

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:

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)**

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 14th day of July 2026.

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNTSON, SECRETARY

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY