



City of Mount Pleasant

"Experience Our History...Explore Our Possibilities"
Department of Planning and Zoning
Application for Review



209 Bond Street, Mt. Pleasant TN 38474

MPMPC FILE # _____ Date: 04/14/26
 Application Submitted for CBC Properties, LLC
 Title of Project: Parking Improvements for 1119 North Main Street
 Street Location: 1119 North Main Street
 Tax Map: 127 Group: _____ Parcel: 040.00
 Total Acreage: +/- 0.42 Number of Lots: N/A

Applicant:

Name: Justin Robinette
 Company/Partnership: CBC Properties, LLC
 Address: P.O. Box 369
 City: Mount Pleasant State: TN Zip: 38474-0369
 Telephone: [REDACTED] Mobile: _____ Email: robinette@cbctrust.com

Owner (if applicant is not owner):

Name: Same as above
 Company/Partnership: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____ Mobile: _____ Email: _____

Surveyor/Engineer:

Name: Christopher Collier
 Company/Partnership: CRC Consulting, LLC
 Address: 1679 Center Star Rd
 City: Columbia State: TN Zip: 38401
 Telephone: _____ Mobile: [REDACTED] Email: [REDACTED]@consulting.com



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Provided with Submittal (yes, no, n/a)	Project Title: <u>Minor Parking Improvements for 1119 N. Main Street</u>	For office use
Y	Non-refundable application fee (See current fee schedule)	
N/A	Completed Preliminary Application	
Y	Seven (7) copies 24x36 (1) pdf, (for final submittal) Review submittal 2 copies, PDF	
Y	Location of property with respect to surrounding property and streets	
Y	Names of all adjoining property owners, or names of adjoining developments	
N/A	Location and dimensions of all boundary lines of the property to the nearest one hundredth (1/100) of a foot	
Y	The size and location of any water and sewer mains	
Y	Location of existing easements and utilities	
N/A	Lots numbered	
N/A	Names of new streets, address's approved by Maury County E911	
N/A	Locations, dimensions, and areas of all proposed or existing lots with building setbacks	
N/A	Location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation	
Y	Building & Site Design, See the Design Review Guidelines online	
Y	Appropriate true north point	
N/A	Data from which the location, bearing, and length of all lines can be determined and reproduced on the ground	
N/A	Location and description of all proposed monuments	
N/A	Performance Bond: Water <input type="checkbox"/> Sewer <input type="checkbox"/> Streets <input type="checkbox"/> Misc. <input type="checkbox"/>	
N/A	Plat Certificates: Ownership ___ Accuracy ___ Utilities water ___ sewer ___ Approval by E-911 ___ Approval of Streets ___ Approval of Recording ___	
Y	The location of existing public ways, easements, water bodies, wetlands, streams, and other pertinent features, such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, and bridges, as determined by the planning commission	
N/A	the distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of an existing public street and to the original corner of the original survey of which it is a part	
N/A	Limits of proposed fill and proposed final grading (existing contours at a minimum of two (2) foot intervals)	



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This application shall be accompanied by maps, drawings, or other supportive information necessary to explain the request. It is recommended that the applicant or a representative be present at the Planning Commission.

TCA 134-304(a) states, in part, "The Commission shall approve or disapprove a plat within thirty (30) Days after submission of such plat...." By signing this application, the applicant (and owners, as applicable) acknowledges that items for consideration by the Planning Commission shall be considered submitted when all required information, a completed submittal application, and fee have been received by the City of Mount Pleasant.

Failure by the applicant to address all the requirements of the City of Mount Pleasant Zoning Ordinance and/or Subdivision Regulations may result in a deferral or denial of the proposed development by the Mount Pleasant Planning Commission.

As the applicant or the applicant's agent, I understand that it is my sole responsibility to notify my client of the time, date, and location of the Planning Commission and subsequent Mount Pleasant City Commission meetings at which this application will be heard and to ensure that someone representing this item is in attendance at each of these meetings.

I hereby attest that I have provided a complete application and included all of the necessary attachments as required. I understand that if information is incomplete and/or otherwise not provided, this application may be deferred until such time as the necessary information is provided.

Jim Roberts
 Owner/Agent submitting this application

4-14-26
 Date

STAFF USE ONLY - DO NOT WRITE BELOW THIS LINE

Recording Fee\$ _____ Review Fee.....\$ _____ Appeal Fee..... \$ _____

Check # _____ Cash _____ Debit or Charge _____ Amount Paid \$ _____

Receipt # _____ Date Paid _____

Date of Review: _____ Approved Denied _____ Withdrawn _____