

ORDINANCE 2026-

AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR ~~MULTI-FAMILY RESIDENTIAL~~ RM-8 AND RM-16 ZONED DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE

WHEREAS, the Board of Commissioners of the City of Mt. Juliet possesses the authority and responsibility to promote the health, safety, and welfare of its citizens; and

WHEREAS, the City finds this moratorium is in the best interest of the citizens of the City of Mt. Juliet; and

WHEREAS, the City finds this moratorium is a reasonable and necessary measure to prevent development inconsistent with the City's planning goals during a period of review to ensure sufficient planning for public infrastructure that will support future development, and

WHEREAS, the City of Mt. Juliet is evaluating public infrastructure issues throughout the City, specifically roadways and sewer; and

WHEREAS, the City has pending and anticipated roadway improvement projects along Tennessee state routes that are essential for mitigating traffic congestion and improving public safety, including S. Mt. Juliet Road, the Central Pike Interchange, and Lebanon Road, which are presently under consideration with respect to scheduling and funding; and

WHEREAS, the City is also reviewing a lack of sewer availability within the City's sewer system, which includes plans to increase capacity and budget for the required infrastructure; and

WHEREAS, pursuant to the City's land use plan, multi-family residential developments are included in RM-8 and, RM-16, ~~CMU, and CTC~~ zoning classifications, which are further defined in the City's Zoning Regulations; and

WHEREAS, ~~multi-family~~RM-8 and RM-16 residential developments may strain public infrastructure by impacting traffic and sewer availability, thereby affecting quality of life and safety for citizens; and

WHEREAS, a temporary pause on the acceptance and processing of applications for ~~multi-family~~RM-8 and RM-16 residential developments is necessary to allow time for review of zoning regulations, TDOT's plans and budgeting for improvements to critical roadways, as well as plans and budgeting for increasing sewer capacity throughout the City; and

WHEREAS, the Regional Planning Commission considered this moratorium during their regularly scheduled meeting on February 19, 2026, and forwarded a negative recommendation to the Board of Commissioners by a vote of (5-1-0); and

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WHEREAS, a public hearing before the Board of Commissioners of the City of Mt. Juliet was held on _____, 2026 and notice thereof published in the Chronicle of Mt. Juliet on February 25, 2026; and

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. Effective immediately upon passage, the City hereby imposes a moratorium for a period of one year on the acceptance, review, processing, or approval of any rezoning request, development plan, site plan, or subdivision plat application that proposes or would allow a ~~multi-family residential~~ RM-8 or RM-16 development within the City of Mt. Juliet.

Section 2. This moratorium shall not apply to developments that have received or applied for preliminary master development plan approval or final plan approval of ~~multi-family residential for RM-8 or RM-16 zoning~~ prior projects to the effective date of this Ordinance, nor with any project having vested property rights.

Section 3. This moratorium shall be effective for a period of one year from the effective date of this Ordinance unless extended, shortened, or rescinded by further action of the Board of Commissioners, the public health, safety, and welfare demanding it.

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