

**COOKEVILLE PLANNING COMMISSION
MINUTES
JULY 23, 2007**

The Cookeville Planning Commission met on Monday, July 23, 2007 at 5:30 p.m., in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

MEMBERS PRESENT: Judy Jennings, Dr. Roy Loutzenheiser, Nina Lunn, Don Prince, Jim Stafne, Dr. Angelo Volpe, Ryan Williams, and Tod Williams.

MEMBERS ABSENT: Chris Wakefield.

STAFF MEMBERS PRESENT: Jim Shipley, James Mills, Jayne Barns, and Suzanne Garnmeister.

OTHERS PRESENT: Carol Ray, Chris Vick, Allen Ray, Susan Ray, J. D. Parks, Janet Baggett, Ben Baggett and Keith Simmons.

CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED. Don Prince made the motion to approve the agenda as submitted. Dr. Angelo Volpe seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL THE MINUTES OF JUNE 25, 2007. Don Prince made the motion to approve the minutes of June 25, 2007. Dr. Angelo Volpe seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION PRELIMINARY PLAT OF SOUTH JEFFERSON BUSINESS PARK PHASE II, 7 LOTS LOCATED ON SOUTH JEFFERSON AVENUE. REQUEST SUBMITTED BY KEITH SIMMONS. James Mills stated that Mr. Keith Simmons, representing Thomas-Maynord Development, LLC, has submitted for approval a Preliminary Plat of South Jefferson Business Park, Phase II, a proposed seven (7) lot commercial subdivision located off South Jefferson Avenue. Phase I of the proposed development involved the division of one (1) lot fronting on South Jefferson Avenue.

The property proposed for subdivision is zoned as CG, General Commercial and consists of 4.62 acres. This subdivision will require street, drainage, and sidewalk construction, the extension of water service and the provision of fire hydrants, the installation of public sewer and the installation of underground electrical service. Plans for the street, drainage, sidewalk and utility construction have not yet been submitted.

Staff recommended conditional approval subject to the following:

- Resubmittal of Preliminary Plat depicting any corrections/revisions as determined by the Planning Department
- Submittal and approval of water and sewer plans
- Submittal and approval of street profile, and street and sidewalk construction plans
- Submittal and approval of grading and erosion and sediment control plans and issuance of grading permit
- Submittal and approval of drainage and storm water plans
- Coordination with Electric Department for the provision of the electric service and with the Gas Department if natural gas service is desired
- Completion of preconstruction meeting prior to initiating any construction

Dr. Angelo Volpe made the motion to grant conditional Preliminary Plat approval subject to staff's recommendation and subject to straightening the proposed road with the approval of the Public Works Department. Don Prince seconded the motion and the motion carried unanimously. **CONDITIONAL PRELIMINARY PLAT APPROVAL.**

CONSIDER FOR ACTION FINAL PLAT OF REMINGTON SUBDIVISION, 9 LOTS LOCATED OFF NORTH PICKARD AVENUE. REQUEST SUBMITTED BY HAROLD EVANS. James Mills stated that Mr. Harold Evans has submitted for approval a Final Plat of Remington, a nine (9) lot subdivision development located off North Pickard Avenue.

The property proposed for subdivision consists of approximately 4.77 acres. It is zoned as RS10, Single Family Residential. Conditional preliminary plat approval for the proposed subdivision was granted at the November 2006 meeting of the Planning Commission. A request to approve two (2) flag lots was denied by the Planning Commission at preliminary approval and the Final Plat has been reduced from 11 lots to 9 lots. The plat depicts a notation that a floodplain easement exists along both sides of a stream that traverses the property. The extension of sewer service to four (4) of the lots was required and Mr. Evans has indicated that he would financially guarantee the completion of the sewer extension.

Staff recommended Conditional Final Plat approval subject to the following:

- Completion of plat revisions as determined by the Planning Department, including the addition of a notation specifying that culvert sizes and stream crossings must be reviewed and approved by the Public Works Department
- Submittal of Financial Guarantee acceptable to the Water Quality Control Department for the completion of the required sewer extension

There was no one at the meeting representing this item.

Alan Ray, property owner at 575 North Pickard Avenue, lives adjacent to this property and he shared his concerns about the drainage in the area and he submitted photographs documenting the water after a heavy rain.

The Board discussed the drainage in this area and they were concerned about the large floodplain easements on lots 8 & 9 and they wanted to reduce those lots by 1 to help reduce the number of driveway permits.

James Mills suggested giving the property owner more flexibility by combining lots 7, 8 & 9 into 2 lots.

Don Prince made the motion to grant conditional Final Plat approval subject to staff's recommendation and subject to reducing lots 7, 8, & 9 into 2 lots. Tod Williams seconded the motion and the motion carried unanimously. **CONDITIONAL FINAL PLAT APPROVAL.**

CONSIDER FOR ACTION FINAL PLAT OF THE VILLAGER, A 16 UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 1045 EAST 10TH STREET. REQUEST SUBMITTED BY J. D. PARKS. (MOVING THIS ITEM FROM STUDY TO ACTION REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.) Don Prince made the motion to move this item from study to action. Dr. Angelo Volpe seconded the motion and the motion carried unanimously. **APPROVED MOVING FROM STUDY TO ACTION.**

James Mills stated that Mr. J. D. Parks has submitted for approval a Final Plat of The Villager, a sixteen unit condominium development located off East 10th Street.

The property proposed for condominium development consists of 1.37 acres and is zoned as CL, Local Commercial. Condominium developments are permitted uses in the CL district subject to approval of a subdivision plat. The proposal complies with the CL district minimum land area requirement of 3,000 square feet per dwelling unit. The Subdivision Regulations require that such developments comply with the Horizontal Property Act of the Tennessee Code.

This development involves the proposed conversion of an existing apartment complex into condominiums. All required utilities are in place. Only the dwelling units would be individually owned with all land owned in common. A homeowners or association agreement would cover property maintenance, payment of property taxes and other related matters.

Staff recommended Conditional Final Plat approval subject to the following:

- Completion of plat revisions as determined by the Planning Department
- Review and approval of all applicable city departments

- Submittal of the final version of Homeowners or Association Agreement
- Submittal of the master deed.

Don Prince made the motion to grant conditional Final Plat approval subject to staff's recommendation. Tod Williams seconded the motion and the motion carried unanimously.

CONDITIONAL FINAL PLAT APPROVAL.

Don Prince made the motion to take the following items for study. Tod Williams seconded the motion and the motion carried unanimously. **STUDY ITEMS.**

- (1) **CONSIDER FOR STUDY A REQUEST TO REZONE PROPERTIES LOCATED ON BUCK MOUNTAIN ROAD (TAX MAP # 52, PARCELS 6.00, 7.00 & 8.00) FROM RS-10 (SINGLE-FAMILY RESIDENTIAL) TO PRD (PLANNED RESIDENTIAL DEVELOPMENT) AND PRELIMINARY PRD PLAN FOR OAK TRAIL SUBDIVISION. REQUEST SUBMITTED BY JOSEPH ROBERTSON.**
- (2) **CONSIDER FOR STUDY A REQUEST TO REZONE 900 NORTH WASHINGTON AVENUE FROM RS-10 (SINGLE-FAMILY RESIDENTIAL) TO CL (LOCAL COMMERCIAL). REQUEST SUBMITTED BY CHRIS DAWSON ON BEHALF OF MARTIN MEDLEY AND L. A. ALLEN.**

STAFF REPORTS:

(1) **MINOR PLAT APPROVALS:**

- WEST JACKSON STREET PHASE 1 – LOT 1 RESUBDIVISION – 2 LOTS LOCATED ON WEST JACKSON STREET – CITY OF COOKEVILLE.
- JAMES MURPHY DIVISION REDIVISION LOT #2 & LANNY DUNN DIVISION REDIVISION LOT #1 – 2 LOTS LOCATED ON WALL AVENUE – LANNY DUNN.
- SWEETLAND WEST COMBINATION II – RESUBDIVISION LOT #1 OF SWEETLAND WEST DIVISION AND A PORTION OF CRESTLAWN CEMETERY– 1 LOT LOCATED ON WEST JACKSON STREET – SWEETLAND FAMILY PARTNERSHIP.
- BARTIK DIVISION AMENDED PLAT – 1 LOT LOCATED ON FISK ROAD - IAN BARTIK.
- VILLAGE GREEN LOTS 53 & 54 REVISED PLAT – 2 LOTS LOCATED ON JAMESTOWN ROAD – JOHN HUDSON.
- JAMES ELDER DIVISION – 2 LOTS LOCATED ON DRY VALLEY ROAD – JAMES ELDER.
- SOUTH JEFFERSON BUSINESS PARK PHASE I – 2 LOTS LOCATED ON SOUTH JEFFERSON AVENUE – KEITH SIMMONS.

- (2) **REPORT ON ARCHITECTURAL DESIGN RESEARCH.** Suzanne Garnmeister gave a preliminary report on the architectural design research from 25 communities in Tennessee. Out of these communities 14 use staff recommendations to the Planning Commission, while 9 had separate review boards and 2 did not have any architectural controls. Also, 8 communities had architectural review for all developments except single family residential, and the other communities covered combinations of multi-family, commercial, historic, downtown, or non-residential zones.

ADJOURNMENT: 6:10 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

JAYNE BARNS CPS
PLANNING ASSISTANT

JIM STAFNE, CHAIRMAN
COOKEVILLE PLANNING
COMMISSION