

ORDINANCE 2026-1148

AN ORDINANCE AMENDING TITLE 14, ZONING AND LAND USE CONTROL,
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 LOW DENSITY RESIDENTIAL (R1) TO HIGHWAY COMMERCIAL (CH)
APPROVED REZONE –1681 NORTH MAIN STREET

WHEREAS, Title 14, Zoning and Land Use Control, 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, Joseph N. Bone submitted an application to the Mount Pleasant Planning Commission staff and the City of Mount Pleasant requesting that said Zoning Ordinance be amended by rezoning **approximately 2.58 acres of property located at 1681 North Main Street, identified as Tax Map 126, Parcel 016.00**, more fully described below and shown on Exhibit A attached hereto, **from Low Density Residential (R1) to Highway Commercial (CH)**; and

WHEREAS, the application for rezoning came before the Mount Pleasant Planning Commission for public hearing on July 14, 2026. The property is currently zoned Low Density Residential (R1). The properties to the northeast are zoned Highway Commercial (CH) and the properties to the northeast across North Main Street are zoned Highway Commercial (CH). The rest of the surrounding properties to the west and south are zoned Low Density Residential (R1); and

WHEREAS, upon consideration of the foregoing, and a public hearing on July 14, 2026, the Mount Pleasant Planning Commission passed Resolution 2026-PC-04 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 A.

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

Section 1. That Title 14, Zoning and Land Use Control, 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 2.58 acres of property located at North Main Street, identified as Tax Map 126, Parcel 016.00** more fully described as follows, to-wit:

Being a survey of Parcel 16.00 (2.58 Acres) of the property of Barbara D. Brown at 1681 and 1683 North Main Street, Mt. Pleasant, TN 38474. Recorded in Deed Book 359, Page 419 in the Register’s Office of Maury County, Tennessee. Being Parcel 16.00 on Tax Map 126. Located on the North side of North Main Street and in the Eighth (8th) Civil District of Maury County, Tennessee. Being more accurately described as follows:

Beginning at a CRB found on the North right of way margin of North Main Street (lying approximately 470 feet Northeast of Redwood Circle, marking the Southeast corner of McGee Properties Family Partnership per Deed Book R1464, Page 135 (R.O.M.C.T.) and also marking the Southwest corner of the Point of Beginning for survey of Parcel 16.00 (2.58 Acres); thence leaving said right of way margin run

North 25 degrees 50 minutes 37 seconds West 298.66 feet, along the East line of McGee Properties Family Partnership, to a CRB found; thence continue North 25 degrees 50 minutes 37 seconds West 264.68 feet, along the East line of McGee Properties Family Partnership, to a CRB (Alexander) set, marking the Northeast corner of McGee Properties Family Partnership (Parcel 15.01) and also marking the Northwest corner of this Parcel 16.00 (2.58 Acres); thence run North 71 degrees 33 minutes 22 seconds East 195.15 feet, along the South line of McGee Properties Family Partnership (Parcel 33.00 on Tax Map 111) per Deed Book R2144, Page 1100 (R.O.M.C.T.), to a CRB (Alexander) set, marking the Northeast corner of this Parcel 16.00 (2.58 Acres); thence run South 28 degrees 42 minutes 12 seconds East 530.04 feet, along the West line of McGee Properties Family Partnership (Parcel 33.00), to a CRB (Alexander) set on the North right of way margin of North Main Street, marking the Southwest corner of McGee Properties Family Partnership and also marking the Southeast corner of this Parcel 16.00 (2.58 Acres); thence run South 63 degrees 36 minutes 23 seconds West 75.00 feet, along the North right of way margin of North Main Street, to a point; thence run South 60 degrees 57 minutes 23 seconds West 145.20 feet, along the North right of way margin of North Main Street, back to the Point of Beginning. Containing 2.58 acres per survey by Glen W. Alexander, RLS TN #2035, 2481 Mooresville Pike, Culleoka, TN 38451, (931-698-2338), glenwood@bellsouth.net July 8, 2025.

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

Section 3. The Board of Commissioners adopts the findings of the planning commission. Additionally, the Board of Commissioners makes the following findings:

- The amendment 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.
- There was no opposition from adjoining property owners at the public hearings, and the plans will be further reviewed by the Planning Commission to make sure there is no adverse impact caused by the development.

Section 4. 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 5. This Ordinance shall take effect upon final passage.

Approved and adopted this _____ day of _____, 2026.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____