

# Resubdivision of Lots – Kimberly Bryant Properties Review

August 30, 2024 | Site Plan Comments

## Background:

The applicants – Heuston and Hannah Paul - are requesting approval of a resubdivision that would revise the lot lines between their property and an adjoining property owned by Kimberly Bryant. These properties are located on Canaan Road, South of Watkins Drive. These properties can also be identified in Tax Map 127, parcels 9.12 and 9.03. This resubdivision would reduce the size of the Paul property and increase the size of the Bryant property by approximately .91 acres. The purpose of this resubdivision is to record boundaries for each property as a portion of a tract of land was transferred by warranty. This transfer is recorded in Record Book 2639, page 1389 and is found in the 7<sup>th</sup> civil district of Maury County and at the register's office of Maury County.

Section 1-108.1 of the subdivision regulations states that any change in an approved or recorded subdivision plat that affects recorded data, including any lot line or any map, plan, or plat legally recorded before the adoption of any subdivision regulations, shall be approved by the planning commission by the same procedures, rules, and regulations as for a subdivision. The application was reviewed as a minor subdivision under this regulation.

The review of the resubdivision application identified the following deficiencies. The Planning Commission may consider the following as conditions of approval.

- Section 2-101.201 requires signatures signifying certificates of approval from public agencies and affected utility districts within the City of Mount Pleasant. One certificate references Jackson, Tennessee. Please refer to the Mount Pleasant Subdivision Regulations for the appropriate certificates.
- Final subdivision plat requirements are in Section 5-104. The following comments come from requirements detailed in that section.
  - Show location and size of all utilities serving the lots. This includes any electrical, gas, water, and/or sewer locations.
  - If public sewer is not used, the location of any septic system and soils area must be shown.

The Planning Commission may approve, approve with conditions, or deny the site plan based on your findings. You may want to consider as the items listed above as possible conditions of approval if you find such a motion to be appropriate.