

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS WINDTREE PINES TOWNHOMES, LOCATED AT 764 NONAVILLE ROAD, MAP 050, PARCELS 114.00, 115.00, 116.00 FROM NEIGHBORHOOD COMMERCIAL TO MULTI-FAMILY**

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_, 2025 and notice thereof published in the Chronicle of Mt. Juliet on \_\_\_\_\_; and

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of December 19, 2024, and failed (0-8-0) to the Board of Commissioners; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan for the property from Neighborhood Commercial to Multi-Family; and

**WHEREAS**, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary.

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

**SECTION 1.** – LAND USE PLAN AMENDMENT. The land use plan for the property described in Exhibit A is hereby amended from Neighborhood Commercial to Multi-Family; as shown in Exhibit B.

**SECTION 2.** – PLANNING COMMISSION RECOMMENDATION – This matter was considered by the Planning Commission and failed (0-8-0) in a regular meeting held on December 19, 2024.

**SECTION 3.** – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on \_\_\_\_\_ at 6:15 p.m.

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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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

---

James Maness, Mayor

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

ATTEST:

---

Sheila S. Lockett, MMC  
City Recorder

---

Kenny Martin, City Manager

APPROVED AS TO FORM:

---

Samantha A. Burnett  
City Attorney