

ORDINANCE NO. 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT, ORDINANCE 2024-04, LOCATED AT MAP 078, PARCEL 17.01 IN THE CITY OF MT. JULIET

WHEREAS, the Regional Planning Commission considered this request during their meeting of February 19, 2026, and forwarded a positive recommendation to the Board of Commissioners by a vote of 6-1-1 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on March 18, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Golden Bear Place PUD, Ordinance 2024-04, located at map 078, parcel 17.01.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 that the Preliminary Master Development Plan for the Golden Bear Place Planned Unit Development be amended as follows:

Section 1. The Preliminary Master Development Plan for the Golden Bear Place PUD, ordinance 2024-04, shall be amended as shown below and in Exhibit A. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

- 1. 6-103.7: Gas canopy to utilize alternate materials in lieu of masonry. The bottom 25% of the canopy columns shall include masonry materials.
- 2. 3-104.7: Increase the number of pumps from a maximum permitted in CRC zoning of 4 (8 handles) to 8 (16 handles).
- 3. 3-104.7: Increase the gross floor area of the store from the maximum permitted of 5,000sf to 6,500sf.

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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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

ORDINANCE NO. 2026-

FIRST READING: March 9, 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