

ORDINANCE 2026-

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 14.5 ACRES OF PROPERTY KNOWN AS EMERSON PARK ON CHANDLER ROAD, MAP 076, PARCEL 008.00 FROM WILSON COUNTY R-1 TO RS-20 PUD

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 June 18, 2026, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of 9-0-0; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on July 29, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject and adopt the preliminary master development plan for 14.5 acres of property on Chandler Road, map 076, parcel 008.00; and

WHEREAS, Exhibit A, attached hereto and incorporated herein by reference as if fully set forth verbatim below, contains the legal description of the property to be rezoned and to which the preliminary master development plan applies; and

WHEREAS, Exhibit B, attached hereto, is a map depicting the geographic area to which the rezoning and the preliminary master development plan apply.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee 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, 14.5 acres of property on Chandler Road, map 076, parcel 008.00 (as identified in Exhibit A) from Wilson County R-1 to RS-20 PUD.

Section 2. The preliminary master development plan for 14.5 acres of property on Chandler Road, map 076, parcel 008.00 (as identified in Exhibit A), 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:

Fire Department:

1. No Comments Received.

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Planning & Zoning:

1. All requirements of the City's subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, except any waivers approved by the Planning Commission and the Board of Commissioners.
3. The Board of Commissioners approved ~~Planning Commission supported~~ a waiver to 5.104 the supplemental design provisions. Allowing for 70% masonry and 30% cement board.
4. The Board of Commissioners approved ~~Planning Commission supported~~ a waiver to 5.103 the bulk regulations. Allowing for 7.5' side setbacks in leu of the required 20'.
5. The Board of Commissioners approved ~~Planning Commission supported~~ a waiver to 5.103 the bulk regulations. Allowing for lot width as shown at 65' in leu of 100' at front setbacks.
6. Brick shall be clay, baked and individually laid.
7. Stone shall be individually laid.
8. Vinyl and metal are prohibited as a façade materials.
9. A monument style entry with enhanced landscaping shall be required.
10. Streetlights shall be maintained by the HOA.
11. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
12. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDP submittal.
13. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
14. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
15. The pumps station shall include decorative screening fencing and/or landscape screening.
16. Remove "improved open space" labels from the islands in the street and at the southwest corner, those areas do not constitute improved open space.
17. An access easement shall be provided for the encroaching shed by the signing of the final plat.
18. Aforementioned shed shall not count against required open space.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.

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7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
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. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is approved requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
16. Curb and gutter shall be installed along the Chandler Road frontage.
17. The call-box for the gate shall be placed within the center median island.
18. The Board of Commissioners approved ~~Planning Commission supported~~ a waiver to 4.104 the functional design criteria. Allowing for the cul-de-sac length to be greater than 700ft.
19. The Board of Commissioners approved ~~Planning Commission supported~~ a waiver to 4.103 street and pedestrian ways. Allowing for the internal street (Moonlight Trail) to be private.

WWUD:

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

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

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.

Amendments made at first reading are shown in red

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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:

FIRST READING: July 13, 2026

SECOND READING:

James Maness, Mayor

Kenneth D. Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney