



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Zoning Ordinance Amendment
Section 6-102A, Uses & Structures
Hotel/Motel Regulations

Overview: The City of Mt. Juliet desires to amend Section 6-102A, Uses and Structures, of the Unified Development Code of the City of Mt. Juliet, known as the Zoning Ordinance (ordinance (2001-29), adopted October 8, 2001, as amended to incorporate (12) after “P” in the chart for Transient Habitation, which defines hotel/motels and to include the following definition of hotels and motels in Table 6-102A, Transient Habitation as shown in red below. Also adjunct to this item is an ordinance on the agenda to repeal the former hotel/motel regulations in ordinances 2015-09 & 2016-02.

Table 6-102A. Permitted and Conditional Uses and Structures Allowable Within Mixed Use and Commercial Districts									
[Uses and Structures]			Districts						
			CG	CI	CMU	CNS	OPS	CTC	CRC
	R.	Transient habitation	P (12)	P (12)	P (12)			P(5, 12)	P (12)
	S.	Warehousing goods, transport and storage							

Note(s)—Key to interpreting use classifications.

P = Use permitted by right within the district.

SUP = Principal use permitted with supplemental provisions.

C = Conditional use (subject to approval by the Board of [Zoning] Appeals).

ASP = Accessory use permitted with supplemental provisions.

(1) See [sub]section 5-104.1 and 6-104.1.

(2) Gasoline sales and convenience markets are not permitted within CTC Districts.

(3) Retail liquor stores shall not be permitted in the CNS and OPS Zoning Districts.

(4) In CG districts, the following use listings are prohibited: Auto dealers, auto towing services.

(5) When approved through the PUD or PUD Amendment process in article VIII.

- (6) Within the Town Center Overlay District, Main Street Area, and when approved through the PUD process in article VIII.
- (7) Excluding payday lenders and pawn shops.
- (8) See 6-104.3.
- (9) Grocery stores shall have a minimum of 20,000 square feet in sales floor area.
- (10) Any CMU or CTC mixed use building or mixed use site must meet the requirements for residential development standards set forth in Zoning Code section 8-207, with the exception of CTC Mixed Use sites or buildings fronting N. Mt. Juliet Road with one-half mile of the intersection of East/West Division and Mt. Juliet Road which shall be a minimum of five acres. To the extent any other applicable regulation or any modification through the PUD process imposes additional/conflicting regulations on a PUD applicant, the most strict regulation will apply. Also, subject to Restriction Area, as shown in Exhibit A, as noted in Ordinance 23-[03].
- (11) Only breweries and microbreweries are permitted. In CTC and CMU breweries and microbreweries shall be permitted only through the PUD process in Article VIII.
- (12) Hotels and motels shall include a minimum of 100 guest rooms within the entire building, regardless of branding. For dual-branded hotels, the combined number of guest rooms across all brands must meet or exceed this minimum threshold. Each guest room shall be accessed from an interior corridor and not from an exterior parking lot or entrance. Hotels and motels must have a lobby staffed 24 hours a day, 7 days a week, and must offer daily complimentary maid service. Additionally, all hotels and motels are required to provide amenities including a swimming pool and a fitness center.

Recommendation: Staff recommends forwarding the zoning ordinance amendment to include a definition for motels and hotels in Section 6-102A to the Board of Commissioners with a recommendation for approval. Staff also recommends forwarding a positive recommendation to the Board of Commissioners for approval of the ordinance to repeal ordinances 2015-09 & 2016-02.