

## **RESOLUTION 2025-PC-05**

### **CONSIDERING R-3 HIGH DENSITY RESIDENTIAL ZONING FOR THE PROPOSED ANNEXATION OF PROPERTY LOCATED AT TROTWOOD AVENUE & OLD ZION ROAD BY THE CITY OF MOUNT PLEASANT, TENNESSEE**

**WHEREAS**, John Mayer Builders, with the consent of the property owners, has submitted an application for annexation to the City of Mount Pleasant of approximately 106 acres located off Trotwood Avenue (Highway 243) and Old Zion Road, identified as:

- Tax Map 111, Parcel 29.00 (Deed Book 1983, Pages 804–805)
- Tax Map 111, Parcel 29.05 (Deed Book 1358, Pages 833–836)
- Tax Map 111, Parcel 29.06 (Deed Book 2734, Pages 1072–1074) all recorded in the Register's Office of Maury County, Tennessee.

**WHEREAS**, zoning for annexed territory shall be established concurrently with annexation; and,

**WHEREAS**, John Mayer Builders requested the establishment of R-3 High Density Residential zoning for the property being considered for annexation; and,

**WHEREAS**, upon a receipt of an application for zoning, the Planning Commission shall conduct a public hearing on the proposed zoning amendment and make a recommendation to the City Commission pursuant to Section 4.7 of the Zoning Ordinance; and,

**WHEREAS**, the Planning Commission held a public hearing on the establishment of R-3 High Density Residential zoning for the approximately 106 acres located off Trotwood Avenue (Highway 243) and Old Zion Road being proposed for annexation on July 8, 2025 at 6:00 in the Tom Hardin Room of City Hall.

**NOW, THEREFORE, BE IT RESOLVED BY THE MOUNT PLEASANT MUNICIPAL PLANNING COMMISSION AS FOLLOWS:**

**SECTION 1.** The Planning Commission ☐ **RECOMMENDS** ~~☒~~ **DOES NOT RECOMMEND** that, if annexed, the City Commission establish **R-3 High Density Residential** zoning for the approximately 106 acres located off Trotwood Avenue (Highway 243) and Old Zion Road, identified as:

- Tax Map 111, Parcel 29.00 (Deed Book 1983, Pages 804–805)
- Tax Map 111, Parcel 29.05 (Deed Book 1358, Pages 833–836)
- Tax Map 111, Parcel 29.06 (Deed Book 2734, Pages 1072–1074) all recorded in the Register's Office of Maury County, Tennessee.

**SECTION 2.** Pursuant to Zoning Ordinance Section 4.7(C)(1), the Planning Commission adopts the findings stated in the Zoning Worksheet, Exhibit A, as the basis for this recommendation.

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FOR THE PROPOSED ANNEXATION OF PROPERTY LOCATED AT TROTWOOD  
AVENUE & OLD ZION ROAD  
BY THE CITY OF MOUNT PLEASANT, TENNESSEE**

**Approved and adopted this 8th Day of July, 2025**

ATTEST:

  
PAM JOHNSON, SECRETARY

  
JOHN HUNTER, CHAIRMAN

LEGAL FORM APPROVED:

  
KORI BELDSOE JONES, ATTORNEY