

**COOKEVILLE PLANNING COMMISSION  
MINUTES  
DECEMBER 17, 2007**

The Cookeville Planning Commission met on Monday, December 17, 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, Chris Wakefield, Ryan Williams, and Tod Williams.

**MEMBERS ABSENT:** Dr. Angelo Volpe.

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

**OTHERS PRESENT:** Jerry Gaw, Andy Redus and Bob Faulhaber.

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

**CONSIDER FOR APPROVAL THE MINUTES OF NOVEMBER 26, 2007.** Don Prince made the motion to approve the minutes of November 26, 2007. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

**CONSIDER FOR ACTION REZONING 85 REAGAN STREET FROM CL (LOCAL COMMERCIAL) TO CBD (CENTRAL BUSINESS DISTRICT). REQUEST SUBMITTED BY REDUS FAMILY LP. THE PROPERTY LOCATED AT 55 REAGAN STREET WILL ALSO BE INCLUDED IN THE REQUEST.** James Mills stated that Mr. Andy Redus has submitted for approval a request to rezone from CL, Local Commercial to CBD, Central Business District his property located at 85 Reagan Street and identified as Parcel 21.00 on Tax Map 53K, Group A.

According to the records of the Putnam County Assessor the property proposed for rezoning consists of approximately 1.82 acres. It is contiguous with CBD zoning to the north and east and with CL zoning to the south and west. The property requested for rezoning and a contiguous parcel owned by the City of Cookeville located at 55 Reagan Street, and identified as Parcel 22.00 on Map 53K, Group A, are the only 2 properties accessed from Reagan Street not zoned as CBD. Reagan Street dead ends at the parcel owned by the City.

The petitioner states that the purpose of the request is the reduction of building setbacks. Mr. Redus has indicated that he intends to develop the property primarily as office and business rental suites. The CBD, with limited exceptions, has no minimum setback requirements. Off-street parking must be provided.

The Future Land Use Plan indicates that the area is best suited for commercial purposes. While the CBD does allow a larger percent of the lot to be occupied by a structure than the CL, the type and intensity of uses allowed in the CBD is significantly less than allowed in the CL. Due to the location of the subject property, CBD zoning appears to be appropriate. The contiguous property owned by the City would also be more appropriately zoned as CBD.

Staff recommended approval of rezoning of requested property and contiguous property owned by the City.

Don Prince made the motion to approve rezoning 55 & 85 Reagan Street from CL (Local Commercial) to CBD (Central Business District). Dr. Roy Loutzenheiser seconded the motion and the motion carried unanimously. **APPROVED.**

**CONSIDER FOR ACTION FINAL PLAT ST. JAMES PLACE PHASE II RESUBDIVISION LOTS 2.7, 3, 4 & 5. REQUEST SUBMITTED BY JERRY GAW.**

Suzanne Garnmeister stated that Mr. Jerry Gaw has submitted for approval a Final Plat of St. James Place Phase II, a 34-unit condominium/townhouse subdivision development located off South Walnut Avenue. This phase of the development consists of 16 units. Construction has been completed on lots 2.1 through 2.7 of Phase I. Phase II consists of the subdivision of Lot 3 into 8 lots (numbered 3.1 through 3.8), lot 4 into 4 lots (numbered 4.1 through 4.4), Lot 5 into 4 lots (numbered 5.1 through 5.4), and the resubdivision of lot 2.7. Conditional preliminary plat approval for the St. James Place development was granted at the August 2006 meeting of the Planning Commission. Conditional final plat approval for Phase I, subdividing lot 2 into 7 lots (numbered 2.1 through 2.7), was granted at the June 2007 meeting of the Planning Commission.

The property consists of approximately 3.9 acres. It is zoned as RM-8, Multi-Family Residential. Condominium developments are permitted in the RM-8 District subject to the approval of a subdivision plat. This subdivision required street construction, sidewalk construction, the extension of water service, the provision of fire hydrants, the installation of public sewer, and the installation of underground electrical service. The following improvements require completion at this time:

- Installation of a water-retention lip at the intersection of the private drive and St. James Place
- Completion of sidewalks
- Location of manholes as required by the Department of Water Quality Control

A Letter-of Credit in the amount of \$7,000, expiring on June 4, 2009, has been submitted as a financial guarantee of the completion of the required sidewalk improvements. A Warranty of Improvements in the amount of \$10,000 has also been submitted. A Final Street Surfacing Fee of \$6,930 had been paid and the final surfacing has been completed.

The Public Works Department has approved moving the sidewalk to the south side and approved access to South Walnut Avenue from the private drive.

Staff recommended conditional Final Plat approval subject to the completion of plat revisions as specified by the Planning Department and changes approved by the Public Works Department.

Don Prince made the motion to grant conditional Final Plat approval subject to the completion of plat revisions as specified by the Planning Department and changes approved by the Public Works Department. Nina Lunn seconded the motion and the motion carried unanimously. **CONDITIONAL FINAL PLAT APPROVAL.**

**CONSIDER FOR ACTION REQUEST FOR EXTENSION OF PRELIMINARY PLAT APPROVAL OF MAPLE LEAF CENTER. REQUESTED SUBMITTED BY AEI ON BEHALF OF MAPLE LEAF DEVELOPMENT.** Suzanne Garnmeister stated that Mr. Bob Faulhaber of AEI, on behalf of Maple Leaf Developments, has submitted a request for a six month extension of the Preliminary Plat approval for the Maple Leaf Center Subdivision, a proposed 11-lot commercial subdivision located off Neal Street and Old Walton Road.

This proposed subdivision was originally granted preliminary approval in August of 2005. A revised preliminary plat was conditionally approved at the May 2006 meeting and a second revised preliminary plat was conditionally approved at the June 2006 meeting. A six-month extension of preliminary plat approval received conditional approval at the June 2007 planning commission meeting.

The property proposed for subdivision consists of approximately 37.87 acres and is zoned as CR, Regional Commercial. The subdivision will require new street construction, which must be done to Major Collector Street construction standards, the installation of sidewalks on one side, and utility installation. A grading permit has been issued and some work has been initiated. The surety serving as a warranty of improvements required for the issuance of the grading permit has expired and a new surety must be submitted.

Staff recommended conditional approval of six-month extension of preliminary approval subject to the conditions established at the June 2006 meeting of the Planning Commission and subject to the submittal of a new surety as a Warranty of Improvements for the work specified for the grading permit, and that the surety should be submitted no later than January 1, 2008.

Don Prince made the motion to approval of six-month extension subject to staff's recommendations. Ryan Williams seconded the motion and the motion carried unanimously. **APPROVED SIX-MONTH EXTENSION.**

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 2008 ANNUAL REPORT AND PROGRAM DESIGN. REQUEST SUBMITTED BY STAFF.

- (2) CONSIDER FOR STUDY AMENDING FUTURE LAND USE PLAN – GOULD DRIVE EXTENSION/5<sup>TH</sup> INTERCHANGE AREA. REQUEST SUBMITTED BY STAFF.

**STAFF REPORTS:**

**(1) MINOR PLAT APPROVALS:**

- JOHNS DIVISION – 2 LOTS LOCATED ON SOUTH WASHINGTON AVENUE – STEPHEN JOHNS.
- JOYCE WRIGHT DIVISION, PHASE IV, REDIVISION OF LOT 2E – 2 LOTS LOCATED ON INTERSTATE DRIVE – JIMMY WRIGHT.
- ST. JAMES PLACE REDIVISION LOTS 1 & 2.1 – 2 LOTS LOCATED ON ST. JAMES PLACE – JERRY GAW.
- COLLEGE HEIGHTS REDIVISION LOTS 1 & 24 – 2 LOTS LOCATED ON PINE AVENUE – CAROLYN HARRIS.
- KENNETH JUDD – 2 LOTS LOCATED OFF SOUTH JEFFERSON AVENUE – KENNETH JUDD.

**ADJOURNMENT: 5:50 P.M.**

**SUBMITTED FOR APPROVAL**

**SUBMITTED FOR RECORDING**

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**JAYNE BARNS CPS  
PLANNING ASSISTANT**

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**JIM STAFNE, CHAIRMAN  
COOKEVILLE PLANNING  
COMMISSION**