

RESOLUTION 2025-PC-01

AN 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 LIGHT INDUSTRIAL (IL) to HIGH DENSITY RESIDENTIAL (R-3)

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, Burchell Properties LLC, submitted an application to the Mount Pleasant Planning Commission staff requesting that said Zoning Ordinance be amended by rezoning **approximately 20.5 acres of property located on Magnolia Drive identified as Tax Map 127, Parcel 25.00**, more fully described below and shown on Exhibit A attached hereto from **Light Industrial (IL) to High Density Residential (R-3)**

WHEREAS, The property is currently zoned Light Industrial (IL). Property to the North is zoned Light Industrial (IL). The property to the West is zoned High Density Residential (R-3) and Light Industrial (IL). The properties to the East are zoned Highway Commercial (CH) and Medium Density Residential (R-2); and,

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:

1. City of Mount Pleasant Municipal Planning Commission X **RECOMMENDS**
DOES NOT RECOMMEND that the City of Mount Pleasant re-zone the property
to (IL) Light Industrial 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 day of January, 2025.



JOHN HUNTER, CHAIRMAN

ATTEST:



PAM JOHNSON, SECRETARY

LEGAL FORM APPROVED:



KORI BELDSOE JONES, ATTORNEY

PASSED ON: _____