

**ORDINANCE 2026 –**

**AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, REGARDING ARTICLE XIV, ADMINISTRATION AND ENFORCEMENT, SECTION 14-103.5, TIME LIMITS UPON APPROVALS.**

**WHEREAS**, the Board of Commissioners desires to amend Article XIV, Administration and Enforcement, Section 14-103.5, Time Limits Upon Approvals.

**WHEREAS**, the Planning Commission considered this request during their meeting of May 21, 2026 and forwarded a \_\_\_\_\_ recommendation to the Board of Commissioners with a vote of \_\_\_\_\_; and

**WHEREAS**, Chapter B, Article XIV, Administration and Enforcement, Section 14-103.5, Time Limits Upon Approvals of the Code of Ordinances is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
B	XIV	14-103.5	Time Limits Upon Approvals	

; and

**WHEREAS**, Chapter B, Article XIV, Administration and Enforcement, Section 14-103.5, Time Limits Upon Approvals, of the Code of Ordinances 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, Tennessee as follows:

**Section 1.** The Code of Ordinances, Chapter B, Article XIV, Administration and Enforcement, Section 14-103.5, Time Limits Upon Approvals are amended to read in its entirety as follows:

14-103.5 *Time limits upon approvals.* Due to rapidly changing conditions within the City, it is necessary to establish specific time periods after the passage of which approved plans shall become null and void, thereby assuring that no new development will, due to altered conditions, etc., damage the public interest.

1. *Time limit on plot plans, site plans and grading plans.* Any plot plan, site or grading plan approved under the provisions of this ordinance shall become null and void three years after the date of its approval, unless a building permit for the project has been obtained in which case the provisions of subpart 2 (below) of this section shall apply; provided, however, that in no instance shall an approved site plan become null and void in less than one year.

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2. *Time limit on building permit.* Any building permit issued shall become null and void six months after the date of issuance, unless "actual construction" (as defined by this ordinance) has begun and been continued in a diligent manner.

**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:

SECOND READING:

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James Maness, Mayor

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Kenny Martin, City Manager

ATTEST:

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Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney