

ORDINANCE 2026 –

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, REGARDING ARTICLE V, SECTION 5-104.1, DESIGN STANDARDS FOR MULTIFAMILY DWELLINGS, AND SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL.

WHEREAS, the Board of Commissioners desires to amend Article V, Sections 5-104.1, Design Standards for Multifamily Dwellings, and 5-104.4, Development Standards for Single Family Residential; and

WHEREAS, the Planning Commission considered this request during their meeting of March 19, 2026 and forwarded a _____ recommendation to the Board of Commissioners with a vote of _____; and

WHEREAS, Chapter B, Article V, Sections 5-104.1, Design Standards for Multifamily Dwellings, & 5-104.4, Development Standards for Single Family Residential, of the Code of Ordinances is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
B	V	5-104.1 & 5-104.4	Design Standards for Multifamily Dwellings & Development Standards for Single Family Residential	

; and

WHEREAS, the specific amendments desired to be made to Chapter B, Article V, Sections 5-104.1, Design Standards for Multifamily Dwellings and 5-104.4, Development Standards for Single Family Residential, of the Code of Ordinances are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Code of Ordinances, Chapter B, Article V, Sections 5-104.1, Design Standards for Multifamily Dwellings and 5-104.4, Development Standards for Single Family Residential, are amended to read in its entirety as follows:

5-104.1 Design Standards for Multifamily Dwellings

5. Required improvements. The following shall be required:

a. Internal streets.

- i. In general, internal drives or travelways located within any multifamily development shall be privately constructed and maintained.
- ii. The pavement width and geometric design standards of all internal drives or travelways located within any multifamily development shall be as specified within the subdivision regulations. In any instance where an internal travelway is proposed for dedication as a public street, the

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pavement design shall meet or exceed that required in the subdivision regulations.

- b. Public street access.
 - i. The minimum distance between access points along public street frontage, measured centerline to centerline shall be 200 feet.
 - iii. The minimum distance between the centerline of an access point and the nearest curblineline or street line of a public street intersection shall be 100 feet.
- c. Storage of waste. All refuse disposal areas shall be maintained in such manner as to meet County and City health requirements and shall be screened from view.
- d. Sanitary sewage requirements. All development projects approved under this section shall be served by public sanitary sewage systems that meet the standards of the Tennessee Department of Environment and Conservation.
- e. Water metering requirements. Each dwelling unit, within any multifamily development, shall have an individual water meter.
- f. Utilities requirement. All cables serving electrical, telephone, television and street lighting shall be placed under ground.
- g. Mail delivery. All multifamily complexes shall develop a plan for mail delivery which meets the criteria developed by the local post office. This plan shall be presented with the master development plan. Mail kiosks shall be covered, include lighting, and at least one designated parking space.

5-104.4 Development Standards for Single Family Residential

18. Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the standard sign. All traffic signs shall be of pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.

19. Mail kiosks shall be covered, include lighting, and at least one designated parking space.

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:

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FIRST READING:
SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney