

## ORDINANCE NO. 2026-02

### AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 6600 CENTRAL PIKE, APPROXIMATELY 8.21 ACRES, MAP 097, PARCEL 018.00 FROM RS-40 TO CMU.

**WHEREAS**, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on September 18, 2025, and forwarded a positive recommendation (5-1-0) for approval to the Board of Commissioners; and

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on January 12, 2026 and notice thereof published in the Chronicle of Mt. Juliet on December 17, 2025; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to rezone the property located at 6600 Central Pike, map 097, parcel 018.00, from RS-40, low density residential, to CMU, commercial mixed use.

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON JANUARY 12, 2026 as follows:

**Section 1. REZONING.** Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning a certain parcel of real property located at 6600 Central Pike, map 097, parcel 018.00, from RS-40, low density residential, to CMU, commercial mixed use (Exhibit B), subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CMU zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

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

**Section 2. PUBLIC HEARING.** The zoning changes were the subject of a public hearing held on January 12, 2026 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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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: January 12, 2026

FIRST READING: October 27, 2025

SECOND READING: January 12, 2026

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James Maness, Mayor

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Kenny Martin, City Manager

ATTEST:

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Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

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Samantha A. Burnett, City Attorney