

ORDINANCE 2025-

AN ORDINANCE AMENDING ORDINANCE 2024-52 TO GRANT RELIEF FROM CERTAIN CONDITIONS OF THE PREVIOUSLY APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), LAST AMENDED IN NOVEMBER 2024, TO ALLOW FULL ACCESS DRIVEWAYS ON THE COLLECTOR ROAD BETWEEN GOLDEN BEAR GATEWAY AND BECKWITH ROAD, AND TO VOID PUBLIC WORKS CONDITIONS 9, 11(H), AND 13.

WHEREAS, the City of Mt. Juliet Board of Commissioners previously approved Ordinance 2024-52, which established specific conditions of approval for the associated Preliminary Master Development Plan; and

WHEREAS, the Developer has since requested relief from certain requirements of said ordinance to allow full access driveways on the collector road located between Golden Bear Gateway and Beckwith Road; and

WHEREAS, to accommodate this request, it is necessary to void specific Public Works conditions contained within the conditions of Ordinance 2024-52, conditions 9, 11(h), and 13;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MT. JULIET, TENNESSEE:

Section 1. Ordinance 2024-52 and the Preliminary Master Development Plan, as shown and described in Exhibits A and B, are hereby amended to grant relief from the conditions of approval prohibiting full access driveways on the collector road between Golden Bear Gateway and Beckwith Road.

Section 2. That the following Public Works conditions, as contained within Ordinance 2024-52, are hereby voided and shall have no further effect:

- (a) Public Works Condition 9;
- (b) Public Works Condition 11(h); and
- (c) Public Works Condition 13.

Section 3. With the above conditions being voided, the following conditions shall be required;

The northern parcel shall be permitted one (1) left-turn ingress from the collector road. Said left-turn shall be designed and constructed to prohibit left-turn egress from the northern parcel and to prohibit left-turn ingress to the southern parcel. The southern parcel shall maintain right-in/right-out access only from the collector road.

Section 4. That all other provisions, requirements, and conditions of Ordinance 2024-52 not expressly amended herein shall remain in full force and effect.

BE IT FURTHER ORDAINED

Section 5. 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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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 6. 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.

Section 7. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney