

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 III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS

WHEREAS, the Board of Commissioners desires to amend the Mt. Juliet Land Development Code Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, and Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts; and

WHEREAS, the Planning Commission considered this request during their meeting of May 21, 2026 and forwarded a positive recommendation to the Board of Commissioners with a vote of 6-0-1; and

WHEREAS, Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, & Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts of the Zoning Regulations is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
B	III	3-108.8	Provisions Applicable To Manufacturing Facilities	Amend
B	VII	7-102.A	Permitted And Conditional Uses And Structures Allowable Within Industrial Districts.	Amend

; and

WHEREAS, Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, & Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts, of the Zoning Regulations 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. Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, is hereby amended to read in its entirety as set forth in Exhibit A attached hereto.

Section 2. Chapter B, Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts, is hereby amended to read in its entirety as set forth in Exhibit B attached hereto.

ORDINANCE 2026 –

3-104.8 Provisions applicable to manufacturing facilities

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.

2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts, when approved as provided in article VII, section 7-104.

3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, section 7-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:

- a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.
- b. Such facility shall not be located on a site having an area of less than 50 acres.
- c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.
- d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met

7.102 Uses and Structures

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts					
[Uses, Structures and] Activities			Zone District		
			I-R (1)	I-G	I-S
I.	Manufacturing activities				
	A.	Manufacturing, limited	P	P	P
	B.	Manufacturing, general	P	P	P
	C.	Manufacturing, basic industry	C		SUP (2)
	D.	Manufacturing, hazardous			SUP (2)
II.	Commercial activities				
	A.	Adult oriented business		O (3)	
	B.	Animal care and veterinary service	SUP*	SUP*	SUP* (2)
	C.	Automotive parking	P	P	P

ORDINANCE 2026 –

	D.	Automotive and marine craft sales, service and repair	SUP	SUP	
	E.	Entertainment and amusement services, limited	P	P	
	F.	Group assembly and commercial outdoor recreation	C	C	
	G.	Outside materials and equipment sales and repair		P	
	H.	Professional services, medical	P	P	P
	I.	Professional services, nonmedical	P	P	
	J.	Restaurant, full-service	P	P	P
	K.	Restaurant, fast food	P	P	P
	L.	Scrap operations			SUP (2)
	M.	Self-service storage	P	P	
	N.	Warehousing goods, transport and storage	P	P	SUP (2)
	O.	Wholesale sales	P	P	SUP (2)
	P.	Banking and financial institutions	P		
>	> Q.	General retail sales and services	P		
III.	Community facility activities				
	A.	Administrative services	P	P	P
	B.	Child care facilities	C	C	
	C.	Community assembly	C	C	
	D.	Essential public transport communication and utility services	P	P	P
	E.	Extensive impact facilities	C	C	SUP (2)
	F.	Intermediate impact facilities	C	C	
	G.	Religious facilities	C	C	
	H.	Waste disposal operations			SUP (2)
IV.	Agricultural activities				
	A.	Mining and quarrying			SUP (2)
V.	Accessory activities				
	A.	Accessory storage, enclosed	P	P	P
	B.	Accessory child care	C	C	
	C.	Administrative office	P	P	P
	D.	Operation of cafeteria	C	C	C
	E.	Residential occupancy	C	C	C

ORDINANCE 2026 –

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:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney