

**ORDINANCE 2025 –**

**AN ORDINANCE REINSTATING ORDINANCE 2020-11 AND EXTENDING THE INITIAL VESTING PERIOD FOR THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE DISTRICT BEING LOCATED AT 108 STONEY CREEK ROAD, IN THE CITY OF MT. JULIET, TN**

**WHEREAS**, the City of Mt. Juliet Board of Commissioners previously passed Ordinance 2020-11 on March 9, 2020 thereby approving the Preliminary Master Development Plan PUD for The District located at 108 Stoney Creek Road (Map 072P, Parcels 028.00, 028.01, 028.02, 028.03, and 028.04); and

**WHEREAS**, the applicant failed to obtain approval for the Final Master Development Plan from the City of Mt. Juliet Planning Commission before the expiration of the initial three-year vesting period set by Tennessee state law, as a result of staff providing inaccurate information regarding the vesting period; and

**WHEREAS**, the Applicant has requested to have the originally passed Preliminary Master Development Plan (Ordinance 2020-11) reinstated as is and to have the initial three-year vesting period (to obtain Final Master Development Plan approval, secure necessary permits, and commence site preparations) extended; and

**WHEREAS**, the Board of Commissioners desires to reinstate Ordinance 2020-11 for the Preliminary Master Development Plan of The District; and

**WHEREAS**, the Board of Commissioners desires to extend the initial vesting period for The District to September 24, 2025 for the Applicant to (1) obtain Final Master Development Plan approval; (2) secure necessary permits; and (3) commence site preparations; and

**WHEREAS**, all other vesting periods and plan expirations will be calculated pursuant to Tennessee state law and the City of Mt. Juliet Land Development Code.

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

**Section 1.** Ordinance 2020-11 is reinstated for the Preliminary Master Development Plan of the District located at 108 Stoney Creek Road.

**Section 2.** The initial vesting period for the Preliminary Master Development Plan of The District is extended to September 24, 2025 for the Applicant to:

- (1) obtain Final Master Development Plan approval;
- (2) secure necessary permits; and
- (3) commence site preparations.

All other vesting periods and plan expirations shall be calculated pursuant to Tennessee state law the City of Mt. Juliet Land Development Code.

CHANGES/AMENDMENTS FROM FIRST READING IN RED TEXT

**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:

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James Maness, Mayor

FIRST READING:

SECOND READING:

ATTEST:

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Sheila S. Luckett, MMC, City Recorder

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Kenny Martin, City Manager

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney