

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET

WHEREAS, the City desires to amend the condition of PUD approval found in ordinance 2022-47 to require Benders Ferry Road improvements be completed by the issuance of the 50th certificate of occupancy and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of December 18, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of 6-2-0 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 January 21, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Benders Cove PUD, ordinance 2022-47, located at 771 Benders Ferry Road, map 049, parcels 069.00, 069.02 and 069.09.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, that the Preliminary Master Development Plan for the Benders Cove Planned Unit Development be amended as follows:

Section 1. The conditions of the Preliminary Master Development Plan for the Benders Cove PUD, ordinance 2022-47, shall be amended as shown below. 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:

1. The Benders Ferry Road improvements shall be completed **no later than the earlier of July 1, 2026, or the issuance of the fiftieth (50th) certificate of occupancy** ~~by the issuance of the 50th certificate of occupancy.~~
2. All PMDP/PUD conditions contained in Ord. 2022-47, not explicitly mentioned above, shall still apply.

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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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

FIRST READING: January 12, 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