

RESOLUTION 2025-PC-02

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 **HIGH DENSITY RESIDENTIAL (R-3) 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, Owner, John King, submitted an application to the Mount Pleasant Planning Commission staff requesting that said Zoning Ordinance be amended by rezoning **approximately 1.10 acres of property located S Cross Bridges Rd. identified as Tax Map 133, Parcel 001.00**, more fully described below and shown on Exhibit A attached hereto from **High Density Residential (R-3) to Highway Commercial (CH)**

WHEREAS, the property is currently zoned High Density Residential (R-3) Property. The property to the North is zoned High Density Residential (R-3). The property to the West is zoned High Density Residential (R-3). The property to the East is zoned Highway Commercial (CH) and The property to the South is zoned 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 _____ **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 _____ day of _____, 2025.

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSON, SECRETARY

LEGAL FORM APPROVED:

KORI BELDSOE JONES, ATTORNEY