

ORDINANCE NO. _____

AN ORDINANCE TO REAPPROVE THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR RESERVE AT TATE LANE, FORMERLY KNOWN AS LYNN HAVEN PHASE III, APPROXIMATELY 18.5 ACRES OF PROPERTY ON TATE LANE, MAP 073, PARCELS 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16

WHEREAS, the Regional Planning Commission considered this request during their meeting of May 15, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of (7-0-1) 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 May 28, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to reapprove the Preliminary Master Development Plan for The Reserve at Tate Lane, formerly known as Lynn Haven Phase III, approximately 18.5 acres on Tate Lane, Map 073, Parcels 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16.

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:

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 1. – The Preliminary Master Development Plan for The Reserve at Tate Lane (Exhibit B), formerly known as Lynn Haven Phase III is hereby reapproved, 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. All waivers are subject to the Planning Commission and Board of Commissioners approval.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered excepting any waivers granted.
3. Two car garage doors shall be separated by a masonry column per 5-104.4.
4. Low maintenance materials are required for all the fencing proposed.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Vinyl and metal shall not be utilized for secondary façade materials.
8. For all wet ponds include aeration with lighted fountains.
9. Signage is to be reviewed via a separate application to the Planning Department.
10. Add additional amenity features for the open space area, such as a dog park or playground equipment.
11. Remove the landscape buffers from individual lots and place in open space.

CHANGES MADE ON FIRST READING IN RED

12. Provide landscaping around the perimeter of the retention and detention ponds.
13. Add a note stating all landscape buffers shall be located in open space and be maintained by the HOA.
14. The mail kiosk shall be covered and lighted.
15. Driveways for **front facing garages** shall be at least 22' long and 18' wide.
16. Provide decorative streetlighting at the entrance and throughout the subdivision.
17. Decorative fixtures and poles are required for any outdoor lighting.
18. Incorporate sod where appropriate.
19. Previously vested zoning, to 5-103, allowing for 10' side yard setbacks.
20. Previously vested zoning, to 5-103, allowing for the minimum lot width at the building line to be 70'.
21. Previously vested zoning, to 5-103, allowing for 35% maximum lot coverage.
22. The Board of Commissioners granted a waiver to 5-104.4 single family residential design standards – allowing for cumulative **70%** masonry and **30%** secondary materials for each home façade.

Public Works:

1. 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.
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. If wet ponds are used, aeration shall be provided.
5. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
6. Roadway variances and waiver requests:
 - a. **The Board of Commissioners** granted the request to allow private roads (Sub Reg 4-103.3)
 - b. **The Board of Commissioners** granted the request to waive the future transportation plan connection to Due West Drive
 - c. The Board of Commissioners granted the request to **exceed cul-de-sac length and unit count (Sub Reg 4-104.4) conditionally that the pavement width is at least 24'.**
 - d. **The Board of Commissioners** granted the request that all roads to have a design speed of 25 mph (Sub Reg 4-104.4)
7. The development shall maintain adequate intersection sight distance at all times at the project entrance. The amount of proposed cut at the entrance restricts sight distance. Updated sight distance profiles will be required at FMDP.
8. Improvements to Bates Ln are subject to review and approval by the Wilson County Road Commission. Provide staff with approved plans at construction plan review.
9. **Sidewalk along the Bates Ln frontage shall be 6' wide and installed outside of the ROW and shall be the maintenance responsibility of the HOA.**
10. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
11. Grinders or on-site step systems will not be allowed for this development.
12. All sewer mains (minus laterals) shall be public and within a 20'(minimum) easement.

13. Sewer availability has been requested.
14. Flare the on-street parking stalls.
15. Street grades shall be reviewed at construction drawings.
16. Provide enhanced crosswalk protections where the Division St. Greenway Trail crosses Tate Ln.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. If WWUD has a water line easement, how can one change that to a Landscape Buffer?
2. The WWUD easement will remain.
3. The proposed culverts are within 10' of the water line. They will have to move.
4. Water lines shown are not WWUD's design.
5. Mass Grading - On should coordinate with WWUD to verify the depth of the water line where the proposed road goes in. There appears to be a 2' to 3' cut over the water line.

Section 2. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 3. 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 4. 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 5. 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. Luckett, City Recorder

CHANGES MADE ON FIRST READING IN RED

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney