ORDINANCE NO.	

AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 1316 CLEARVIEW DRIVE, APPROXIMATELY 1 ACRE, MAP 077H, GROUP C, PARCEL 002.00, FROM OPS TO CTC.

WHEREAS, the sub	ject rezoning	request is	consistent	with the	findings	required	in th	ıe
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	S, a publi	c hea	ring	before	the City	Commiss	ion	of th	e City of	Mt.	Julie	et was
held	on	, 2	025 a	and	notice	thereof	published	in	the (Chronicle	e of	Mt.	Juliet
on	; a	and											

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the property located at 1316 Clearview Drive, approximately 1 acre, map 077, group C, parcel 002.00, from OPS, office and professional services, to CTC, commercial town center.

NOW,	THE	REFO!	RE, BE IT (ORDAINED BY	THE BOA	RD (OF COMMISS:	IONERS OF	THE
CITY	OF	MT.	JULIET,	TENNESSEE,	WHILE	IN	REGULAR	SESSION	ON
, 2025 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 1316 Clearview Drive, approximately 1 acre, map 077, group C, parcel 002.00, from OPS, office and professional services, to CTC, commercial town center (Exhibit B), subject to the conditions below:

Planning and Zoning:

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

<u>LEGAL DESCRIPTION</u> – See Exhibit A (attached)

Section 2. PUBLIC HEARING. The zoning changes were the subject of a public hearing held on _____ 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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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:	
FIRST READING: SECOND READING:	
	James Maness, Mayor
	Kenny Martin, City Manager
ATTEST:	
Sheila S. Luckett, City Recorder	
APPROVED AS TO FORM:	
Samantha A. Burnett, City Attorney	<u> </u>