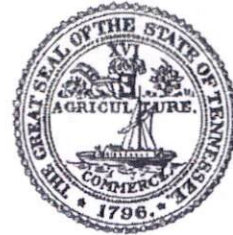




City of Mount Pleasant
 "Experience Our History.....Explore Our Possibilities"
Department of Planning and Zoning
Zoning Amendment Application



MPRPC File # PC-041222 (R21) Date of Application: 12/20/2021

Short explanation of reason for request:

A request from R-1 to R-3 is to maximize the density for the development of 1/4 acre lots. The R-1 zoning district is for the development of single-family residences on a generous lot, whereas the R-3 district seeks to create a district that includes many types of residential dwellings that are organized in a cohesive manner. This zone change fits into the cohesive nature of the surrounding R-3 zoned parcels.

RE-ZONE (Zoning Change) ZONING TEXT AMENDMENT
 Is the entire property to be re-zoned? Current Zoning: R-1
 Yes No If No - Amount Proposed: _____ 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: LaBella
 Name of Person: Michael M. Flanagan, PE
 Phone Number: 518-266-7337 Email: mflanagan@labellapc.com

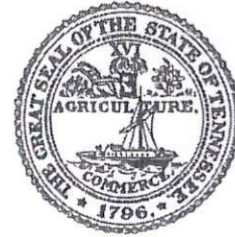
Property Owner(s) - (attach additional sheets if more than two owners)

Name: Seth Martin, Monarch Development
 Address: 1510 Chestnut Cove Road, Chapel Hill TN 37034
 Phone Number: 615-290-9484 Email: ~~seth.martin@monarchdev.com~~ smartin@monarchdevelopment.com

Name: Craig Turner
 Address: 1005 Forest Harbor Ct. Hendersonville, TN 37075
 Phone Number: 615-415-8008 Email: cturner@cngri.com



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



Property is Located Near: Southport Road			
Property Address:			
Tax Map:	Parcel #: 133 n	Deed Book: A	Page: 020.00
Plat Book:	Plat Page:	Date Recorded:	

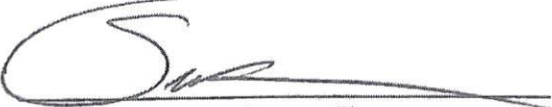
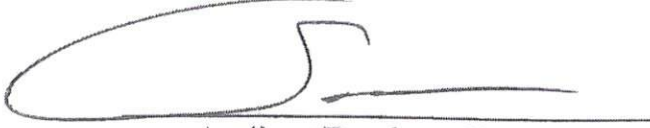
Application Fee(s)
 Refer to the latest Application Fee Schedule. Coordinate with the Planning, Zoning, & Codes Office regarding the amount due in advance of submitting the application. (Make check payable to the City of Mount Pleasant.)

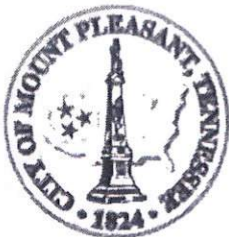
**FEES MUST BE SUBMITTED WITH THE APPLICATION OR IT
 WILL NOT BE ACCEPTED FOR CONSIDERATION**

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.

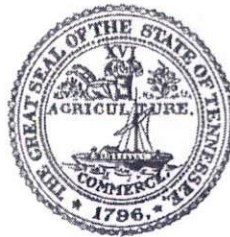
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Property Owner Authorization
 By signing this application below, I am acknowledging and granting the submission of this application and stating the agents listed herein are authorized to act as my representative(s). If other agents are utilized to 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 <u>12/28/21</u> Date	 Applicant/Developer Signature <u>12/28/21</u> Date
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City of Mount Pleasant
 "Experience Our History.....Explore Our Possibilities"
Department of Planning and Zoning
Zoning Amendment Application



MPRPC File # PC-04/222 (R21) Date of Application: 12/20/2021

Short explanation of reason for request:

A request from R-1 to R-3 is to maximize the density for the development of 1/4 acre lots. The R-1 zoning district is for the development of single-family residences on a generous lot, whereas the R-3 district seeks to create a district that includes many types of residential dwellings that are organized in a cohesive manner. This zone change fits into the cohesive nature of the surrounding R-3 zoned parcels.

RE-ZONE (Zoning Change) ZONING TEXT AMENDMENT

Is the entire property to be re-zoned?

Current Zoning: R-1

Yes No If No - Amount Proposed: _____

Proposed Zoning: R-3

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Company Name: LaBella

Name of Person: Michael M. Flanagan, PE

Phone Number: 518-266-7337

Email: mflanagan@labellapc.com

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Name: Seth Martin, Monarch Development

Address: 1510 Chestnut Cove Road, Chapel Hill TN 37034

Phone Number: 615-290-9484

Email: sethmartin@kw.com

Name: _____

Craig Turner

Address: _____

1005 Forest Harbor Ct. Hendersonville, TN 37075

Phone Number: _____

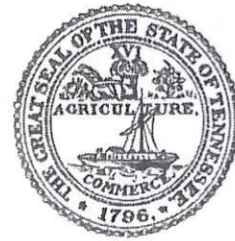
615-415-8008

Email: _____

c.turner@cmgfi.com



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



Property is Located Near: Southport Road

Property Address:

Tax Map:	Parcel #: 133 n	Deed Book: A	Page: 028.02
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Plat Book:	Plat Page:	Date Recorded:
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Property Owner Signature

12/28/21
Date

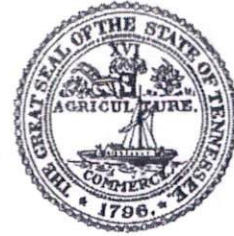


Applicant/Developer Signature

12/28/21
Date



City of Mount Pleasant
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Zoning Amendment Application



MPRPC File # PC-041222 (R21) Date of Application: 12/20/2021

Short explanation of reason for request:

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RE-ZONE (Zoning Change)

ZONING TEXT AMENDMENT

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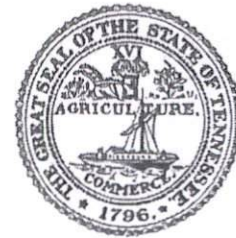
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City of Mount Pleasant
 "Experience Our History.....Explore Our Possibilities"
Department of Planning and Zoning



Property is Located Near: Southport Road

Property Address:

Tax Map:	Parcel #: 133 n	Deed Book: A	Page: 028
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Plat Book:	Plat Page:	Date Recorded:
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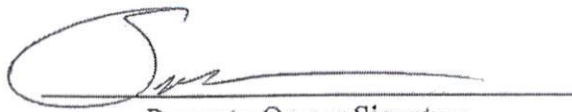
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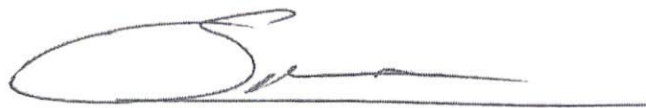
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12/28/21
Date

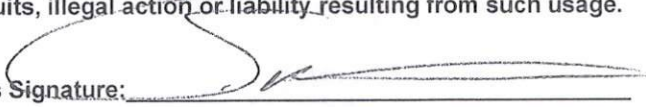


Applicant/Developer Signature

12/28/21
Date

My signature authorizes First Horizon Bank to debit the account noted above for the amount listed above for the purpose of wiring funds through the wire system. I further authorize the charge of the fee (\$ 25-) to the account for the service.

I understand that I am not to use the account or this service for internet gambling transactions and that the Bank may, but it is not required to, deny authorization for any such transaction. In addition I agree not to use this service or the account for any illegal activity. I agree that the use of this service or the account for any illegal activity will be deemed as an action of default or breach of contract and, in such event, this service and/or any account may be terminated at the discretion of bank, Should illegal use occur, I waive any right to sue for such illegal use or any activity directly or indirectly related to it, and agree to indemnify and hold the bank harmless from any suits, illegal action or liability resulting from such usage.

Customer's Signature: 

Receipt Date: 3/2/2022

City Of Mt. Pleasant

100 Public Square
Mount Pleasant, TN 38474
(931) 379-7717
Receipt Number: 299824

Miscellaneous Receipt

Name: SETH MARTIN

Code: 261-Building Permits

Amt: \$1,050.00

MR #: 41384

Description: Miscellaneous Receipt

Reference:

Notes:

GL Account	Description	Amount
110-32610-	Building Permits	1050.00

Payment Information

Check 876012475 \$1,050.00 Paid By: SETH MARTIN

Amount Tendered: \$1,050.00

Total Paid: \$1,050.00

Change: \$0.00

Collecting Official, City Of Mt. Pleasant

Voided
Batch: SPA - 3/2/2022
3/1/2022 3:12 Page 1 of 1