

ORDINANCE 2025-1130

AN ORDINANCE AMENDING TITLE 14, ZONING AND LAND USE CONTROL, CHAPTER 2, ZONING ORDINANCE, OF THE MOUNT PLEASANT MUNICIPAL CODE, THE SAME BEING THE ZONING ORDINANCE FOR THE CITY OF MOUNT PLEASANT, TENNESSEE, INCLUDING THE MUNICIPAL ZONING MAP INCORPORATED THEREIN BY REZONING A PROPERTY FROM **LIGHT INDUSTRIAL (IL)** to **HIGH DENSITY RESIDENTIAL (R-3)**

APPROVED REZONE – MAGNOLIA DRIVE

WHEREAS, Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mt. Pleasant Municipal Code (hereinafter referred to as the “Zoning Ordinance”) constitutes the comprehensive zoning ordinance for the City of Mount Pleasant, Tennessee, and incorporated therein is the Municipal Zoning Map; and

WHEREAS, The City Commission of Mount Pleasant, Tennessee has broad discretion to change or amend the Zoning Ordinance for the purpose of promoting the health, safety, prosperity, morals and general welfare of the City; and

WHEREAS, Burchell Properties LLC, submitted an application to the Mount Pleasant Planning Commission staff requesting that said Zoning Ordinance be amended by rezoning **approximately 20.53 acres of property located on Magnolia Drive identified as a portion of Tax Map 127, Parcel 25.00**, more fully described below and shown on Exhibit A attached hereto from **Light Industrial (IL) to High Density Residential (R-3)**.

WHEREAS, the application for rezoning came before the Mount Pleasant Planning Commission for public hearing on January 14, 2025. The property is currently zoned Light Industrial (IL). Property to the North is zoned Light Industrial (IL). The property to the West is zoned High Density Residential (R-3) and Light Industrial (IL). The properties to the East are zoned Highway Commercial (CH) and Medium Density Residential (R-2); and,

WHEREAS, upon consideration of the foregoing, and a public hearing on January 14, 2025, the Mount Pleasant Planning Commission passed Resolution 2025-PC-01 and adopted the findings of fact contained therein and **recommended the requested rezoning of the property**. The Planning Commission Resolution is attached hereto as Exhibit B.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. That Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code, and the Municipal Zoning Maps incorporated therein and made a part hereof are hereby amended as applicable by rezoning **approximately 20.53 acres of property located on Magnolia Drive identified as a portion of Tax Map 127, Parcel 25.00** and more fully described as follows, to-wit:

Located in the Seventh (7th) Civil District of Maury County, Tennessee, and more particularly described as follows:

BEGINNING at a ½ inch rod found in concrete on the south right-of-way margin of Magnolia Drive, said point being the northwest corner of GCP Applied Technologies Inc. and the POINT OF BEGINNING. Thence leaving the said right-of-way margin run South 22 degrees 26 minutes 26 seconds East – 247.00 feet to a ½ inch rod found on concrete; thence South 22 degrees 26 minutes 26 seconds East – 944.35 feet to a point along the North right-of-way margin of North Main Street; thence running along

North Main Street, South 58 degrees 35 minutes 57 seconds West – 627.28 feet; thence South 55 degrees 18 minutes 27 seconds West – 95.86 feet; thence South 32 degrees 50 minutes 77 seconds West – 55.31 feet; thence leaving the said right-of way margin, North 29 degrees 52 minutes 18 seconds East – 309.48 feet; thence North 27 degrees 31 seconds East – 122.76 feet; thence to the beginning of a non-tangent curve concave Northerly with a chord bearing of North 9 degrees 6 minutes 44 seconds East, having a radius of 750.00 feet and a chord length of 460.95 feet; thence North 8 degrees 47 minutes 3 seconds East – 275.63 feet; thence North 10 degrees 1 minute 56 seconds East – 77.89 feet; thence North 15 degrees 42 minutes 31 seconds East – 49.38 feet; thence to the beginning of a non-tangent curve concave Northeasterly with a chord bearing of North 39 degrees 16 minutes 46 seconds East, having a radius of 265.00 feet and a chord length of 218.04 feet; thence North 62 degrees 51 minutes 1 second East – 55.29 feet; thence North 66 degrees 22 minutes 20 seconds East – 75.31 feet; thence North 67 degrees 16 minutes 37 seconds East – 178.50 feet; thence South 22 degrees 44 minutes 31 seconds East – 6.06 feet to the POINT OF BEGINNING. Includes a total of 894,301.87 SF (20.53 AC).

Being a portion of the property conveyed to Burchell Properties, LLC by deed of record in Book R2787, Page 1098, in the Register’s Office of Maury County, Tennessee.

Said amendment shall be reflected on said zoning map from and after the effective date of this ordinance.

Section 2. The Board of Commissioners adopts the findings of the planning commission. Additionally, the Board of Commissioners makes the following findings:

- The proposed change is in agreement with the land use plan for the area because there are homes in the area.
- There will not be adverse impacts on adjoining landowners; specifically, all flood plain issues will be addressed at the planning stage of any proposed development, regardless of the zone.
- No property owner or small group of property owners will benefit materially from the change to the detriment of the public.
- Conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area’s land use plan and subsequently, the zoning map.

Section 3. If any one or more of the provisions of this Ordinance, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Ordinance, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 4. This Ordinance shall take effect upon final passage.

Approved and adopted this _____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____