



City of Mount Pleasant
"Experience Our History.....Explore Our
Possibilities"
Department of Planning and Zoning



Board of Zoning Appeals meeting

Subject: Notice of Setback Variance Request – 106 East Merchant Street

Dear Homeowner,

This letter is to inform you that an application for a zoning variance has been submitted to the City of Mount Pleasant Board of Zoning Appeals concerning the property located at **106 East Merchant Street**. The request seeks the following reductions to the required setbacks under R-1 Low Density Residential zoning:

- **Front setback:** Reduced from 30 feet to 22 feet
- **Rear setback:** Reduced from 20 feet to 15 feet

Please note that the minimum lot size required under R-1 zoning is 18,000 square feet, while the subject property comprises 4,780 square feet, classifying it as a non-conforming lot. The property owner proposes to construct a new single-family residence on the site.

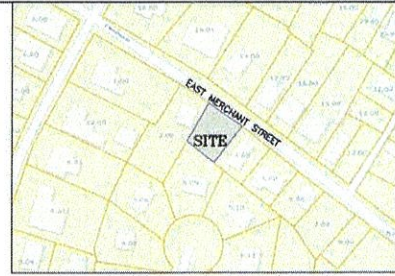
All property owners within **200 feet of the subject parcel** will receive this notice.

The Board of Zoning Appeals will hold a public meeting regarding this request on **August 28, 2025, at 6:00 P.M.** The meeting will take place at **City Hall in the Tom Hardin Room**. Community members are encouraged to attend and share their views.

For additional information, please contact: **Email: cbrooks@mtpleasant-tn.com**
Details are also available on the city's website under the Board of Zoning Appeals meeting section for August 28, 2025.

Chris Brooks
Planning & Building Codes Director
Phone : 931-379-7717 x181
City of Mount Pleasant
209 Bond Street
Mount Pleasant, TN. 38474
www.mtpleasant-tn.gov

CARROLL LAND SURVEYING
 495 EAST MAIN STREET, SUITE 1
 HOHENWALD, TN 38462
 PHONE: (931)796-1654
 FAX: (931)796-1651
 EMAIL: CSURVEY@BELLSOUTH.NET

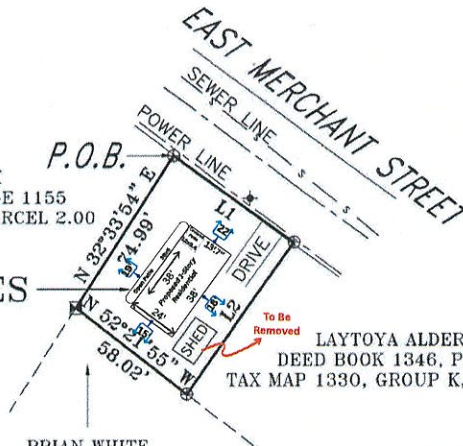


VICINITY MAP
(NOT TO SCALE)



WAYNE HALL ETUX
 RECORD BOOK 2288, PAGE 1155
 TAX MAP 1440, GROUP K PARCEL 2.00

0.10 ACRES



LAYTOYA ALDERSON
 DEED BOOK 1346, PAGE 888
 TAX MAP 1330, GROUP K, PARCEL 4.00

BRIAN WHITE
 RECORD BOOK 1849, PAGE 522
 TAX MAP 1330, GROUP K PARCEL 9.09

LINE	BEARING	DISTANCE
L1	S 54°26'55" E	61.40'
L2	S 35°11'05" W	77.00'

LEGEND

- + = WATER METER
- ⊠ = STEEL FENCE POST
- ⊕ = IRON PIN SET



CERTIFICATION

I KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICES FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREON.

Kenneth Carroll
 KENNETH CARROLL
 TENN. REG NO. 1335

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 3055, PAGE 655, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE MINIMUM RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ KAMETHIA WILSON



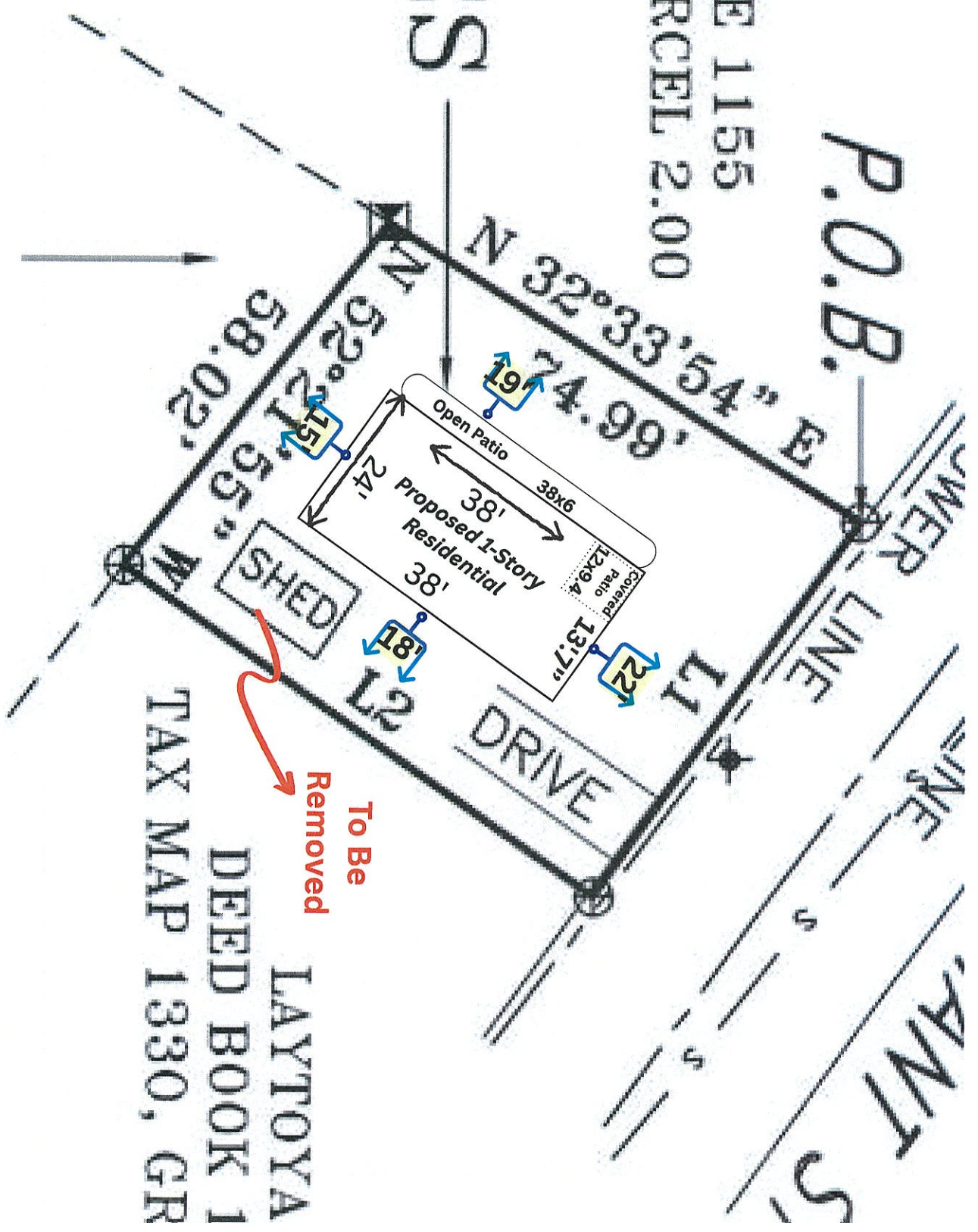
SURVEY FOR KAMETHIA WILSON

SCALE: 1" = 100'	APPROVED BY: KENNETH CARROLL	DRAWN BY: PK
DATE: 6-9-25	REVISOR: ///	
7TH CIVIL DISTRICT - MAURY COUNTY, TN		
REF • RECORD BOOK 3055, PAGE 655 • TAX MAP 1330, GROUP K, PARCEL 3.00		JOB NAME: LAYT625 (GB)

HALL ETUX
2288, PAGE 1155
ROUP K PARCEL 2.00

ACRES

P.O.B.



To Be
Removed
LAYTOYA
DEED BOOK 1
TAX MAP 1330, GR