

ORDINANCE 2025-1135

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 A PROPERTY UPON ANNEXATION  
TO HIGH DENSITY RESIDENTIAL (R3)

**ZONING UPON ANNEXATION – TROTWOOD/ZION**

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, John Maher Builders submitted an annexation request and zoning request of **R-3**, and a plan of services for property located South Cross Bridges Road. The property consists of portions of three tracts being approximately 117 +/- and owned by Spencer M. Armstrong, Adaline A. Paser, and Dana McLendon. The properties are identified as portions of **Tax Map 111; Parcel 29.00**, recorded in Book 1983, Page 804; **Tax Map 111, Parcel 29.05**, recorded in Book 1358, Page 833; and **Tax Map 111, Parcel 29.06**, recorded in Book 2734, Page 1072, in the Register’s Office of Maury County, Tennessee. **The portions of the property are described in Exhibit A.** The property is being proposed for future residential development; and,

WHEREAS, the City of Mount Pleasant set a public hearing on the proposed annexation by Resolution 2025-48 and approved the annexation by Resolution 2025-55 on even date herewith; and,

WHEREAS, Section 5.4 of the City of Mount Pleasant’s Zoning Ordinance states, “Any territory annexed into the City, shall upon annexation, establish the zoning of annexed property simultaneous with annexation.”

WHEREAS, the Planning Commission considered the zoning request of R-3 and held a public hearing on July 8, 2025, with notice of said hearing being published in Main Street Maury as required by the Zoning Ordinance. The Planning Commission **did not recommend** the property be zoned R-3. The Planning Commission passed Resolution 2025-PC-05 and adopted the findings of fact contained therein. The resolution is attached hereto as **Exhibit B.**

WHEREAS, pursuant to section 4.7 of the Zoning Ordinance, the Commission specifically finds that:

- The zone of R-3 is in agreement with the Land Use Plan for the area;
- There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare;
- No property owner or small group of property owners will benefit materially from the change to the detriment of the general 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.

The Commission also finds that:

The City already has R3 in this community, there are amenities in the vicinity of the property that would support R3, property adjoins properties zoned light industrial, commercial highway, and high density development in the city limits in Columbia; it is also, surrounded by, and near to an apartment complex, a trailer park, and several non-conforming zoned properties that are compatible with high density residential.

There would be overwhelming public good because the residents of the R3 development would be tax payers, have building permits issued, and would generate sales tax in the area; nice development will benefit the area and the surrounding property owners and growth benefits the public by allowing us to have more amenities.

There are no small groups of people that would benefit to the detriment of the general public; it will benefit the future homeowners. This area is changing significantly; there are 700 homes going in next door in Columbia.

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

Section 1. That the properties identified in **Exhibit A** and being portions of **Tax Map 111; Parcel 29.00, Tax Map 111, Parcel 29.05, and Tax Map 111, Parcel 29.06** and being located along **Trotwood and Old Zion Ext. Roads** are zoned **R3 (High-Density Residential)** **upon annexation** by the City of Mount Pleasant. Said amendment shall be reflected on said zoning map from and after the effective date of this ordinance and annexation.

Section 2. The Board of Commissioners adopts findings of fact and conclusions as stated in the body of this Ordinance.

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: \_\_\_\_\_