

ORDINANCE _____

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 VIII, OVERLAY DISTRICTS, SECTION 8-207.5.4.a., OPEN SPACE REQUIREMENTS

WHEREAS, the City desires to amend Article VIII, Overlay Districts, Section 8-207.5.4a, Open Space Requirements, to increase the amount of required improved open space for mixed use PUDs and;

WHEREAS, this amendment shall be subject to a three (3) year sunset period, and;

WHEREAS, the Planning Commission considered this request during their meeting of December 18, 2025 and forwarded a negative recommendation to the Board of Commissioners with a vote of 8-0-0 and;

WHEREAS, the Board of Commissioners desires to amend Article VIII, Overlay Districts, Section 8-207.5.4.a, Open Space Requirements, of the City's zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on _____, 2026, as follows:

Section 1. Article VIII, Overlay Districts, Section 8-207.5.4.a, Open Space Requirements, of the Unified Development Code of the City of Mount Juliet, Tennessee, known as the Zoning Regulations (ordinance 2001-29), adopted October 8, 2001, as amended, be amended by adding the text highlighted in yellow on the attached exhibit.

BE IT FURTHER ORDAINED

Section 2. 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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 3. 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.

Section 4. 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