

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, TO DEFINE "HOTELS AND MOTELS" IN SECTION 6-102, USES AND STRUCTURES.

WHEREAS, the City of Mt. Juliet desires to clearly define hotels and motels in its zoning regulations in order to promote tourism, contribute to economic development, and support parks through hotel-motel tax revenue; and

WHEREAS, the City’s Zoning Ordinance does not currently include a definition for hotels/motels;

WHEREAS, the Planning Commission will consider this request during their meeting of November 21, 2024, and _____ of the zoning amendment; and

WHEREAS, the City of Mt. Juliet desires to amend Section 6-102, 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;

SECTION 1:

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.

SECTION 2: If any section, clause, provision, or portion of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not affect any other section, clause, provision, or portion of this Ordinance.

SECTION 3: PUBLIC HEARING - The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

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. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

FIRST READING: October 28, 2024

SECOND READING: _____

ATTEST:

Sheila S. Lockett, MMC
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney