

ORDINANCE 2026 -

AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING 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 to include mail kiosk regulations; and

WHEREAS, the Planning Commission considered this request during their meeting of March 19, 2026, and forwarded a positive recommendation to the Board of Commissioners with a vote of 7-0-0; and

WHEREAS, Part B, Article V, Sections 5-104.1 & 5-104.4, of the Zoning Regulations, are desired to be amended as follows:

Part	Article	Section	Section Title	Action
B	V	5-104.1.5	Required improvements	Amended
B	V	5-104.4	Development standards for single family residential	Amended

; and

WHEREAS, the specific amendments desired to be made 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, Wilson County, Tennessee, as follows:

Section 1. Zoning Regulation Article V, Section 5-104.1.5, Required improvements, is amended, to read in its entirety as follows:

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 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.

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- iii. The minimum distance between the centerline of an access point and the nearest curbline 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, and kiosk details, shall be presented with the preliminary master development plan or preliminary plat. Mail kiosks are subject to City design standards and shall be covered, include lighting, and at least two designated parking spaces. Standalone mail kiosks shall not be located in amenity areas unless located inside the clubhouse or amenity building.

Section 2. Zoning Regulation Article V, Section 5-104.4, Development standards for single family residential, is amended, by adding a subsection 19 to read in its entirety as follows:

- 19. Mail kiosk details, shall be presented with the preliminary master development plan or preliminary plat. Mail kiosks are subject to City design standards and shall be covered, include lighting, and at least two designated parking spaces. Standalone mail kiosks shall not be located in amenity areas unless located inside the clubhouse or amenity building.

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: April 27, 2026

SECOND READING:

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James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney