



Planning Commission Meeting Agenda

Tuesday, September 10, 2024 at 6:00 PM

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

1. Call to Order

2. Pledge of Allegiance

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. Regular Session - August 13, 2024

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. Applicant CBC Properties LLC on behalf of Owner Susan Elizabeth Morgan Buchignani C/O Bobby Holloway are requesting a rezoning of property on North Main Street from CH Highway Commercial to IL Light Industrial, further identified on Tax Map 127 parcel 14.06 and legally recorded in Deed Book R2308 page 1497 at the Maury County Register of Deeds. Reason for request a rezoning is for an appropriate use.

B. Owner Kimberly Bryant on behalf of applicant Huston and Hannah Paul have requested a re-subdivision of two lots located at 429 Canaan Road being further identified as Tax Map 127 parcel 009.12 and Map 127 parcel 009.03 and duly recorded in Deed Book 2639, Page 1389 and on file at Maury County Register of Deeds. The property is zoned R-1 Low Density Residential

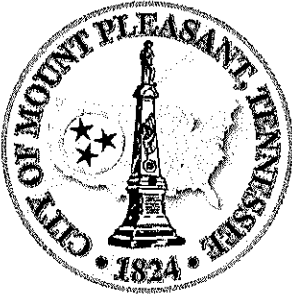
C. Applicant/Owners Allyson and Jessie Staggs request a re-subdivision of combining two lots to total 0.67 acres identified on Tax Map 1270B; Parcel 9 & 10; and located 602 Brookside Drive identified as lots 94 & 95 on Sugar Creek Section 2 plat book p18 page 274 on file at Maury County Register of Deeds. The property is zoned R-3 High Density Residential.

D. Owner, Mark Smith, True Rail Enterprise LLC has submitted a site plan request for property located at on South Main Street. Tax Map 150 parcel 063.11 consisting of 62.05 acres. The purpose of this request will be to develop and construct a 112,500-sf Building on the property with site improvements consisting of industrial rail road tracks. The property is zoned IL Light Industrial.

- E.** Gerald Vick with WES Engineering has submitted a Preliminary Plat Request for Southbend Crossings on 68.82 acres identified on Tax Map 133 Parcel 01.00; and located on the corner of Cross Bridges Rd. and HWY 43. for the construction of 232 single family homes. The property is zoned R-3 (High Density Residential). The owner of this property is John King.
- F.** Gerald Vick with WES Engineering on behalf of Alen Blevins has requested a 12-month extension for the Sugar Creek Town Homes Preliminary Plat approved plans on November 14, 2023 and Construction Drawings approved plans on December 12, 2023 The property is zoned R-3 High Density.

8. General comments from citizens (May be limited in time and/or number of comments.)

9. Board/Staff Comments/Adjournment



Planning Commission Minutes

Tuesday, August 13, 2024 at 6:00 PM

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

1. Call to Order

The meeting was called to order by Mr. John Hunter.

2. Pledge of Allegiance

Mr. Kris Irvin lead the Pledge of Allegiance

3. Roll Call

A. John Hunter - *Chair*

Jennifer Graham - *Vice Chair*

Pam Johnston - *Secretary / City Commissioner*

Kris Irvin - *Member*

Cedric Hollis - *Member*

All board members were present.

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

Jennifer Graham made a motion to approve the minutes from July 9th, 2024 meeting and Pam Johnston seconded the motion

A. Regular Session - July 9th, 2024

Motion made by Pam Johnston, Seconded by Jennifer Graham

Voting Yea: John Hunter, Pam Johnston, Jennifer Graham, Cedric Hollis, Kris Irvin

5. New Business

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

A. United Farm & Home Co-op Feed - Jess Dillard with Bridgepoint LLC representing United Farm & Home Co-op on 21.25 acres Tax Map 126; Parcel 041.11 and located at 1385 Main Street has submitted for an 18,000 square foot accessory building with Site improvements

Jennifer Graham made a motion to approve the United Farm & Co-op Feed with the contingency of a waiver for the landscape requirements, TDEC approval, and can allow for a gravel driveway and parking lot with the exception of a handi-cap spot.

Kris Irvin seconded the motion, and all were in favor.

B. Xxentria Building - Owners Xxentria Asset Management, LLC property identified as Tax Map 126 Parcel 41.01 being legally recorded and on file with the Register of Deeds Office. The

property is located in Cherry Glen Industrial Park on the corner of Sam Watkins Blvd. and William Shirley Rd. The applicant requests the approval for a 167,480 square foot industrial building.

Jennifer Graham made the motion to approve the request with the waiving of the side door, and the height for the lights from 22ft to 30ft and the dumpster height. Kris Irvin seconded the motion, and all were in favor.

6. Completion/review of Unfinished Business from prior meeting

There was no Unfinished Business from prior meeting.

7. Special reports from other City Departments or Committees if applicable

No special reports.

8. General comments from citizens (May be limited in time and/or number of comments.)

9. Board/Staff Comments/Adjournment

Rezoning Application - CBC Properties Review

August 30, 2024 | Staff Comments

Background:

The applicant is requesting to rezone property from Commercial Highway (CH) to Light Industrial (IL). The property consists of approximately 16.96 acres and has frontage on North Main Street. This property can also be identified on Tax Map 127 as Parcel 14.06. The explanation for rezone provided is to rezone for an appropriate use. The property is currently undeveloped. The following includes descriptions of the existing zoning and land uses that abut or are near the subject property.

- The parcel is buffered from adjacent parcels to the north, northeast, northwest, and west by a rail line. Beyond this buffer to the north, northeast, and west are additional CH zoned properties with service, manufacturing, and hoteling land uses.
- Beyond the railroad to the northwest there are single-family residences.
- Adjacent properties to the immediate south, southeast, southwest, and east are zoned CH and include childcare, fuel station, retail pool supply, movie rental, automotive parts retail, cash loan agency, self-storage facility, and multi-family housing.
- The property has frontage on North Main Street. Beyond the roadway to the south is zoned IL and medium density residential (R2). The R2 properties include a multifamily development. Properties zoned IL include the Maury County Regional Airport, a veterinary hospital and a fire station.
- Light industrial uses exist beyond the immediately adjacent properties in all directions.
- This property has access to US Highway 43 by way of N. Main Street.

The planning commission in its review and recommendation and the Mount Pleasant commission in its deliberations shall make specific findings regarding the following grounds for an amendment:

1. The amendment is in agreement with the land use plan for the area.

- a. The Maury County Comprehensive Plan's Future Development Guide identifies the property as being within the Airport District.
- b. Permitted uses in the IL zoning district are vast and may include uses that are incompatible with existing adjacent uses.
- c. Areas zoned for IL should have direct access to major streets, as per the zoning code.
 - i. The subject property has access to N. Main St.

2. **There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.**
 - a. IL zoning currently across N. Main Street near the airport property.
 - b. The subject property is located adjacent to CH, R1, R2, and IL zones.
 - i. IL zoning should be situated in locations removed or buffered from residential uses, as per the zoning code.
 1. R1 zoning abuts the subject property to the north/northeast but is buffered by a railway right-of-way and natural tree line. R2 zoning is buffered by a roadway (North Main Street). Additionally, all residential zones currently abut light industrial zones.
3. **No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.**
 - a. The Maury County Comprehensive plan calls for the area including the subject property to be developed under the “District-Airport” character area.
 - b. The District-Airport character area anticipates the following uses:
 - i. Air travel facilities
 - ii. Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade, or similar
 - iii. Office uses such as business parks or large business facilities
 - c. The comprehensive plan states that industrial zoning would be appropriate in this area.
4. **Conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's land use plan and subsequently, the zoning map.**
 - a. The current zoning for this area was adopted with the new zoning ordinance around 2020. The zone remained commercial from the previous ordinance based on the existing businesses that are adjacent to the subject property.
 - b. The applicant does not list any reasons for the rezoning except to support a future use. Staff assumes the future use is not currently permitted in the CH zone.

The Planning Commission may approve, approve with conditions, or deny the zone change based on your findings.

RESOLUTION 2024-PC-04

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 **HIGHWAY COMMERCIAL (CH) TO LIGHT INDUSTRIAL (IL)**

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, CBC Properties LLC, submitted an application to the Mount Pleasant Planning Commission staff on the behalf of the property owner Bobby Holloway requesting that said Zoning Ordinance be amended by rezoning **approximately 16.30 acres of property located on North Main Street identified as Tax Map 127, Parcel 14.06**, more fully described below and shown on Exhibit A attached hereto from **Highway Commercial (CH) to Light Industrial (IL)**.

WHEREAS, the application for rezoning came before the Mount Pleasant Planning Commission for public hearing on September 10, 2024. The property is currently zoned Highway Commercial (CH). Properties to the North are primarily Highway Commercial zoned CH. The property to the West is railroad right of way and to the West of the railroad right of way will be Highway Commercial zoned CH and Medium Density Residential zoned R2. The properties to the East are primarily Highway Commercial zoned CH; 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 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** 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 _____, 2024.

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSON, SECRETARY

LEGAL FORM APPROVED:

KORI BELDSOE JONES, ATTORNEY

PASSED ON: _____

CBC Properties, LLC

On Behalf of C/O Bobby Holloway

Rezoning Request Review
September 10, 2024

1. Property is shown on Tax Map 127 Parcel 14.06 and currently zoned CH (Highway Commercial)
2. Surrounding properties include the following uses:
 - a. North: The properties are primarily Highway Commercial zoned CH
 - b. East: The properties are primarily Highway Commercial zoned CH.
 - c. South: The properties are primarily Highway Commercial zoned CH
 - d. West: The property is railroad right of way and to the West of the railroad right of way will be Highway Commercial zoned CH and Medium Density Residential zoned R2.of R1 zoned residential properties and commercial properties zoned IL (Light Industrial)
3. The Future Development Map provided in the Maury County Comprehensive Plan shows this area for future “Rural Corridor” (i.e., S. Main Street) and “Rural Neighborhood Development” with sewer and fire protection.
4. While the presence of rail may be attractive to potential industrial development, The City of Mount Pleasant currently has properties that are zoned IL and located adjacent to rail facilities.
5. Findings of fact for zoning amendments. The planning commission in its review and recommendation and the Mount Pleasant commission in its deliberations shall make specific findings with regard to the following grounds for an amendment:
 - a. The amendment is in agreement with the land use plan for the area.
 - b. There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.
 - c. No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
 - d. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's land use plan and subsequently, the zoning map.



ZONING AMENDMENT WORKSHEET

The regulations imposed and the districts created by the Zoning Ordinance may be amended from time to time. This process for amending the Zoning Ordinance Text or the Zoning Map is intended to permit modifications in response to changed conditions or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

CONSIDERATIONS:


The zoning amendment for property located at North Main Street, further identified by Tax Map **127** Group ___ Parcel **14.06** and legally recorded in Plat Book **R2308** Page(s) **1497** on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner **Buchignani Susan Elizabeth Morgan C/O Bobby Holoway** is for consideration to change the current zoning designation of **(CH) Commercial Highway** to that of **(IL) Light Industrial**.

This zoning amendment request should be considered based on evidence presented at the public hearing, and viewed as a singular stand-alone request. Consideration should not be given to prior rulings when making a decision.

The Planning Commission shall forward their recommendation to the Mount Pleasant City Commission along with their findings of fact listed below.

FINDINGS OF FACT FOR ZONING AMENDMENT:
1. The amendment IS ____/ IS NOT ____ in agreement with the Land Use plan for the area because:
2. There WILL ____/ WILL NOT ____ be an adverse effect upon adjoining property owners because: If there is an adverse effect on adjoining property owners, such effect CAN ____/ CANNOT ____ be justified by the overwhelming public good or welfare because:
3. There IS ____/ IS NOT ____ a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>
4. The following conditions affecting the area HAVE ____/ HAVE NOT ____ changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:

The Planning Commission recommends that the zoning amendment be **APPROVED** ____ **DISAPPROVED** ____
 ____ **Commission Member:** _____ **Date:** _____

An aerial photograph of a residential area. A large portion of the houses is highlighted in red. A black outline is drawn around a specific area within the red zone, which includes several houses and a driveway. To the left, there are yellow-highlighted areas. At the top, there are orange-highlighted areas. A white box with black text is in the upper right, and a grey box with the number 11 is in the lower right.

Section 7, Item A.

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 7th 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.

IRS ○ --- IRON ROD SET (1/2"x18" REBAR
(ID CAP "SLS RLS2148, PLS 2929")
OR AS NOTED
SFPF △ --- STEEL FENCE POST FOUND

E-911 PROGRAM CERTIFICATION OF APPROVAL
I hereby concur that the street names and addresses depicted on this final plat have been reviewed and approved by the Maury County E-911 Program
Date _____ E-911 Director _____

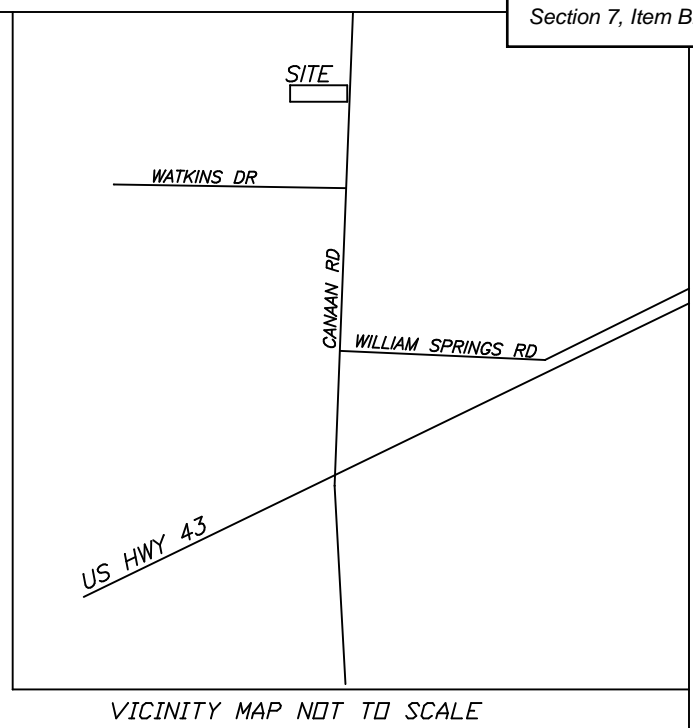
CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 2639, Page 1389, in the Register's Office of Maury Co, Tennessee, and that I (we) hereby adopt, this plan of subdivision with my (our) free consent, that this plat establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.
Date _____ Owner/Developer _____
Date _____ Owner/Developer _____

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM
State of Tennessee
I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.
Date _____ KEVIN D. RALEY _____

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING
I hereby certify that the final subdivision plat shown hereon has been reviewed by all applicable review agencies and has been approved by the Mount Pleasant Regional Subdivision Regulations, with the exception of any variances and stipulations noted in the minutes of the Planning Commission and that this plat is hereby approved for recording in the office of the County Register Maury County, Tennessee.
Date _____ Secretary, Planning Commission _____

CERTIFICATE OF ACCURACY OF SURVEY
I hereby certify by placing my seal and signature on this plat that it was prepared in accordance with the specifications and requirements of the Jackson Municipal Regional Planning Commission, and that the accuracy of the survey upon which it is based is in accordance with the requirements of the Standards of Practice as contained in the Rules of the Tennessee State Board of Examiners for Land Surveyors for a Category I survey, I further certify that all monuments have been placed as indicated.
Date _____ Registered Surveyor
Tennessee Certificate No RLS 2148.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.
Date _____

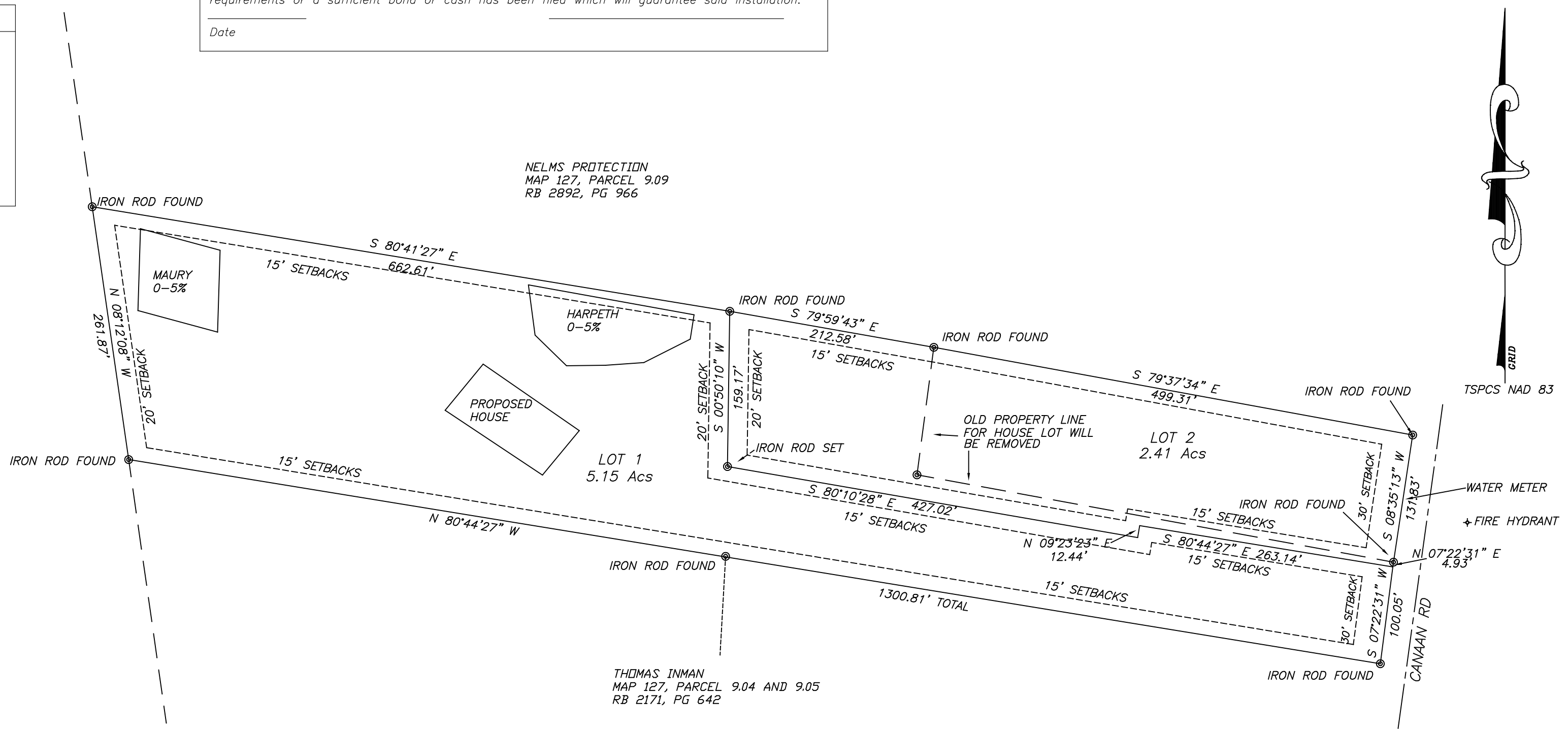


VICINITY MAP NOT TO SCALE

REBECCA VALENTINE
MAP 127, PARCEL 8.01
RB 2407, PG 164

NELMS PROTECTION
MAP 127, PARCEL 9.09
RB 2892, PG 966

THOMAS INMAN
MAP 127, PARCEL 9.04 AND 9.05
RB 2171, PG 642



ADDRESS: 429 CANAAN RD, COLUMBIA, TN 38401
MAP REFERENCE: TAX MAP 127, PARCEL 9.12
DEED REFERENCE:
BEING A PORTION OF THAT TRACT OF LAND TRANSFERRED BY DEED
TO WILLIAM NICHOLS AS FOUND RECORD BOOK 2639, PAGE 1389 AND
LOCATED IN THE REGISTER'S OFFICE OF MAURY CO. TN

SUPERIOR LAND SURVEYING, INC.
BOUNDARY-MAPPING-TOPOGRAPHY
2618 OTIS PLUNK RD.
BETHEL SPRINGS, TN 38315
731-610-4658
JOB# 24059
DATE OF SURVEY: JUNE 10, 2024

FINAL PLAT
OF
KIMBERLY BRYANT
7th CIVIL DISTRICT
MAURY COUNTY, TN

I, DARYL W. ISBELL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND IT'S MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

ZONE - R1
SETBACK LINES:
FRONT 30 FEET
SIDE YARD 15 FEET
REAR YARD 20 FEET

THIS PROPERTY DOES NOT LIE IN A FEMA DESIGNATED FLOOD HAZARD AREA, PER MAP NO. 47119C0255E EFF. DATE 04/16/2007.

LEGEND:

PROPERTY LINE	
---	ADJOINER LINE
---	CENTERLINE
---	RIGHT-OF-WAY
○---	1/2" X 18" IRON ROD SET WITH PLASTIC I.D. CAP STAMPED SLS, INC. RLS 2148
---	T.S.P.C.S. --- TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983
②64---	STREET ADDRESS

Resubdivision of Lots – Staggs Properties Review

August 30, 2024 | Site Plan Comments

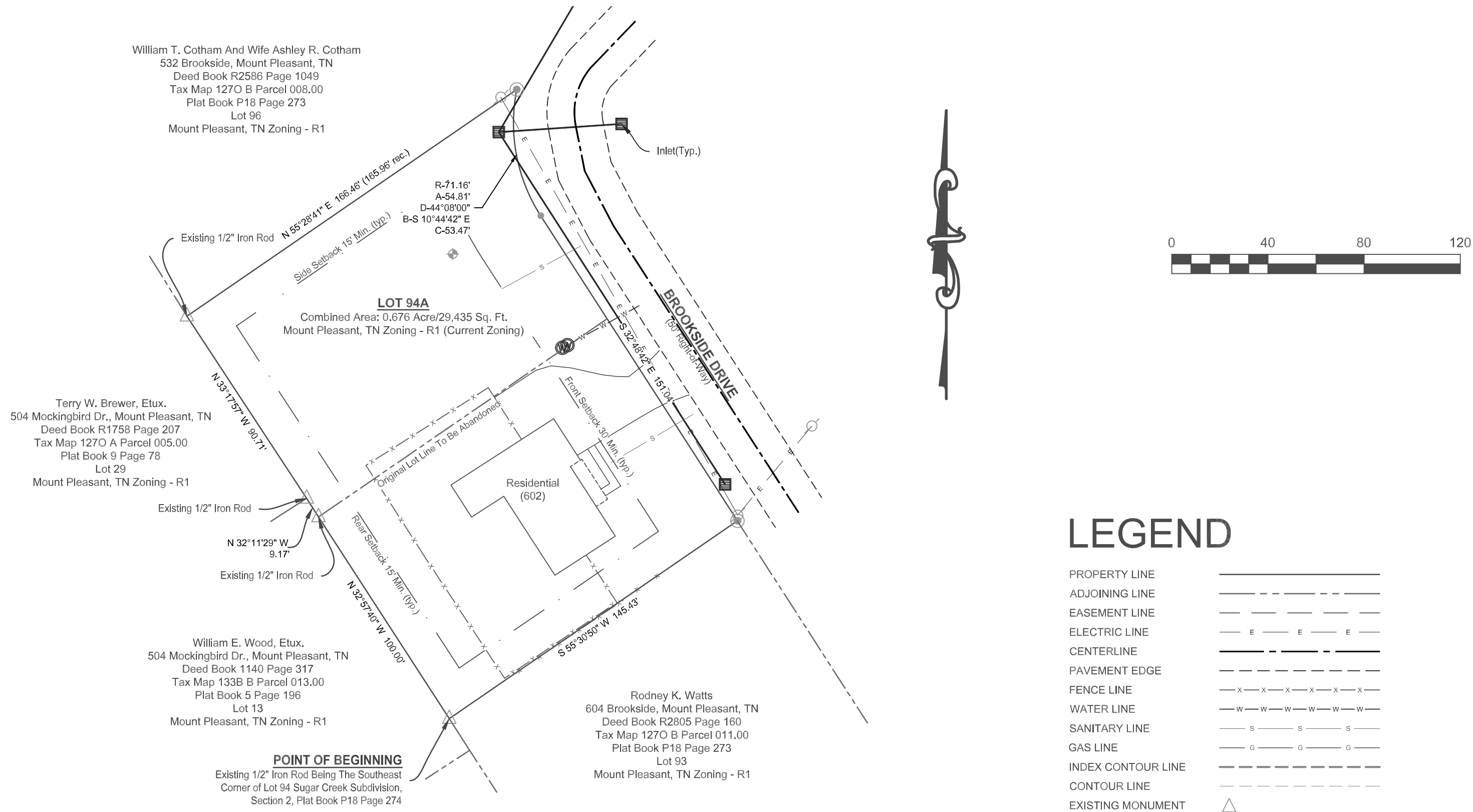
Background:

The applicants – Allison Stewart Staggs and Jessie Staggs - are requesting approval of a resubdivision that would combine two, 0.676-acre properties owned by Allison Stewart Staggs, into a singular, 1.352-acre property. These properties are zoned R1 and located on Brookside Drive, northwest of Larry Circle, and can be identified on Tax Map 1270, Group B, parcels 9 and 10. Parcel 9 is currently undeveloped while parcel 10 has a single-family residential home. The purpose of this resubdivision is for the construction of a detached garage.

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 found the plat to be complete. There are no planning comments for this item.

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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2468, page 543 and Book Number R2468, page 540, County Registers Office, and that I (we) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____ Allyson M. Stewart

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Allyson M. Stewart has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled Allyson M. Stewart has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivisions plat shown hereon has been found to comply with the Mount Pleasant Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date _____ Secretary, Planning Commission

Certificate of Survey Accuracy

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class IV Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, survey having a positional accuracy of 0.06'. This survey meets the standards of practice for surveying in the State of Tennessee.

Joseph C. Pugh _____ Date _____
TN RLS# 3183

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO COMBINE LOTS 94 & 95 INTO ONE COMBINED LOT 94A.
- TITLE SEARCH WAS NOT PROVIDED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- BEARINGS REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM GRID NORTH AS DETERMINED BY GPS OBSERVATION.
- HORIZONTAL DATA SHOWN HEREON WAS GATHERED USING TOPCON HIPER VR (DUAL FREQUENCY) GPS. REAL TIME KINEMATICS (RTK) AND STATIC CONTROL WERE UTILIZED.
- A GNSS REAL-TIME KINEMATIC SURVEY WAS PERFORMED USING A BASE STATION ESTABLISHED BY A STATIC SESSION AND CORRECTED BY THE ONLINE POSITION USER SERVICE (OPUS) YIELDING AN OVERALL NORMALIZED RMS:0.06' AND A COMBINED SCALE FACTOR OF 0.99993492 COMPUTED AT SURVEY CONTROL POINT SHOWN HEREON. OBS USED:4919/5034: 98%; START 2023/10/11 15:30:00; STOP 2023/10/11 17:40:00; ANT NAME TP5HIPER_VR NONE # FIXED ANTS: 28/36: 78%. THE FOLLOWING BASE STATIONS WERE USED AS A PART OF THE STATIC OPUS SOLUTION:

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DM4145	TN39 TDOT DISTRICT 39 CORS ARP	N351129.046	W0870026.748	43831.4
DM3531	TN30 TDOT DISTRICT 30 CORS ARP	N353305.845	W0873426.207	33549.5
DJ9560	TN36 TDOT DISTRICT 36 CORS ARP	N351520.743	W0871933.740	34707.7
- SUBJECT TO ALL EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS, INGRESS/EGRESS EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED.
- VISIBLE UTILITIES ARE SHOWN HEREON. TN 811 TICKET NUMBER 232793050
- FIELD SURVEY PERFORMED ON OCTOBER 11, 2023.
- AREA SHOWN HEREON.
- ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8" IRON ROD UNLESS OTHERWISE NOTED.
- POINT OF BEGINNING IS MONUMENTED AND LABELED HEREON.
- DISCREPANCIES BETWEEN SURVEYED AND RECORD DISTANCES SHOWN HEREON.
- ZONING: THE SETBACKS SHOWN ON THIS SURVEY REFLECT THE SETBACKS AS SHOWN ON PLAT BOOK P18 PAGE 273 SUGAR CREEK SUBDIVISION SECTION 2 TO MAINTAIN THE COMMUNITY STANDARDS. THE CURRENT ZONING IS MOUNT PLEASANT, TN R1-LOW DENSITY RESIDENTIAL, FRONT SETBACK 30', SIDE SETBACK 15' AND REAR SETBACK 20'. REFER TO THE ZONING ORDINANCE OF MOUNT PLEASANT, TN FOR MORE INFORMATION.
- PROPERTY LOCATED WITHIN A ZONE X UNSHADED OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP 47119C0265E WITH EFFECTIVE DATE APRIL 16, 2007.
- PLAT BOOK P18 PAGE 273 STATES ON NOTE 6 - ON ALL LOTS THERE IS A STANDARD DRAINAGE AND UTILITY EASEMENT 10' ON THE FRONT, 10' ON THE SIDE, AND 10' ON THE REAR UNLESS OTHERWISE STATED OR SHOWN.

PROPERTY DATA:

Allyson M. Stewart
602 Brookside Dr., Mount Pleasant, TN
Deed Book R2468 Page 543
Tax Map 1270 B Parcel 010.00
Plat Book P18 Page 273
Lot 94
Deed Book R2468 Page 540
Tax Map 1270 B Parcel 009.00
Plat Book P18 Page 273
Lot 995
Combined Area: 0.676 Acres/29,435 Sq. Ft.
Mount Pleasant, TN Zoning - R1

UTILITY NOTE:
This surveyor has not physically located the underground utilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The individual lot owner will have to verify the location of such utilities prior to any construction. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than 3 or more than 10 working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 800-351-1111.

FINAL PLAT		
ALLYSON M. STEWART		
602 BROOKSIDE DR., MOUNT PLEASANT, TENNESSEE		
DRAWN BY: JCP	DATE: 11/30/2023	
CHECKED BY: JCP	REVISED:	
SCALE: 1"=40'	JOB #: 230914_Stewart	PAGE #: 1 of 1
ESSENTIAL LAND SURVEYING & MAPPING, LLC 811 HATCHER LANE, COLUMBIA, TN 38401 PHONE: 931-286-6483 EMAIL: CPUGH@ELSM-LLC.COM		

CSR Engineering, Inc.

Memo

To: Chris Brooks
From: Jason L. Reynolds, PE
cc:
Date: 8/28/24
Re: Request to Defer PC Meeting

Chris,

In reference to our email request, we would like to defer our True Rail site design project to the next month's Planning Commission schedule. We had enough comments from your initial review that we cannot meet the next deadline of 8/29/24 to remain on this month's agenda.

Please confirm your receipt of this request and the confirmation of our attendance next month.

Preliminary Plat – Southbend Crossing

August 21, 2024

The applicant is requesting approval for a residential preliminary plat containing 219 single-family lots to be developed on South Cross Bridges Road. The review of the submitted site plan identified the following issues.

- KCI recommends providing sidewalks on both sides of the neighborhood streets. The applicant is requesting for sidewalks on one side of the street to be allowed. The Planning Commission has the authority to determine what is appropriate for the development.
- The 5' mulch trail is intended to provide a connection to the park located south of the development. KCI recommends a more durable surface to be used such as asphalt pavement or crushed granite. This should reduce ongoing maintenance of the trail facility.
 - The trail is shown in "Proposed Future Right-of-way." Maintenance of the trail should remain the responsibility of the developer until right-of-way is dedicated to the City of Mount Pleasant or other public entity.
 - KCI also recommends the trail to be wider than a standard 5' sidewalk to accommodate groups and families that may be walking to the park together. A minimum width of 10' is recommended. A 12' wide trail would be ideal to accommodate walker, bicycles, strollers, and other non-motorized modes. The Planning Commission can request this of the developer, however, the current regulations do not have a strict requirement for these facilities.
- If there are intended uses for any of the open space lots, please include a description in a note.
- The CH zoning boundary needs to reflect what is on file with the City. The boundary plat shows an expanded area that is different than the current zoning boundary. Future rezoning requests will need to be addressed as a separate application.
- Please provide any restrictive covenants, if applicable prior to submission of construction documents. Common open space lots will need to be maintained by an HOA or similar entity.
- Block lengths in residential areas shall not exceed sixteen hundred (1,600) feet nor be less than four hundred (400) feet, except as the planning commission deems necessary to secure efficient use of land or desired features of the public way pattern.
 - The applicant has stated the proposed layout is the most appropriate due to the overhead power lines, shape of the parcel and topography. The Planning Commission can approve this layout if they feel it is appropriate.
- Sidewalks and bicycle paths, where required by the planning commission, shall be included within the dedicated right-of-way of all public ways as indicated in subdivision regulations and shall be improved as required by Subsection 4-103.4 of these regulations. Concrete curbs are required for all public ways where sidewalks are to be constructed. A

median strip of grassed or landscaped area at least two (2) feet wide shall separate all sidewalks from adjacent curbs.

- CEC has no additional stormwater comments. The stormwater comments from the previous review (First Review) should just be a condition of approval.

The Planning Commission may approve, approve with conditions, defer, or deny this application based on findings of fact. Construction plans for the development will be developed after the preliminary plat is approved. The schedule provided on the preliminary plat is conceptual and does not appear to include time for development and review of the construction plans.

PRELIMINARY PLAT

SITE DATA:

OWNER: JOHN & NEELLEY KING
307 SUNNYSIDE CIRCLE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 133 PARCEL 001.00
DEED BOOK: R2653, PG 582

SUBJECT PARCEL ZONING: R-2

ACREAGE OF SITE: #68.82 ACRES
(PROPOSED 507,979.1 S.F. - 11.66 Ac.
RIGHT OF WAY DEDICATION)

UTILITY SERVICES: WATER SERVICE
MT. PLEASANT WATER SYSTEM
100 PUBLIC SQUARE
MT. PLEASANT, TENNESSEE 38474
(931) 379-7717

ELECTRIC SERVICE
MT. PLEASANT POWER SYSTEM
123 N. MAIN STREET
MT. PLEASANT, TENNESSEE 38474
(931) 379-3233

PURPOSE NOTE: CONSTRUCT 11,128.92 L.F. OF ROADWAY AND PROVIDE 219 RESIDENTIAL LOTS.

- NOTES:**
- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.'S WITH BURIED PIPES IS PROHIBITED.
 - MINIMUM LOT SIZE IS 50' X 100' (5,000 S.F.)
 - ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2024-2025

ACTIVITY	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

BENCHMARK

BENCHMARK #1
EXISTING 1/2" IRON PIN WITH
CONTROL CAP
ELEV = 655.65'
N = 444,385.9
E = 1,608,735.3
TENNESSEE STATE PLANE
COORDINATE SYSTEM
NAD 83 AND NAVD83 DATUM

WARNING! UTILITY LINES!

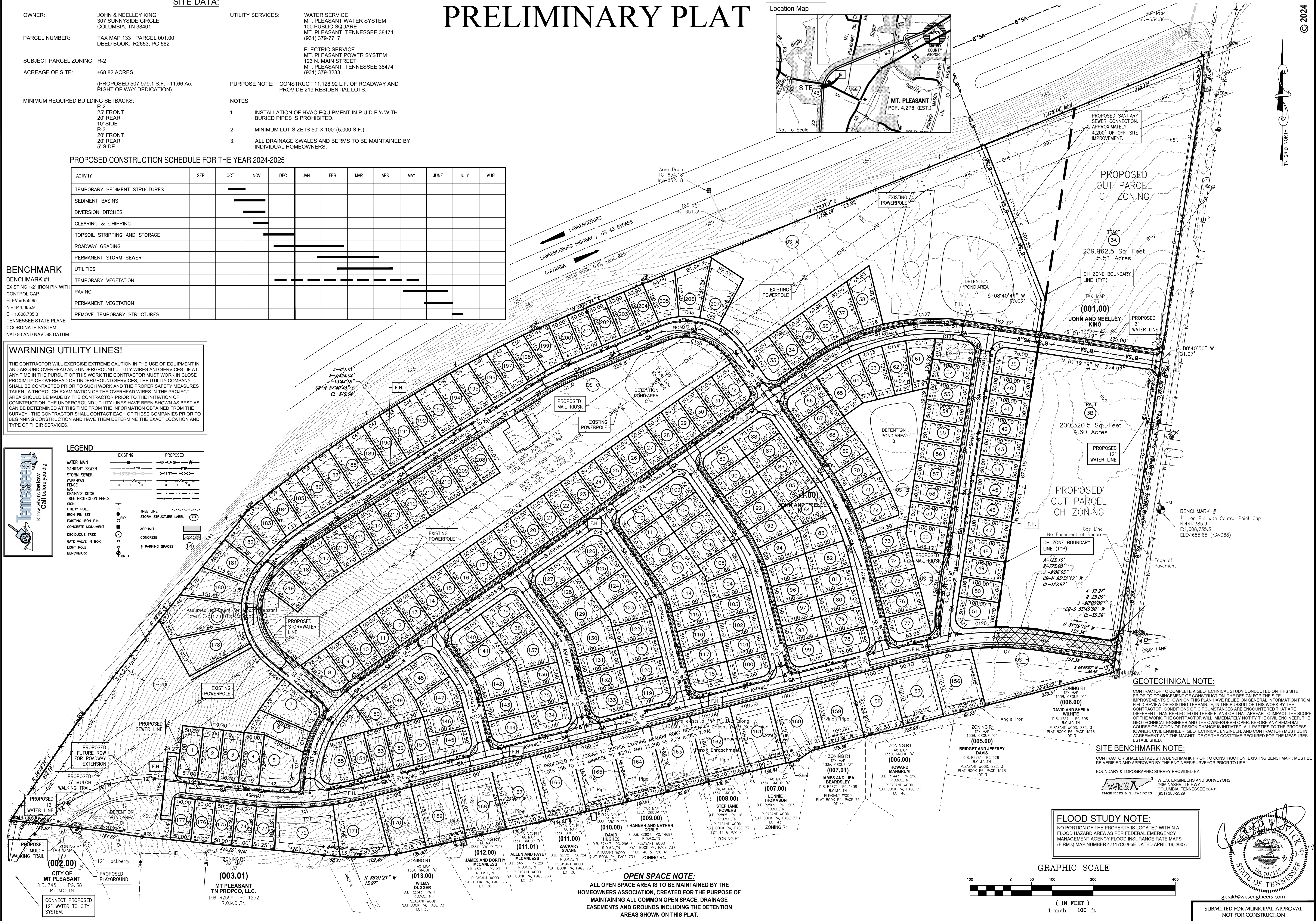
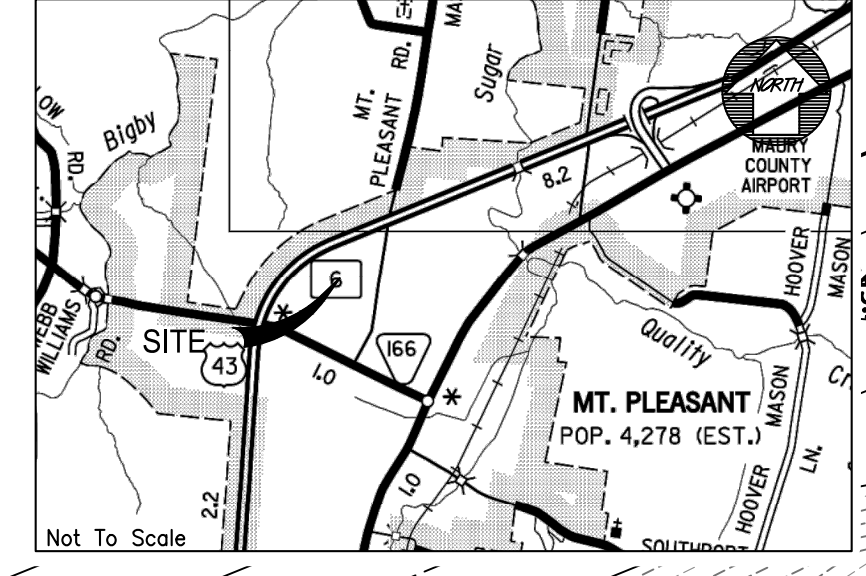
THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

LEGEND

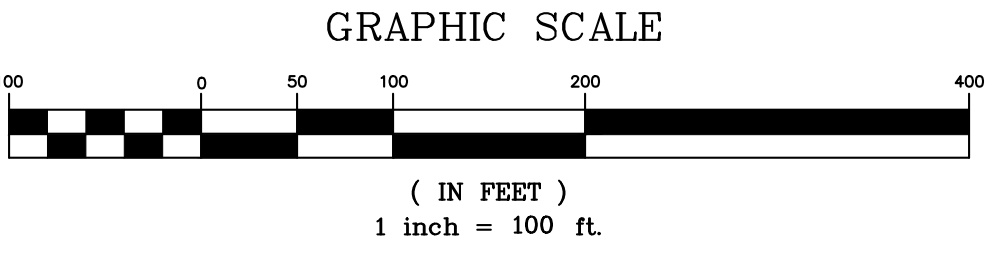
	EXISTING WATER MAIN		PROPOSED WATER MAIN
	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER
	EXISTING STORM SEWER		PROPOSED STORM SEWER
	OVERHEAD POWER LINE		PROPOSED OVERHEAD POWER LINE
	DRAINAGE DITCH		PROPOSED DRAINAGE DITCH
	TREE PROTECTION FENCE		PROPOSED TREE PROTECTION FENCE
	UTILITY POLE		PROPOSED UTILITY POLE
	IRON PIN SET		PROPOSED IRON PIN SET
	EXISTING IRON PIN		PROPOSED IRON PIN
	CONCRETE MONUMENT		PROPOSED CONCRETE MONUMENT
	DECIDUOUS TREE		PROPOSED DECIDUOUS TREE
	GATE VALVE IN BOX		PROPOSED GATE VALVE IN BOX
	LIGHT POLE		PROPOSED LIGHT POLE
	BENCHMARK		PROPOSED BENCHMARK



Location Map



FLOOD STUDY NOTE:
NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBER 47112C0265E DATED APRIL 16, 2007.



GEOTECHNICAL NOTE:
CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCING CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE BEEN BASED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL CORRECTIVE ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR FOR USE.

BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY:
WES E ENGINEERS & SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

Client: John C. King & Neelley P. King
307 Sunnyside Circle
Columbia, TN 38401
john@kingstfirearms.com

DATE: 08-29-24

REVISIONS:

NO.	DATE	DESCRIPTION
1	08-29-24	STAFF COMMENTS ADDRESSED

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

Drawn: BD
Checked: JG
Approved: GW
Date: 8/13/2024

Job No.: 22529-3
Scale: Vertical: 1"=100'
Horizontal:

1 of 2

Curve Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1 through C135.

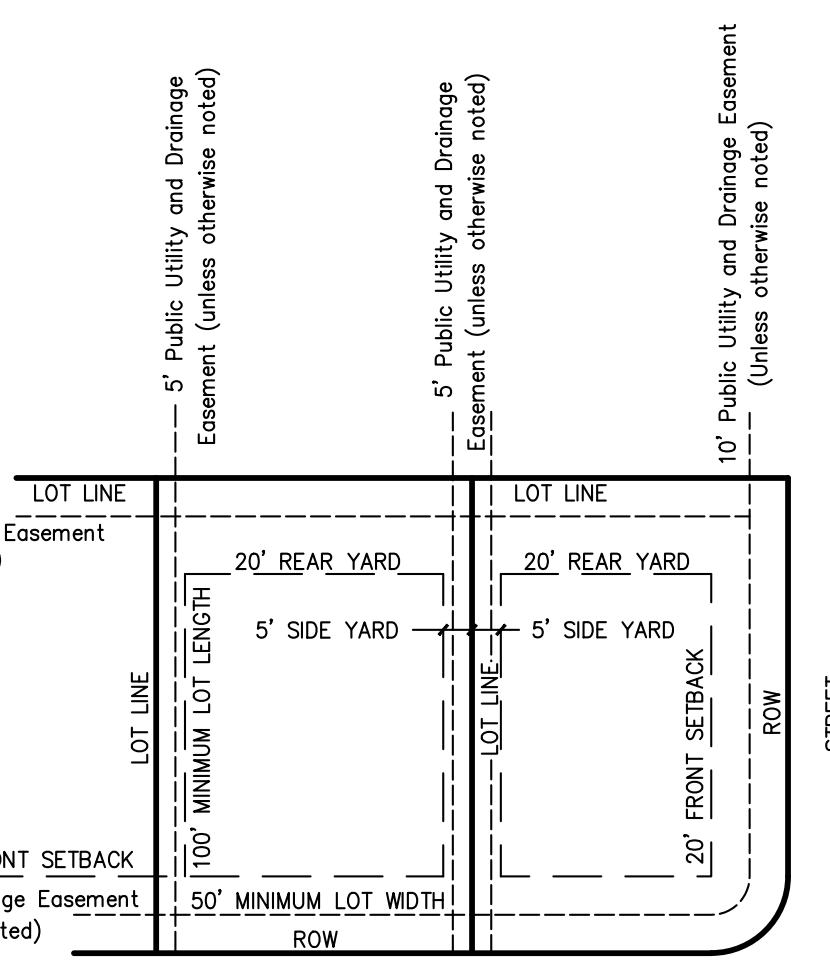
Lot Table with columns: LOT #, S.F., Acres. Rows 1 through 120.

Lot Table with columns: LOT #, S.F., Acres. Rows 121 through 219.

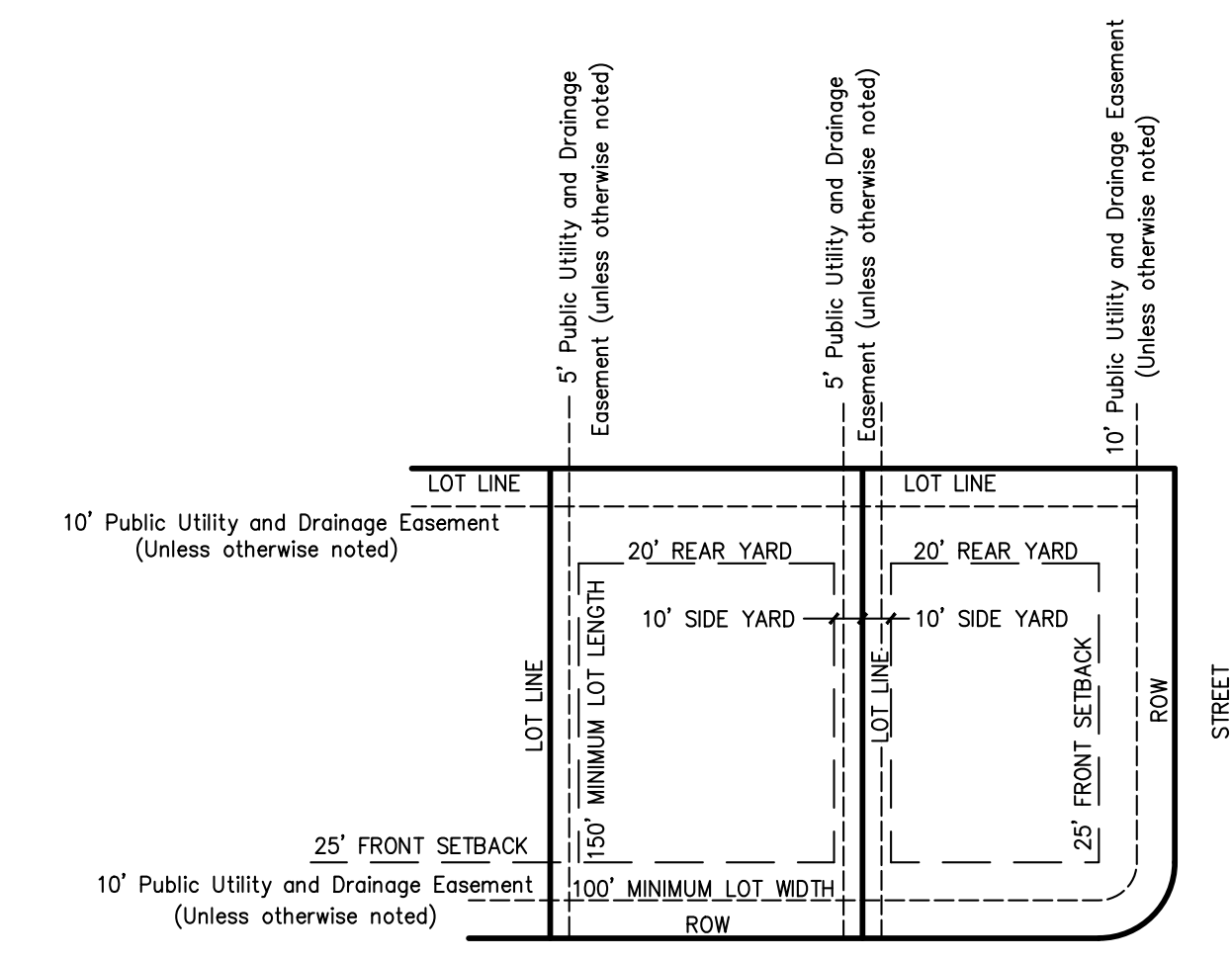
Line Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L19.



OFFSITE SEWER 1"=300'



SUBDIVISION R-3 TYPICAL LOT LAYOUT



SUBDIVISION R-2 TYPICAL LOT LAYOUT

FILE: \\WES_Engineers_Surveyors_2022\22529 - Cornet - King Property Mt. Pleasant - MtBroom\DWG\Engineering\22529_Cornet_Base_TSC_Layout.dwg

WES ENGINEERS & SURVEYORS logo and contact information: 2486 NASHVILLE HIGHWAY, COLUMBIA, TN 38401.

Client: John G. King & Neelley P. King, 307 Sunnyside Circle, Columbia, TN 38401.

Table with columns: REVISIONS, DATE, STAFF COMMENTS ADDRESSED. Row 08-23-24.

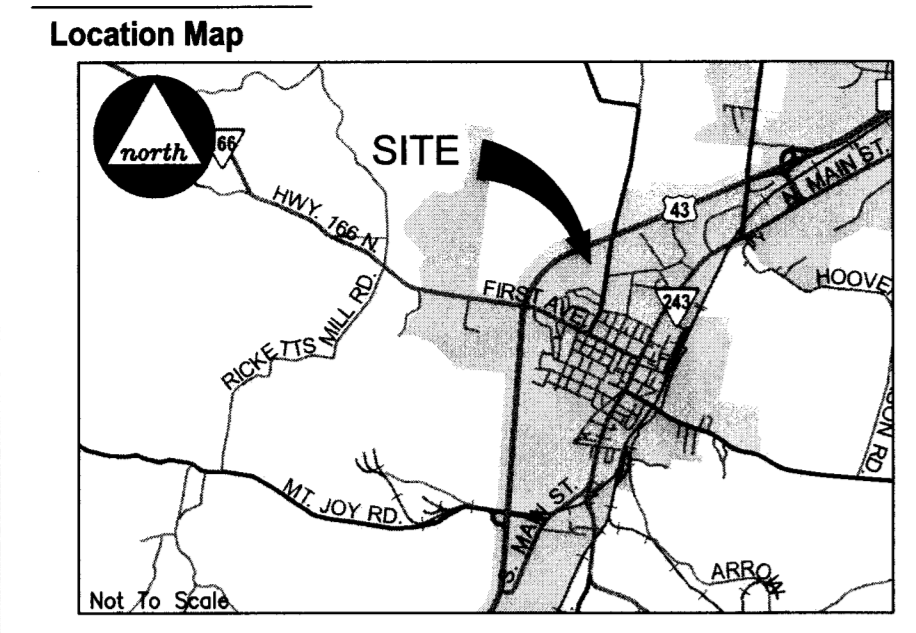
Southbend Crossings, SOUTH CROSS BRIDGES - BYPASS PROPERTY, MT. PLEASANT, MAURY COUNTY, TENNESSEE.

Project information fields: Job No. 22529-3, Scale, Vertical, Horizontal, Date: 8/13/2024.

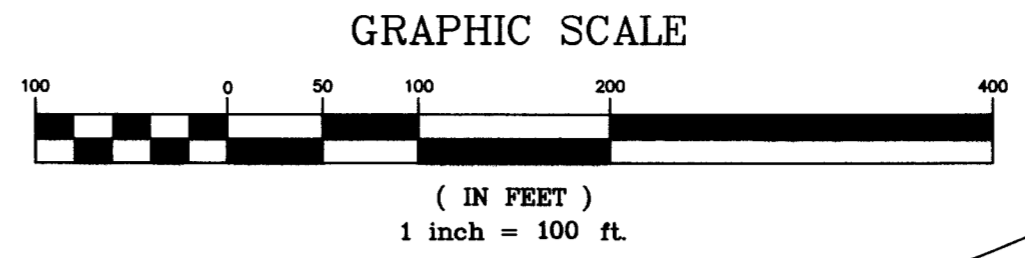


Submitted for Municipal Approval, Not for Construction.

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining street, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



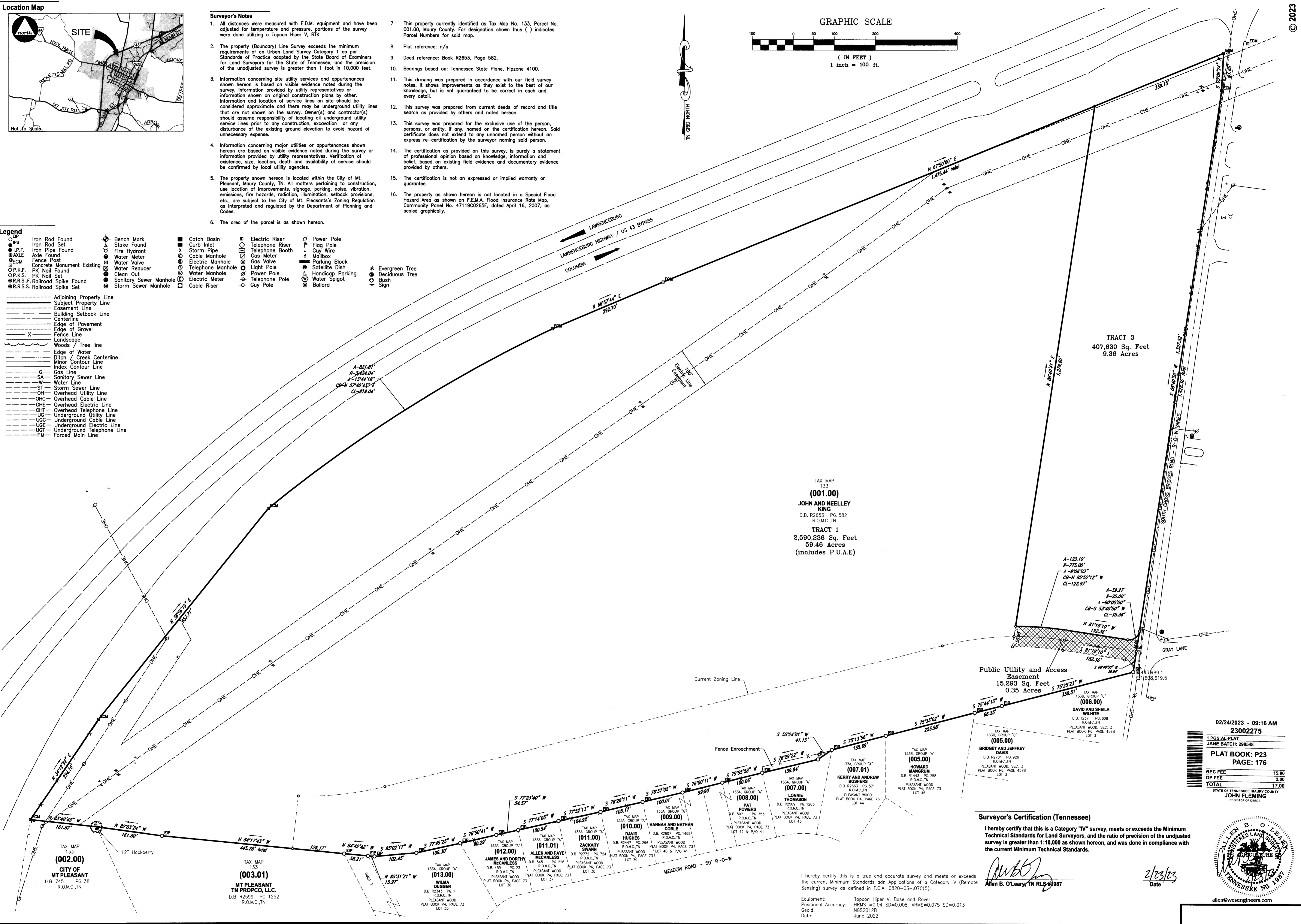
- Surveyor's Notes**
- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure, portions of the survey were done utilizing a Topcon Hyper V, RTK.
 - The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
 - Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
 - Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
 - The property shown hereon is located within the City of Mt. Pleasant, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Mt. Pleasant's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
 - The area of the parcel is as shown hereon.
 - This property currently identified as Tax Map No. 133, Parcel No. 001.00, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
 - Plot reference: n/a
 - Deed reference: Book R2653, Page 582.
 - Bearings based on: Tennessee State Plane, Fipzone 4100.
 - This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
 - This survey was prepared from current deeds of record and title search as provided by others and noted hereon.
 - This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
 - The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
 - The certification is not an expressed or implied warranty or guarantee.
 - The property as shown hereon is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0265E, dated April 16, 2007, as scaled graphically.



Legend

- | | | | | |
|----------------------------------|--------------------------|---------------------|-------------------|--------------------|
| ● I.P.S. Iron Rod Found | ⊕ Bench Mark | ■ Catch Basin | ⊠ Electric Riser | ⊕ Power Pole |
| ● I.P.F. Iron Pipe Found | ⊕ Stake Found | ⊕ Curb Inlet | ⊠ Telephone Riser | ⊕ Flag Pole |
| ● AXLE Axle Found | ⊕ Fire Hydrant | ⊕ Storm Pipe | ⊠ Telephone Booth | ⊕ Guy Wire |
| ⊕ ECM Concrete Monument Existing | ⊕ Water Meter | ⊕ Cable Manhole | ⊕ Gas Meter | ⊕ Mailbox |
| ⊕ P.K.F. PK Nail Found | ⊕ Water Valve | ⊕ Telephone Manhole | ⊕ Gas Valve | ⊕ Parking Block |
| ⊕ P.K.S. PK Nail Set | ⊕ Water Reducer | ⊕ Electric Manhole | ⊕ Light Pole | ⊕ Satellite Dish |
| ⊕ R.R.S.F. Railroad Spike Found | ⊕ Clean Out | ⊕ Water Manhole | ⊕ Power Pole | ⊕ Handicap Parking |
| ⊕ R.R.S.S. Railroad Spike Set | ⊕ Sanitary Sewer Manhole | ⊕ Electric Meter | ⊕ Telephone Pole | ⊕ Water Spigot |
| | ⊕ Storm Sewer Manhole | ⊕ Cable Riser | ⊕ Guy Pole | ⊕ Bollard |
-
- | | | | | |
|------------------------------------|---------------------------------|---------------------------------|--------------------------------|-----------------------------------|
| --- Adjoining Property Line | --- Subject Property Line | --- Easement Line | --- Building Setback Line | --- Centerline |
| --- Edge of Pavement | --- Edge of Gravel | --- Fence Line | --- Landscape | --- Woods / Tree line |
| --- Edge of Water | --- Ditch / Creek Centerline | --- Minor Contour Line | --- Index Contour Line | --- Gas Line |
| --- SA Sanitary Sewer Line | --- W Water Line | --- ST Storm Sewer Line | --- OH Overhead Utility Line | --- OHC Overhead Cable Line |
| --- OHE Overhead Electric Line | --- OHT Overhead Telephone Line | --- UG Underground Utility Line | --- UGC Underground Cable Line | --- UGE Underground Electric Line |
| --- UGT Underground Telephone Line | --- FM Foresee Main Line | | | |

FILE: \\WES_Engineers_Surveyors_2022\22529 - Comet - King Property Mt Pleasant - McBroom\Draw\Survey\22529 Cross Bridges Survey 2 Tracts.dwg



TAX MAP 133
(001.00)
JOHN AND NEELLEY KING
 D.B. R2653 PG. 582
 R.O.M.C., TN
TRACT 1
 2,590,236 Sq. Feet
 59.46 Acres
 (includes P.U.A.E)

Public Utility and Access Easement
 15,293 Sq. Feet
 0.35 Acres

02/24/2023 - 09:16 AM
23002275
 1 PGS AL PLAT
 JANE BATCH: 298548
PLAT BOOK: P23
PAGE: 176
 REC FEE 15.00
 DP FEE 2.00
TOTAL 17.00
 STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
 REGISTER OF DEEDS

Surveyor's Certification (Tennessee)

I hereby certify that this is a Category "IV" survey, meets or exceeds the Minimum Technical Standards for Land Surveyors, and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon, and was done in compliance with the current Minimum Technical Standards.

Allen B. O'Leary
Allen B. O'Leary, TN RL 91987

2/23/23
 Date



WES E ENGINEERS & SURVEYORS
 CIVIL ENGINEERS & LAND SURVEYORS
 2486 NASHVILLE HIGHWAY
 COLUMBIA, TN 38401
 PHONE: (931) 388-2329
 www.wesengineers.com

CLIENT
 JOHN KING
 307 SUNNYSIDE CIRCLE
 COLUMBIA, TN 38401

DATE
 2/20/23

REVISIONS
 Update Tracts

PLAT OF SURVEY
 CROSS BRIDGES ROAD - BYPASS PROPERTY
 MT. PLEASANT, MAURY COUNTY, TENNESSEE

Job No. **22-529**
 Scale: Vertical: Horizontal:
 Date: **JUNE 13, 2022**

Approval Extension – Sugar Creek Townhomes

August 21, 2024

The applicant is requesting an extension of approval for the Sugar Creek Townhomes preliminary plat and construction plans. The review of the submitted site plan identified the following issues. Reasons for the needed extension are related to finding solutions to water availability that will mutually benefit the City of Mount Pleasant and the applicant.

Extensions of approval are allowed by the subdivision regulations. Please see below.

1-106.102 Expired Preliminary Approval

In any instance in which the period of preliminary approval shall have passed with some portion of the subdivision not having received final approval, and the applicant wishes an extension of the preliminary approval, the planning commission may:

(1) permit the remaining portion of the subdivision to be constructed and to receive approval under provisions set forth in the regulations whereby preliminary approval was originally granted, or

(2) stipulate that the plat is null and void and that a new plat be presented subject to the provisions of these regulations.

In making this determination, the planning commission shall consider all pertinent facts available to it. The current state and active pursuit of construction and development activities within the subdivision shall be given due consideration in the course of the planning commission's deliberation on this question.

The Planning Commission may approve or deny the request based on your deliberation. It should be noted that no changes to the subdivision regulations have been made since the plan was approved in November of 2023.

August 21, 2024

Mt. Pleasant Planning Commission
C/O Chris Brooks, Director
Mt. Pleasant Building and Planning
City Hall
100 Public Square
Mt. Pleasant, Tennessee 38474

RE: Sugar Creek Townhomes – Sugar Creek Lane – Mt. Pleasant, TN
Approved Preliminary Plat & Construction Drawings Extension Request

Commission Members & Chris:

On behalf of the Owner, Alan Blevins, WES Engineers & Surveyors would like to request a twelve (12) month extension on the Sugar Creek Townhomes Preliminary Plat and Construction Drawings presented and approved on November 14, 2023 and December 12, 2023 respectively. We have been working to develop an approved water design plan with the city that will serve the development as well as be in the best interest of the city. We feel like we are close to having those things ironed out and will be ready to break ground on this project very soon but with the time lost getting to this point and the time remaining to get the design wrapped up and sent to TDEC for approval, we will need an extension in order to get the project completed.

With that understanding, we would like to request an extension of each approval based on section 2-103.6 of the code.

I appreciate the opportunity to submit this extension request, I am anxious to see this project move forward in the community. If you have any questions or concerns, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors



Gerald Vick, P.E.
Principal