

ORDINANCE 2026-

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 175.52 ACRES OF PROPERTY KNOWN AS AVELINE ON CENTRAL PIKE, MAP 099, PARCEL 014.00 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 175.52 acres of property on Central Pike, map 099, parcel 014.00; 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, 175.52 acres of property on Central Pike, map 099, parcel 014.00 (as identified in Exhibit A) from Wilson County R-1 to RS-20 PUD.

Section 2. The preliminary master development plan for 175.52 acres of property on Central Pike, map 099, parcel 014.00 (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:

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 Planning Commission supported a waiver~~ Waivers to 5.104, supplemental design provisions, include:

Masonry Homes:

- a. At least fifty percent (50%) of the homes within the development shall be predominantly clad in masonry.
- b. Brick and/or stone shall be the primary exterior material on each elevation of the home.
- c. Brick and/or stone shall comprise not less than seventy-five percent (75%) of the aggregate net exterior wall area of the home, calculated across all elevations and excluding windows, doors, and garage doors. Cementitious siding may be used on bay projections, wall areas above rooflines, dormers, gables, and other architectural or accent features.

Cementitious Siding Homes:

- a. No more than fifty percent (50%) of the homes within the development may be predominantly clad in cementitious siding.
- b. Permitted cementitious siding may include horizontal lap siding, board-and-batten siding, shake siding, panel siding, or a combination thereof.
- c. Each cementitious siding home shall include a continuous brick or stone masonry skirt (foundation) on all elevations.
- d. The masonry skirt (foundation) shall extend from finished grade to the bottom of the siding so that no concrete or concrete masonry foundation is exposed following final grading.

Permitted Accent and Architectural Materials:

- a. Natural wood, cementitious trim, composite trim, cellular PVC or other PVC trim, and metal may be used for columns, beams, brackets, shutters, louvers, decorative panels, trim, porch elements, awnings, roofing accents, and other architectural features. Such materials shall not be considered primary exterior wall materials when calculating the percentages required by this section.

Vinyl Siding:

- a. Vinyl siding shall not be permitted.

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Soffits, Fascia, and Eaves:

- a. Vinyl soffits, fascia, and other eave materials shall be permitted.

Masonry definition:

- b. For purposes of this section, masonry shall include brick, natural stone, manufactured stone veneer, and cast-stone architectural materials.

- ~~a. 50% of all homes contain a minimum of 75% brick or stone and the other 50% of home shall be 100% masonry.~~
- ~~b. No two house plans or elevation plans shall be sited and built next to one another.~~
- ~~c. No two house plans or elevation plans shall be sited and built across the street from one another.~~
- ~~d. High visibility lots will not have a blank end facing the street by including optional architectural features.~~
- ~~a. Vinyl shall be allowed in the soffit areas only.~~
4. A waiver to 5-104, supplemental design provisions, was granted ~~The Planning Commission supported a waiver to 5.104 the supplemental design provisions. Allowing~~ for the omission of the required two-foot masonry column from residential garage doors to match elevations as shown.
5. ~~A~~The Planning Commission supported a waiver to 5.103₁ the bulk regulations₁.
a~~Allowing~~ for the development to offer an optional third car garage that is front facing along collector roads and access streets was granted. Said third car garage shall be recessed from the front building façade.
6. The ~~following~~Planning Commission supported a waivers_s to 5.103₁~~the~~ bulk regulations₁, were approved. ~~Allowing for:~~
- a. Front setback 20' in lieu of 30' P&Z SUPPORTS
- b. Front setback 15' in lieu of 30' for lots 211-219, 247-261, 269-283, 310-314 P&Z SUPPORTS
- c. Side setback 7.5' in lieu of 20' P&Z SUPPORTS
- d. Lot width as narrow as 60' in lieu of the 100' required. P&Z SUPPORTS
- ~~d.e.~~ Lots 220-239 shall be permitted a 15' front setback and 15' rear setback.
7. Detailed colored building elevations, including all materials and percentages, shall be required at FMDP and/or Preliminary Plat submittal.
8. Brick shall be clay, baked and individually laid.
9. Stone shall be individually laid.
10. Include the development timeline with the FMDP submittal.
11. Include the phasing plan with the FMDP submittal. *Remove slopes from phasing plan sheet C1.01 and reduce phase labels, as it is covering critical lot information.
12. Driveways shall be a minimum of 22' in length and 18' in width.
13. Identify driveway location and home orientation for all corner lots.
14. Identify which lots will have front facing vs. side entry garages.
15. Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.

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16. Identify and provide all amenity details at FMDP submittal.
17. Identify adjacent parcel zoning.
18. Signage poles and post shall be painted black, channel posts are not permitted.
19. Flammable landscape materials is not permitted within 3' of any public building.
20. 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.
21. Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area
22. Fencing shall be decorative and low maintenance.
23. Signage shall be submitted under separate cover to the Planning Department.
Note – a new sign ordinance is currently under legislative review. This shall include any proposed monument entryway.
24. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.
25. Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.
26. Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.
27. If wet ponds are to be considered as “visual amenity” and to include aeration and lighting, provide additional items such as benches, trails, etc., to provide additional use for the homeowners.
28. Wet ponds shall have lighting and fountains
29. Add annexation and rezone title to cover sheet.
30. Provide covenants and restrictions for review with the final master development plan.
31. Add signage to stub roads and temporary cul-de-sacs noting future development.
32. The fFront 4 lots shall be rear loaded, ensuring the front of the houses face Central Pike, or a landscaped berm, between the rear of lots 2-5, shall be installed to screen the rear of the houses from view of Central Pike.
33. Approved PMPD shall be included with FMDP submittal.
34. The existing barbed wire fence shall remain and be maintained along the northern boundary with Del Webb, specifically March Place, Dahlgren Drive, Privateer Lane and Paixham Place. In addition to Del Webb, the barbed wire fence along the northwest corner behind Bench Lane in Providence Landing, to the south along the preserved natural tree area, and the northeastern section south to the homes along Kilkenny Way, shall remain and be maintained.
35. The current drainage pattern between this project and Del Webb shall be maintained and protected so that flow stays on the project property as it exists today and, therefore, it shall not be altered. Any collection basins in the NW sector shall not be located directly on top of the boundary between Del Webb and this project. These basins shall be engineered and designed appropriately to retain stormwater and take downstream impacts to Stoner Creek into consideration
36. A 30' complete "do not disturb" existing tree and greenspace buffer, without drip line coverage, shall remain on this property along the northern boundaries that abuts Del Webb.

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37. The existing natural tree and greenspace buffer on this property on the northeastern boundary and northwestern boundary shall remain as a "do not disturb" preservation area as according to the site plan, as in the example provided in the presentation.
38. A tree inventory and preservation study shall be prepared by a certified arborist, identifying existing trees within the preservation areas and adjacent limits of disturbance. Grading, utility installation, and construction disturbance shall occur outside protected root zones to the greatest extent possible.
- ~~33.~~39. The portion of the nature trail that goes up into the wooded area north of the northern most pond in the northeast section of the property be removed and only exist no further north of the eastern most section of this pond, as indicated in the example provided

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has granted and approved.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump stations shall be public and built to City specifications.
7. If wet ponds are proposed, aeration shall be provided.
8. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
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. Several streets are misclassified based on expected ADT and unit count. This shall be corrected by FMDP.
11. The following roadway variances are ~~requested~~approved:
 - Allowing lots fronting a residential collector: ~~Planning—Commission supports~~The Board of Commissioners grants the variance only on Kilkenny Way, east of the central spine road.
 - Allowing garages to front access streets: ~~Planning—Commission supports~~The Board of Commissioners grants this variance on a single side of the street only.
 - Allowing a permanent dead-end within 150' of the property line: ~~Planning Commission supports~~The Board of Commissioners grants the variance with the addition of dense vegetation such as shrubs to block headlights.
 - Allowing an access lane to stub at the property line: ~~Planning Commission supports~~The Board of Commissioners grants the variance with the

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condition that at least 1 collector be provided to the western property line.

- Request to allow up to 4.8 acres of disturbance of slopes exceeding 20%: ~~Planning Commission supports~~**The Board of Commissioners grants the request with disturbance in CUT conditions only.** Highlight lots impacted with PMDP, FMDP/PP, and construction plans.
- 12. Temporary cul-de-sacs are required on any stub road over 150' or serving 4 or more units.
- 13. Left-turn and right-turn lanes shall be installed on Central Pike at the driveway. These lanes shall be approved by the City and TDOT prior to issuance of the Land Disturbance Permit~~construction~~. These improvements shall be completed prior to signing of the 1st Final Plat~~by the issuance of the land disturbance permit~~.
- 14. The existing bridge on Beckwith Road, approximately 850' north of Central Pike, shall be expanded or replaced to accommodate two 11' travel lanes and bridge rail. All bridge work shall be coordinated with the Wilson County Road Commission. These improvements shall be completed by the signing of the Phase 2 final plat.
- 15. A left-turn lane shall be installed on Central Pike at Beckwith Road. This turn lane shall be approved by the City and TDOT prior to the signing of the phase 2 final plat. The development shall make good faith efforts to acquire the right-of-way for the turn lane. Should the development be unable to acquire the right-of-way at a reasonable cost within 180 days of first contact, the development shall return to the Planning Commission/Board of Commissioners for a PUD amendment.
- 16. A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.
- 17. Erosion control measures shall be placed outside of the buffers and do not disturb areas, preserving as many trees as possible.
- 18. Construction traffic not permitted on Killkenny Way.
- 19. The Planning Commission recommends the developer comply with newly updated Mt. Juliet road standards.
- 20. Work with staff on adding roundabouts as traffic calming measures.
- 21. Provide a curb and gutter on the SE corner access point for stormwater control.

WWUD:

1. No comments provided. Reach out to WWUD directly (Brent Finley).

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

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney