ORDINANCE NO.

AN ORDINANCE TO REZONE PROPERTY LOCATED ON WATERMARK WAY, APPROXIMATELY 10 ACRES, MAP 073, P/O PARCEL 021.00 FROM WILSON COUNTY R-1 TO RS-20.

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	g before	the City	Commiss	ion	of the	City of	Mt.	Julie	et was
held	on	, 202	25 and	notice	thereof	published	in	the C	hronicle	of	Mt.	Juliet
on	; an	d										

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 10 acres of property located on Watermark Way, map 073, p/o parcel 44.0, from Wilson County R-1, low density residential, to RS-20, medium density residential.

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 f	follows:					

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning 10 acres of property located on Watermark Way, map 073, p/o parcel 44.0, from Wilson County R-1, low density residential, to RS-20, medium density residential (Exhibit B), subject to the conditions below:

Planning and Zoning:

- 1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with RS-20 zoning.
- 2. The plan shall adhere to all requirements of 5.104.3, variable lot subdivisions, should the preliminary plat be formally submitted.
- 3. All requirements of 5-104.4, single family design guidelines, shall be adhered to, except any waivers granted by the Planning Commission.
- 4. Provide streetlighting per ordinance 25-24.
- 5. Fencing shall be decorative, low maintenance material.
- 6. Landscape plan comments are via separate cover.
- 7. Signage to be reviewed and approved via a separate application to the Planning Department.
- 8. The mail kiosk shall be lit.

- 9. Sign posts and other poles and posts shall be powdercoated black, channel posts are not permitted.
- 10. Landscape buffers shall be located in open space and maintained by the HOA.
- 11. A tree preservation plan is required by variable lot regulations at preliminary plat submittal.
- 12. Driveways shall be at least 22' long and 18' wide.

Samantha A. Burnett, City Attorney

13. Perimeter landscape screening is required around detention/retention ponds.

<u>LEGAL DESCRIPTION</u> – See Exhibit A (a	attached)
Section 2. PUBLIC HEARING. The zoning at 6:15 p.m.	changes were the subject of a public hearing held on
BE IT FURTHER ORDAINED	
	dinance or any part hereof, and the whole part of any ordinance is repealed to the extent of the conflict but
	n or portion of this ordinance is held to be invalid or jurisdiction, such holding shall not affect any others 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:	