



City of Mount Pleasant
"Experience Our History.....Explore Our Possibilities"
Department of Planning and Zoning



6/18/2021

MPMPC File # PC-081021 (R21)

Date of Application: 7/8/21

Short explanation of reason for request: I would like to build higher density
single family housing.

☒ RE-ZONE (Zoning change)

☐ ZONING TEXT AMENDMENT

Is the entire property to be re-zoned?

☒ YES ☐ NO If No – amount proposed is _____

Current Zoning is: R-1

Proposed Zoning: R-3

NOTE: If the re-zone is less than the entire parcel, a Final Plat will be required with this application to define the areas of each proposed zoning district. The Final Plat will be required to be approved and recorded, after the approval of re-zoning, and prior to being able to use the property under the approved new zoning districts. Since Zoning Amendments are a multiple step process the applicant should also be aware of the deadlines and time frames required to process this application.

APPLICANT/DEVELOPER:

Company Name:	B and B Properties	
Name of person	Stuart Britt	
Phone Number:	615-972-1888	Email: stubritt@gmail.com

PROPERTY OWNER(S): (attach addl. Sheets if more than two owners)

Name:	Stuart Britt	
Address:	PO Box 256 Franklin TN 37065	
Phone Number:	615-972-1888	Email: stubritt@gmail.com
Name:		
Address:		
Phone Number:		Email:



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PROPERTY INFORMATION:

Property is located near: Southport Road & Frierson Lane			
Property Address:			
Tax Map 133-N-B	Parcel Number 7.00	Deed Book R-26545	Page Number 071
Plat Book R-2700	Plat Book Page 130	Date Recorded 1/15/2021	

Application Fee(s):

Refer to the latest Application Fee Schedule. Coordinate with the Planning, Zoning, & Codes Office regarding the amount due in advance of submitting the application. (Make check payable to the City of Mt. Pleasant.)

FEES MUST BE SUBMITTED WITH THE APPLICATION – OR IT WILL NOT BE ACCEPTED FOR CONSIDERATION

Submittal Requirements and Deadlines:

The submittal requirements, number of copies, guidance checklists and certification requirements are listed in the latest revision of the Zoning Ordinance.

Your application may be deemed incomplete due to lack of the required documents not being submitted at the time this application is submitted. This may result in this application not being reviewed and/or advanced to the Planning Commission until the required documents are submitted. The applicant and all parties involved with this application are responsible for reading and complying with the requirements related to this application and must comply with all City deadlines.

Property Owner Authorization:

By signing this application below, I am acknowledging and granting the submission of this application and stating the agents listed herein are authorized to act as my representative(s). If other agents are utilized to represent me, I will provide a letter acknowledging and stating the agents that are authorized to act as my representative(s). Authorization is also granted to Maury County and its representatives to enter upon the property for examinations & evaluations.

Property Owner Signature: _____

Date: **6/25/2021**

Applicant/Developer Signature: _____

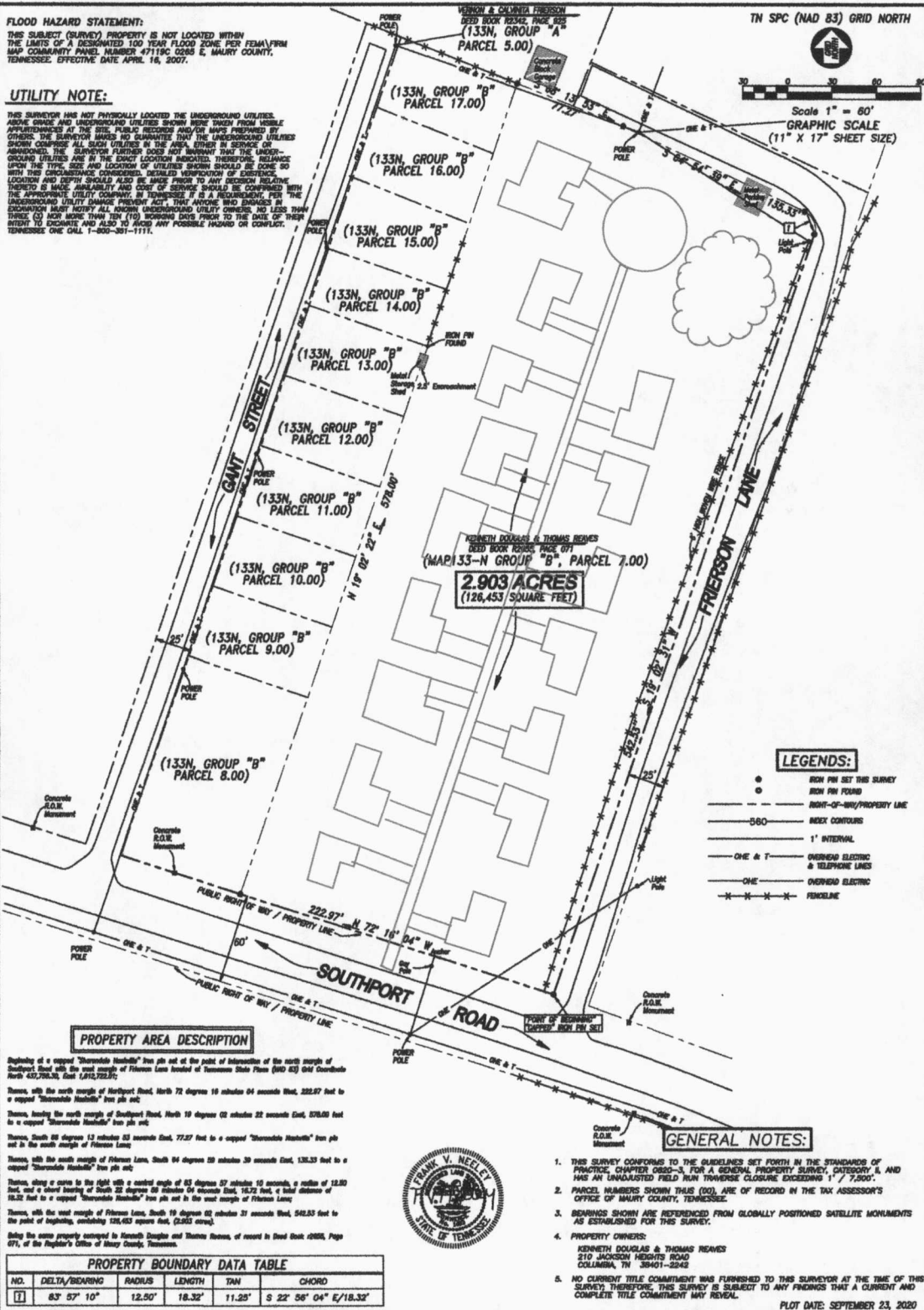
Date: _____

FLOOD HAZARD STATEMENT:

THIS SUBJECT (SURVEY) PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD ZONE PER FEMA/VFIRM MAP COMMUNITY PANEL NUMBER 47119C 0205 E, MAURY COUNTY, TENNESSEE. EFFECTIVE DATE APRIL 16, 2007.

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE OBTAINED FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OF ABANDONED OR ACTIVE UTILITIES. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CAUTION. CONSIDERED. LOCATED VERIFICATION OF EXISTING LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE TO THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN. IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) WORK MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-361-1111.



PROPERTY AREA DESCRIPTION

Beginning of a capped "Shoreline Markers" iron pin set at the point of intersection of the north margin of Southport Road with the east margin of Frierson Lane located at Tennessee State Plane (NAD 83) GCS Coordinates North 432,758.35, East 1,812,722.31;

Thence, with the north margin of Southport Road, North 72 degrees 16 minutes 04 seconds East, 232.87 feet to a capped "Shoreline Markers" iron pin set;

Thence, leaving the north margin of Southport Road, North 19 degrees 02 minutes 22 seconds East, 578.00 feet to a capped "Shoreline Markers" iron pin set;

Thence, South 85 degrees 12 minutes 53 seconds East, 77.27 feet to a capped "Shoreline Markers" iron pin set in the south margin of Frierson Lane;

Thence, with the north margin of Frierson Lane, South 04 degrees 55 minutes 39 seconds East, 135.23 feet to a capped "Shoreline Markers" iron pin set;

Thence, along a curve to the right with a central angle of 83 degrees 57 minutes 10 seconds, a radius of 13.50 feet, and a chord bearing of South 22 degrees 58 minutes 04 seconds East, 15.72 feet, a total distance of 15.72 feet to a capped "Shoreline Markers" iron pin set in the east margin of Frierson Lane;

Thence, with the east margin of Frierson Lane, South 19 degrees 02 minutes 22 seconds East, 542.83 feet to the point of beginning, enclosing 126,453 square feet, (2.903 acres).

Being the same property contained in Kenneth Douglas and Thomas Reaves, of record in Deed Book 205B, Page 671, of the Register's Office of Maury County, Tennessee.

PROPERTY BOUNDARY DATA TABLE

NO.	DELTA/BEARING	RADIUS	LENGTH	TAN	CHORD
1	83° 57' 10"	12.50'	18.32'	11.28'	S 22° 58' 04" E/18.32'



GENERAL NOTES:

- THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE, CHAPTER 0600-3, FOR A GENERAL PROPERTY SURVEY, CATEGORY 3, AND HAS AN UNADJUSTED FIELD RUN TRANSVERSE CLOSURE EXCEEDING 1" / 7,500'.
- PARCEL NUMBERS SHOWN THIS (00), ARE OF RECORD IN THE TAX ASSESSOR'S OFFICE OF MAURY COUNTY, TENNESSEE.
- BEARINGS SHOWN ARE REFERENCED FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AS ESTABLISHED FOR THIS SURVEY.
- PROPERTY OWNERS: KENNETH DOUGLAS & THOMAS REAVES, 210 JACKSON HEIGHTS ROAD, COLUMBIA, TN 38401-2243.
- NO CURRENT TITLE COMMITMENT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE, THIS SURVEY IS SUBJECT TO ANY FUTURE THAT A CURRENT AND COMPLETE TITLE COMMITMENT MAY REVEAL.

PLOT DATE: SEPTEMBER 23, 2020

PROJECT NUMBER: 213.200.20
SHEET NUMBER: 1 OF 2

BOUNDARY SURVEY OF TAX MAP 133-N, "B", PARCEL 3.00
TAX ASSESSOR'S OFFICE - MAURY COUNTY, TENNESSEE
PREPARED FOR: KENNETH DOUGLAS & THOMAS REAVES
FRIERSON LANE & SOUTHPORT ROAD
LOCATED IN: MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEPTEMBER, 2020

SHARONDALE SURVEYING

161 MARTIN ROAD
BON AQUA, TN 37025
(615) 513-0032
E-Mail: Sharonda@belleouth.net

PROJECT NO. 213.077.20	REVISIONS
SEPTEMBER 23, 2020	
DRAWN BY: FJ.M.	
CHECKED BY: FJ.M.	

Receipt Date: 7/8/2021

City Of Mt. Pleasant

100 Public Square
Mount Pleasant, TN 38474
(931) 379-7717
Receipt Number: 277080

Miscellaneous Receipt

Name: B AND B Properties

Code: 261-Building Permits & application fees

Amt: \$350.00

MR #: 39869

Description: Miscellaneous Receipt

Reference: pc081021 r21

Notes:

GL Account	Description	Amount
110-32610-	Building Permits	350.00

Payment Information

Check	740/pc081021 r21	\$350.00	Paid By: B AND B Properties
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Amount Tendered:	\$350.00
Total Paid:	\$350.00
Change:	\$0.00

Collecting Official, City Of Mt. Pleasant

☐ Voided
Batch: AS - 7/8/2021
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