

ORDINANCE 2026 -

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 1888 GOLDEN BEAR GATEWAY, APPROXIMATELY 18.40 ACRES, MAP 054, PART OF PARCEL 16.01 AND PART OF PARCEL 16.02 FROM RS-40, LOW DENSITY RESIDENTIAL, TO CMU, COMMERCIAL MIXED USE

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 July 16, 2026, 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 _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 18.40 acres of property at 1888 Golden Bear Gateway, map 054, part of parcel 16.01 and part of parcel 16.02, from RS-40, low density residential, to CMU, commercial mixed use; and

WHEREAS, Exhibit A, attached hereto and incorporated herein by reference as if fully set forth verbatim below, contains the legal description of the property to be rezoned; and

WHEREAS, Exhibit B, attached hereto, is a map depicting the geographic area to which the rezoning applies.

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 rezone 18.40 acres of property at 1888 Golden Bear Gateway, map 054, part of parcel 16.01 and part of parcel 16.02 (as identified in Exhibit A), from RS-40, low density residential, to CMU, commercial mixed use, as shown in Exhibit B.

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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

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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:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney