

ORDINANCE NO. 2024-49

AN ORDINANCE TO RECONSIDER ORDINANCE 2014-05 WHICH ESTABLISHED THE ZONING AND PUD OVERLAY FOR THE NICHOLS VALE PUD, TO REMOVE THE REQUIREMENT FOR THE PERIMETER TRANSITIONAL PROTECTIVE BUFFER.

WHEREAS, Ordinance 2014-05, adopted on 1-27-2014, established the zoning and PUD overlay for the Nichols Vale PUD. Per the Zoning Ordinance a transitional protective buffer was placed around the perimeter of the PUD. The developer chose to place this buffer within individual lots, rather than in open space. Thus restricting the use of roughly a 20' wide section in the individual lots along the property line of those perimeter lots.

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to remove the requirement for the perimeter transitional protective buffer requirement from the PUD overlay established by ordinance 2014-05.

WHEREAS, the City Commission deems it necessary and appropriate that the perimeter transitional protective buffer requirement be removed, as it was originally placed within the individual lots to provide relief for the affected residents, to regain access to their entire lot, should they choose to do so.

THEREFORE, BE IT ORDAINED by the Board of Commissioners for the City of Mt. Juliet, Wilson County, Tennessee, that:

SECTION 1. The requirement for the perimeter transitional protective buffer be removed from the PUD overlay for the Nichols Vale Planned Unit Development.

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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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

PASSED: 11/25/24

James Maness, Mayor

FIRST READING: 10/28/24

SECOND READING: _____

ATTEST:

Sheila S. Lockett, MMC
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

