, City Manager

ATTEST:

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Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney