

**COOKEVILLE PLANNING COMMISSION
MINUTES
APRIL 28, 2014**

The Cookeville Planning Commission met on Monday, April 28, 2014 at 5:30 p.m., in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

MEMBERS PRESENT: Dr. Roy Loutzenheiser, Judy Jennings, Chris Wakefield, David Webb, Jim Woodford, Leslie Sullins, and Adam Ryan.

MEMBERS ABSENT: Jim Stafne and Kay Starkweather.

STAFF MEMBERS PRESENT: Jayne Barns and Ken Young.

STAFF MEMBERS ABSENT: James Mills and Jim Shipley.

OTHERS PRESENT: Laura Militana.

CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED. Chris Wakefield made the motion to approve the agenda as submitted. Jim Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL THE MINUTES OF MARCH 24, 2014. Jim Woodford made the motion to approve the minutes of March 24, 2014. Leslie Sullins seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION ANNEXATION OF 1.3 ACRES LOCATED ON THE NORTHWEST CORNER OF SUMMERFIELD ROAD AND FISK ROAD, APPROVAL OF PLAN OF SERVICES, AND ZONING SAID PROPERTY TO RM-8 (MULTI-FAMILY RESIDENTIAL). REQUEST SUBMITTED BY DONNIE MEADOWS OF MEADOWS PROPERTIES. Dr. Roy Loutzenheiser opened the Public Hearing.

Ken Young stated that the Planning Department has completed a feasibility study on the annexation of approximately 1.3 acres, or an estimated 56,600 square feet, of property located north of the current corporate limits along Summerfield Road at its northwest intersection with Fisk Road. The property is identified as Parcel 6.00 on Map 40D, Group A of the Putnam County Tax Maps and it is located entirely within the City of Cookeville Urban Growth Boundary. The annexation proposal was initiated at the request of the property owner, Mr. Donny Meadows. His petition for annexation also included a request for the establishment of RM-8, Multi-Family Residential zoning for his property.

A Plan of Services for the proposed annexation area has been prepared and was reviewed on a point by point basis. A written report from the Planning Commission to the City Council regarding the Plan of Services is required.

The study area consists of one parcel of land. No residents are located on the parcel. Access to the property is from Summerfield Road which is an existing city street. The annexation proposal does not include any portion of Fisk Road currently located outside the corporate limits. Water and natural gas service are available and are provided to the area by the City of Cookeville. No additional hydrants are necessary to serve the tract. Public sewer service is nearby on Fisk Road and the property owner has indicated that he will incur the cost to connect to the system. The parcel is within the electric service boundary of UCEMC and will continue to be served by the co-op. Street lights are provided by the City of Cookeville along Summerfield Road.

Based on current property tax assessments total annual revenue to the city as a result of annexation is estimated at \$56.25.

Mr. Meadows has requested RM-8, Multi-Family Residential zoning for the purpose of constructing apartments on the property. The RM-8 district has a density requirement of 5,000 square feet per dwelling unit. With a land area of approximately 56,600 square feet, a maximum of 11 dwelling units could be located on the property under RM-8 zoning.

Staff recommended approval of Plan of Services and approval of annexation with recommendation to City Council for RM-8, Multi-Family Residential Zoning.

Dr. Roy Loutzenheiser closed the Public Hearing.

Jim Woodford made the motion to approve the Annexation with RM8 Zoning, and Plan of Services. Chris Wakefield seconded the motion and the motion carried unanimously.

APPROVED ANNEXATION, RM8 ZONING AND PLAN OF SERVICES.

CONSIDER FOR ACTION FINAL PLAT OF LOWELL R. EBERSOL PROPERTY, 3 LOTS LOCATED ON MILL DRIVE. REQUEST SUBMITTED BY LOWELL R. EBERSOL. Ken Young stated that property owner Lowell R. Ebersol has submitted a request for final plat approval of the Lowell R. Ebersol Property Final Subdivision Plat, a proposed three (3) lot division of his property located on Mill Drive.

The property proposed for this development is identified as Parcel 20.00 on Tax Map 54 and consists of approximately 3.91 acres. The site is zoned LM (Light Manufacturing) as are all adjacent properties.

Located on the property are four (4) commercial/industrial structures. The plat as submitted would divide the property into three (3) tracts so that one (1) structure would be located on Tract 1, two (2) structures on Tract 2 and one (1) structure on Tract 3. The structures on the proposed Tracts 1 and 2 are at their closet points, separated by a distance of approximately 18.8 feet. A minimum of 20 feet separation between the structures would be necessary to subdivide the property with the structures on individual tracts. However, the structures are not parallel with each other separated by approximately 18.8 feet to the south and widening to about 50 feet to the north. The area of encroachment within the side setback would be for a width of less than 10 feet. Although not indicated on the plat, a site

inspection revealed that an accessory structure may be located within the required side yard setback area on the proposed Tract 1. Mr. Ebersol submitted a request to the Board of Zoning Appeals (BZA) for a variance to reduce the side yard setback on Tract 1 from 10 feet to eight (8) feet for a total of two (2) feet as depicted on the submitted plat. The BZA granted the request as per the submitted drawing on April 10, 2014 subject to the removal of the accessory structure on the proposed Tract 1 from the required setback area. All infrastructure including utilities and a fire hydrant are existing. No new street or utility construction is necessary for the division.

Staff recommended conditional approval of the final plat, subject to the removal of the accessory structure on the proposed Tract 1 from the required setback area, and completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments

Leslie Sullins made the motion to grant conditional approval of the Final Plat of Lowell R. Ebersol Property, located on Mill Drive, subject to staff's recommendation. Jim Woodford seconded the motion and the motion carried unanimously. **CONDITIONAL FINAL PLAT APPROVAL.**

STAFF REPORTS:

(1) MINOR PLAT APPROVALS:

- WESLEY DRIVE COMBINATION PLAT – 1 LOT LOCATED ON WESLEY DRIVE – KENNETH JUDD.
- RESUBDIVISION OF LOT # 1 OF JAMES MURPHY DIVISION, 2 LOTS LOCATED ON WALL AVENUE – ELIZABETH ANN BREEDING & JAMES MURPHY, JR.
- PARDUE-BEAN DIVISION – 1 LOT LOCATED ON WEST 9TH STREET AND BUCK AVENUE – STEVE & CAROLYN PARDUE.

ADJOURNMENT: 5:44 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**DR. ROY LOUTZENHEISER
ACTING CHAIRMAN
COOKEVILLE PLANNING
COMMISSION**