



July 23, 2025

City of Mt. Pleasant  
ATTN: Mr. Chris Brooks  
209 Bond Road  
Mt. Pleasant, TN 38474  
(931) 379-7717

RE: Site Plan Amendment for CBC Properties, LLC – 301 Canaan Rd, Mt. Pleasant, TN  
Zoning Ordinance Variance/Design Review Waiver Request  
For ***Section 11 – Development Standards***

Dear Mr. Brooks:

On behalf of CBC Properties, Property Owner and Developer of the proposed project, we are requesting the Planning Department and Commission to allow a variance from the standard landscaping requirements, Surfacing Requirements, and Utility Standards published within Section 11 of the Zoning Ordinance. The items listed below include the certain sections/aspects for which we are requesting a waiver from, pursuant to the Zoning Ordinance and Design Review Guidelines.

**Zoning Text - Section 11.2 – Offstreet Loading & Parking (Pavement)**

The applicant is asking the City of Mt. Pleasant & its Governing Body to respectfully consider a waiver from the surfacing requirement listed in the above section of the Zoning Text & Design Review Guidelines. This additional structure will be constructed to serve as a complimentary building to the principal structure on the parcel and the applicant has no intention of servicing this building with any parking features. The existing principal structure has its own existing paved parking features that serve the business in its capacity. For the sake of minimal disturbance, the applicant intends to only disturb the area shown within the Limits of Disturbance and intends to return the disturbed area (outside of the building footprint) to the gravel surface consistent with the rest of the site for the sake of continuity.

**Zoning Text - Section 11.4 – Landscaping, Screening, & Tree Preservation**

The applicant is asking the City of Mt. Pleasant & its Governing Body to respectfully consider a waiver from the landscaping requirement listed in the above section of the Zoning Text & Design Review Guidelines. The applicant has intentions of constructing a building adjacent to an existing principal structure that does not include any of the landscaping elements listed within the current Zoning Text. While the applicant understands why the Zoning Text & Design Guidelines outline certain aesthetic elements to bring unity to Mt. Pleasant's new development, implementing these landscaping elements around the adjacent structure would simply be out of character for the site as it exists now. Additionally the element of grade-change associated with the public eye's viewing perspective and the elevation associated with the existing principal structure and the proposed additional structure; any type of screening/landscaping elements would prove ineffective. The Design Review Guidelines text states that one of its missions is to protect established community character of certain sites, and how projects will FIT and BENEFIT its surroundings. The applicant feels that the plan shown for the additional structure will provide a harmonious blend with the existing principal structure on the site.



**Design Review Guideline – Section II.A.5.d – Exterior Building Materials**

The applicant is respectfully requesting a Design Review Waiver specifically for the Exterior Building Materials. The existing principal structure is industrial in nature, constructed with exterior metal siding & roof and the applicant has intentions of matching it with like-material that will provide compatibility of the two structures existing side-by-side. The Design Review Guidelines state that the committee may allow discretionary permitting of metal facades on the side and rear, and in this case the applicant is also requesting that the committee permit the front as well. The existing primary structure, with a metal façade on its presentation-face, is very visible from public R.O.W. and likewise the additional structure will be also. It should also be noted that the parcel, surrounded by mature hardwoods on three of the four sides is shielded from any residential surroundings, which seems to be one the main factors that facilitate the committee to permit metal facades on the side and rear.

**Design Review Guideline – Section III.B – Landscape Plan**

The applicant is respectfully requesting a Design Review Waiver for the Landscaping Elements associated with the Design Review Guidelines. The character of the existing site is industrial in nature, and is surrounded with mature hardwoods on essentially 3 of the 4 property boundaries. The “front” presentation-face is adjacent to TDOT R.O.W. (US-43) and is approximately 1,740 L.F. and in its entirety consists of mowed R.O.W. (grass and stabilization vegetation) and restrictive TDOT access fence. At its core this project’s purpose is to construct an adjacent building that is complimentary to the principal structure that exists on site. Respectfully, implementing the multitude of landscaping aspects required by the Design Review Guidelines, would seem to disregard the original mission of the Guidelines in its quest to provide compatible, harmonious development that fits with its surroundings.

Respectfully,

Christopher R. Collier, P.E.