

## **ORDINANCE NO. 2025-27**

**AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS VIRTUE MODERN MT. JULIET HEADQUARTERS, LOCATED AT 3073 CURD ROAD, APPROXIMATELY 1 ACRE, MAP 054, PARCEL 090.00 FROM RS-20 TO CNS.**

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on June 9, 2025 and notice thereof published in the Chronicle of Mt. Juliet on May 21, 2025 and in the Lebanon Democrat on May 17, 2025; and

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on April 17, 2025, and forwarded a negative recommendation (vote count 7-0-0) for approval to the Board of Commissioners; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to rezone the property from RS-20 to CNS; and

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON JUNE 9, 2025 as follows:

**SECTION 1.** – REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning the certain parcel of real property at 3073 Curd Road, Map 054, Parcel 090.00 from RS-20 to CNS (Exhibit B), subject to the condition below:

1. Should this rezone request receive approval any additions to the buildings, new construction or changes in use will require the buildings to come into code compliance entirely per the requirements of 13-102, non-complying structures and 13-103, noncomplying uses, in the zoning ordinance.
2. Access to the property behind 3073 Curd Road (3075 Curd Road) shall be maintained. An access easement shall be established.

**LEGAL DESCRIPTION** – See Exhibit A (attached)

**SECTION 2.** – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on June 9, 2025 at 6:15 p.m.

### **BE IT FURTHER ORDAINED**

**Section 3.** 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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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 4.** 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 5.** This ordinance shall take effect on the earliest date allowed by law.

PASSED: June 9, 2025

FIRST READING: May 12, 2025

SECOND READING: June 9, 2025

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James Maness, Mayor

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Kenny Martin, City Manager

ATTEST:

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Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney