

ORDINANCE 2020-1048

AN ORDINANCE CONSIDERING A RECOMMENDATION FROM THE PLANNING COMMISSION REGARDING A REQUESTED AMENDMENT TO 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.

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, property owner Barrett Properties c/o Justin Robinette requested that said Zoning Ordinance be amended by rezoning certain property identified as Tax Map 133J, Parcel 033.00, 504 N. Main St., from R1 (Low Density Residential) to R3 (High Density Residential). This property adjoins properties that are currently zoned low density residential and one property that is used as high density residential.

WHEREAS, upon consideration of the foregoing the Mount Pleasant Planning Commission found that the proposed amendment is not in agreement with the land use plan for the respective area, that there would be adverse effect upon adjoining property owners, that there has not been a change to the conditions affecting the area to a sufficient extent to warrant and amendment to the land use plan, and has recommended the requested rezoning for this property be denied.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. That the Planning Commission’s recommendation is accepted as presented and the request for rezone of the property identified as Tax Map 133J, Parcel 033.00, 504 N. Main St., from R1 (Low Density Residential) to R3 (High Density Residential) is hereby denied.

Section 2. The Board of Commissioners specifically finds that the proposed amendment is not in agreement with the land use plan for the respective area, that there would be adverse effect upon adjoining property owners, that there has not been a change to the conditions affecting the area to a sufficient extent to warrant and amendment to the land use plan.

Section 3. If any one or more of the provisions of this Ordinance, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Ordinance, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 4. This Ordinance shall take effect upon final passage.

Approved and adopted this _____ day of _____, 2020.

WILLIAM F. WHITE, JR., MAYOR

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<https://mountpleasanttn.org/open-records.html>

ATTEST:

LORETTA GARNER, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____