

**COOKEVILLE PLANNING COMMISSION  
MINUTES  
JANUARY 26, 2015**

The Cookeville Planning Commission met on Monday, January 26, 2015 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:** Gary Martin and Laura Militana.

**ELECTION OF CHAIRMAN AND VICE CHAIRMAN.** Chris Wakefield made the motion to elect Jim Stafne as Chairman. Jim Woodford seconded the motion and the motion carried unanimously. Kay Starkweather made the motion to elect Dr. Roy Loutzenheiser as Vice-Chairman. Leslie Sullins seconded the motion and the motion carried unanimously. **JIM STAFNE ELECTED AS CHAIRMAN AND DR. ROY LOUTZENHEISER ELECTED AS VICE-CHAIRMAN.**

**CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED.** Dr. Roy Loutzenheiser 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 DECEMBER 15, 2014.** Kay Starkweather made the motion to approve the minutes of December 15, 2014. Jim Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

**CONSIDER FOR ACTION AMENDMENTS TO THE OFFICIAL STREET MAP. REQUEST SUBMITTED BY STAFF.** James Mills stated that amendments to the Official Street Map are necessary due to the addition of several streets or portions of streets in 2013 and 2014. These streets are the result of annexation and new street construction. Additionally amendments are necessary to reflect a recent street name changes. The purpose of the Official Street Map is to depict the streets for which the City of Cookeville is responsible for maintenance and to reflect the official names of these streets.

The recommended amendments are included in your information packet. A total of six (6) streets or portions of streets, totaling 3.14 miles, are proposed for acceptance. This includes the addition of two (2) streets or portions of streets from annexation, two (2) streets from new subdivision development, and two (2) streets constructed by the city as a part of the Highlands Business Park. The two (2) street name changes result from the development of a new subdivision and from the planned construction of a new I-40 interchange at Mine Lick Creek Road and the new Academy Sports distribution center.

Staff recommended approval of the amendments to Official Street Map.

Leslie Sullins made the motion to approve the amendments to the Official Street Map. Dr. Roy Loutzenheiser seconded the motion and the motion carried unanimously. **APPROVED AMENDMENTS TO THE OFFICIAL STREET MAP.**

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

- (1) **CONSIDER FOR STUDY 2015 ANNUAL REPORT AND PROGRAM DESIGN. REQUEST SUBMITTED BY STAFF.**
- (2) **CONSIDER FOR STUDY AMENDMENT TO THE ZONING CODE TO ALLOW BY RIGHT OR BY SPECIAL EXCEPTION A COLUMBARIUM IN THE CBD (CENTRAL BUSINESS DISTRICT). REQUEST SUBMITTED BY PAT JORDAN ON BEHALF OF THE FIRST UNITED METHODIST CHURCH.**
- (3) **CONSIDER FOR STUDY REZONING 750 WHITSON AVENUE FROM RS15 (SINGLE FAMILY RESIDENTIAL) TO RM8 (MULTI-FAMILY RESIDENTIAL). REQUEST SUBMITTED BY SETH HUDSON ON BEHALF OF BARRY REESE.**
- (4) **CONSIDER FOR STUDY REZONING 20.5 ACRES LOCATED ON GAINESBORO ROAD FROM CL (LOCAL COMMERCIAL) AND RS10 (SINGLE FAMILY RESIDENTIAL) TO RM8 (MULTI-FAMILY RESIDENTIAL). REQUEST SUBMITTED BY MAC JONES OF HAMMOND JONES DEVELOPMENT ON BEHALF OF GLADYS COUNTISS PRESLEY.**
- (5) **CONSIDER FOR STUDY REZONING 726 WEST END STREET FROM RS10 (SINGLE FAMILY RESIDENTIAL) TO RD (SINGLE FAMILY AND DUPLEX RESIDENTIAL). REQUEST SUBMITTED BY PAM EALEY ON BEHALF OF PUTNAM COUNTY HABITAT FOR HUMANITY.**
- (6) **CONSIDER FOR STUDY PRELIMINARY PLAT OF FARRIS HILLS AT FALLING WATER, 22 LOTS LOCATED ON BOYD FARRIS ROAD AND A REQUEST FOR A VARIANCE FOR TWO (2) FLAG LOTS FOR LOTS 10 & 11. REQUEST SUBMITTED BY SAM TAYS OF TAYS REALTY & AUCTION ON BEHALF OF THE CLAY AND LENA FARRIS FAMILY LIMITED PARTNERSHIP.**

**STAFF REPORTS:**

**(1) MINOR PLAT APPROVALS:**

- **JOE ANDERSON DIVISION – 2 LOTS LOCATED AT 1946 WEST BROAD STREET – JOE ANDERSON.**

- YARBROUGH & DOUBET PROPERTY – 2 LOTS LOCATED OFF BUNKERHILL ROAD AND ESSEX ROAD – WARD DOUBET & DAVID YARBROUGH.
- COMBINATION PLAT FOR LOTS 7 & 8 OF THE GREENWOOD ESTATES DIVISION - 1 LOT LOCATED AT 385 EAST 13<sup>TH</sup> STREET – ROBERT S. GREENWOOD JR.

**ADJOURNMENT: 5:50 P.M.**

**SUBMITTED FOR APPROVAL**

**SUBMITTED FOR RECORDING**

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**JAYNE BARNS CPS  
PLANNING ASSISTANT**

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**JIM STAFNE, CHAIRMAN  
COOKEVILLE PLANNING  
COMMISSION**