

**COOKEVILLE PLANNING COMMISSION  
MINUTES  
NOVEMBER 24, 2014**

The Cookeville Planning Commission met on Monday, November 24, 2014 at 5:30 p.m., in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

**MEMBERS PRESENT:** Jim Stafne, Dr. Roy Loutzenheiser, Judy Jennings, Chris Wakefield, David Webb, Jim Woodford, Kay Starkweather, Leslie Sullins, and Tracy Cody.

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

**STAFF MEMBERS ABSENT:** Jim Shipley.

**OTHERS PRESENT:** Jack Butler, Aaron Bernhardt, Jim Cobb, Jerry Gaw, Bobby Greenwood, Reed Norwood, Wilma Wheeler, and Laura Militana.

**CONSIDER FOR APPROVAL AMENDING THE AGENDA TO INCLUDE THE FOLLOWING: (1) MOVING FROM STUDY TO ACTION AGENDA ITEM #4: CONSIDER FOR ACTION REZONING 319 & 339 WEST 8<sup>TH</sup> STREET AND 340 WEST 9<sup>TH</sup> STREET FROM RD (SINGLE FAMILY & DUPLEX RESIDENTIAL TO CL (LOCAL COMMERCIAL). REQUEST SUBMITTED BY AARON BERNHARDT ON BEHALF OF JEFFERY RIEDEL AND CHARLIE COBBLE. AARON BERNHARDT HAS REQUESTED THAT THIS ITEM BE MOVED FROM STUDY TO ACTION. MOVING THIS ITEM FROM STUDY TO ACTION REQUIRES THE APPROVAL OF THE PLANNING COMMISSION; (2) REVISING ACTION ITEM #6 FROM CANCELLING THE DECEMBER PLANNING COMMISSION MEETING TO SCHEDULING THE NEXT PLANNING COMMISSION MEETING FOR DECEMBER 15, 2014; AND (3) ADD STUDY ITEM #1: CONSIDER FOR STUDY CHANGING THE NAME OF A PORTION OF MINE LICK CREEK ROAD TO ACADEMY ROAD. REQUEST SUBMITTED BY STAFF. Dr. Roy Loutzenheiser made the motion to approve amending the agenda. Jim Woodford seconded the motion and the motion carried unanimously. APPROVED.**

**CONSIDER FOR APPROVAL THE AGENDA AS AMENDED.** Kay Starkweather made the motion to approve the agenda as amended. Leslie Sullins seconded the motion and the motion carried unanimously. APPROVED.

**CONSIDER FOR APPROVAL THE MINUTES OF OCTOBER 27, 2014.** Jim Woodford made the motion to approve the minutes of October 27, 2014. Chris Wakefield seconded the motion and the motion carried unanimously. APPROVED.

**CONSIDER FOR ACTION REZONING 385 EAST 13<sup>TH</sup> STREET (PARCEL 4.00, MAP 40K, GROUP H) FROM RS 10 (SINGLE FAMILY RESIDENTIAL) TO RM8 (MULTI-FAMILY RESIDENTIAL). REQUEST SUBMITTED BY BOBBY GREENWOOD.** James Mills stated that Mr. Bobby Greenwood has submitted a request to rezone from RS-10, Single Family Residential to RM-8, Multi-Family Residential his property located at 385 East 13<sup>th</sup> Street.

The subject property is identified as Parcel 4.00 on Tax Map 40K, Group H and consists of approximately 18,000 square feet or 0.4 acre. The parcel is contiguous with properties zoned as RM-8 to the east and south and with properties zoned as RS-10 to the north and west. An eight (8) unit apartment building is located partially on the subject property and on property contiguous to the east identified as Parcel 3.00 on Tax Map 40K, Group H. Parcel 3.00 is also owned by Mr. Greenwood and it consists of approximately 24,700 square feet or 0.57 acre. Combined the parcels would consist of approximately 42,700 square feet or slightly less than one (1) acre. The minimum density requirement in the RM-8 district is 5,000 square feet per dwelling unit. Should the properties be combined the maximum number of dwelling units that could be constructed would be eight (8) which is what currently exists. Rezoning the subject property to RM-8 would, in the opinion of the Planning Department, have no significant impact on the adjacent single family neighborhood if the parcels were to be combined.

Staff recommended approval of request subject to the combination of Parcels 4.00 and 3.00 on Tax Map 40K, Group H.

Wilma Wheeler, property owner at 315 East 13th Street, wanted to confirm if they could add any additional apartments to the lot that is being rezoned.

James Mills replied that there could be no more apartments constructed on the lot based on the square footage per dwelling unit allowed in the RM8 zone.

Leslie Sullins made the motion to approve rezoning 385 East 13<sup>th</sup> Street from RS10 (Single Family Residential) to RM8 (Multi-Family Residential), subject to the combination of Parcels 4.00 and 3.00 on Tax Map 40K, Group H. Kay Starkweather seconded the motion and the motion carried unanimously. **APPROVED, SUBJECT TO THE COMBINATION OF PARCELS 3.00 & 4.00 ON TAX MAP 40K, GROUP H.**

**CONSIDER FOR ACTION REZONING 319 & 339 WEST 8<sup>TH</sup> STREET AND 340 WEST 9<sup>TH</sup> STREET FROM RD (SINGLE FAMILY & DUPLEX RESIDENTIAL TO CL (LOCAL COMMERCIAL). REQUEST SUBMITTED BY AARON BERNHARDT ON BEHALF OF JEFFERY RIEDEL AND CHARLIE COBBLE. AARON BERNHARDT HAS REQUESTED THAT THIS ITEM BE MOVED FROM STUDY TO ACTION. MOVING FROM STUDY TO ACTION REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.** James Mills stated that Mr. Aaron Bernhardt, on his behalf and on the behalf of Jeffery Riedel and Charlie Cobble, has submitted a request to rezone from RD, Single Family and Duplex Residential to CL, Local Commercial properties located at 319 and 339 West 8<sup>th</sup> Street and 340 West 9<sup>th</sup> Street.

The subject properties are identified as Parcels 8.00, 16.00 and 17.00 on Tax Map 400, Group A and combined consist of approximately 35,280 square feet or 0.81acre. They are contiguous with property zoned as CL to the east and south, as RD to the west, and as UNV, University to the north. The properties are also bounded by West 9<sup>th</sup> Street to the north, West 8<sup>th</sup> Street to the south, and by Laurel Avenue to the west. Single family dwellings are located on Parcels 8.00 and 16.00 and located on Parcel 17.00 is a five (5) unit apartment building.

Mr. Bernhardt owns the property located at 339 West 8<sup>th</sup> Street and has contracts to purchase the other parcels. He has been authorized to act as the agent for the current owners of the properties located at 340 West 9<sup>th</sup> and 319 West 8<sup>th</sup> Streets. The indicated purpose for the rezoning request is to allow the properties to be used for commercial purposes.

The proposed rezoning would extend CL zoning to the west to match the current CL zoning boundary to the south.

Staff recommended approval of the request.

James Mills added that Aaron Bernhardt & his partners now own all 3 lots in the rezoning request.

Kay Starkweather made the motion to approve rezoning 319 & 339 West 8<sup>th</sup> Street and 340 West 9<sup>th</sup> Street from RD (Single Family & Duplex Residential) to CL (Local Commercial). Jim Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

**CONSIDER FOR ACTION FINAL PLAT OF UNIVERSITY SQUARE PHASE II, 41 LOTS LOCATED ON WEST 7<sup>TH</sup> STREET, CHESTNUT AVENUE, AND WEST 8<sup>TH</sup> STREET. REQUEST SUBMITTED BY AARON BERNHARDT.** James Mills stated that Aaron Bernhardt, Jerry Gaw and Walter Fitzpatrick III have submitted for approval the Final Plat of University Square Phase II, a 41 lot single family attached development located west of University Square Phase I and east of Chestnut Avenue between West 7<sup>th</sup> and West 8<sup>th</sup> Streets.

The subject property is identified as Parcel 21.00 on Tax Map 400, Group A and consists of approximately 1.84 acres. The developers were granted reductions in the front setback requirements from 20 feet to 15 feet when the site was approved for RAO overlay zoning by the Planning Commission on September 23, 2013 and subsequently by the City Council on November 21, 2013 (Ordinance #013-10-16). The Planning Commission granted preliminary plat approval on November 25, 2013. The underlying zoning classification is RD, Single Family and Duplex Residential. The development consists of 40 townhouses that are clustered into two (2) groups of eight (8) units and two (2) groups of nine (9) units and one (1) group of six (6) units. Lot 41 includes all the common area and is not a building lot as indicated on the plat. All of the units are accessed from interior private streets, named Joy Drive and Charlotte Drive.

All proposed infrastructure improvements, including the new street, water lines and sewer lines will be privately owned and maintained as stated in the Homeowner Association Agreement (HOA) that must be submitted. Platted easements have been provided to allow access to the new private water lines, sewer lines and two-inch water meters. Fire protection is provided by individual sprinkler systems in addition to one (1) new hydrant located on W. 7<sup>th</sup> Street and two (2) existing hydrants on W. 8<sup>th</sup> Street. Three (3) rain gardens for storm water retention are under construction. In addition, there are several other items that remain to be completed such as paving, landscaping (including street canopy trees), sidewalks (including replacing the existing sidewalk on W. 7<sup>th</sup> Street), a dumpster pad, construction of a common picnic area with tables and grills and erection of street and stop signs.

Staff recommended conditional final plat approval for 90 days subject to completion of the paving, landscaping, sidewalks, dumpster pad, rain gardens, picnic area, signage installation, submission of the HOA agreement and additions/corrections as requested by the Planning Department and/or other appropriate city departments.

Dr. Roy Loutzenheiser made the motion to grant conditional final plat approval for 90 days subject to completion of the paving, landscaping, sidewalks, dumpster pad, rain gardens, picnic area, signage installation, submission of the HOA agreement and additions/corrections as requested by the Planning Department and/or other appropriate city departments. Chris Wakefield seconded the motion and the motion carried unanimously. **CONDITIONAL FINAL PLAT APPROVAL.**

**CONSIDER FOR ACTION SCHEDULING THE NEXT PLANNING COMMISSION MEETING FOR DECEMBER 15, 2014. REQUEST SUBMITTED BY STAFF.** James Mills stated that the Planning Commission does not usually meet in December, but the Planning Department had received a request from Academy Sports for a new street address. The street name was going to change after construction due to the fifth interchange, but Academy Sports did not want to wait for construction for a new street address.

Staff recommended that the Planning Commission meet on Monday, December 15, 2014.

Dr. Roy Loutzenheiser made the motion to meet on Monday, December 15, 2014. Jim Woodford seconded the motion and the motion carried unanimously. **MEETING SCHEDULED FOR MONDAY, DECEMBER 15, 2014.**

Kay Starkweather made the motion to take the following item for study. Dr. Roy Loutzenheiser seconded the motion and the motion carried unanimously. **STUDY ITEM.**

**(1) CONSIDER FOR STUDY CHANGING THE NAME OF A PORTION OF MINE LICK CREEK ROAD TO ACADEMY ROAD. REQUEST SUBMITTED BY STAFF.**

**STAFF REPORTS:**

**(1) MINOR PLAT APPROVALS:**

- COOKEVILLE REGIONAL DENTAL COMBINATION PLAT – 1 LOT LOCATED AT 327 NORTH CEDAR AVENUE AND 326 NORTH PEACHTREE AVENUE – SESCO PROPERTIES, LLC.
- WESTWOOD APARTMENTS PROPERTY COMBINATION PLAT - 1 LOT LOCATED ON WEST BROAD STREET – SOARD PROPERTIES.

**ADJOURNMENT: 5:52 P.M.**

**SUBMITTED FOR APPROVAL**

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**JAYNE BARNES CPS  
PLANNING ASSISTANT**

**SUBMITTED FOR RECORDING**

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**JIM STAFNE, CHAIRMAN  
COOKEVILLE PLANNING  
COMMISSION**