

ORDINANCE 2025-

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND DEVELOPMENT CODE, PART B, ZONING REGULATIONS, ARTICLE IX. PARKING, LOADING AND ACCESS REGULATIONS

WHEREAS, the Board of Commissioners of the City of Mt. Juliet desires to amend the City of Mt. Juliet Land Development Code, Part B, Zoning Regulations, Article IX. Parking, Loading and Access Regulations; and

WHEREAS, the amendments to Article IX will amend and update the City of Mt. Juliet Zoning Regulations to ensure it remains consistent with current state standards, eliminates internal inconsistencies, and reflects accurate, up-to-date language for clarity and enforceability; and

WHEREAS, the proposed updates to Zoning Regulations Article IX of the Mt. Juliet Land Development Code are intended to support consistent application of the code and improve its effectiveness; and

WHEREAS, the following Sections of Article IX of the Zoning Regulations are desired to be amended as follows:

ARTICLE	SECTION	SECTION TITLE
Article IX	Section 9-106	On-street parking
Article IX	Section 9-107	Access management

;and

WHEREAS, the specific amendments desired to be made to Article IX of the Zoning Regulations are exhibited in redline form in the attached document; and

WHEREAS, the desired amendments to the Zoning Regulations were considered and positively recommended by the City of Mt. Juliet Planning Commission on April 17, 2025.

NOW, THEREFORE, BE IT ORDAINED by the City of Mt. Juliet Board of Commissioners, the City of Mt. Juliet Zoning Regulations is amended as follows:

Section 1. Zoning Regulations, Article IX, Section 9-106, is retitled and amended to read in its entirety as follows, which includes subsections 9-106.1 through 9-106.4:

Sec. 9-106. On-street parking.

9-106.1 *Parking on existing public streets.* Parking on existing public streets is governed by The Code of the City of Mt. Juliet.

9-106.2 *Parking on proposed streets.* No parking shall be permitted on any new street without approval of the Planning Commission. All new on-street parking shall be provided by designated spaces outside the travel lane.

9-106.3 *On-street parking design.* All on-street parking shall be provided by parallel parking spaces. These spaces shall be at least 22 feet long and 9 feet deep, including the width of the gutter. No perpendicular or angled parking shall be provided within the public right-of-way.

Sidewalks constructed next to on-street parking shall include an additional 2 feet of width to provide pedestrians with a clear path around car doors.

9-106.4 *Location of on-street parking.* No parking shall be provided on arterials, community collectors, or minor collectors. Parking along residential collectors shall be limited to areas serving community amenities.

Section 2. Zoning Regulations, Article IX, Section 9-106 Access management, is renumbered to Section 9-107 and is amended to read in its entirety as follows, which includes subsections 9-107.1 through 9-107.6:

9-107.1 *Traffic Impact Studies.* All development deriving access from the public rights-of-way shall submit a traffic study up to the standards published by Public Works and Engineering.

9-107.2 *Access Control.* Individual parcels shall access the public rights-of-way based on the criteria set forth in the Tennessee Department of Transportation's Highway Systems Access Manual (HSAM) to the greatest extent possible. The HSAM includes requirements on the following:

- i. Number of driveways
- ii. Driveway spacing
- iii. Median opening spacing
- iv. Corner clearance
- v. Edge clearance
- vi. Driveway throat length
- vii. Driveway width
- viii. Radius of curvature

9-107.3 *Deviations.* It may not be possible to meet the requirements outlined in the HSAM for every parcel. Developments shall conform to the requirements to the greatest extent possible. Mitigation may be required, at the discretion of the Planning Commission, for requirements that are not met. Mitigation may include, but is not limited to, restricted access driveways, shared driveways, and frontage roads.

9-107.4 *Joint and shared accessways.*

1. *Joint use driveways.* Wherever feasible, the City may require the establishment of a joint use driveway to serve two or more properties. If a proposed development abuts an existing development that contains an existing joint access driveway, the vehicular circulation of the proposed development shall be designed to connect to the abutting access and circulation areas. If a proposed development abuts existing undeveloped property, the vehicular circulation of the proposed development shall contain a joint access driveway which is designed to connect to the abutting property when such property is developed.
2. *Cross access corridors.* The Planning Commission, in conjunction with the City Engineer shall be authorized to designate cross access corridors on properties adjacent to arterial and major collector streets. All developments within the affected area shall be designed so as to provide for mutual coordinated parking, access and circulation systems.
3. *Recording access easements.* Whenever joint access driveways or cross access corridors are provided in accordance with the provisions of this section, no development plan shall be approved unless such plan grants an easement for cross access to and from abutting properties. Such designation shall be referenced on all plats of subdivision for any affected property.
4. *Closing of interim driveways.* Whenever a permanent joint use driveway and/or a cross access corridor is constructed as required by the provisions of this section, all preceding temporary or interim driveways shall be closed and eliminated. The owner(s) of all properties which involve the use of a permanent joint use driveway and/or a cross access corridor shall enter into a written agreement with the City to be recorded in the public records of the County and running with the land, that existing temporary and/or interim driveways shall be closed and eliminated following construction of both sides of a joint access.

9-107.5 *Turn Lanes.* The installation of turn lanes can increase the safety of roadways. However, turn lanes can have a negative impact vulnerable users such as bicycles and pedestrians. Turn lanes shall be installed only if the warrants included in the HSAM are met and with approval of the Planning Commission.

9-107.6 *Sight Distance.* All new access points shall be designed to exceed AASHTO standards for intersection sight distance, as defined in the Subdivision Regulations Section 4-104.

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, MMC City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney