

**COOKEVILLE PLANNING COMMISSION  
MINUTES  
DECEMBER 15, 2014**

The Cookeville Planning Commission met on Monday, December 15, 2014 at 5:30 p.m., in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

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

**MEMBERS ABSENT:** Dr. Roy Loutzenheiser and Kay Starkweather.

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

**STAFF MEMBERS ABSENT:** Jim Shipley.

**OTHERS PRESENT:** Charles & Cora Bigelow, Art & Sandy McFadden, Sue Anne Smith, Mary Fields, Andy & Jeanne Faithful, Laura & Jose Camarillo, Deborah Sam, and Laura Militana.

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

**CONSIDER FOR APPROVAL THE MINUTES OF NOVEMBER 24, 2014.** Jim Woodford made the motion to approve the minutes of November 24, 2014. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

**CONSIDER FOR ACTION CHANGING THE NAME OF A PORTION OF MINE LICK CREEK ROAD TO ACADEMY ROAD. REQUEST SUBMITTED BY STAFF.** James Mills stated that the City of Cookeville has received a request from Academy Sports for a permanent address for their facility currently under construction and located off Mine Lick Creek, Old Stewart and Bennett Roads. The primary entrance to the Academy Sports facility will be from Mine Lick Creek Road. Following Academy Sports' decision to locate in Cookeville/Putnam County, the City and County offered to rename Mine Lick Creek Road, south of Interstate 40, to Academy Road.

City and county officials have known for several months that the portion of Mine Lick Creek Road south of I40 would have to be renamed due to the construction of the new I40 interchange at Bennett Road. The construction of the new interchange will divide Mine Lick Creek Road into (2) segments separated by approximately 2,685 feet, or one-half (1/2) mile. It will intersect with Bennett Road on the west across from Highlands Park Boulevard approximately 1,450 feet south of I40 and it will intersect with the extension of Bennett Road on the east across from a realigned Hawkins Crawford Road approximately 1,235 feet north of I40. Approximately 1,821 feet of the current Mine Lick Creek Road south of I40 will be abandoned and a new dead-end street will be constructed to access the property located at 4075 Mine Lick Creek Road.

Mine Lick Creek Road extends for an estimated 2.9 miles from I40 south to Baxter Road. Approximately 1.3 miles of this southern portion of Mine Lick Creek Road is located within the corporate limits of Cookeville. The City and County anticipated initiating the street name change following the completion of the new interchange and related street realignments, which is expected to be sometime in 2016. However, due to Academy Sports' immediate need for a permanent address this process has been accelerated.

The procedure for street naming and renaming is specified in Title 16, Chapter 2 of the Cookeville Municipal Code. Chapter 2 provides that the Planning Commission must approve the renaming of streets, that proposals for renaming can be initiated by the city or by petition, that a Public Hearing must be held, that affected property owners must be notified 15 days prior to the Public Hearing, and that approval becomes effective 30 days following approval by the Planning Commission unless otherwise specified at the time of approval.

There are sixteen (16) structures and twenty (20) parcels whose addresses will be affected by renaming the portion of Mine Lick Creek Road located within the City of Cookeville. These addresses are between the 4100 and 5000 address range along the road. All of the structures are located on the north or west side of Mine Lick Creek Road which is outside the Cookeville corporate limits. The owners of these structures and parcels were notified by the Planning Department and invited to attend the Public Hearing at the December 15, 2014 Planning Commission meeting.

One additional structure addressed off Mine Lick Creek, 4075 Mine Lick Creek Road, will be affected by the realignment but will be located on a new street. The Planning Department proposes that this address remain as is until the new street is constructed to avoid having to change the address twice. When the new street is constructed a new street name would be approved and a new address assigned to 4075 Mine Lick Creek Road

The Planning Department has consulted with County Executive Randy Porter regarding the road name change. Mr. Porter has indicated that the Putnam County Commission will consider renaming the portion of the Mine Lick Creek Road outside the City of Cookeville to Academy Road at their meeting on January 12, 2015. If approved it would become effective immediately.

Staff recommended approval of renaming the portion of Mine Lick Creek Road located within the Cookeville corporate limits between the address range of 4076 and 5000 to Academy Road.

Chairman Jim Stafne opened the Public Hearing.

Andy Faithful, property owner of 4967 Mine Lick Creek Road, questioned what was going to happen to Mine Lick Creek Road as it related to the widening of the road and utilities.

James Mills stated there will be two 12' lanes plus 4' shoulders along Mine Lick Creek Road. The majority of the right-of-way will be on the Academy Sports side of the road, but the plans have not been finalized.

Sue Ann Smith, property owner at 4775 Mine Lick Creek Road, stated that she lived in front of the employee's entrance at Academy Sports and she would like to know if the City would be taking part of her property.

Charles Bigelow, property owner at 2902 Heartland Lane, was also concerned because they surveyed behind his house and wanted to know why they surveyed so far behind his house.

James Mills informed the property owners that he did not have the answers to their questions because it will be 4-6 weeks before the road plans will be finalized. Mr. Mills added that he would contact Melinda Kiefer, the Economic Development Coordinator and have her set up a meeting with the Engineers and the property owners, so they could look at the maps and have all of their questions answered.

Mr. Mills told the property owners that he would send them a map showing them the current plans for right-of-way acquisition of Mine Lick Creek Road.

Chairman Jim Stafne closed the Public Hearing.

Leslie Sullins made the motion to approve changing the name of a portion of Mine Lick Creek Road located within the Cookeville corporate limits for addresses 4076 – 5000 Mine Lick Creed Road to Academy Road effective January 15, 2015. Judy Jennings seconded the motion and the motion carried unanimously. **APPROVED STREET NAME CHANGE.**

James Mills announced to the audience that the City will notify the Post Office for the property owners and that the Post Office will forward their mail for 1 year after the effective date of January 15, 2015. Mr. Mills added that their street numbers will not change.

**ADJOURNMENT: 6:00 P.M.**

**SUBMITTED FOR APPROVAL**

**SUBMITTED FOR RECORDING**

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**JAYNE BARNES CPS  
PLANNING ASSISTANT**

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**JIM STAFNE, CHAIRMAN  
COOKEVILLE PLANNING  
COMMISSION**