

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS MIRA BELLA SUBDIVISION LOCATED ON LEBANON ROAD, MAP 055, PARCELS 070.02 AND 070.03, FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on April 28, 2025 and notice thereof published in the Chronicle of Mt. Juliet on March 19, 2025; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of February 20, 2025, and forwarded a positive recommendation (5-1-0) 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 _____, 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.

Should the associated preliminary master development plan and the planned unit development fail to receive approval from the Board of Commissioners, the land use amendment shall be void.

SECTION 2. – PLANNING COMMISSION RECOMMENDATION – This matter was considered by the Planning Commission and received a positive recommendation (5-1-0) in a regular meeting held on February 20, 2025.

SECTION 3. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on April 28, 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ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.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

AMENDMENTS MADE ON FIRST READING IN RED

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:

James Maness, Mayor

FIRST READING: _____

SECOND READING: _____

ATTEST:

Sheila S. Lockett, MMC
City Recorder

Kenny Martin, City Manager

APPROVED AS TO FORM:

Samantha A. Burnett
City Attorney