

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 73.96 ACRES OF PROPERTY KNOWN AS THE SUTTON, LOCATED ON GOLDEN BEAR GATEWAY, MAP 072, PARCELS 047.00, 047.01, 048.00 & 049.00, MAP 077, PARCELS 010.02, 011.01, & 012.02, FROM OPS-PUD, OPS AND RS-40 TO CMU-PUD AND RS-10-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A MIXED USE DEVELOPMENT

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 July 17, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of (5-2-2) 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 October 1, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property known as the Sutton, located on Golden Bear Gateway, map 072, parcels 047.00, 047.01, 048.00 & 049.00, map 077, parcels 010.02, 011.01, & 012.02, from OPS, OPS-PUD and RS-40 to CMU-PUD and RS-10-PUD and to adopt the Preliminary Master Development Plan for a mixed use development.

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 those certain parcels of real property known as the Sutton, located on Golden Bear Gateway, map 072, parcels 047.00, 047.01, 048.00 & 049.00, map 077, parcels 010.02, 011.01, & 012.02, from OPS, OPS-PUD and RS-40 to CMU-PUD and RS-10-PUD (Exhibit B).

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. The Preliminary Master Development Plan for the Sutton (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. Live/work spaces are not permitted to contribute to commercial square footage.

2. Amenities may not contribute to commercial square footage.
3. Provide landscaped islands every 15 parking spaces.
4. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Board of Commissioners.
5. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Board of Commissioners.
6. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Board of Commissioners.
7. 5-104.4 Single family guidelines shall be adhered to excepting any waivers approved by the Board of Commissioners.
8. Exterior lighting fixtures mounted to the buildings shall be decorative. Wall packs are not permitted.
9. All poles and posts throughout the PUD shall be powder-coated black, channel posts are not permitted.
10. Bollards shall not be painted yellow; rather black gray or another neutral color.
11. Wheel stops are not permitted.
12. Corner lots and edge units shall be designated critical façade lots.
13. All fencing shall be decorative and constructed of low maintenance material.
14. HVAC and utility equipment shall be screened entirely from horizontal view by parapet walls if roof mounted and masonry enclosure or landscaping if ground mounted.
15. Wall mounted utility meters and associated equipment shall be painted to match the façade it is attached to.
16. Metal and vinyl shall not be permitted as secondary façade materials.
17. Brick shall be clay, baked and individually laid.
18. Stone shall be individually laid.
19. Wet ponds shall have lighted fountains for aeration and landscaping around the perimeter.
20. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
21. Provide bike racks per code.
22. Provide trash receptacles per code.
23. Fire pits shall be set in a brick or stone base.
24. Dumpster enclosure and trash compactors shall be faced with masonry and meet the requirements of 6-103.7, regulations for dumpster enclosures.
25. 2,000sf of clubhouse area, up to 200 units, is required, plus 10sf per each additional dwelling in multifamily areas per multi-family regulations.
26. ~~Provide commercial and/or mixed uses along the entire Golden Bear Gateway frontage in lieu of the townhomes/strictly residential as this is a major commercial corridor in the City.~~
27. Detention ponds, easements, etc. shall not be counted towards improved open space requirements.
28. Provide decorative streetlighting at the entrances and throughout the PUD per recently approved ordinance 2025-24.
29. Parking lot lighting shall be decorative fixtures mounted to black poles. Poles shall be placed in landscaped areas or yards not in the parking lot.
30. Paint wall mounted utility equipment and meters to match the building façade it is attached to.
31. Landscape buffers shall be located in open space and not on individual lots. The HOA or management company shall be responsible for the maintenance of all buffers.
32. Mail kiosks shall be covered, lighted and include designated parking.

33. Signage to be reviewed via a separate application to the Planning Department.
- ~~34. The full complement of required parking shall be required if the 25% share request is not approved by the Planning Commission.~~
- ~~35. The Board of Commissioners approved a waiver to allow front facing, decorative garage doors on access streets.~~
- ~~36. The Board of Commissioners approved a waiver to allow 33 units on a cul-de-sac.~~
- ~~37. The Board of Commissioners approved waivers to the bulk regulations as follows:~~
- ~~a. Front setbacks: 20'~~
 - ~~b. Side setbacks: 7.5'~~
 - ~~c. Minimum lot width: 50'~~
 - ~~d. Lot coverage: 50%~~
- ~~38. The Board of Commissioners granted a waiver to omit the perimeter fence around multi-family units.~~
- ~~39. The Board of Commissioners approved a waiver for up to 55' building height.~~
- ~~40. The Board of Commissioners approved a waiver to omit the masonry column between garage doors and use decorative garage doors in lieu.~~
- ~~41. The Board of Commissioners granted a waiver to allow the garage door to exceed 50% of the front façade if a decorative garage door is used.~~
- ~~42. The Board of Commissioners approved a waiver to allow the garage doors to be flush with the front façade.~~
- ~~43. The Board of Commissioners approved a waiver to allow a grocery store of less than 20,000sf in area.~~
- ~~44. The Board of Commissioners granted a waiver to allow up to 15% shared parking in the mixed-use areas.~~
- ~~45. The Board of Commissioners granted a waiver to allow townhome balconies to encroach into the yards.~~
- ~~46. The Board of Commissioners approved a waiver for 70% masonry façade materials and 30% secondary façade materials, per structure, for the entire PUD.~~
- ~~34.47. _____~~

Engineering:

1. This PMDP shall be stamped, signed, and dated by a TN registered engineer for all future submittals.
2. 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.
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.
6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Grinder systems or on-site step systems will not be allowed for this development.
9. The internal pump station shall be public and designed to City standards.

10. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
11. The public sewer shall not be placed within private alleys.
12. Sewer availability has been granted. The developer shall upsize the existing gravity sewers to accommodate the flow from the development's discharge point (at the existing manhole) to the Volunteer (7-Eleven) pump station. Sizing parameters shall be determined at construction plan review.
13. Offsite sewer shall not be under the greenway. Alignment of the sewer shall be determined at the FMDP.
14. Provide hydrologic determination by FMDP.
15. The Board of Commissioners approved the following waivers:~~Variances:~~
 - Request to disturb slopes more than 20% in a cut condition only. ~~—Staff supports in a cut condition only.~~
 - Request to allow front loading garages on access streets (Zoning Reg 5-104.4.10) ~~—Not supported.~~
 - Request to allow more than 14 lots on a cul-de-sac (Sub Reg 4-104.401) if the street includes 24' of pavement width. ~~—Supported conditionally that the street include 24' of pavement.~~
 - Request to allow up to 1525% shared parking (Zoning Reg 9-103) ~~—Not supported without a shared parking analysis.~~
 - Request to allow permanent dead ends to terminate within 150' of the property boundary (Sub Reg 4-104.405) ~~—Supported~~
 - Request to allow residential frontages on a collector (Sub Reg 4-104.303) ~~—Supported on one side of the street with shared driveways. No lots may have individual driveways along the collector~~
 - ~~Request to waive sidewalk requirements in areas with environmental impacts (Sub Reg 4-103.102) —Not Supported~~
 - ~~Request for the greenway to be a mulch trail —Not Supported~~
16. The following off-site improvements will be required based on the results of the MTA:
 - a. Golden Bear Gateway and Rutland Drive
 - i. A traffic signal should be installed at this intersection when warranted. A signal warrant analysis should be submitted with each FMDP/Site of a commercial parcel or final plat (residential). The median on Golden Bear Gateway and Athletes Way shall be closed when the signal is installed.
 - ii. The southbound approach of Rutland Drive should be widened to include an exclusive left-turn lane. This improvement should be done prior to the construction of the project entrance on Rutland Drive.
 - b. Golden Bear Gateway and E. Division Ramp/Site access
 - i. The site access at this intersection shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site.
 - ii. This may require the site access location be moved.
 - c. Golden Bear Gateway Signals
 - i. A time-of-day and coordination plan shall be developed for all signals between Division Street and Summit Boulevard. This plan shall be implemented prior to the opening of 50% of the commercial area or the installation of the signal at Rutland Drive, whichever occurs first.
 - ii. Opticom preemption with a perpetual license shall be installed at all signals between Division Street and Summit Boulevard.

17. Site Access

- a. Site Access 1 shall be located on Golden Bear Gateway at the signalized intersection at Athletes Way. This approach shall include protected/permissive left-turn phasing and run concurrently with the Athletes Way approach.
 - b. Site Access 2 shall be located on Rutland Drive. A left-turn lane should be installed on Rutland Drive at the intersection. This driveway must meet HSAM spacing requirements.
 - c. Site Access 3, as proposed on Rutland Drive, does not meet HSAM spacing requirements and therefore is not supported. However, capacity analysis indicated the driveway to be located outside the queue from a signal at Rutland Drive and Golden Bear Gateway.
 - d. Site Access 4 shall be located on Golden Bear Gateway, opposite the Project Jolene driveway. This driveway shall be right-in/right-out only and a median shall be installed along Golden Bear Gateway.
 - e. Site Access 5 shall be located on Golden Bear Gateway, opposite the Division Street ramp. This driveway shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site. This may require the location of the driveway be changed.
 - f. Site Access 6 shall be located on East Division Street and include left-turn and right-turn lanes on Division Street. This driveway must meet HSAM spacing requirements to Golden Bear Gateway and Rutland Drive.
 - g. Site Access 7 shall be located on Rutland Drive and meet HSAM spacing requirements from Division Street.
18. Sidewalks are required along all road frontage.
19. Pedestrian Access Routes (PAR) are required from the ROW to all businesses per ADA standards.
20. All roads serving the multifamily and commercial portions of the site shall be private. The central spine collector shall be a minor collector if public, and adhere to all design standards, widths, and access standards of a minor collector cross-section.
21. Sidewalks adjacent to perpendicular parking shall be at least 7' wide to account for vehicle overhang.
22. Sidewalks adjacent to parallel parking shall be at least 6' wide, excluding the width of the curb, to account for mirrors and doors.
23. All shared use paths must be at least 10' wide.
24. The shared use path along Golden Bear Gateway shall be moved in front of the signage at the signal to provide better lines of sight to turning motorists and to prevent bicycles and pedestrians crossing through the vehicle queues.
25. The alleys within the townhome areas shall include at least 20' of pavement.
26. Perpendicular parking on the alleys must comply with the parking dimensions provided in the Zoning Ordinances. Consider angled parking to reduce the required drive aisle width.
27. All sidewalks on the collector between E. Division Street and Rutland Drive shall be at least 6' wide. Sidewalks are required on both sides of the street over the stream crossing.
28. Truck turning templates are needed to show delivery operations. Please provide a zoomed in figure on the proposed roundabout at FMDP.
29. Curb and gutter are required any place with sidewalk or shared use paths within the City limits.
30. All pedestrian facilities shall comply with ADA and PROWAG standards.

31. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
32. Angled on-street parking is supported only on the private central access road opposite Athletes Way. The road must include a center median and meet the drive aisle width required in the zoning code.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

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 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:

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