

RESOLUTION 2026-PC-01

A RESOLUTION OF THE MOUNT PLEASANT MUNICIPAL PLANNING COMMISSION RECOMMENDING APPROVAL OF AMENDMENT OF TITLE 14, ZONING AND LAND USE CONTROL, CHAPTER 2, ZONING ORDINANCE, OF THE MOUNT PLEASANT MUNICIPAL CODE

WHEREAS, the Planning Commission of the City of Mount Pleasant has reviewed the following proposed updates to Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code (hereinafter referred to as the 'Zoning Ordinance'):

1. Adding a new Section 4.7 related to annexation;
2. Adding a new Section 6.5, creating a new residential district for Large Lot Residential and Agriculture;
3. Adding a new Section 8.5, creating a PUD Planned Unit Development overlay district;
4. Amending Section 6.1 R1 Low Density Residential to allow accessory dwelling units as permitted uses in the R1 zone;
5. Amending Section 6.3 R3 High Density Residential by amending the description of R3 to better reflect the City's desires for this zoning district;
6. Amending Section 7.4, IL Light Industrial by removing certain permitted uses from this district so that this district has less intense uses and differentiates more from Heavy Industrial zoning district;
7. Amended reference corrections, including internal section references, as well as grammar and phrasing updates to improve clarity and minimize misinterpretation throughout the zoning ordinance;
8. Update numbering to incorporate the new sections;
9. Added definitions;
10. Updated tables and figures; and
11. Removed certain sections related to irrigation (11.4), Landscaping, screening, and tree preservation was removed, Sections AE.4 Tree Planting Specifications and AE.5 Planting, removed details from Appendix E..

;and,

WHEREAS, the Planning Commission finds it necessary, for the purpose of promoting the health, safety, prosperity, morals, and general welfare of the city, to recommend the revisions set forth above and more fully in the revised Zoning Ordinance attached hereto as Exhibit A;

WHEREAS, the Planning Commission has reviewed the revised Zoning Ordinance attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Planning Commission finds that the revised ordinance is reasonable, in the best interest of the City, and consistent with the goals and policies of the City of Mount Pleasant;

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

Section 1. The Planning Commission hereby recommends to the Board of Commissioners that Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code be repealed in its entirety and replaced with the revised Zoning Ordinance of the City of Mount Pleasant, Tennessee, attached hereto as Exhibit A.

Section 2. The Planning Commission further recommends adoption of the revised Zoning Ordinance by the Board of Commissioners.

ADOPTED AND APPROVED this ____ day of _____, 2026.

John Hunter, Chairperson

Pam Johnston, Secretary