

**COOKEVILLE PLANNING COMMISSION
MINUTES
APRIL 22, 2013**

The Cookeville Planning Commission met on Monday, April 22, 2013 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, Randy Dalton, David Webb, Jim Woodford, and Kay Starkweather.

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

STAFF MEMBERS ABSENT: Jim Shipley.

OTHERS PRESENT: Lauren Shibakov, Donnie Suites, Laura Militana.

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

CONSIDER FOR APPROVAL THE MINUTES OF MARCH 25, 2013. Dr. Angelo Volpe made the motion to approve the minutes of March 25, 2013. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION PRELIMINARY PLAT OF WINDSOR COMMONS, 58 LOTS LOCATED ON EAST SPRING STREET AND NOTTINGHAM DRIVE. REQUEST SUBMITTED BY JERRY GAW AND PAUL GAW. THE DEVELOPER HAS REQUESTED THAT THIS ITEM BE WITHDRAWN FROM THE AGENDA. Chris Wakefield made the motion to withdraw this item from the agenda. Judy Jennings seconded the motion and the motion carried unanimously. **WITHDRAWN FROM THE AGENDA.**

CONSIDER FOR ACTION VARIANCE OF 230 FEET ON THE LENGTH OF THE PROPOSED REDBUD DRIVE EXTENSION AND PRELIMINARY PLAT APPROVAL OF REDBUD SUBDIVISION PHASE II, 21 LOTS LOCATED OFF BUCK MOUNTAIN ROAD. REQUEST SUBMITTED BY DONNIE SUITS ON BEHALF OF CAPITAL COMMUNITIES LLC. THIS ITEM WAS WITHDRAWN FROM THE MARCH 25, 2013 AGENDA. Ken Young stated that Mr. Donnie Suits of Capital Communities, LLC has submitted for approval a Preliminary Plat of Redbud Subdivision Phase II, a 21 lot single family residential development of property located at Buck Mountain Road and Redbud Drive.

The property proposed for development is identified on Tax Map 52 as Parcel 10.00 and consists of approximately 15.318 acres. This parcel is zoned as RS-10, Single Family Residential as are the lands adjacent to the east and south. The land west of the property is zoned PRD, Planned Residential Development and the property to the north is outside the corporate limits.

A new cul-de-sac is proposed that will extend the existing Redbud Drive in order to serve the new building lots. The developer has submitted a written request for a variance to allow the length of the street to exceed the 1200 feet length maximum allowed by the Subdivision Regulations by 230 feet for a total length of 1430 feet. In addition, the developer also requests a variance to exceed the 20 lot maximum requirement for new streets with one way in and out to allow 21 lots.

A new four foot wide sidewalk will be installed along the west side of the new street. A new six (6) inch waterline will be installed connecting to the existing waterline located in the right-of-way of Redbud Drive. A proposed eight (8) inch sewer line will connect to the existing sewer in the same right-of way.

The property is encumbered by three intertwined environmental and topographical features. First, a USGS blue line stream transverses the property from approximately north to south on the eastern portion of the parcel. Secondly, the area encompassing the stream has been identified by Dr. Evan Hart at the Department of Earth Sciences at TTU as a section of a drainage area connecting the Burton Branch FEMA Special Flood Hazard Area to the north and draining into a 100 year sinkhole floodplain identified in the 2009 TTU Sinkhole Study as sinkhole #157 located east of Dry Valley Road. Finally, a larger area containing both the drainage area and blue line stream has been identified by TTU Research Specialist Ken Morgan with the TTU Center of Management, Utilization and Protection of Water Resources as a delineated wetland area. The plat shows a wetland buffer 30 feet in width within which no structures are to be built. Public Works Engineer Tracy Meggs has advised that this buffer width is appropriate due to the fact that the stream this drains into (Falling Water River) is not considered impaired.

Staff recommended approval of variances to allow 21 lots and to increase the length of the proposed street extension to 1430 feet based on the fact that the new street will only serve the platted lots and cannot be used for future access to other existing streets. Approval of preliminary plat subject to the following:

- Developer must schedule and attend a pre-construction meeting with all the appropriate city departments
- Developer understands and agrees that all right-of-ways must be cleared prior to any installation of utilities
- Developer must submit a roadway plan and profile with storm sewer and sidewalk details to the Department of Public Works. Plan shall include typical street section, subgrade, base width, asphalt width and 2:1 slopes
- Developer shall submit a TDEC approved Storm Water Pollution Prevention Plan (SWPPP) to the Department of Public Works
- Developer must provide a utility easement 15 feet in width along all street frontage on both sides of the new street
- Developer must submit water and sewer plans to the Water Quality Control Department
- Developer shall submit plans for the installation of underground electric per the Electric Department design requirements

- Developer to determine if natural gas is to be provided to the new lots prior to the pre-construction meeting
- Completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments

Ken Young added that Lauren Shibakov of Lauren Engineering had sent him an email today on behalf the developer stating that they are considering changing the existing street name to possibly Glen Abbey Drive and subdivision name to Glen Abbey. Since it has not been reviewed, Mr. Young stated that the request will not be voted on at tonight's meeting and that the name changes will be considered when the Final Plat is reviewed.

Randy Dalton made the motion to approve a variance to allow 21 lots on a street with one way in and out, and a variance to increase the length of the proposed street extension to 1430 feet, subject to the new street only serving the platted lots and that the road cannot be used for future access to other existing streets; and granted conditional approval of the Preliminary Plat of Redbud Phase II, subject to the conditions outlined by staff. Kay Starkweather seconded the motion and the motion carried unanimously. **APPROVED VARIANCES AND GRANTED CONDITIONAL PRELIMINARY PLAT APPROVAL.**

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

- (1) **CONSIDER FOR STUDY REZONING 218 EAST 8TH STREET FROM RS15 (SINGLE FAMILY RESIDENTIAL) TO RS10 (SINGLE FAMILY RESIDENTIAL). REQUEST SUBMITTED BY THOMAS LYNN ON BEHALF OF LYNNDERS FAMILY GENERAL PARTNERSHIP.**
- (2) **CONSIDER FOR STUDY PRELIMINARY PLAT OF HAYDEN HEIGHTS, 35 LOT TOWNHOUSE DEVELOPMENT, IN A PROPOSED RAO DISTRICT LOCATED BETWEEN NORTH WILLOW AND LAUREL AVENUES AND WEST 7TH AND WEST 8TH STREETS. REQUEST SUBMITTED BY AARON BERNHARDT. THE PROPERTY OWNER HAS REQUESTED THAT THIS ITEM BE ADDED AS A STUDY ITEM SUBJECT TO THE RAO DISTRICT ORDINANCE BECOMING EFFECTIVE IN MAY.**

STAFF REPORTS:

(1) MINOR PLAT APPROVALS:

- JOSHUA'S PLACE – 2 LOTS LOCATED ON THE CORNER OF EAST 15TH STREET, WOODLAND AVENUE, AND EAST 14TH STREET – DAVID BUCKNER.
- JOSHUA'S PLACE PHASE II – 2 LOTS LOCATED ON THE CORNER OF EAST 15TH STREET, WOODLAND AVENUE, AND EAST 14TH STREET – DAVID BUCKNER.

- REDIVISION OF WINDSOR HILLS ISLAND DIVISION – 2 LOTS – JERRY GAW.
- REVISION OF LOTS 1A & 1B OF EAGLES LANDING VENTURES LLC DIVISION PHASE II – 2 LOTS LOCATED ON EAGLE’S LANDING DRIVE – EAGLES LANDING VENTURES.
- EVERGREEN SUBDIVISION AMENDED LOT #5 – 1 LOT LOCATED ON EVERGREEN PLACE – CHARLES KIBBONS.
- EVERGREEN SUBDIVISION AMENDED LOT #6 – 1 LOT LOCATED ON EVERGREEN PLACE – LOWELL EBERSOLE.

ADJOURNMENT: 5:42 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**JIM STAFNE, CHAIRMAN
COOKEVILLE PLANNING
COMMISSION**