

ORDINANCE 2025-1131

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 REZONING A PORTION OF A PROPERTY

**FROM HIGH DENSITY RESIDENTIAL (R3) TO HIGHWAY COMMERCIAL
APPROVED REZONE – SOUTHBEND CROSSINGS**

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 King 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 1.1 acres of property located S Cross Bridges Rd. identified as Tax Map 133, Parcel 001.00**, more fully described below, **from High Density Residential (R3) to Highway Commercial (CH)**.

WHEREAS, the application for rezoning came before the Mount Pleasant Planning Commission for public hearing on March 11, 2025. The property is currently zoned High Density Residential (R3). It was originally zoned as Highway Commercial (CH) and was zoned to R3 pursuant to Ordinance 2022-1102, and the applicant requests to return to the original zone of Highway Commercial. The property is bordered by properties zoned High Density Residential (R3) and Highway Commercial (CH).

WHEREAS, upon consideration of the foregoing, and a public hearing on March 11, 2025, the Mount Pleasant Planning Commission passed Resolution 2025-PC-02 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, Chapter 2, Zoning Ordinance, 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 1.1 acres of property located S Cross Bridges Rd., being a portion of property identified** as Tax Map 133, Parcel **001.00** more fully described as follows, to-wit:

Located in the Seventh (7th) Civil District of Maury County, Tennessee, and more particularly described as follows:

Beginning at a 1/2 inch found on the north margin of First Avenue (238 feet from centerline), at the southeast corner of the Gary King property, ref. D.S. R2092 Pg. 1434, same being the southwest corner of the property herein described. Thence, from the point of beginning and with the east boundary of said Gary King

property, same being an established meandering fence, North 06°23'29" East, a distance of 153.86 feet to a metal fence post, North 06°33'31" East, a distance of 309.86 feet to a 1/2 inch rebar set and capped, Green 3162, North 06°18'38" East, a distance of 174.78 feet to a metal fence post, North 06°32'47" East, a distance of 322.75 feet to a 1/2 inch rebar set and capped, Green 3162, North 06°17'08" East, a distance of 405.28 feet to a metal fence post, North 06°28'53" East, a distance of 643.25 feet to a metal fence post in the center of a gas line easement, North 06°30'24" East, a distance of 659.92 feet to a metal fence post, North 06°34'04" East, a distance of 318.41 feet to a metal fence post in the center of an overhead transmission line easement, North 06°28'23" East, a distance of 840.73 feet to a metal fence post, North 06°27'13" East, a distance of 871.40 feet to a metal fence post, North 06°35'47" East, a distance of 438.28 feet to a wood fence post in the center of a gas line easement, North 06°26'28" East, a distance of 689.43 feet to a 6 inch Hackberry tree and North 06°32'58" East, a distance of 681.26 feet to a 1/2 inch rebar set and capped, Green 3162~ at a wood fence post at the northwest corner of the property herein described.

Thence, continuing with the east boundary of said Gary King property, same being an established meandering fence, South 81°06'00" East, a distance of 505.62 feet to a 6 inch Hackberry tree, south 81°00'06" East, a distance of 260.59 feet to a 1/2 inch rebar set and capped, Green 3162, at a wood fence post and North 03°17'07" East, a distance of 283.07 feet to a 1/2 inch rebar set and capped, Green 3162, at a wood fence post in the south boundary of the Eliza Parker Living Trust property, ref. D.B. R2300 Pg. 302.

Thence, with the south boundary of said Eliza Parker Living Trust property, same being an established meandering fence, South 80°45'54" East, a distance of 472.68 feet to a wood fence post in the center of a gas line easement! and South 81°09'57" East, a distance of 366.07 feet to a 1/2 inch rebar set and capped, Green 3162, at a wood fence post in the west boundary of the Terry Johnson property, ref. D.B. R1916 Pg. 952, same being the northeast corner of the property herein described.

Thence, with the west boundary of said Terry Johnson property, same being an established meandering fence, South 07°33'52" West, a distance of 150.83 feet to a 12 inch Hackberry tree, south 08°03'32" West, a distance of 573.68 feet to a 24 inch Hackberry tree and South 10°32'05" West, a distance of 85.27 feet to a 5/8 inch rebar found at a 24 inch Hackberry tree in the north boundary of the Kathryn Daniels property, ref. D.B. R1999 Pg. 1389.

Thence, with the north boundary of said Kathryn Daniels property, same being an established meandering fence, North 81°36'18" West, a distance of 137.95 feet to a metal fence post in the center of an overhead transmission line easement and North 93°05'45" West, a distance of 276.68 feet to a 1/2 inch rebar set and capped, Green 3162, at a triple Hackberry tree at the northwest corner of said Kathryn Daniels property.

Thence, with the west boundary of said Kathryn Daniels property, same being an established meandering fence, south 06°30'46" West, a distance of 571.72 feet to a metal fence post in the center of an overhead transmission line easement, South 06°17'53" West, a distance of 555.69 feet to a metal fence post and South 06°26'25" west, a distance of 562.88 feet to a 1/2 inch rebar set and capped, Green 3162, at an 18 inch Hackberry tree at the southwest corner of said Kathryn Daniels property.

Thence, with the south boundary of said Kathryn Daniels property, same being an established meandering fence, South 81°10'43" East, a distance of 677.35 feet to a 1/2 inch rebar set and capped, Green 3162, at a wood fence post in the west boundary of the James Grooms property, ref. D.B. R1998 Pg. 1389.

From R3 (High Density Residential) to CH (Highway Commercial).

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:

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 _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

LORETTA GARNER, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____