

ORDINANCE 2026-

AN ORDINANCE TO REZONE PROPERTY LOCATED 13135 LEBANON ROAD, APPROXIMATELY 0.35 ACRES, MAP 53K, PARCEL 027.00 FROM RS-40, LOW DENSITY RESIDENTIAL TO CRC, COMMERCIAL RETAIL CENTER

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 December 18, 2025, and forwarded a positive recommendation (8-0-0) 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 _____, 2026 and notice thereof published in the Chronicle of Mt. Juliet on January 28, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 0.35 acres of property located at 13135 Lebanon Road, map 53K, parcel 027.00, from RS-40, low density residential, to CRC, commercial retail center.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning 0.35 acres of property located at 13135 Lebanon Road, map 53K, parcel 027.00, from RS-40, low density residential, to CRC, commercial retail center, as shown in exhibit B and subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in article VI of the zoning ordinance pertaining to CRC 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 _____ 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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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:

FIRST READING: January 12, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney