

**COOKEVILLE PLANNING COMMISSION  
MINUTES  
JUNE 25, 2012**

The Cookeville Planning Commission met on Monday, June 25, 2012 at 5:30 p.m., in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

**MEMBERS PRESENT:** Jim Stafne, Dr. Angelo Volpe, Dr. Roy Loutzenheiser, Judy Jennings, Chris Wakefield, Aaron Bernhardt, Randy Dalton, David Webb, and Jim Woodford.

**STAFF MEMBERS PRESENT:** James Mills, Jayne Barns, and Ken Young.

**STAFF MEMBERS ABSENT:** Jim Shipley.

**OTHERS PRESENT:** Amye Wright, Jerry Gaw, and Jerry Parris.

**CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED.** Jim Woodford 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 MAY 21, 2012.** Dr. Angelo Volpe made the motion to approve the minutes of May 21, 2012. Randy Dalton seconded the motion and the motion carried unanimously. **APPROVED.**

**CONSIDER FOR ACTION RESOLUTION ADOPTING AMENDMENTS TO COOKEVILLE 2030 PLAN AS APPROVED AT THE MAY 21, 2012 MEETING AND CERTIFYING THE AMENDMENTS TO THE COOKEVILLE CITY COUNCIL FOR THEIR CONSIDERATION AND ADOPTION. REQUEST SUBMITTED BY STAFF.** James Mills stated that at the May 2012 meeting of the Planning Commission Public Hearings were held regarding amendments to the Major Street Plan and the Future Land Use Concept Plan element of the Cookeville 2030 Plan relative to land use development along the proposed Bennett Road extension. The approval of a Resolution adopting the amendments approved by the Planning Commission at the May 2012 meeting and certifying them to the City Council for their consideration is required.

The amendments to the Major Street Plan consist of the addition of four (4) intersections or access points along the planned extension of Bennett Road and connecting streets from the access points to existing public roads. The Bennett Road extension will travel from a new Interstate 40 interchange north to U.S. Highway 70N (State Route 24). The Interstate 40 interchange is identified as project 1 in the 2010 Major Street Plan and the Bennett Road extension is identified as a portion of project 2. The four access points and connecting streets are labeled as projects 35-38 in the amendments to the Major Street Plan and are described as follows:

- Project 35 consists of an intersection approximately 700 feet south of the Nashville and Eastern Railroad right-of-way with local streets connecting to Ridgedale Drive and Locust Grove Road,
- Project 36 consists of an intersection approximately 1,400 feet south of Buffalo Valley Road with local streets connecting to Reeser Lane and Buffalo Valley Road,
- Project 37 consists of an intersection approximately 1,500 feet south of Project 36 with local streets connecting to Reeser Lane and Hawkins Crawford Road, and
- Project 38 consists of an intersection approximately 1,500 feet north of Interstate 40 with local streets connecting to Mine Lick Creek Road and Hawkins Crawford Road.

The amendments to the Future Land Use Concept Plan element of the Cookeville 2030 Plan are relative to land use development along the proposed Bennett Road extension. The amendments discussed at the Public Hearing and approved at the May 2012 meeting consist of the following:

- Expansion of area depicted as being best suited for mixed use commercial/industrial development along the Bennett Road extension north of the proposed interchange on I40,
- Expansion of areas depicted as local commercial south of Highway 70N south to railroad right-of-way, and
- Expansion of area depicted as commercial/industrial mixed use along railroad right-of-way.

An alternative for a larger expansion of the area depicted as commercial/industrial mixed use south of the railroad right-of-way from the current corporate limits to Locust Grove Road was also approved. The approval of this alternative was contingent on the withdrawal of a plat previously submitted to the Putnam County Planning Commission for the residential development of the property. The property owner has now withdrawn the plan for residential development and has requested commercial/industrial mixed use designation in the Future Land Use Plan. The Planning Department recommends for the inclusion of the alternative.

Staff recommended approval of Resolution adopting amendments to the Cookeville 2030 Plan relating to the extension of Bennett Road and certifying the amendments to the City Council for their consideration and adoption.

Jerry Parris, property owner at 2531 Reeser Lane, stated that Project #38 is creating a bad intersection at Mine Lick Creek Road.

Dr. Roy Loutzenheiser stated that the Bennett Road Extension Project is preliminary at this time and until the road is designed the exact location will be approximate.

Jim Woodford stated that the City Council hired the Engineering firm at their last week's meeting.

Aaron Bernhardt made the motion to approve the Resolution adopting amendments to the Cookeville 2030 Plan relating to the extension of Bennett Road and certifying the amendments to the City Council for their consideration and adoption. Jim Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

Chairman Jim Stafne announced that Aaron Bernhardt will be abstaining from any discussion or voting on the following Action Item due to a conflict of interest.

**CONSIDER FOR ACTION PRELIMINARY PLAT OF OLD KENTUCKY COURTYARDS, 16 LOTS LOCATED ON OLD KENTUCKY ROAD AND EAST HUDGENS STREET. REQUEST SUBMITTED BY AARON BERNHARDT.** James Mills stated that Mr. Aaron Bernhardt has submitted for approval a Preliminary Plat of Old Kentucky Courtyards, a 16 lot single family attached (townhouse) development, located at the south east corner of Old Kentucky Road and East Hudgens Street.

The property proposed for the development of the subdivision is identified on Tax Map 52I Group C as Parcels 6.00 and 7.00 and consists of approximately 1.18 total acres. The property is zoned CG, General Commercial, as are all contiguous properties. Properties to the north of East Hudgens Street are zoned RS-10, Single Family Residential.

All proposed lots are to be accessed from private permanent vehicular easements. The easements will be required to be constructed to city street standards and must be inspected by the Public Works Department during construction. The construction of sidewalks along East Hudgens Street is required. The property is served by existing eight-inch sewer and six-inch water lines located in the right-of-way of East Hudgens Street. An existing fire hydrant located east of the subject property in the right-of-way of East Hudgens Street is within the 500 feet required distance for fire protection. Repair and maintenance of all common elements will be covered under a homeowner's association agreement that will be submitted prior to the recording of the Final Plat.

Staff recommended conditional preliminary plat approval is recommended subject to the following:

- Completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments,
- Scheduling of a pre-construction conference with all appropriate city departments and other utilities prior to the initiation of any construction on the site,
- Submission of engineered grading, storm water, drainage, detention and sidewalk construction plans as required by the Public Works Department, and
- Submission of electrical utility plans to the Cookeville Electric Department and scheduling of an on-site meeting with staff.

Dr. Angelo Volpe made the motion to grant conditional Preliminary Plat approval subject to staff's recommendation. Dr. Roy Loutzenheiser seconded the motion. Votes: Jim Stafne - aye, Dr. Angelo Volpe -aye, Dr. Roy Loutzenheiser - aye, Judy Jennings - aye, Chris Wakefield - aye, Aaron Bernhardt - abstain, Randy Dalton - aye, David Webb - aye,

and Jim Woodford - aye. Motion carried. **GRANTED CONDITIONAL PRELIMINARY PLAT APPROVAL.**

Chairman Jim Stafne announced that Aaron Bernhardt will be abstaining from any discussion or voting on the following Action Item due to a conflict of interest.

**CONSIDER FOR ACTION REVISED FINAL PLAT OF SUGARLEAF TOWNHOMES (SUGARTREE COURTYARD PHASE III), 8 LOTS LOCATED OFF SUGARHILL PLACE, AND REVISED FINAL PRD PLAN FOR SUGARTREE COURTYARD. REQUEST SUBMITTED BY AARON BERNHARDT.** James Mills stated that Mr. Aaron Bernhardt has submitted for approval a revised Final Plat and Final PRD Plan of Sugarleaf Townhomes (Sugartree Courtyard Phase III) subdivision, which is a single family attached (townhouse) development of his property located on Sugarhill Place. The Preliminary Plat was originally submitted as a ten (10) lot development, which was granted conditional approval by the Planning Commission at the July 25, 2011 meeting. A revised plat which reduced the number of lots to eight (8) in order to minimize the encroachment into the Sinkhole Retention Area on the property was approved by the Planning Commission at the October 24, 2011 meeting. The plat received conditional final approval at the May 21, 2012 Planning Commission meeting.

The only revision to the plat as previously approved pertains to the permanent vehicular driveway easement. The easement was originally proposed to cross the rear of all ten (10) lots as well as common area. The developer has decided to reduce the sizes of the individual lots to eliminate the necessity to have an easement crossing lot lines. As revised, all of the easement will be in common area that will be covered by the homeowner's association agreement. All other elements of the plat remain as per the previous plat.

Staff recommended conditional approval of the Revised Final Plat and Final PRD plan subject to completion of additions or corrections to the plat as determined necessary by the Planning Department and/or other appropriate city departments and the submission of the homeowner's association agreement.

Randy Dalton made the motion to grant conditional Revised Final Plat of Sugarleaf Townhomes (Sugartree Courtyard Phase III), 8 lots located off Sugarhill Place, and Final PRD for Sugartree Courtyard. Dr. Angelo Volpe seconded the motion. Votes: Jim Stafne - aye, Dr. Angelo Volpe - aye, Dr. Roy Loutzenheiser - aye, Judy Jennings - aye, Chris Wakefield - aye, Aaron Bernhardt, - abstain, Randy Dalton - aye, David Webb - aye, and Jim Woodford. - aye. Motion carried. **GRANTED CONDITIONAL REVISED FINAL PLAT AND FINAL PRD APPROVAL.**

Dr. Angelo Volpe made the motion to take the following items for study. Jim Woodford seconded the motion and the motion carried unanimously. **STUDY ITEMS.**

- (1) **CONSIDER FOR STUDY AMENDMENT TO THE ZONING CODE TO ALLOW HOSPICE HOMES AS A PERMITTED USE IN THE RM8 & RM14**

**(MULTI-FAMILY RESIDENTIAL) ZONES. REQUEST SUBMITTED BY  
CONNIE MITCHELL.**

- (2) CONSIDER FOR STUDY REZONING 570 STATE STREET FROM RS10  
(SINGLE FAMILY RESIDENTIAL) TO RM8 (MULTI-FAMILY  
RESIDENTIAL). REQUEST SUBMITTED BY CONNIE MITCHELL.**

**STAFF REPORTS:**

**(1) MINOR PLAT APPROVALS:**

- **ROLAND PROPERTIES - 2 LOTS LOCATED ON WEST JACKSON STREET –  
ROLAND PROPERTIES.**
- **CALVARY INDEPENDENT BAPTIST CHURCH PROPERTY AND JAMES  
MATTHEW ALLEN PROPERTY – 2 LOTS LOCATED ON OLD KENTUCKY  
ROAD AND EAST 10<sup>TH</sup> STREET – MATT ALLEN & CALVARY  
INDEPENDENT BAPTIST CHURCH.**

**ADJOURNMENT: 5:55 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**