

ORDINANCE NO. 2025-12

AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS THE CHRISMAN PROPERTY, LOCATED AT 0 KAREN DRIVE, MAP 054, PARCEL 063.00 FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on January 13, 2025 and March 10, 2025 and notice thereof published in the Chronicle of Mt. Juliet on October 30, 2024 and February 12, 2025; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of December 19, 2024, and forwarded a positive recommendation (8-0-0) to the Board of Commissioners; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan for the property from Low Density Residential to Neighborhood Commercial; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON MARCH 10, 2025 as follows:

SECTION 1. – LAND USE PLAN AMENDMENT. The land use plan for the property described in Exhibit A is hereby amended from Low Density Residential to Neighborhood Commercial; as shown in Exhibit B.

SECTION 2. – PLANNING COMMISSION RECOMMENDATION – This matter was considered by the Planning Commission and received a positive recommendation (8-0-0) in a regular meeting held on December 19, 2024.

SECTION 3. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on January 13, 2025 and March 10, 2025 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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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: 3/10/2025

James Maness, Mayor

FIRST READING: 1/13/2025

SECOND READING: 3/10/2025

ATTEST:

Sheila S. Lockett, MMC
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

Samantha A. Burnett
City Attorney