

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 615 RUTLAND DRIVE, APPROXIMATELY 5 ACRES, MAP 078, PARCEL 010.07 FROM RS-40 TO CMU.**

**WHEREAS**, a public hearing before the City Commission of the City of Mt. Juliet was held on \_\_\_\_\_, 2025 and notice thereof published in the Chronicle of Mt. Juliet on June 18, 2025; and

**WHEREAS**, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on April 17, 2025, and forwarded a positive recommendation (vote count 7-0-0) for approval to the Board of Commissioners; and

**WHEREAS**, the City of Mt. Juliet Board of Commissioners desires to rezone the property from RS-40 to CMU; and

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS 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, is hereby amended and altered by rezoning the certain parcel of real property at 615 Rutland Drive, Map 078, Parcel 010.07 from RS-40 to CMU (Exhibit B), subject to the condition below:

1. Should this rezone request receive approval, any additions to the buildings, new construction or changes in use will require the buildings to come into code compliance entirely per the requirements of 13-102, non-complying structures, and 13-103, noncomplying uses, in the zoning ordinance.

**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**

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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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

APPROVED AS TO FORM:

---

Samantha A. Burnett, City Attorney