

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 33.52 ACRES OF PROPERTY AT 535 PLEASANT GROVE ROAD, MAP 077, PARCELS 072.21 AND 072.25 FROM RS-40 TO RM-16 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR PADDOCKS SENIOR – WELLER LIFE COMMUNITIES

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 February 20, 2025, and forwarded a positive recommendation 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 _____ 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 at 535 Pleasant Grove Rd., Map 077, Parcel 072.21 and 072.25, approximately 33.52 acres, from RS-40 to RM-16 PUD and adopt the Preliminary Master Development Plan for the Paddocks Senior – Weller Life Communities.

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 at 535 Pleasant Grove, Map 077, Parcels 072.21 and 072.25, approximately 33.52 acres, from RS-40 RM-16 PUD.

LEGAL DESCRIPTION – See Exhibit A (attached)

SECTION 2. – The Preliminary Master Development Plan for the Paddocks Senior – Weller Life Communities (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. The base zoning district shall be RM-8 in lieu of RM-16, due to the density proposed.
2. Remove all ponds from improved open space calculations.

3. All requirements of the City's subdivision regulations shall be adhered to, except any waivers and variances approved by the Planning Commission and Board of Commissioners.
4. All bulk standards 5-103a shall be adhered to excepting any waivers granted by the Planning Commission and Board of Commissioners.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Planning Commission and Board of Commissioners.
6. All HVAC and utility equipment shall be completely screened from view, whether ground wall or roof mounted. Screening shall be brick/stone screen walls or enhanced landscaping.
7. All wall mounted utility equipment shall be painted to match the facades.
8. All building mounted exterior lighting fixtures on the amenity buildings, shall be decorative.
9. Brick shall be clay, baked and individually laid.
10. Stone shall be individually laid.
11. Corner lots and end units shall be treated as critical facades with architectural variety with the units currently proposed, and shall include additional lots, #4 and #40.
12. Provide decorative street lighting throughout, also provide street light typical at Final Master Development plan. Maintenance and fees shall be the responsibility of the Developer owner.
13. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide a full photometric plan and landscaping at FMDP.
14. All poles and posts shall be powder-coated black or a color sympathetic to the site. Channel posts are not permitted.
15. Mail kiosks shall be covered and well lit, provided the internal mail kiosk at the amenity Center as proposed is not approved by the Postmaster.
16. The amenity center shall be completed by the issuance of the 35th Certificate of Occupancy.
17. Provide decorative, low maintenance fencing around tennis/pickleball courts.
18. Provide split rail/farm style fencing along Weller Lane entrance from Pleasant Grove Road to enhance the streetscape. The fencing shall be decorative, low maintenance. Provide a detail at FMDP submittal.
19. Provide enhanced landscaping around the wet-pond.
20. Provide a lighted fountain for the wet-pond.
21. Provide a wave-style bike rack with a minimum of 10 bike parking spaces at the amenity center.
22. Provide details of trash service for the homeowners. Will they be included in the private trash service as proposed for the amenity areas?
23. Driveways shall be a minimum of 22' length and 18' width.
24. Development signage to be reviewed via separate application to the Planning Department.
25. Preserve as many trees as possible, especially around the perimeter. Provide a tree preservation plan with FMDP submittal.
26. Existing trees can be utilized for perimeter buffer, should they meet the code as such. Supplemental plantings will likely be required.
27. A complete landscape plan will be required at FMDP/PP Submittal.

28. Landscape buffers shall be located in open space and be maintained by the development owner.
29. Provide enhanced landscaping along the northernmost units #66-70.
30. Provide formalized elevations to include all materials and percentages at FMDP.
31. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
32. Units #5-7 are currently adjacent to wetlands. Provide results of ARAP and remediation requirements at FMDP/PP submittal.
33. The amenity center building shall be reviewed and approved via a separate application for a site plan to the Planning Department.
34. Update the cover page to notate Jon Baughman, City Planner as the point of contact for the Planning Department, and update the address to 115 Clemmons Rd.
35. Provide noise mitigation around the pickle ball courts.
36. Provide lighting on both sides of the street at the gate.
37. Provide some lighting along the sidewalk down the main entrance to the site.
38. The Planning Commission granted a waiver to 5-104.2 allowing for 15' minimum building separation so long as the buildings have fire suppression sprinkler systems.
39. The Planning Commission granted a waiver to 5-104.4 allowing the omission of the perimeter fence.
40. The Planning Commission did not grant a waiver to 5-104. requiring a playground be included.
41. The Planning Commission granted a variance to 4-114 allowing for 50% secondary materials on all facades
42. The Planning Commission supported the termination at line of deed restriction on west but required the yard continue from unit 21 due east to include units 8-17 and 1-4.

Public Works:

1. The following variances are requested or required:
 - a. Cul-de-sac to exceed 14 units (4-104.4): SUPPORTED conditionally on the road being built as an access street (no modifications).
 - b. Cul-de-sac to exceed 700 ft (4-104.4): SUPPORTED conditionally on the road being built as an access street (no modifications).
 - c. Allow private streets (4-103.3): SUPPORTED
 - d. Slopes greater than 20% can be disturbed in a cut condition only: SUPPORTED
2. Based on the results of the MTA, the following transportation infrastructure improvements shall be required:
 - a. The crosswalk across the auto dealership driveways shall be improved to meet ADA standards as needed.
 - b. An enhanced crosswalk across Pleasant Grove Road shall be constructed and include pedestrian refuge within the median. The required enhancements and location of such crossing shall be determined at FMDP.
 - c. Restripe the existing crosswalks at the intersection of Pleasant Grove Road and Old Pleasant Grove Road.
3. On-street parking shall be parallel parking.
4. The stub road accessing lots 21-24 must be less than 150 feet long or else a turnaround is required.

5. Sidewalks abutting parking shall be at least 7' wide.
6. All driveways shall comply with TDOT's Highway Systems Access Manual.
7. All pedestrian facilities shall comply with ADA and PROWAG standards.
8. Sidewalks shall run all the way to Pleasant Grove Road (both sides of the drive).
9. 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.
10. Landscaping plans shall be approved prior to construction plan approval.
11. If wet ponds are used, aeration shall be provided.
12. Tennessee Rule 0400-10-.04 required for water quality and quantity.
13. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
14. Sewer availability has been requested.
15. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
16. Proposed pump station shall be public. The pump station shall be designed and built to City specifications.
17. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
18. No onsite grinder systems or step systems will be allowed for this development.
19. Stormwater Coordinator: Identify all stream and storm structures and advise if they will be used, kept as is, or improved.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. The water lines shown are not WWUD's design.

There is a label that says 10' water line easement. The actual easement shall be 10' on each side of the centerline of the water line.

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. Luckett, MMC
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

Samantha A. Burnett
City Attorney