

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 SECTION
6-102A, USES PERMITTED IN COMMERCIAL AND MIXED-USE
DISTRICTS, TO INCLUDE SINGLE FAMILY AND DUPLEX
DWELLINGS IN MIXED USE PLANNED UNIT DEVELOPMENTS**

WHEREAS, City staff desires to amend the zoning ordinance for clarity regarding mixed-use planned unit development regulations and;

WHEREAS, the Planning Commission considered this request during their meeting of May 15, 2025 and recommended positively, to the Board of Commissioners with a vote of _____ and;

WHEREAS, the Board of Commissioners desires to amend section 6-102A 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 _____, 2025, that Section 6-102A, uses permitted in commercial and mixed-use districts, 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, be amended as highlighted in yellow below in exhibit A.

EXHIBIT A

6-102A, Uses Permitted in Commercial and Mixed-Use Districts:

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
Principal uses and activities									
I.	Residential activities								
	A.	Permanent residential activity							
		1.	Single-family dwelling						

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
		2.	Duplex dwelling							
		3.	Multifamily dwelling							
		4.	Manufactured home dwelling							
	B.	Semi-transient residential activity								
		1.	Lodginghouses							
	C.	Mixed Use Development								
		1.	Mixed-Use Building			P(1,5,10)			P(1,5,6,10)	
		2.	Mixed-Use Site			P(1,5,10)			P(1,5,6,10)	
		3.	Single-Family Dwelling			P(1, 5, 10)			P(1,5,6,10)	
		4.	Duplex Dwelling			P(1, 5, 10)			P(1,5,6,10)	

Note— 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.

BE IT FURTHER ORDAINED

Section 1. 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 2. 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 3. 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:

Sheila S. Luckett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney