

RESOLUTION 2026-PC-04

A RESOLUTION OF RECOMMENDATION TO 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 **LOW DENSITY RESIDENTIAL (R-1) to HIGHWAY COMMERCIAL (CH)**

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, Joseph N. Bone, submitted an application to the Mount Pleasant Planning Commission staff 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 (R-1) to Highway Commercial (CH)**.

WHEREAS, the property is currently zoned Low Density Residential (R-1). The properties to the northeast are zoned Highway Commercial (CH) and the properties to the northeast across N Main Street are zoned Highway Commercial (CH). The rest of the surrounding properties to the west and south are zoned Low Density Residential (R-1).

WHEREAS, Mount Pleasant Planning Department staff comments are attached hereto and incorporated herein as **Exhibit A**; and,

WHEREAS, the Mount Pleasant Planning Commission adopts the considerations and Findings of Fact set forth in the Zoning Amendment Worksheet attached hereto as **Exhibit B**; and,

WHEREAS, upon consideration of the foregoing the Mount Pleasant Planning Commission  
RECOMMENDS  DOES NOT RECOMMEND the requested rezoning of the property.

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

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1. City of Mount Pleasant Municipal Planning Commission \_\_\_\_\_ **RECOMMENDS** \_\_\_\_\_ **DOES NOT RECOMMEND** that the City of Mount Pleasant re-zone the property to Highway Commercial (CH) as described in the body of this resolution.

2. Pursuant to Mount Pleasant Zoning Ordinance 4.7(C)(1), the planning commission in its review and recommendation make the specific findings set forth in **Exhibit B** as grounds for the amendment

Approved and adopted this 14<sup>th</sup> day of July 2026.

  
\_\_\_\_\_  
JOHN HUNTER, CHAIRMAN

ATTEST  
  
\_\_\_\_\_  
PAM JOHNTSON, SECRETARY

LEGAL FORM APPROVED:

\_\_\_\_\_  
KORI BLEDSOE JONES, ATTORNEY

## Exhibit B

### ZONING AMENDMENT WORKSHEET

The regulations imposed and the districts created by the Zoning Ordinance may be amended from time to time. This process for amending the Zoning Ordinance Text or the Zoning Map is intended to permit modifications in response to changed conditions or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

#### CONSIDERATIONS:

The zoning amendment for property located on **1681 North Main Street** consisting of **2.58 acres**, further identified by Tax Map **126 Parcel 016.00** and legally recorded in Plat Book **R3109** Page **32-34** on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner Joseph N Bone is for consideration to change the current zoning designation of **(R-1) Low Density Residential** to that of **(CH) Highway Commercial**.

This zoning amendment request should be considered based on evidence presented at the public hearing, and viewed as a singular stand-alone request. Consideration should not be given to prior rulings when making a decision.

The Planning Commission shall forward their recommendation to the Mount Pleasant City Commission along with their findings of fact listed below.

#### FINDINGS OF FACT FOR ZONING AMENDMENT:

1. The amendment IS ☒ /IS NOT ☐ in agreement with the Land Use plan for the area because:

*Commercial in the area.*

2. There WILL ☐ /WILL NOT ☒ be an adverse effect upon adjoining property owners because:  
If there is an adverse effect on adjoining property owners, such effect CAN ☐ /CANNOT ☐ be justified by the overwhelming public good or welfare because:

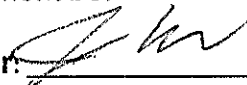
*because of*

3. There IS ☐ /IS NOT ☒ a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. Reasons:

*Used to be commercial anyway*

4. The following conditions affecting the area HAVE ☐ /HAVE NOT ☒ changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:

The Planning Commission recommends that the zoning amendment be:

APPROVED ☒ DISAPPROVED ☐ Commission Member: 

Date: 7/14/26