

**COOKEVILLE PLANNING COMMISSION
MINUTES
JANUARY 28, 2008**

The Cookeville Planning Commission met on Monday, January 28, 2008 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, Chris Wakefield, Ryan Williams, and Tod Williams.

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

OTHERS PRESENT: Jim Lynn, Bob Johnson, Ed Greenwell, Grady Phillips, and Gary King.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN. Don Prince made the motion to elect Jim Stafne as Chairman. Nina Lunn seconded the motion and the motion carried unanimously. **CHAIRMAN: JIM STAFNE.**

Don Prince made the motion to Tod Williams as Vice-Chairman. Dr. Angelo Volpe seconded the motion and the motion carried unanimously. **VICE-CHAIRMAN: TOD WILLIAMS.**

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 DECEMBER 17, 2007. Don Prince made the motion to approve the minutes of December 17, 2007. Dr. Angelo Volpe seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION 2008 ANNUAL REPORT AND PROGRAM DESIGN. REQUEST SUBMITTED BY STAFF. James Mills stated that the Planning Department has completed the 2008 Annual Report and Program Design. The purpose of this report is to review the activities of 2007 and to outline proposed activities for 2008.

Some of the major tasks completed in 2007 included:

- Prepared 1 Annexation Study, Bunker Hill-Lovelady Roads area annexed
- Completed several amendments to the Zoning Code
- Completed Special Census of annexed areas, 343 people added to certified population
- Adopted new Floodplain Regulations and Flood Insurance Rate Maps to maintain eligibility in the National Flood Insurance Program
- Prepared off-site sign database, and
- Completed zoning study on North Washington Avenue and East 10th Street for rezoning to CN.

The major work activities proposed for 2008 include:

- Prepare and adopt amendment to Future Land Use Plan relative to Gould Drive Extension and Commercial Business Park development
- Complete Analysis of Existing Land Use Inventory and Prepare Revised Future Land Use Plan
- Update Major Street Plan and establish priorities for improvements
- Complete study on possible amendment to CN, Commercial Neighborhood District
- Complete study on creation of Planned Unit Development District
- Monitor and assist with TTU sinkhole study
- Complete City Survey, if requested by City Council
- Prepare and adopt Architectural Design Requirements, if requested by Council, and
- Prepare and adopt Complete Special Census of annexed areas and submit to State for certification.

Staff recommended approval of the Annual Report and Program Design.

Don Prince made the motion to approve the Annual Report and Program Design. Dr. Angelo Volpe seconded the motion and the motion carried unanimously. **APPROVED.**

The Commission commended the Planning Staff on a job well done.

CONSIDER FOR ACTION RESOLUTION AMENDING FUTURE LAND USE PLAN – GOULD DRIVE EXTENSION/5TH INTERCHANGE AREA. REQUEST SUBMITTED BY STAFF. James Mills stated that the Cookeville Comprehensive Future Land Use Plan 1999-2020 was adopted by the Cookeville City Council in October of 2000. If circumstances warrant, this plan, or specific elements of the plan can and should be amended, especially when significant deviations from the plan are anticipated.

The Future Land Use Concept Plan element visually depicts the desired development pattern for the municipal planning area and it serves as a primary guide for physical development decisions such as zoning. An area adjacent to the southern right-of-way of Interstate 40 from Holladay Road west to the proposed location of a new interstate interchange is identified in the Future Land Use Concept Plan as being best suited for commercial-industrial mixed use development. This area is currently zoned as CI, Commercial-Industrial Mixed Use. The Plan also depicts the extension of Gould Drive to the proposed interchange. The area south of the proposed commercial-industrial mixed use area and north of Lee Seminary Road is depicted as being best suited for mixed density residential development. This area is currently zoned as RS-20, Single Family Residential.

Since the adoption of the Comprehensive Plan in 2000 significant progress has been made towards the development of a regional business park in the area identified in the plan. The city and county have acquired several hundred acres of property in this area, with a number of parcels extending to Lee Seminary Road. Additionally, the city and county have hired the firm of Barge, Waggoner, Sumner and Cannon (BWSC) to develop plans for the extension of Gould Drive and for the development of a commercial business park along this extension. Preliminary plans developed by BWSC indicate that a significant portion of the property north of Lee Seminary Road, identified in the Future Land Use Plan as

being best suited for mixed density residential development, might be necessary for the extension of Gould Drive and the development of the business park. Should it be determined that portions of this area are to be included in the business park they would need to be rezoned and such a rezoning would not currently be in agreement with the Future Land Use Concept Plan.

An amendment to the Future Land Use Concept Plan should also be considered to revise the depicted location of the proposed interstate interchange. The selected and preferred location of the interchange is east of the location depicted on the Plan approximately where the current Mine Lick Creek Road interstate overpass is located.

Staff recommended approval of the Resolution Amending the Future Land Use Concept Plan Element of the 1999-2020 City of Cookeville Comprehensive Future Land Use Plan for the purpose of depicting certain properties located along Lee Seminary and Holladay Roads as being most appropriate for Commercial-Industrial Mixed Use development and to revise the location of the proposed Interstate 40 interchange.

Don Prince made the motion to approve the Resolution Amending the Future Land Use Concept Plan Element of the 1999-2020 City of Cookeville Comprehensive Future Land Use Plan for the purpose of depicting certain properties located along Lee Seminary and Holladay Roads as being most appropriate for Commercial-Industrial Mixed Use development and to revise the location of the proposed Interstate 40 interchange. Judy Jennings seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION NAMING PRIVATE DRIVE AS CAVALIER DRIVE AND ASSIGNING 1 CAVALIER DRIVE AS THE OFFICIAL ADDRESS FOR THE COOKEVILLE HIGH SCHOOL. REQUEST SUBMITTED BY WAYNE SHANKS ON BEHALF OF COOKEVILLE HIGH SCHOOL. James Mills stated that Mr. Wayne Shanks, Principal of Cookeville High School, has submitted a request that a private drive accessing the High School from North Washington Avenue and East 20th Street, be named as Cavalier Drive and that the official address of Cookeville High School be changed from 2335 North Washington Avenue to 1 Cavalier Drive.

The request to address the property off a private drive has been approved by Putnam County E911.

Staff recommended approval of request to become effective July 1, 2008

Dr. Angelo Volpe made the motion to approve 1 Cavalier Drive to become effective July 1, 2008. Nina Lunn seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION VARIANCE REQUEST FOR A FLAG LOT AND FINAL PLAT OF RAPP SUBDIVISION, 3 LOTS LOCATED ON REESER LANE IN THE PLANNING REGION. REQUEST SUBMITTED BY MELANIE RAPP. Suzanne Garnmeister stated that Ms. Melanie Rapp has submitted for approval a request for a variance for a flag lot subdivision, a variance for an access strip in excess of 500 feet,

and a Final Plat of the Rapp Subdivision, a three lot subdivision of her property located off Reeser Lane.

Article X, Section G of the Subdivision Regulations provides that flag lot divisions may only be approved upon the approval of a variance by the Planning Commission subject to certain specific conditions. A flag lot is a lot which is accessed by a strip of land with a width less than the required street frontage which is behind a lot which meets the required street frontage. The submitted plat indicates that all of the required conditions for the creation of a flag lot would be met, with the exception of Article X, Section D requiring an access strip of 500 feet or less. The access strip from Reeser Lane to Lot 3 is approximately 672 feet in length.

The property proposed for subdivision is located outside city limits, but within the planning region. Public water, provided by the Double Springs Utility District, is available. Public sewer is not available. The lots have been approved for septic tank use by the County Environmentalist. Each of the proposed lots has frontage on Reeser Lane. The proposed division complies with the lot size requirements for lots located in the planning region.

Staff recommended approval of variance requests and conditional approval of Final Plat subject to minor plat revisions as determined by the Planning Department.

Dr. Angelo Volpe made the motion to approve both variance requests for the flag lot and for the length of the access road over 500' and to grant conditional Final Plat approval. Nina Lunn seconded the motion and the motion carried unanimously. **APPROVED VARIANCES, AND GRANTED CONDITIONAL FINAL PLAT APPROVAL.**

CONSIDER FOR ACTION DELEGATION OF PLAT REVIEW AUTHORITY TO PUTNAM COUNTY REGIONAL PLANNING COMMISSION FOR PRELIMINARY PLAT OF LOCUST HILLS, 5 LOT SUBDIVISION LOCATED OFF LOCUST GROVE ROAD. REQUEST SUBMITTED BY GARY KING. Suzanne Garnmeister stated that Mr. Gary King has submitted for approval a request for delegation of plat review authority to the Putnam County Regional Planning Commission for Locust Hills Subdivision, a five-lot subdivision located off Locust Grove Road.

The property proposed for subdivision is outside city limits, but within the planning region. The western boundary of the property is the western boundary of the Cookeville Planning Region. The development involves street construction and water line extension. Public sewer is not available to the property. The preliminary plat of Locust Hills Subdivision was erroneously submitted to the Putnam County Regional Planning Commission and was granted conditional approval at their August 7, 2007 meeting, subject to completion of soils testing. It was subsequently determined that lot 3 was unsuitable for a septic system, and a revised plat was submitted and conditionally approved at the September 4, 2007 meeting, subject to the availability of water service. On January 8, 2008 a variance request was approved by the Putnam County Regional Planning Commission allowing for a two-inch water line to be installed at the request of the Double Springs Utility District. A significant amount of construction on the required improvements had been completed

before it was determined that the development was located with the Cookeville Planning Region.

Staff recommended approval of request to allow review and approval of the subdivision development by the Putnam County Planning Commission subject to the required improvements meeting the standards of the Cookeville Subdivision Regulations

Tod Williams made the motion to approve the request to allow review and approval of the subdivision development by the Putnam County Planning Commission subject to the required improvements meeting the standards of the Cookeville Subdivision Regulations. Ryan Williams seconded the motion and the motion carried unanimously. **APPROVED.**

Tod Williams made the motion to take the following item for study. Chris Wakefield seconded the motion and the motion carried unanimously. **STUDY ITEM.**

(1) CONSIDER FOR STUDY REZONING PROPERTY LOCATED AT THE NORTHEAST INTERSECTION OF HIGHWAY 111 AND I-40 IDENTIFIED AS PARCEL 4.00 ON MAP 67 FROM RS-20 (SINGLE-FAMILY RESIDENTIAL) TO CR (REGIONAL COMMERCIAL). REQUEST SUBMITTED BY LYNN BULLOCK.

STAFF REPORTS:

(1) MINOR PLAT APPROVALS:

- PARK VILLAGE REDIVISION LOTS 35-37, 3 LOTS LOCATED ON FISK ROAD – MICHAEL CLARK.
- SANDERS PAUL DIVISION – 2 LOTS LOCATED ON BENTON YOUNG ROAD – PAUL SANDERS. (*PLANNING REGION*)
- A DIVISION OF COOKEVILLE APT. COMPLEX FOR NATHANIEL MAXWELL – 1 LOT LOCATED ON WEST JACKSON – NATHANIEL MAXWELL.

ADJOURNMENT: 6:01 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**JIM STAFNE, CHAIRMAN
COOKEVILLE PLANNING
COMMISSION**