

ORDINANCE NO. 2024-08

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE MT. JULIET COMMONS PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED AT 12950 LEBANON ROAD, MAP 053, PARCEL 109.00 IN THE CITY OF MT. JULIET, WILSON COUNTY, TN.

WHEREAS, the Preliminary Master Development Plan amendment for the Mt. Juliet Commons Planned Unit Development amendment request is compliant with the requirements found in the City's Zoning Ordinance and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of December 21, 2023 and forwarded a positive recommendation to the Board of Commissioners by a vote of 8-0-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on February 12, 2024 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Mt. Juliet Commons Planned Unit Development, for Map 053, Parcel 109.00.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON February 12, 2024 THAT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE MT. JULIET COMMONS PLANNED UNIT DEVELOPMENT BE AMENDED AS FOLLOWS:

SECTION 1. – The Preliminary Master Development Plan for the Mt. Juliet Commons Planned Unit Development, is amended as shown in Exhibit B. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning and Zoning:

1. Outdoor animal care and veterinary uses shall not be permitted, add this note to the plans.
2. All activities shall be indoors. All other supplementary regulation in 3-104.7.2 shall be adhered to.
3. All operations shall take place in fully enclosed areas of the primary building (within the primary building).

Public Works:

1. No Comments

West Wilson Utility District:

1. Does the water line on Tate Lane extend across this property as shown?

LEGAL DESCRIPTION – See Exhibit A.

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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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: 2/12/24

James Maness, Mayor

FIRST READING: 1/08/24

SECOND READING: 2/12/24

ATTEST:

Sheila S. Luckett, MMC
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

L. Gino Marchetti, Jr.
City Attorney