

ORDINANCE 2026-

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 8-207.3. MINIMUM LOT AREA IN PUD OVERLAY DISTRICTS

WHEREAS, the city desires to amend the minimum lot area permissible in planned unit developments from 10,000 square feet to 7,500 square feet and to remove the existing 15,000 square foot average lot size requirement and

WHEREAS, the Planning Commission considered this request during their meeting of October 16, 2025 and positively recommended, to the Board of Commissioners with a vote of 6-0-3 and

WHEREAS, the Board of Commissioners desires to amend Article 8-207.3, Minimum Lot Area in PUD Overlay Districts, of the City's zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on , 2025, that Article 8-207.3 of the Unified Development Code of the City of Mount Juliet, Tennessee, known as the Zoning Regulations (ordinance 2001-29), adopted October 8, 2001, as amended, be amended as shown below:

Section 1.

8-207.3 *Minimum lot sizes.*

The minimum size of lots permitted within various portions of an RPUD district shall be determined as provided herein.

1. Along the boundary of an RPUD district where lots are proposed to directly adjoin the boundary of the development and no open space is provided as a buffer between such lots and the adjoining property such lots shall contain 75 percent of the minimum lot area and 90 percent of the minimum lot width required by the adjoining zoning districts(s) or, in any instance where such property is not presently zoned by the City, the zoning classification recommended in the current edition of the Land Use Plan. However, if application of 8-207.3(2) results in a larger minimum lot size, such provision controls.
2. Elsewhere within the RPUD district, minimum lot sizes shall be as approved in the master development plan but shall never be less than ~~10,000~~ 7,500 sf for any single lot for all residential PUDs. ~~An average lot size of a minimum of 15,000sf or greater is required.~~
3. Section 2 of this article shall not apply to CTC or CMU Mixed Use PUD's.
4. Section 2 of this article shall not apply to Active Adult/Senior Lifestyle 55+ Communities.

BE IT FURTHER ORDAINED

Section 2. 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 3. 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 4. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: November 10, 2025

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney