

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE AT PLEASANT GROVE PLANNED UNIT DEVELOPMENT, LOCATED ON PLEASANT GROVE ROAD, MAP 076, PARCELS 037.00, 037.01 & 040.00 IN THE CITY OF MT. JULIET

WHEREAS, the City desires to amend the conditions of PUD approval found in ordinances 2021-48 and 2022-45 and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of November 20, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of 7-0-0 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 January 21, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Village at Pleasant Grove, ordinances 2021-48 and 2022-45, located on Pleasant Grove Road, map 076, parcels 037.00, 037.01 and 040.00.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, that the Preliminary Master Development Plan for the Village at Pleasant Grove Planned Unit Development be amended as follows:

Section 1. The conditions of the Preliminary Master Development Plan for the Village at Pleasant Grove PUD, ordinances 2021-48 and 2022-45, shall be amended as shown below. 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:

Engineering Comments:

1. The following conditions of Ord. 2021-48 shall be removed:
 - Public Works #1.b. (Central Pike at Pleasant Grove Road)
2. The \$2,500 per residential unit contribution for Phase 1 shall instead be directed toward the City's Pleasant Grove Road widening project.
3. The development shall widen Pleasant Grove Road along the frontages of the site to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City's consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening.
 - a. This work shall be completed prior to the issuance of the first certificate of occupancy of Vintage Pleasant Grove (multifamily Phase 2).
4. The development shall widen the section of Pleasant Grove Road in front of the current Church, between the two project frontages, to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City's consultant. This improvement shall include milling and overlaying the

existing road in conjunction with the widening. The construction cost of this portion of the widening shall be credited toward the voluntary contribution for Phase 2 of the development (Ord 2022-45).

- a. The City, at the City's expense, shall acquire the right-of-way by December 31, 2026.
 - b. Developer will complete this scope prior to the issuance of the first certificate of occupancy of multifamily Phase 2.
5. The widening along both sections outlined in conditions 3 & 4 of Pleasant Grove Road shall occur congruently to reduce total impact to the area and public.
 6. All PMDP/PUD conditions for Ord. 2021-28 and 2022-45 not explicitly mentioned above shall still apply.

WWUD Comments:

1. WWUD has no comments

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