



Commission Public Hearing Agenda

Thursday, September 11, 2025 at 5:00 PM

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

1. Call to Order
2. New Business
 - [A.](#) Public Hearing - Resolution 2025-41
3. Board / Staff Comments / Adjournment

RESOLUTION 2025-41

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED
ANNEXATION OF TERRITORY INTO THE CITY OF MOUNT PLEASANT, TENNESSEE
BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

Address: OLD ZION & TROTWOOD

**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 three tracts of land containing approximately 106.00 acres combined.

WHEREAS, the City of Mount Pleasant, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and,

WHEREAS, a plan of services for the territory proposed for annexation by owner consent has been reviewed by the Mount Pleasant Planning Commission; and,

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the City of Mount Pleasant, Tennessee as follows:

A. That a public hearing is hereby scheduled for 5:00 PM on September 11, 2025 at the Tom Hardin Room at City Hall, 100 Public Square, Mount Pleasant, Tennessee on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Address: OLD ZION & TROTWOOD

**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 three tracts of land containing approximately 106.00 acres combined.

B. That a copy of this resolution, describing the territory proposed for annexation by owner consent, along with the plan of services shall be promptly sent to the last known address listed in the office of the Maury County Property Assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Mount Pleasant, and by publishing notice of the resolution at or about the same time in the Main Street Maury, a newspaper of general circulation in such territory and the City of Mount Pleasant.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a newspaper of general circulation in the City of Mount Pleasant not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.

E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Approved and adopted this 19th day of August, 2025.

William F. White
WILLIAM F. WHITE, JR., MAYOR

ATTEST:

Shiphrah D. Cox
SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

Kori Bledsoe Jones
KORI BLEDSOE JONES, ATTORNEY

**NOTICE OF PUBLIC HEARING OF THE CITY
OF MOUNT PLEASANT, TENNESSEE BOARD OF COMMISSIONERS**

The City of Mount Pleasant Board of Commissioners will meet on Thursday, September 11, 2025 at 5:00 pm in the Tom Hardin Room at City Hall to consider and hold a **PUBLIC HEARING** on the following:

Applicant John Maher Builders submitted for consideration by the City of Mount Pleasant a request for annexation of the following property:

Address: OLD ZION & TROTWOOD
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 three tracts of land containing approximately 106.00 acres combined.

The City will hold a **PUBLIC HEARING** on the proposed annexation.

If annexed, the City will provide certain municipal services to the area pursuant to a Plan of Services. The City will hold a **PUBLIC HEARING** on the proposed plan of services for the territory proposed for annexation.

Any territory annexed into the City, shall upon annexation, establish the zoning classification of annexed property simultaneous with the effective date of annexation. The applicant requested a zoning classification for the subject property of **High Density Residential (R3)**. The City will hold a **PUBLIC HEARING** on the zoning classification of High Density Residential for the subject property upon annexation.

For clarity, the **PUBLIC HEARING** will be on the following items:

1. A resolution to **annex and approve a plan of services** for the above-described properties.
2. ORDINANCE 2025-1135 (Final Reading) - An Ordinance 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 **zoning property on Trotwood and Old Zion Roads to High Density Residential (R3) contingent upon annexation.**

The public is invited to attend the **PUBLIC HEARING**.

The Mount Pleasant City Commission will meet for its regularly scheduled study session on Thursday, September 11, 2025 at 6:00 p.m., following the public hearing. The City Commission will consider, deliberate, and vote on these agenda items at its regularly scheduled meeting on September 16, 2025.

This 27th day of August, 2025.

CITY OF MOUNT PLEASANT, TENNESSEE

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

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

WHEREAS, the area proposed for annexation lies within the legally established Urban Growth Boundary of the City of Mount Pleasant and is more particularly described in **Exhibit A** attached hereto; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Mount Pleasant, Tennessee, that pursuant to the provisions of T.C.A. § 6-51-102, the Plan of Services set forth below is hereby adopted for the area described in **Exhibit B**:

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 and Sanitation

- **Streets**

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.

- **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

Section 2, Item A.

100 Public Square
Mount Pleasant, TN 38474
Phone: 931-379-1000 * Fax: 931-379-1004

Exhibit C

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



Exhibit D

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, insurgency, 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
- 2019 HME 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 NFPA, 1001 and TARS)



June 9, 2025

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

RE: Water Availability Letter

Expires: 10/07/2025

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 in one-hundred twenty (120) days 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.

6/9/2025

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 "Matthew J. Wheeler". The signature is fluid and cursive, with the first name "Matthew" and last name "Wheeler" clearly legible.

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

cc: Jack Maher, John Maher Builders
Bart Anderson, CPWS
Eric King, Inflo Design Group
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



Exhibit H

Sanitation Plan of Services

Capital Purchases: 5 years

- Side-arm truck; \$36,000.00 (depreciate share)
- Trash Cans: \$4,940.00 (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)