



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



Staff Comments: Resolution 2026-PC-03

To: Mount Pleasant Municipal Planning Commission
From: Chris Brooks, Planning Director
Date: June 9, 2026
Subject: Sidewalk Performance Bond – Tractor Supply Company (TSC)

Applicant

Tractor Supply Company (TSC)
207 S. Cross Bridges Road
Mount Pleasant, TN 38474

Request

The applicant requests approval of a sidewalk performance bond to cover the construction of required sidewalk improvements along South Cross Bridges Road. These improvements cannot be completed prior to the Final Inspection for the Certificate of Occupancy due to pending utility pole and line relocation.

Background & Basis for Request

1. Required Sidewalk Improvements

The Mount Pleasant Planning Commission previously approved the TSC site plan requiring approximately 660 linear feet of sidewalk along S. Cross Bridges Road.

2. Cost Estimate for Improvements

Bradford Building Co. provided an estimate dated May 29, 2026 stating that the 660 feet of public sidewalk will cost \$30,000 to construct.

3. Resolution Establishing Performance Bond Amount

Draft Resolution 2026-PC-03 establishes the performance bond for TSC, requiring completion within one year and setting the bond at \$34,500.

4. Performance Bond Instrument (Draft)

The submitted Performance Bond guarantees installation of approximately 660 LF of sidewalk and identifies the Principal and Surety.

Staff Findings

1. The required sidewalk length (660 LF) is consistent across site plan, cost estimate, and draft bond.
2. The cost estimate of \$30,000 is appropriate.
3. The proposed bond amount of \$34,500 includes contingency and administrative costs.
4. The draft bond includes all necessary legal conditions.