

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, OPEN SPACE REQUIREMENTS

WHEREAS, the City desires to amend the City’s Zoning Regulations, Article VIII (“Overlay Districts”), Section 8-207.5 (“Open space requirements”) by updating the open space requirement from 20% for RM-8 and RM16 and 7% for all other residential PUD’s to ~~20%~~15% for all residential PUD’s; and

WHEREAS, the Planning Commission considered this request during their meeting of November 20, 2025 and forwarded a positive recommendation to the Board of Commissioners with a vote of 7-0-0; and

WHEREAS, Article VIII of the Zoning Regulations is desired to be amended as follows:

Part	Article	Section	Section Title	Action
B	VIII	8-207.5.4.a	Improved recreational open space.	Amend

; and

WHEREAS, the specific amendments desired to be made to Article VIII, Section 8-207.5 of the Zoning Regulations are shown in redline form in the attached Exhibit A.

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

Section 1. The Zoning Regulations, Article VIII, Section 8-207.5.4.a is hereby amended to read in its entirety as follows:

4. *Improved recreational open space.* In addition to the environmental open space required by subpart 3 (above) open space designed to meet the active and passive recreational needs of the resident population of any residential planned unit development shall be provided. These areas shall meet the requirements set forth herein:
 - a. *Plan to reflect anticipated needs of resident population.* A recreation plan shall be developed and presented with the master development plan for the proposed residential planned unit development. This plan shall indicate general demographic characteristics of the anticipated market being targeted by the proposed development. The plan shall indicate the recreation facilities proposed and the age groups these facilities are designed to serve. A minimum of ~~fifteen~~twenty-percent of the gross area of all residential PUD’s shall be devoted to improved open space. These facilities may be devoted to either:

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- (1) Shared limited use facilities designed so as to ensure privacy and control of access by and for the exclusive use of the intended resident clientele; or
- (2) Shared general use recreation facilities which are available to all residents of the proposed development.

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:

FIRST READING: January 12, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney