

**COOKEVILLE PLANNING COMMISSION
MINUTES
JUNE 23, 2014**

The Cookeville Planning Commission met on Monday, June 23, 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, Kay Starkweather, and Leslie Sullins.

MEMBERS ABSENT: Jim Stafne and Adam Ryan.

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

STAFF MEMBERS ABSENT: Jim Shipley.

OTHERS PRESENT: Lois Ramsey, Lois Vickers, Kelly Ramsey, Danny Kirby, David Burnett, Ben Rodgers, Wayne McClain, Larry Burgess, Laura Militana, and Cathy McClain.

CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED. Kay Starkweather 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 MAY 19, 2014. Kay Starkweather made the motion to approve the minutes of May 19, 2014. Judy Jennings seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION REZONING 420 & 430 PEEK DRIVE AND 412 BLAKE CIRCLE FROM RS10 (SINGLE FAMILY RESIDENTIAL) TO RM8 (MULTI-FAMILY RESIDENTIAL). REQUEST SUBMITTED BY MICHAEL GAW. James Mills stated that Mr. Mike Gaw has submitted a request to rezone from RS-10, Single Family Residential to RM-8, Multi-Family Residential his properties located at 420 and 430 Peek Drive and 412 Blake Circle. Mr. Gaw has indicated that the purpose of the rezoning is to allow the construction of multi-family residential dwelling units. A similar request from Mr. Gaw was considered and denied by the Planning Commission in 2008.

The subject properties are identified as Parcel 7.02 and a portion of Parcel 7.03 on Tax Map 40 and Parcel 27.00 on Tax Map 40H, Group C. Parcel 7.02 consists of approximately 1.3 acres, Parcel 7.03 of 2.44 acres and Parcel 27.00 of .25 acres. Combined these three (3) parcels comprise approximately 4.0 acres, or 174,000 square feet. A mobile home is located on Parcel 7.02, two (2) single-family residential structures are located on Parcel 7.03, and Parcel 27.00 is vacant. Parcel 27.00 is also identified as Lot 27 of the Northhaven Estates Subdivision. If rezoned, approximately 34 dwelling units could be located on the subject properties (174,000 square feet divided by 5,000 square feet per dwelling unit equals 34.8 units).

The properties are contiguous with RS-10 zoning to the north, west and south and with RM-8 zoning to the east. The zoning of Parcel 7.03 is split with the eastern portion, consisting of approximately .74 acres, zoned as RM-8 and the western portion, consisting of approximately 1.7 acres, zoned as RS-10. Access to Parcels 7.02 and 7.03 is from Peek Drive, which is a substandard street with a width of only approximately 15 feet. Peek Drive, in its current condition, is not suitable as access to high density development. Mr. Gaw has indicated that access to the properties would be provided from Blake Circle through Parcel 27.00. The Planning Department is not aware of any restrictions or covenants that would prohibit the parcel from being utilized as an access point. Blake Circle complies with the applicable street construction standards.

The Comprehensive Future Land Use Plan indicates that the property is primarily best suited for low density residential use with an eastern portion suitable for mixed density residential use. The properties appear to have adequate access to public utilities. While the parcels along Blake Circle within the Northhaven Estates Subdivision consist primarily of single-family residential structures, Putnam County Assessor records indicate that none of the structures are owner occupied.

A major issue for higher density development of the subject properties is access. As previously noted in 2008 the Planning Commission denied a request to rezone the subject properties to RM-8 with the primary concerns being access and traffic impact. Additionally, at least two (2) nearby property owners have expressed opposition to the rezoning.

It should be noted that approximately six (6) multi-family units can currently be constructed on the estimated 32,000 square feet of Parcel 7.03 already zoned as RM-8 and, if developed, would be accessed from Peek Drive. Providing access to the properties from Blake Circle would appear to address this concern. Rezoning the remainder of Parcel 7.03 (estimated 74,000 square feet) and Parcel 27.00 (estimated 10,000 square feet) to RM-8 would allow for the potential construction of an additional 17 dwelling units. The total estimated 23 units could be accessed from Blake Circle. Further, the exclusion of Parcel 7.02 (estimated 56,000 square feet) from the requested rezoning would reduce the potential number of dwelling units by approximately 11 units.

Staff recommended conditional approval of rezoning of Parcel 27.00 (412 Blake Circle) and the remainder of Parcel 7.03 (420 Peek Drive) to RM-8 subject to the submittal and approval of a subdivision plat combining the two (2) parcels and to an agreement from the property owner that access to the combined properties be restricted to Blake Circle only or until Peek Drive is brought up to required street standards. Staff further recommended that Parcel 7.02 (430 Peek Drive) be excluded from the rezoning request.

James Mills stated that Mr. Gaw was out of state for medical reasons and unable to be at the meeting.

Jim Woodford stated that he was concerned about the very narrow streets.

Dr. Roy Loutzenheiser asked if a barrier could be placed on Peek Drive to prevent cars from coming out on that street.

James Mills replied that the barriers could be addressed during the Subdivision platting process.

Kay Starkweather stated that she was concerned about sinkholes and water runoff.

James Mills replied that the developer would have to meet all of the City's standards.

Ben Rodgers was representing his grandmother Lois Vickers, who lives at 435 Peek Drive and who owns two properties on Peek Drive. Mr. Rodgers stated that the family does not want a lot of traffic coming out on Peek Drive because the road is unsafe now. They were also concerned about the decrease in their property values, if apartments were allowed to be built next to single family residential area and they were opposed to the rezoning request.

Kelly Ramsey, property owner at 1348 Carolina Avenue, stated that Carolina Avenue is narrow and dangerous, and that there are no sidewalks and it is hard to see people walking down the street at night and he was opposed to the rezoning request. He added that he owns 4 acres and there is a big sinkhole on his property.

Leslie Sullins made the motion to deny rezoning 420 & 430 Peek Drive and 412 Blake Circle from RS10 (Single-Family Residential) to RM8 (Multi-Family Residential). Kay Starkweather seconded the motion and the motion carried unanimously. **DENIED.**

CONSIDER FOR ACTION REZONING 1100 SOUTH WILLOW AVENUE (TAX MAP # 65-98.00) FROM LM (LIGHT MANUFACTURING) TO CG (GENERAL COMMERCIAL). REQUEST SUBMITTED BY DANNY KIRBY OF FIRST COMMERCIAL REAL ESTATE ON BEHALF OF LARRY BURGESS OF BROAD STREET PROPERTIES. James Mills stated that Mr. Danny Kirby, of First Commercial Real Estate, on behalf of property owner Broad Street Properties, has submitted a request to rezone from LM, Light Manufacturing, to CG, General Commercial, property located at 1100 South Willow Avenue.

The subject property is identified as Parcel 98.00 on Tax Map Number 65 and consists of approximately 40 acres. It has frontage along South Willow Avenue and Green Gate Lane and is bordered by Interstate 40 to the north. Norwalk Industries was previously located on the property. It is contiguous with properties zoned as CG to the north and west, with property zoned as RS-15, Single Family Residential to the east, and with properties zoned as RM-14, Multi-Family Residential to the south.

The petitioners indicate that the purpose of the request is to allow them to develop the property for commercial purposes. The Future Land Use Concept Plan from the Cookeville 2030 Plan indicates that the property would be best developed as Mixed Use – Commercial/Industrial. The proposed CG zoning classification would fall under this general land use category.

Staff recommended approval of the request.

Chris Wakefield made the motion to approve rezoning 1100 South Willow Avenue from LM (Light Manufacturing) to CG (General Commercial). David Webb seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION SIX MONTH EXTENSION OF PRELIMINARY PLAT APPROVAL OF THE GLEN ABBEY SUBDIVISION, 21 LOTS LOCATED OFF BUCK MOUNTAIN ROAD. REQUEST SUBMITTED BY LAUREN SHIBAKOV OF LAUREN ENGINEERING SERVICES ON BEHALF OF DONNIE SUITS.

Ken Young stated that Mr. Donnie Suits has submitted a request for a six (6) month extension of the Preliminary Plat for Glen Abbey Subdivision, which is a twenty-one (21) lot single family detached residential subdivision located off of East Broad Street (Buck Mountain Road). The Preliminary Plat was approved by the Planning Commission on June 24, 2013 for a period of one (1) year. Substantial progress has been made installing utilities and constructing the street. However, the request to extend preliminary approval is due to inclement weather and revisions to the road grading which prevent completion at the present time.

As provided in Article II, Section D, Subsection 9 of the Subdivision Regulations, an extension of time can be applied for by the developer and granted by the Planning Commission provided a \$50.00 fee is submitted with the request. Mr. Suits submitted the fee with his request for an extension.

Staff recommended approval of the request for a six (6) month extension of the Preliminary Plat as requested.

Leslie Sullins made the motion to approve six (6) month extension of the Preliminary Plat of the Glen Abbey Subdivision. Kay Starkweather seconded the motion and the motion carried unanimously. **APPROVED SIX MONTH EXTENSION.**

CONSIDER FOR ACTION REVISED PRELIMINARY PLAT OF DOWNTON SQUARE, PHASE I, (FORMERLY LIBERTY PLACE, PHASE I), 20 LOTS LOCATED ON EAST SPRING STREET. REQUEST SUBMITTED BY JERRY GAW.

Ken Young stated that Jerry Gaw and Aaron Bernhardt have submitted for approval a Revised Preliminary Plat of Downton Square Phase I, which was granted conditional preliminary approval by the Planning Commission on October 28, 2013 as Liberty Place Phase I, a 24 lot single family attached residential development of their property located on East Spring Street.

The property proposed for development is identified on Tax Map 53M Group B as Parcel 2.00 and consists of approximately 9.18 total acres. The primary changes to the revised plat are the renaming of the subdivision from Liberty Place to Downton Square, the reduction in the number of lots in Phase I from 24 to 20 and the naming of the new streets to be constructed in the overall development. The required pre-construction meeting has been held with the developer and all the appropriate city departments and construction of the development is proceeding.

Staff recommended approval of the revised preliminary plat as submitted.

Dr. Roy Loutzenheiser had a question about the ingress & egress for Jerry Gaw, but Mr. Gaw was not in attendance and did not have a representative present to answer questions. Dr. Loutzenheiser was still concerned about the entrances with only 2 lanes instead of 3 lanes. Dr. Loutzenheiser added that he would like to add to the motion a suggestion that the developer consider ingress & egress alternatives on the West & East sides of the Subdivision.

Judy Jennings, Kay Starkweather & Leslie Sullins agreed that the developer should consider the safety issues of coming in & out of the subdivision. Judy Jennings added that it is hard to pull out on Spring Street from Stroud's BBQ now.

Kay Starkweather made the motion to grant approval of the Revised Preliminary Plat of Downton Square with the suggestion to the developer that he consider ingress & egress alternatives on the west and east sides of the subdivision. Jim Woodford seconded the motion and the motion carried unanimously. **APPROVED REVISED PLAT WITH SUGGESTION TO THE DEVELOPER.**

Jim Woodford made the motion to take the following items for study. Leslie Sullins seconded the motion and the motion carried unanimously. **STUDY ITEMS.**

- (1) **CONSIDER FOR STUDY PRELIMINARY PLAT OF RIVER'S EDGE, 47 LOTS LOCATED OFF OLD SPARTA HIGHWAY. REQUEST SUBMITTED BY DAVID BILBREY OF ADVANCED INC.**
- (2) **CONSIDER FOR STUDY REQUEST FOR ANNEXATION OF PROPERTIES LOCATED ON BENNETT ROAD AND IDENTIFIED AS PARCELS 72.00, 73.00, 73.01 AND 74.01 ON TAX MAP 64. REQUEST SUBMITTED BY THE PROPERTY OWNERS DANIEL AND MARTHA HALL.**
- (3) **CONSIDER FOR STUDY PRELIMINARY PLAT OF DOWNTON SQUARE, PHASE II, 22 LOTS LOCATED ON EAST SPRING STREET. REQUEST SUBMITTED BY JERRY GAW.**

STAFF REPORTS:

(1) MINOR PLAT APPROVALS:

- LILYDALE RESERVE ASSOCIATES, LLC PROPERTY – 2 LOTS LOCATED ON WEST SPRING STREET – DONNIE SUITS.

ADJOURNMENT: 6:15 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNES CPS
PLANNING ASSISTANT**

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