

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE LAND USE PLAN FOR APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01 FROM MEDIUM DENSITY RESIDENTIAL TO BUSINESS DEVELOPMENT IMPACT ZONE

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of December 18, 2025, and forwarded a negative recommendation with a vote of 8-0-0 to the Board of Commissioners; 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 February 20, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan for the property on East Division Street, map 077, parcels 13.01, 13.02, 15.00, 16.02, 16.03 and part of parcels 16.01, 17.00 and 17.01 from medium density residential to business development impact zone; and

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

Section 1. LAND USE PLAN AMENDMENT. The land use plan for the property, further described in Exhibit A, and shown on Exhibit B attached hereto, on East Division Street, map 077, parcels 13.01, 13.02, 15.00, 16.02, 16.03 and part of parcels 16.01, 17.00 and 17.01 are amended from medium density residential to business development impact zone.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a negative recommendation (8-0-0 in a regular meeting held on December 18, 2025.

Section 3. PUBLIC HEARING. The land use plan changes were the subject of a public hearing held on _____ 2026 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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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.

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PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney