



Planning Commission Special Called Meeting Agenda

Monday, November 24, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**
 - A. John Hunter - *Chair*
Jennifer Graham - *Vice Chair*
Pam Johnston - *Secretary / City Commissioner*
Kris Irvin - *Member*
Cedric Hollis - *Member*
4. **Approval / Correction of Minutes from Prior Meetings**
 - A. None at this time
5. **Completion / Review of Unfinished Business from prior meeting**
6. **Special reports from other City Departments or Committees if applicable**
7. **New Business**

(Comments from citizens may or may not be included, dependent on the issues.)

 - A. Resolution 2025-PC-13: Revision of the plan of service adopted under Resolution 2025-PC-04 to include a portion of the Old Zion Road Extension.
8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**

RESOLUTION 2025-PC-13

**CONSIDERING REVISED ANNEXATION AND A REVISED PLAN OF SERVICES
FOR THE PROPOSED ANNEXATION OF PROPERTY LOCATED AT TROTWOOD
AVENUE & OLD ZION ROAD
BY THE CITY OF MOUNT PLEASANT, TENNESSEE**

WHEREAS, John Mayer Builders, with the consent of the property owners, has submitted an application for annexation to the City of Mount Pleasant of approximately 117 acres located off Trotwood Avenue (Highway 243) and Old Zion Road, and being portions of the following three tracts and described in **EXHIBIT 1** (excludes the portions of the property that are in the city limits of Columbia):

- Tax Map 111, Parcel 29.00 (Deed Book 1983, Pages 804–805)
- Tax Map 111, Parcel 29.05 (Deed Book 1358, Pages 833–836)
- Tax Map 111, Parcel 29.06 (Deed Book 2734, Pages 1072–1074) all recorded in the Register’s Office of Maury County, Tennessee.

WHEREAS, the portion of the property identified as Map 111, Parcel 29.00 (“Noncontiguous Parcel”) which is part of the proposed annexation does not adjoin the existing boundary of the municipality because it is separated by Old Zion Road Extension (“noncontiguous parcel”); and,

WHEREAS, to adjoin the Noncontiguous Parcel to the existing boundary of the municipality, the territory proposed for annexation is revised to include the portion of Old Zion Road Extension that is on the Maury County Road List and separates the contiguous parcels from the Noncontiguous Parcel and described in **EXHIBIT 2**; and,

WHEREAS, annexation adds property to the City and amends the City’s official Municipal Zoning Map which is part of the City’s comprehensive zoning ordinance, Title 14, Zoning and Land Use Control, Chapter 2 of the Mt. Pleasant Municipal Code (the “Zoning Ordinance”); and,

WHEREAS, upon a receipt of an application for annexation, including an amendment to a proposed annexation, or any zoning amendment, the Planning Commission shall conduct a public hearing on the proposed zoning amendment and make a recommendation to the City Commission pursuant to Section 4.7 of the Zoning Ordinance; and,

WHEREAS, by Resolution PC-2025-05, the Planning Commission reviewed and recommended the annexation of the previously described territory (excluding the portion of Old Zion Road Extension) to the City Commission. However, the annexation has been revised as outlined above; and,

WHEREAS, Tennessee Code Annotated § 6-51-102 mandates that a plan of services be adopted by the municipal governing body prior to the approval of any annexation resolution; and

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WHEREAS, by Resolution PC-2025-05, the Planning Commission also reviewed and recommended a Plan of Services for the territory proposed for annexation to the City Commission. However, the plan of Services has been amended as summarized below:

- To include the revised legal description of the territory proposed for annexation to include the portion of Old Zion Road Extension that separates the Noncontiguous Parcel from the existing boundary of the City of Mount Pleasant and is outside the city limits of Columbia.
- Revised Section 7 regarding Streets.
- Revised Exhibit E.

WHEREAS, Tennessee Code Annotated § 6-51-102(b)(4) mandates that before the adoption of a plan of services, a municipality shall submit the plan of services to the local planning commission for study and to compile a written report within 90 days of submission; and,

WHEREAS, the area proposed for annexation lies within the Urban Growth Boundary of the City of Mount Pleasant, as legally required, and is described in EXHIBIT 1 and EXHIBIT 2; and,

WHEREAS, the proposed Plan of Services as revised is attached hereto as EXHIBIT 3; and,

WHEREAS, a Plan of Services for the proposed annexation area has been reviewed and approved by the Mount Pleasant Public Works, Fire, Police, Parks and Recreation, and Planning Departments, as detailed in EXHIBIT 3; and

WHEREAS, the Planning Commission held a public hearing on the Annexation, as revised, and the Plan of Services, as revised, on November 24, 2025 at 6:00 in the Tom Hardin Room of City Hall and studied and deliberated on the revised annexation and revised plan of services.

NOW, THEREFORE, BE IT RESOLVED BY THE MOUNT PLEASANT MUNICIPAL PLANNING COMMISSION AS FOLLOWS:

SECTION 1. The Planning Commission ☐ RECOMMENDS ☐ DOES NOT RECOMMEND the REVISED annexation of approximately 117 acres located off Trotwood Avenue (Highway 243) and Old Zion Road, and being portions of the following three tracts and described in EXHIBIT 1 (excludes the portions of the property that are in the city limits of Columbia):

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- Tax Map 111, Parcel 29.00 (Deed Book 1983, Pages 804–805)
- Tax Map 111, Parcel 29.05 (Deed Book 1358, Pages 833–836)
- Tax Map 111, Parcel 29.06 (Deed Book 2734, Pages 1072–1074) all recorded in the Register’s Office of Maury County, Tennessee.

SECTION 2. That pursuant to the provisions of T.C.A. § 6-51-102, the Planning Commission ☐ **RECOMMENDS** ☒ **DOES NOT RECOMMEND** that the City Commission adopt the following **REVISED** Plan of Services attached hereto and incorporated here as **Exhibit 3** for the property described herein.

SECTION 3. That the minutes for of the November 24, 2025 Mount Pleasant Municipal Planning Commission meeting shall be submitted to the City Commission as the Planning Commission’s findings of fact and written report on the proposed Plan of Services.

Approved and adopted this 24th Day of November, 2025

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSON, SECRETARY

LEGAL FORM APPROVED:

KORI BLEDSOE JONES

**PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY BY THE CITY OF
MOUNT PLEASANT, TENNESSEE.**

TROTWOOD/OLD ZION ANNEXATION, OLD ZION ROAD EXT.

ANNEXATION BY OWNER CONSENT

WHEREAS, Tennessee Code Annotated § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation resolution; and

WHEREAS, the area proposed for annexation to the City of Mount Pleasant is entirely contained within the City's Urban Growth Boundary as required by law;

WHEREAS, a portion of the property that is proposed for annexation does not adjoin the boundary of the municipality as it is separated by Old Zion Road Extension, Route No. 0A755;

WHEREAS, to address the non-contiguosness of the property, the area proposed for annexation includes the portion of Old Zion Road Extension, Route No. 0A755, that is on the Maury County Road List and separates the contiguous parcels from the noncontiguous parcel, and, the Plan of Services has been prepared by the City in cooperation with and agreement of the Maury County Road Superintendent; and.

WHEREAS, the owners of the property proposed for annexation have requested that it be annexed into the City of Mt. Pleasant and used for future residential development;

WHEREAS, the property proposed for annexation is described as follows:

OLD ZION & TROTWOOD

Being portions of the following three tracts of land containing approximately
117.576 acres combined.

Map/Parcel: Map 111, Parcel 029.00 (Bk 1983, Pg. 804
Map 111, Parcel 29.05 (Bk 1358, Pg. 833)
Map 111, Parcel 29.06 (Bk 2734, Pg 1072)

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY A SEABORD SYSTEMS RAILROAD, THOMAS NAPIER JR. & EDWARD BRADSHAW GORDON WILL BOOK K, PAGE 402, & RECORD BOOK 2217, PAGE 48, AND TN SOUTHERN RAILROAD CO. INC. RECORD BOOK 1935, PAGE 353 ON THE NORTH, OLD ZION ROAD EXTENSION ON THE EAST, THE LANDS OF MAP 111, PARCEL 29.06 DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 2734, PAGE 1072, & MAP 111, PARCEL 29.05 ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 1358, PAGE 833 ON THE SOUTH, AND MAP 111, PARCEL 29.04 ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. RECORD BOOK 2957, PAGE 38, & ZION ROAD ON THE WEST BEING MORE PARTICULARLY DISCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH AN OLD CAP ON THE EASTERN RIGHT OF WAY OF ZION ROAD;
 THENCE, WITH THE SOUTH AND EAST LINES RESPECTIVELY OF THOMAS NAPIER JR. & EDWARD BRASHAW GRODON FOR THE FOLLOWING CALLS:
 N 58°53'35" E, 579.57' TO A POINT, BEING 7.5' NORTHWEST FROM A 1/2" IRON PIN FOUND IN CONCRETE DISTURBED;
 THENCE, N 33°46'25" W, 227.04' TO A POINT;
 THENCE, N 56°43'35" E, 139.26' TO A 1/2" IRON PIN FOUND WITH A CAP STAMPED RLS 596;
 THENCE, N 33°46'25" W, 52.14' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
 THENCE, WITH THE SOUTHERN RIGHT OF WAY A SEABOARD SYSTEMS RAILROAD 56°58'35" E, 697.00' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
 THENCE, WITH THE SOUTH LINE OF TN SOUTHERN RAILROAD CO. INC. S 82°47'24" E, 1851.82' TO A 1/2" IRON PIN FOUND BENT;
 THENCE, WITH THE WESTERN RIGHT OF WAY OF OLD ZION ROAD EXTENSION FOR THE FOLLOWING CALLS:
 S 01°28'28" E, 280.00' TO A POINT;
 THENCE, S 01°28'28" E, 131.06' TO A POINT;
 THENCE, S 03°00'15" E, 938.00' TO A POINT;
 THENCE, ACROSS THE LANDS OF DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP, & ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP RESPECTIVELY S 72°20'56" W, 1735.81' TO A POINT;
 THENCE, WITH THE EAST, AND NORTH LINES RESPECTIVELY OF ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. FOR THE FOLLOWING CALLS N 25°35'45" W, 1111.96' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
 THENCE, N 34°41'55" W, 464.80' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE ;
 THENCE, S 58°43'35" W, 604.56' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
 THENCE, WITH THE EASTERN RIGHT OF WAY OF ZION ROAD N 25°49'13" W, 52.76' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3771616.0 SQUARE FEET +/-, 86.584 ACRES +/- PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY OLD ZION ROAD ON THE NORTH, DILLEY SUBDIVISION PLAT 12, PAGE 16 ON THE EAST, THE REMAINING LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15, AND RECORD BOOK 1983, PAGE 804 ON THE SOUTH, AND OLD ZION ROAD EXTENSION ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH NO CAP ON THE SOUTHERN RIGHT OF WAY OF OLD ZION ROAD;
 THENCE, WITH THE WEST LINE OF DILLEY SUBDIVISION S 17°39'04" E, 750.77' TO A POINT;
 THENCE, ACROSS THE LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4 ANNIE BARTON ARMSTRONG PARTNERSHIP S 72°20'56" W, 1461.02' TO A POINT ON THE EAST MARGIN OF OLD ZION EXTENSION FOR THE FOLLOWING CALLS;
 THENCE, N 02°59'30" W, 922.66' TO A POINT;
 THENCE, N 01°30'40" W, 412.45' TO A POINT;

THENCE, WITH THE SOUTHERN MARGIN OF OLD ZION ROAD FOR THE FOLLOWING CALLS:

S 74°34'23" E, 163.97' TO A 1/2" IRON PIN FOUND WITH NO CAP;

THENCE, S 82°11'26" E, 186.06' TO A 1/2" IRON PIN FOUND WITH NO CAP;

THENCE, S 83°07'00" E, 887.62' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1350001.4 SQUARE FEET, 30.992 ACRES +/- PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.

Portion of Old Zion Road Extension described as follows:

BEING A PARCEL OF LAND SITUATED IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND BEING GENERALLY BOUNDED BY THE FOLLOWING: ON THE NORTH BY OLD ZION ROAD, ON THE EAST BY THE PROPERTY OF ARMSTRONG SPENCE M. TRUST

TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1983, PG. 804, ON THE SOUTH AND, ON THE WEST BY DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 2734, PG. 1072, AND ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1358, PG. 833, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, WITH THE EAST LINE OF DANN C. JR. MCLENDON FOR THE FOLLOWING CALLS:

N 03°00'15" W, 910.16' TO A POINT;

THENCE, N 01°28'28" W, 131.06' TO A POINT;

THENCE, N 01°28'28" W, 280.00' TO A BENT 1/2" IRON PIN FOUND WITH NO CAP;

THENCE, WITH THE NORTH LINE OLD ZION ROAD N 88°13'00" E, 49.29';

THENCE, WITH THE WEST LINE OF ARMSTRONG SPENCE M. TRUST FOR THE FOLLOWING CALLS:

S 01°30'40" E, 412.45' TO A POINT;

THENCE, S 02°59'30" E, 894.41' TO A POINT;

THENCE, ACROSS THE RIGHT OF WAY OF OLD ZION ROAD EXTENSION S 71°53'37" W, 51.07' TO THE POINT OF BEGINNING, HAVING AN AREA OF 64,930 SQUARE FEET +/-, 1.4906 ACRES +/-

ACCORDING TO A SURVEY BY DAVID A. PARKER TN RLS# 2381 OF SEC, INC.
DATED 10-15-2025

WHEREAS, the properties proposed for annexation are also described in the images in Exhibit A;

WHEREAS, the plan of services proposed for the area bounded as described above is set forth in Exhibit B.

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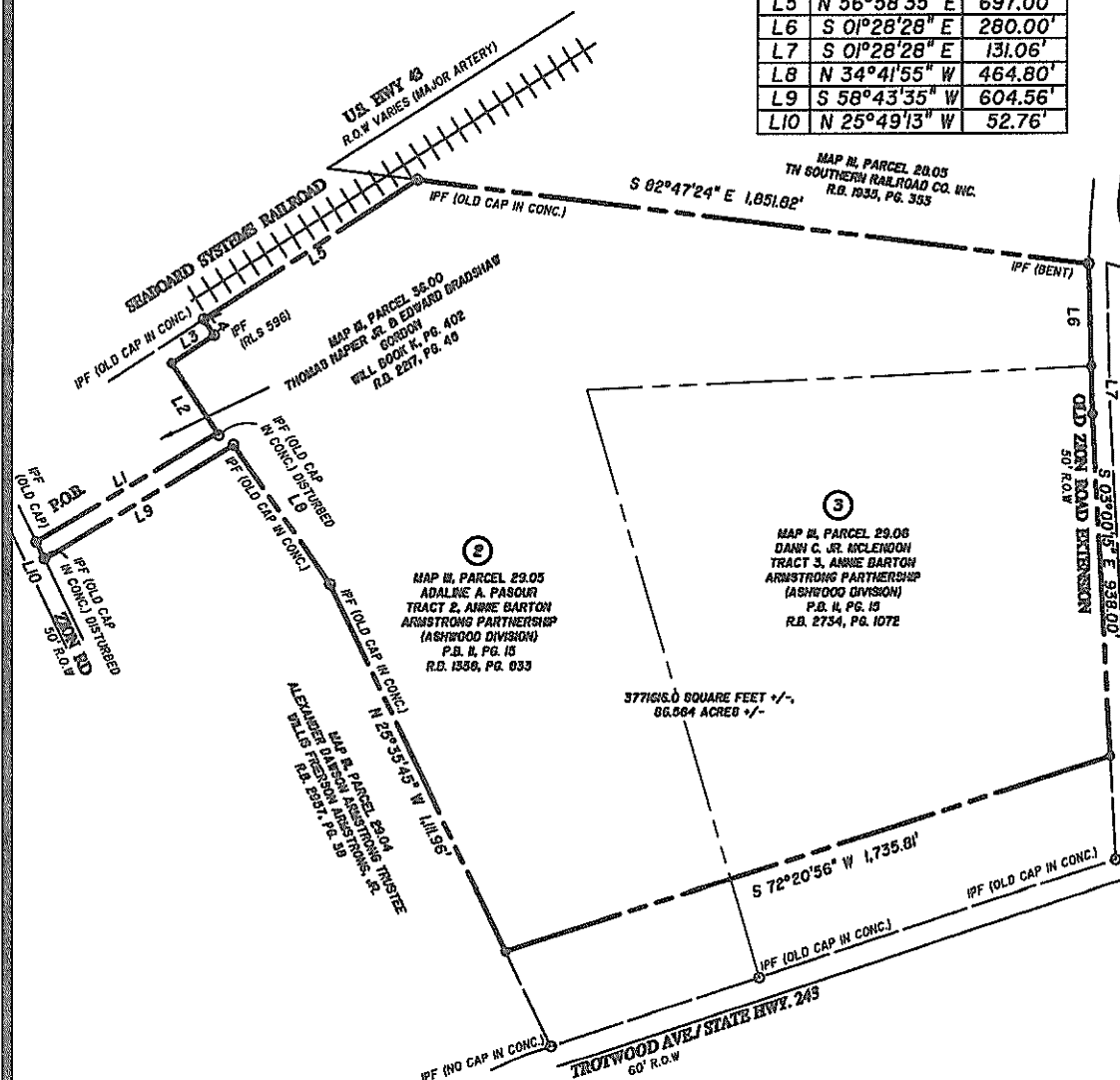
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PHONE (615) 890-7901 • FAX (615) 895-2567



T.S.P.C.S.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°53'35" E	579.57'
L2	N 33°46'25" W	227.04'
L3	N 56°43'35" E	139.26'
L4	N 33°46'25" W	52.14'
L5	N 56°58'35" E	697.00'
L6	S 01°28'28" E	280.00'
L7	S 01°28'28" E	131.06'
L8	N 34°41'55" W	464.80'
L9	S 58°43'35" W	604.56'
L10	N 25°49'13" W	52.76'



ZONING EXHIBIT FOR:
MAP III, PARCEL 29.05 & 29.06
ADALINE A. PASOUR, AND DANA C. McLENDON JR.
R.B. 1358, PG. 853, R.B. 2734, PG. 1072
P.B. II, PG. 15
(R.O.R.C., TN)

REV DATE:

DATE: 6-25-25 SCALE 1"=400'

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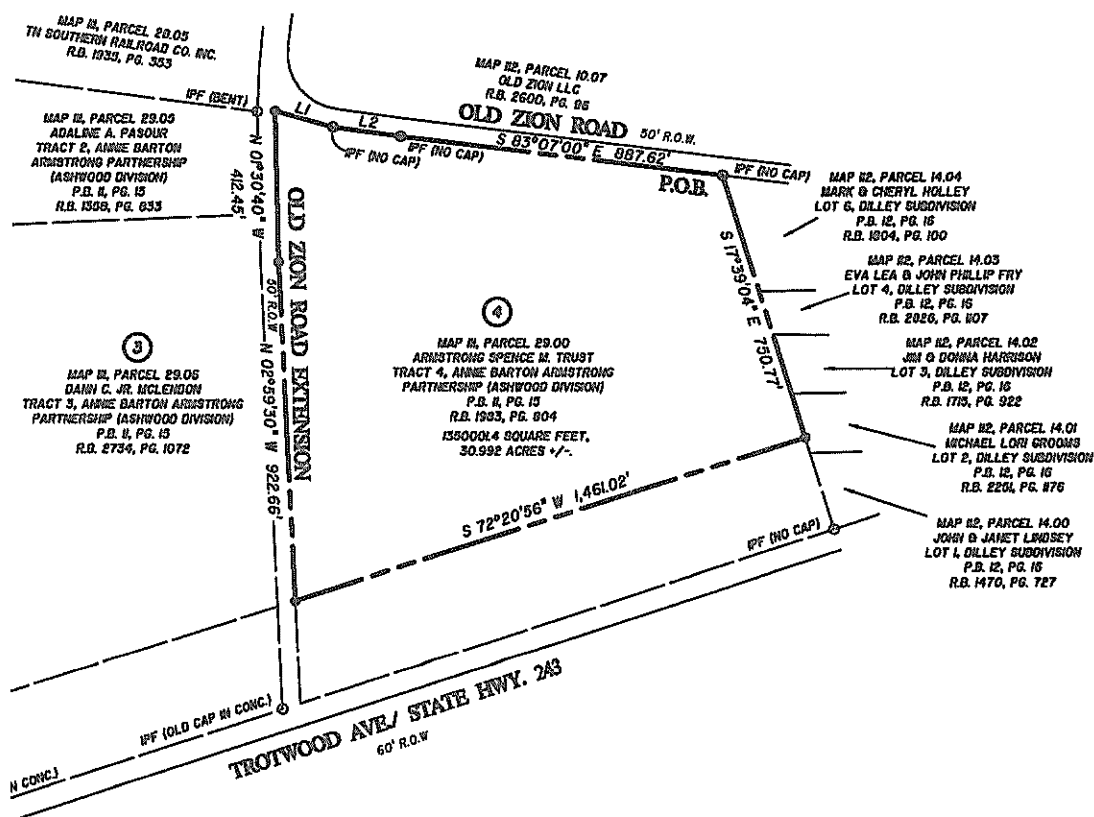
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**ZONING EXHIBIT FOR
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TRACT 4, ANNIE BARTON ARMSTRONG
PARTNERSHIP (ASHWOOD DIVISION)
P.B. II, PG. 15
R.B. 1983, PG. 804**

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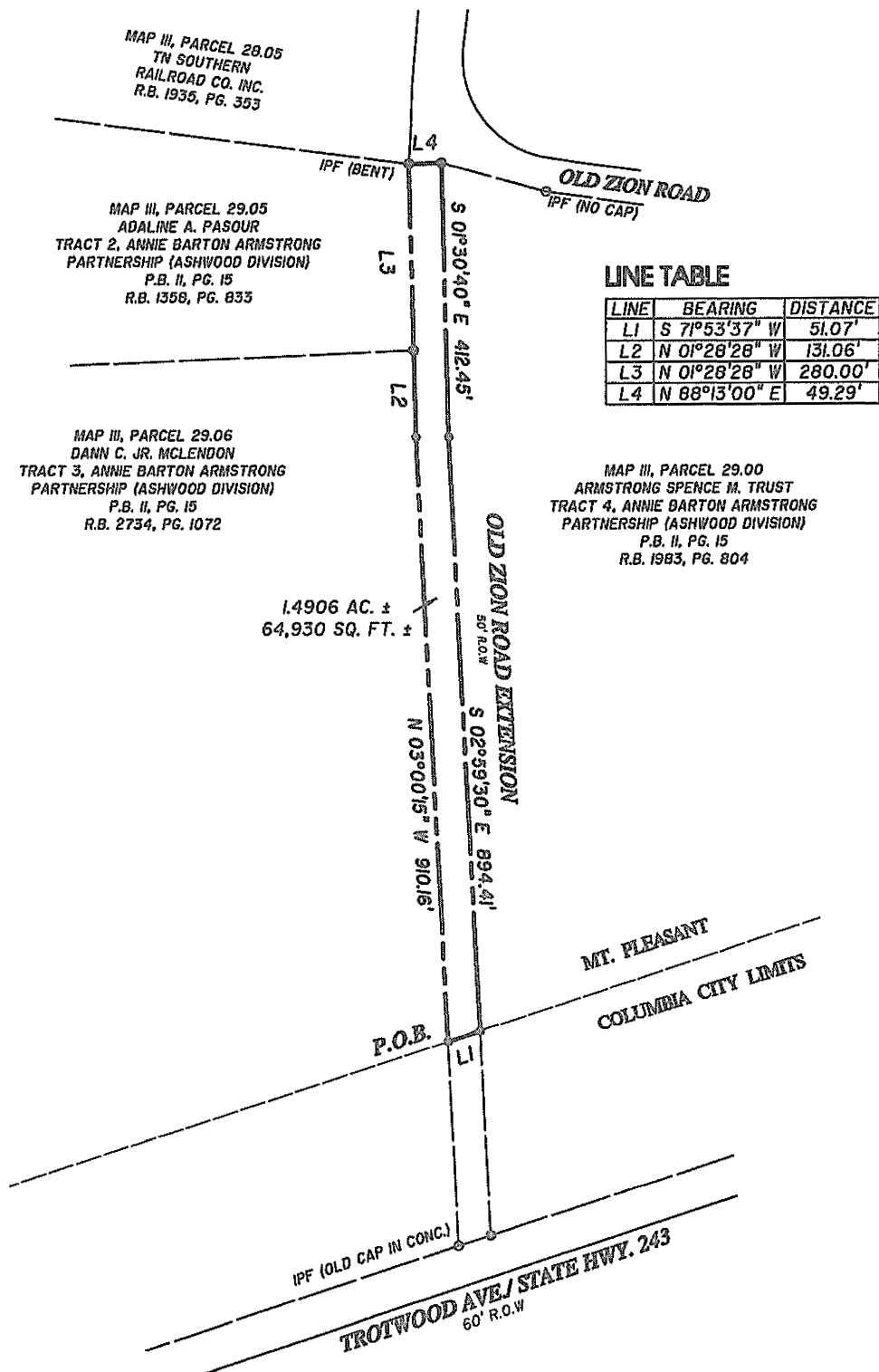
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SEC, Inc.

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ACCORDING TO A SURVEY BY DAVID A. PARKER TN RLS# 2381 OF SEC, INC. DATED 10-15-2025

1. Police Services

To maintain the current standard of law enforcement throughout Mount Pleasant, the following enhancements will be required prior to annexation and development see **Exhibit C**:

2. Fire Protection

Fire services will be provided with existing staff and equipment in accordance with city policy. Additional resources will be allocated as needed based on growth and development see **Exhibit D**.

3. Water

Water service will be supplied by **Columbia Power & Water System (CP&WS)**. See **Exhibit E** for additional details.

4. Wastewater

There are currently no sewer lines in the annexation area. Wastewater service will be provided by **Edge Wastewater**, compliant with Tennessee Public Utilities Commission regulations. See **Exhibit F**.

5. Electric Power

Upon annexation, **Mount Pleasant Power System (MPPS)** will provide electric service per existing policies. MPPS reserves the right to serve this 106.66-acre development. See **Exhibit G**.

6. Gas Services

Gas will not be provided with this annexation.

7. Streets

- A. The street department maintains the mowing of public right of ways inside of the city limits. If this request requires any public right of way maintenance, this would also have to be reviewed in the annexation request.
- B. The City, in conjunction and agreement with Maury County Road Superintendent, will annex, take ownership of, and maintain in accordance with city policies and standards, as revised from time to time, the portion of Old Zion Road identified as Route No. 0A755 Old Zion Road on the Maury County Road Listing and more particularly described as follows:

BEING A PARCEL OF LAND SITUATED IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND BEING GENERALLY BOUNDED BY THE FOLLOWING:

ON THE NORTH BY OLD ZION ROAD, ON THE EAST BY THE PROPERTY OF ARMSTRONG SPENCE M. TRUST

TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1983, PG. 804, ON THE SOUTH AND, ON THE WEST BY DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 2734, PG. 1072, AND ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1358, PG. 833, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY OF OLD ZION ROAD EXTENSION;

THENCE, WITH THE EAST LINE OF DANN C. JR. MCLENDON FOR THE FOLLOWING CALLS:

N 03°00'15" W, 910.16' TO A POINT;

THENCE, N 01°28'28" W, 131.06' TO A POINT;

THENCE, N 01°28'28" W, 280.00' TO A BENT 1/2" IRON PIN FOUND WITH NO CAP;

THENCE, WITH THE NORTH LINE OLD ZION ROAD N 88°13'00" E, 49.29';

THENCE, WITH THE WEST LINE OF ARMSTRONG SPENCE M. TRUST FOR THE FOLLOWING CALLS:

S 01°30'40" E, 412.45' TO A POINT;

THENCE, S 02°59'30" E, 894.41' TO A POINT;

THENCE, ACROSS THE RIGHT OF WAY OF OLD ZION ROAD EXTENSION S 71°53'37" W, 51.07' TO THE POINT OF BEGINNING, HAVING AN AREA OF 64,930 SQUARE FEET +/-, 1.4906 ACRES +/-

ACCORDING TO A SURVEY BY DAVID A. PARKER TN RLS# 2381 OF SEC, INC. DATED 10-15-2025

- C. There are no interceding properties or roads or bridges comprising the primary route to the property proposed for annexation that does not adjoin the boundary of the main part of the municipality. The Maury County Roads Superintendent has requested that the City take possession, ownership, and control of the portion of Old Zion Road Extension described in Section B above, and transfer same from Maury County Road list to the City of Mt. Pleasant's road list. Taking control of the portion of Old Zion Road Extension described herein makes the noncontiguous parcel contiguous with the boundary of the main part of the municipality. For that reason, the plan of services is contingent on the Maury County Highway Superintendent approving the transfer of the portion of Old Zion Road Extension described in Section B above as set forth in this section.
- D. There are no improved streets in the proposed annexed area other than the portion of Old Zion Road identified in Section B above; all new streets within the proposed territory would be installed as future development occurs. The funding and construction of street improvements within the annexed area, including any change or improvement to the portion of Old Zion Road identified in Section B will be the responsibility of the owner of the property and/or adjacent properties, as the case may be.
- E. Upon satisfactory completion of improved streets and other improvements in accordance with City policies and standards and expiration of all warranties, the City Commission shall accept the improved streets and other improvements.
- F. Upon acceptance by the City Commission, the City shall maintain all improved streets and other improvements in accordance with city policies and standards, as revised from time to time.

8. Sanitation

The Sanitation Department has reviewed the request for this annexation along with the approval of multi-family developments located within our service area. Our department has also reviewed the current schedule associated with completing these task. In addition to our current equipment and employee status, the department would require an additional sidearm trash truck and at least one additional CDL driver. With current demands this request would require these items to avoid scheduling conflicts to the services. The purchase of blue trash receptacles would also be an added cost we have to plan for to achieve this project request for house hold waste.

The sanitation department also provides bulky item collections inside of the city limits. Our department feels that we can provide these services for this annexation request. The purchase of a new knuckle boom will have to be addressed in the near future to continue providing these services, because of the age and condition of our current truck see Exhibit H.

9. Planning and Zoning

The city's planning and zoning jurisdiction will extend to the annexed area upon effective date. No additional staff is necessary.

10. Inspections & Code Enforcement

All existing building code and maintenance inspection services will be extended without requiring new personnel.

11. Street Lighting

Streetlights will be installed in line with city and MPPS standards in developed commercial and residential areas.

12. Recreation

Residents of the annexed area will have immediate access to all city recreational facilities. Existing standards and policies will guide future expansion.

13. Schools

The annexed property is under the jurisdiction of the **Maury County Public School System**. Notification will be sent to the Board of Education upon approval of annexation.



Mount Pleasant Police Department

100 Public Square

Mount Pleasant, TN 38474

Phone: 931-379-1000 * Fax: 931-379-1004

Financial Impact of Police Department Plan of Services

In order to provide the level of service, to all of the citizens of and visitors to the City of Mount Pleasant, prior to the annexation and development of the property at Trotwood Ave and Old Zion Road the Mount Pleasant Police Department would require the following:

- 1) An increase in patrol personnel from the current staffing number to include an additional one (1) patrol officers. This would provide the city with the recommended officer staffing level to equal 2.6 per one thousand population.
- 2) The purchase of all equipment necessary to fully outfit those additional officers.
- 3) The structuring of the department to include patrol zones, to provide prompt response to all areas within the city. This would be accomplished by splitting the city into two zones, north and south. As an illustration of the costs that would be associated with this proposal are as follows:

The annual salary costs for 1 additional patrol personnel:

Per officer cost of \$48,000 / year

Additional total cost for overtime associated with additional personnel \$1250.00

(i.e. court appearances, holidays, etc)

The annual cost of benefits and other administrative costs for 1 additional patrol personnel:

Per officer cost of approximately \$33,000 / year

The annual cost of equipment for four additional patrol personnel:

Per officer cost for patrol vehicle to be utilized by each new officer is \$40,000

Life expectancy of each vehicle is approximately 8 – 10 years.

Per officer cost for equipment and uniform cost per officer is approximately \$10,000

Total annual cost for the law enforcement plan of services, and the addition of one (1) law enforcement personnel, and the appropriate equipment cost, is approximately \$132,250 per year.



City of Mount Pleasant
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 Department of Planning and Zoning



Mount Pleasant Fire Department
 Plan of Services
 Proposed Annexation

FIRE SERVICES

The City of Mount Pleasant will provide fire protection by using present personnel and equipment in accordance with city policies and standards, as revised from time to time, to the annexed area on the effective date of annexation. The City will add additional personnel and equipment, as needed, pursuant to city policies and standards, as revised from time to time.

Community Risk Assessment

Engineering and design:

- Fire hydrant spacing 500ft: International Fire Code (IFC, 2018 Appendix C)
- Hydrant Fire flow 1,000 gallons per minute up to 3600 sq ft single family dwellings with no sprinkler system (IFC 2018 Appendix B)

Two Fire Stations:

- 209 Bond Street Station 81 (estimated response time 7 minutes from time of call, normal driving conditions)
- 1158 North Main Street Station 82 (estimated response time 5 minutes from time of call, normal driving conditions)

National Fire Protection Association (NFPA, 1710) 4 minute first due response standard

Automatic Aid Agreements: (confirmed fires only)

- Columbia Fire and Rescue Station 4 (estimated response time 5 minutes from time of call, normal driving conditions)
- Maury County Fire (volunteer response, estimated time varies)

Mutual Aid Agreements: (request for additional resources/manpower)

- Columbia Fire and Rescue Station 4 (estimated response time 5 minutes from time of call, normal driving conditions)
- Maury County Fire (volunteer response, estimated time varies)



City of Mount Pleasant
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 Department of Planning and Zoning



- The **Emergency Management Assistance Compact**, codified in Section 58-2-403, Tennessee Code Annotated, provides for a nationwide mutual assistance system among states in managing any emergency or disaster duly declared by the Governor of the affected state(s), whether arising from natural disaster, technological hazard, man-made disaster, civil emergency aspects of resource shortages, community disorders, insubordination, or enemy attack.

Fire Apparatus:

- 2012 Pierce 1500-gallon pump with 1,000 gallons storage
- 2004 Rosenbauer ladder 1500-gallon pump, 60 ft. aerial and 500-gallon storage
- 2016 PHE mini-pumper with 1500-gallon pump and 300 gallons storage

Response Criteria:

- Emergency Medical Response (licensed EMR, EMT, and Paramedic)
- Fire Suppression (Certified to National Standards)
- Hazardous Material Response (Certified to TEMA standards)
- Motor Vehicle Accident (Certified MVA, 1001 and TARS)





October 7, 2025

Mr. Rob Molchan
SEC, Inc.
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Sent via email: molchan@sec-civil.com

RE: Water Availability Letter - Extension

Expires: 12/07/2025

Armstrong Property Subdivision - 247 Units
Trotwood Avenue between Zion Road and Old Zion Road
Tax Map 111, Parcels 29.00, 29.05, 29.06
Mount Pleasant, Maury County, TN

Dear Mr. Molchan:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development is a single-family residential project. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and up to 900 gallons per minute (gpm) fire flow while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Application does not include any commercial development at this time.
- This project is assumed to be constructed in phases.
 - The New Water Service Fees due assumes design for all phases/units will be completed at once.

- Source water capacity for individual Phases of the development is vested when impact fees are paid for the units in that phase.
- Water infrastructure connections will be made to the existing 12-inch main in Trotwood Avenue and the existing 8-inch main in Zion Road.
- Minimum size 8-inch water mains will be required throughout the development, with 10-inch diameter mains potentially required along the primary roadways of the development.
- If fire sprinklers are required, separate fire meters with backflow devices will be required to serve the proposed Project.
- If landscape irrigation connections are requested, separate irrigation meters with backflow devices will be required to serve the proposed Project.

Please be aware that CPWS Distribution System Master Planning includes improvements in this area to support a higher level of service and growth, including the ability to support larger fire flow demands. If the developer is interested in accelerating those system improvements by direct participation - including construction - we welcome a meeting to discuss.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

This Water Availability Letter will expire on the date listed unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: \$1,500 + \$370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
 - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
 - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
 - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.

- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

Water Service Fees	SFUs	Total
\$1,500 + 370 per SFU	247	\$92,890

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
 - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
 - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	\$ / Unit	Total
¾" Service Meter Cost	247	\$540	\$133,380
(7/1/25) Impact Fee for ¾" Service Meter	247	\$5,500	\$1,358,500
Estimate of Fees Due Prior to Pre-Construction Meeting =			\$1,491,880

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure. No construction of water improvements may take place without a CPWS inspector present.

Armstrong Property Subdivision
Water Availability Letter - Extension

10/7/2025

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

A handwritten signature in blue ink that reads "Matt J. Wheeler". The signature is fluid and cursive, with the first name "Matt" and last name "Wheeler" clearly visible.

Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Jack Maher, John Maher Builders
Bart Anderson, CPWS
File 25-021

EDGE WASTEWATER

May 30, 2025

Rob Molchan, PLA
Site Engineering Consultants, Inc
850 Middle Tennessee Boulevard
Murfreesboro, Tennessee 37129

RE: Trotwood Avenue Property Treatment Facility
Trotwood Avenue/State Highway 243
Mount Pleasant, Tennessee
Maury County County
Tax Map III, Parcels 29.00, 29.05 & 29.06
247 Residential Lots
Total Design Flow 74,100 gallons per day

Dear Rob -

Edge Wastewater is pleased to be working with you regarding your proposed development known as the Trotwood Avenue Property Treatment Facility on Trotwood Avenue/State Highway 243 in Mount Pleasant, Maury County, Tennessee consisting of 247 residential lots with a total wastewater design flow of 74,100 gallons per day.

We are willing to provide sewer service to the development according to the specifications, rules, regulations, and requirements of the Tennessee Public Utilities Commission and our public utility company. We look forward to working with you on this project.

Sincerely,
Edge Wastewater



R. Matthew Nicks
President



P.O. Box 186 - Mount Pleasant, TN 38474 - Phone (931) 379-3233 - Fax (931) 379-9223
Albert W. Kerstiens - General Manager

June 4, 2025

Rob Molchan, PLA, ASLA
SEC, Inc.
New Salem Office
410 New Salem Highway, Suite 100
Murfreesboro, TN 37129

Subject: Will Serve Letter - Trotwood Avenue Property Development

Dear Mr. Molchan,

This letter serves as notice that the Mount Pleasant Power System (MPPS) will serve electric power to the proposed Trotwood Avenue Property Development located near the Old Zion Road Extension and Trotwood Avenue. The Development is to consist of approximately 247 residential lots with associated facilities.

This letter is conditional upon the development meeting the requirements of the MPPS Line Extension Policy in effect at the time of construction as well as all applicable local and State codes. The cost, and whether upgrades or extensions are required, for MPPS to provide service will be determined by your designer upon receipt of final project plans.

MPPS looks forward to working with you on a successful development.

Sincerely,

Albert W. Kerstiens, P.E.
General Manager
Mount Pleasant Power System

Cell: (931) 626-6109



City of Mount Pleasant
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Department of Planning and Zoning



Sanitation Plan of Services

Capital Purchases: 5 years

- Side-arm truck: \$30,000.00 (depreciate share)
- Trash Cans: \$1,940.00 (depreciate share)

Operational Expense:

Employee & Benefits: \$ 8,794.00 annually

Fuel, Insurance, Misc: \$ 4,000.00 annually

Sanitation Revenue 247 homes: \$62,244.00 annually (proposed development only)



Section 7, Item A.



Section 7, Item A.



@Main
street
Maury

30