

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

The Cookeville Planning Commission met on Monday, October 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, Ken Young, and Mike Davidson.

OTHERS PRESENT: Jeanne Stevens, Pamela Lynch, Kayla Clouse, Linda Owens, Larry Burgess, Carrie Holloman, Bob Jett, Dave Allmon, Ronnie Kelly, Scott Williams, Dave Roland, Todd Pile, Amanda Manley, Jerry Reeder, Keith & Connie Baz, Jim Johnson, and Laura Militana.

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

Dr. Roy Loutzenheiser made the motion to approve moving Action Item #9 from study to action. Leslie Sullins seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL THE MINUTES OF SEPTEMBER 28, 2015. Dr. Roy Loutzenheiser made the motion to approve the minutes of September 28, 2015. Jim Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION REZONING THREE (3) SEPARATE PARCELS LOCATED ON MINE LICK CREEK ROAD, BENNETT ROAD, AND LEE SEMINARY ROAD (TAX MAP NUMBERS 64-31.02, 31.03, 31.04) FROM RS-20 (SINGLE FAMILY RESIDENTIAL) TO CI (COMMERCIAL-INDUSTRIAL MIXED USE). REQUEST SUBMITTED BY LINDA OWENS ON BEHALF OF NORMA FAYE PYLES LYNCH FAMILY PURPOSE LLC. James Mills stated that Ms. Linda Owens, on behalf of the Norma Faye Pyles Lynch Family Purpose LLC, has submitted a request that three (3) properties owned by the LLC located on Mine Lick Creek, Bennett and Lee Seminary Roads be rezoned from RS-20, Single Family Residential to CI, Commercial-Industrial Mixed Use.

The three (3) parcels for which Ms. Owens has requested rezoning are identified as Parcels 31.02, 31.03, and 31.04 on Tax Map 64. Parcel 31.02 is located on Mine Lick Creek Road adjacent to the Park West Subdivision and consists of approximately 6.0 acres. Parcel 31.03 is located at the southeast intersection of Bennett and Stewart Cemetery Roads and consists of approximately 3.5 acres. Parcel 31.04 is located at the northeast intersection of Bennett and Lee Seminary Roads and consists of 5.5 acres.

These properties were deeded by the City of Cookeville and Putnam County to Ms. Owens in 2010 as a part of a settlement agreement stemming from the acquisition of property by the city and county for the development of the Highlands Business Park. The area in which the parcels are located was annexed by the city in 2002. The current zoning for the parcels was established in 2003 through Ordinance Number O03-01-01.

The current zoning for Parcel 31.02 is split with a portion zoned as the requested CI and a portion zoned as RS-20. It is contiguous with properties zoned as CI to the north, south and west and with properties zoned as RS-20 to the east. The portion of the parcel zoned as RS-20 consists of a 200 foot wide strip contiguous with the Park West Subdivision. This strip was created when the original zoning was approved in 2003 to provide a buffer for the large single family residential development in the adjacent subdivision. This 200 foot wide buffer also extends onto the parcels located north and south of Parcel 31.01.

Parcel 31.03 is already zoned as CI.

Parcel 31.04 is zoned entirely as RS-20. It is contiguous with properties zoned as RS-20 on all sides. However, the Planning Commission, at its August 2015 meeting, recommended that the properties contiguous to the north and east be rezoned to CI. The City Council approved Ordinance Number O15-09-23 on first reading at its October 15, 2015 meeting.

The Cookeville Future Land Use Concept Plan depicts Parcels 31.03 and 31.04 as being best suited for mixed use commercial-industrial development, for which the request CI zoning would be appropriate. The Concept Plan depicts the western portion of Parcel 31.02 as being best suited for mixed use commercial-industrial development and the eastern portion as being best suited for lower density residential. The current zoning of Parcels 31.02 and 31.03 is as recommended by the Future Land Use Concept Plan.

Staff recommended denial of request to rezone the remainder of Parcel 31.02 to CI and approval of request to rezone Parcel 31.04 to CI. No action is necessary regarding Parcel 31.03 as it already zoned as requested.

Linda Owens, property owner for rezoning request, stated that she did not know that their property was a buffer when they got it. The only way to access their property after the ramp for the 5th Interchange is built will be thru the RS20 portion of the property.

Pamela Lynch, property owner at 2773 Park West Drive, stated that she was opposed to rezoning this property to commercial which is located adjacent to a single family neighborhood.

James Johnson stated that his Mom owns property that borders this rezoning request and that they are opposed to rezoning this property to CI. They would also like to see any existing trees be kept as a buffer if developed into single family homes.

Keith and Connie Baz, property owners at 2762 Park West Drive, were opposed to rezoning single family residential property to commercial industrial mixed use. They

already have a lot of noise from the I40 traffic now. Mr. Baz added that no one wants a major business next to their house or subdivision.

Leslie Sullins made the motion to deny rezoning Tax Map #64-31.02 from RS-20 (Single-Family Residential) to CI (Commercial-Industrial Mixed Use), take no action on Tax Map #64-31.03, and approve rezoning Tax Map #64-31.04 from RS-20 (Single-Family Residential) to CI (Commercial-Industrial Mixed Use). Judy Jennings seconded the motion and the motion carried unanimously. **DENIED REZONING TAX MAP #64-31.02, NO ACTION ON TAX MAP #64-31.03, AND APPROVED REZONING TAX MAP #64-31.04 FROM RS-20 TO CI.**

CONSIDER FOR ACTION PRELIMINARY PLAT OF CROSS POINTE SUBDIVISION, 41 LOTS LOCATED ON THE NORTHEAST CORNER OF OLD SPARTA ROAD AND BOB BULLOCK ROAD. REQUEST SUBMITTED BY BERNHARDT LLC. James Mills stated that Mr. Aaron Bernhardt has submitted for approval a Preliminary Plat of Cross Pointe Subdivision, a 41 lot single family detached subdivision of his property located at the intersection of Old Sparta Road and Bob Bullock Road.

The subject property is identified on Tax Map 96 as Parcel 24.02 and contains approximately 10.48 total acres. The property was rezoned from RS-20, "Single Family Residential" to RS-5 "Single-family Residential" effective September 4, 2015. All adjacent properties are zoned RS-20. One (1) new interior street is proposed as Cross Pointe Drive that will connect to both Old Sparta Road and Bob Bullock Road to provide two (2) points of ingress/egress. The majority of the lots will be accessed from Cross Pointe Drive and will be prohibited from accessing Old Sparta and Bob Bullock Roads. A new sidewalk five (5) feet in width is to run the length of one side of the new street.

A portion of Lot 41 is located in a FEMA FIRM Special Flood Hazard Area along the Falling Water River that will require a riparian buffer of 60 feet. An unnamed stream runs along the rear of Lots 27-32 and Lot 40 that will require a buffer 30 feet in width. The lots will be served by connecting to the existing six (6) inch waterlines in the right-of-ways of Old Sparta Road and Bob Bullock Road. Sewer will be provided by connecting to the pressurized sewer mains recently installed in both street right-of-ways. There are two (2) existing fire hydrants and one (1) new proposed hydrant that will provide coverage for fire protection.

Staff recommended conditional preliminary plat approval subject to the following:

- Developer must schedule and attend a pre-construction meeting with all the appropriate city departments
- Developer understands and agrees that all right-of-ways must be cleared prior to any installation of utilities
- Developer must submit a street plan and profile with storm sewer and sidewalk details to the Department of Public Works for all new streets. Plan shall include typical road section, subgrade, base width and asphalt width

- Developer shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the Department of Public Works
- Developer must submit water (including fire hydrants) and sewer plans to the Water Quality Control Department
- Developer shall submit plans for the installation of underground electric per the Electric Department design requirements
- Developer to submit plans for the installation of natural gas to the Gas Department
- Developer to provide all conduit for underground communications facilities, CAD files and electrical layout plan to Frontier Communications
- Riparian buffers are to be depicted on the plat as requested and completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments

Dr. Roy Loutzenheiser made the motion to grant conditional preliminary plat approval of the Cross Pointe Subdivision, subject to staff's recommendation. Chris Wakefield seconded the motion and the motion carried unanimously. **CONDITIONAL PRELIMINARY PLAT APPROVAL.**

CONSIDER FOR ACTION PRELIMINARY PLAT OF LOT #2 OF BURGESS, BURNETT & ELKINS SUBDIVISION, PHASE I AND LOTS 8 & 9 OF PETITE SUBDIVISION, 3 LOTS LOCATED BETWEEN 1393 AND 1491 WEST BROAD STREET. REQUEST SUBMITTED BY HUFF CONSTRUCTION LLC ON BEHALF OF LARRY BURGESS AND DAVID BURNETT. James Mills stated that Developer Huff Construction has submitted for approval a Preliminary Plat of Lot 2 Burgess, Burnett & Elkins Phase One, a three (3) lot subdivision of property owned by Larry Burgess and David Burnett primarily fronting West Broad Street with rear access to Petite Drive.

The subject property is identified on Tax Map 39 as Parcels 13.00 and 157.02 and contains approximately 31 total acres. Lot 1 contains approximately 10.7 acres and is zoned CL, "Local Commercial". Lot 3 contains approximately 13.5 acres of which approximately 12.8 acres is zoned RS-20, "Single-family Residential". The remainder of Lot 3 adjacent to Petite Drive is zoned RS-15, "Single-family Residential". Adjacent properties to the east of the subject property are zoned CL and RS-15. Adjacent properties to the west are zoned CL and RS-20. Properties to the north are zoned RS-15.

The developer has expressed their intent to build more than 50 multi-family dwelling units (88) on Lot 1 which requires two (2) points of ingress and egress. Additionally, the property owner has expressed an intention to re-subdivide the northern portion of the parcel for a single family detached development. Due to sight distance limitations, it has been determined that it is not feasible to provide a second connection point on West Broad Street. Subsequently, the property owners purchased a portion of Parcel 13.00 (340 Petite Drive) to use as a second access to the property. The plat depicts a proposed new street that would connect from West Broad Street to Petite Drive. Public Works Director Greg Brown has advised that the road profile shown on the plat does not meet the vertical curve design requirement for a 30 MPH street and must be revised to meet the requirements. A new sidewalk five (5) feet in width is to run the length of one side of the new street.

The property owner has requested that he be allowed to gate the proposed new street at Petite Drive and that access from Petite Drive be restricted to emergency use. It is the city's policy that only private streets may be gated. The Public Works Director has advised that the northern section of the new street off Petite Drive could be a private street to where a gate is to be installed and the remainder of the street would be accepted as a public street. The northern section must be designated as a private permanent vehicular access and any gate across the private street must remain unlocked so that all residents, property owners and emergency personnel may have access if necessary.

None of the property is located in a FEMA FIRM Special Flood Hazard Area. However, there are two (2) ponds on the property and a blue line stream (tributary of Little Creek) runs northwest to southeast on Lot 3 and Lot 1 that will require a riparian buffer of 30 feet. In addition, there is an area on Lot 1 that has been delineated as a wetland by Geoservices, LLC and verified by the Tennessee Department of Environment and Conservation (TDEC). The stream and the wetland will require an Aquatic Resource Alteration Permit (ARAP) from TDEC which must be submitted to Public Works prior to obtaining a construction permit. Water and sewer lines are proposed that will connect to the available respective mains and plans for both must be approved by the State and submitted to Water Quality Control. There are three (3) fire hydrants proposed to provide coverage for fire protection.

Staff recommended conditional preliminary plat approval subject to the following:

- Developer must schedule and attend a pre-construction meeting with all the appropriate city departments
- Developer understands and agrees that all right-of-ways must be cleared prior to any installation of utilities
- Developer must submit a street plan and profile with storm sewer and sidewalk details to the Department of Public Works for all new streets. Plan shall include typical road section, subgrade, base width and asphalt width
- Developer shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the Department of Public Works
- Developer must submit water (including fire hydrants) and sewer plans to the Water Quality Control Department
- Developer shall submit plans for the installation of underground electric per the Electric Department design requirements
- Developer to submit plans for the installation of natural gas to the Gas Department
- Developer to provide all conduit for underground communications facilities, CAD files and electrical layout plan to Frontier Communications
- Completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments

Dr. Roy Loutzenheiser asked what type of gate would be installed on the proposed new street located off of Petite Drive.

Scott Williams, Engineer for the project, stated that it would be a steel gate.

Dr. Roy Loutzenheiser made the motion to grant conditional preliminary plat approval, subject to staff's recommendation. Kay Starkweather seconded the motion and the motion carried unanimously. **CONDITIONAL PRELIMINARY PLAT APPROVAL, SUBJECT TO STAFF'S RECOMMENDATION.**

CONSIDER FOR ACTION AMENDMENT TO THE ZONING CODE SECTION 207.6P (5) (S) (i) OF THE GENERAL SIGN REGULATIONS TO DECREASE THE AMOUNT OF TIME EACH IMAGE IS DISPLAYED ON AN ELECTRONIC DISPLAY SCREEN FROM A MINIMUM OF TEN (10) SECONDS TO A MINIMUM OF EIGHT (8) SECONDS. REQUEST SUBMITTED BY ROLAND DIGITAL MEDIA. James Mills stated that Mr. Dave Roland, of Roland Digital Media, has submitted a request to amend Section 207.6P (5)(S)(i) of the General Sign Regulations in the Zoning Code to decrease the amount of time each image displayed on an electronic display must be static or depicted on a billboard from a minimum of ten (10) seconds to a minimum of eight (8) seconds.

In August the City received a complaint from a competing billboard company that several of the digital billboards operated by Roland Digital Media were in violation of the provisions of Section 207.6P (5)(S)(i), specifically that the images were remaining static for less than ten (10) seconds. The Codes Department investigated the complaint and determined that there were violations. Roland Digital Media was notified on August 12, 2015 that there were violations and were directed to bring the billboards with digital signs into compliance. On August 26, 2015 the Codes Department notified the Planning Department that the Roland Digital Media billboards were now in compliance.

In September Mr. Roland contacted the Planning Department regarding several possible amendments to the General Sign Regulations pertaining to billboards, including the possibility of reducing the amount of time an image must remain static on an electronic display billboard. He informed the Planning Department that the Tennessee Department of Transportation, which regulates the location and operation of billboards in Cookeville along Interstate 40 and State Highway 111, requires images to be static for a minimum of eight (8) seconds. The TDOT requirement is applicable statewide.

While many cities in Tennessee have chosen to prohibit digital or electronic display billboards, the City of Cookeville decided to allow such signs. This decision was primarily based on the establishment of a cap on the number of billboards in the city and the idea that allowing digital or electronic display would reduce the demand or need for additional billboard locations. Until the recent formal complaint from a competing billboard company the Planning Department was unaware of any concerns regarding the static time. In the opinion of the Planning Department, mirroring TDOT's requirements for the minimum time an image must remain static would be appropriate.

Staff recommended approval of amendment to Zoning Code Section 207.6P (5)(S)(i) to decrease the amount of time each image displayed on an electronic display must be static or depicted on a billboard from a minimum of ten (10) seconds to a minimum of eight (8) seconds.

Dave Roland stated that all of his electronic display billboards are static for 8 seconds instead of 10 seconds to match TDOT requirements.

James Mills stated that billboards located on I-40 and Highway III are deferred to the State for their requirements. Mr. Mills added that if approved, the changes would apply to all billboard companies.

Tracy Cody made the motion to approve amending the Zoning Code Section 207.6P (5)SI(i) to decrease the amount of time each image is displayed on an electronic display screen from a minimum of ten (10) seconds to a minimum of eight (8) seconds. Dr. Roy Loutzenheiser seconded the motion and the motion. Votes: Jim Stafne - aye, Dr. Roy Loutzenheiser - aye, Judy Jennings - nay, Chris Wakefield, - aye David Webb - aye, Jim Woodford - nay, Kay Starkweather - aye, Leslie Sullins - nay, and Tracy Cody - aye. Motion carried. **ZONING CODE AMENDMENT APPROVED.**

CONSIDER FOR ACTION EXTENSION FOR WARRANTY OF IMPROVEMENTS FOR ONE (1) YEAR AND EXTENSION FOR LETTER OF CREDIT FOR SIDEWALKS FOR TWO (2) YEARS FOR THE GLEN ABBEY SUBDIVISION. REQUEST SUBMITTED BY DONNIE SUITES. James Mills stated that Mr. Donnie Suits has submitted a request for a one (1) year extension of the \$10,000 Letter of Credit being held as the Warranty of Improvements financial guarantee and also a two (2) year extension of the \$11,000 Letter of Credit being held for the completion of the sidewalks in Glen Abbey Subdivision.

The development was initially financially guaranteed in November 2014. Public Works Director, Greg Brown, has agreed to the extensions as requested.

Staff recommended conditional approval of the requests for a one (1) year extension of the Warranty of Improvements and a two (2) year financial guarantee of sidewalk completion provided both are submitted to the Planning Department no later than Noon on Monday, November 2, 2015.

Leslie Sullins made the motion to grant conditional approval of the requests for a one (1) year extension of the warranty of improvements and a two (2) year financial guarantee of sidewalk completion provided both are submitted to the Planning Department no later than Noon on Monday, November 2, 2015. Kay Starkweather seconded the motion and the motion carried unanimously. **CONDITIONAL APPROVAL OF EXTENSIONS.**

CONSIDER FOR ACTION VARIANCE FROM THE STREET CONSTRUCTION STANDARDS FOR THE RIVER'S EDGE SUBDIVISION, 30 LOTS LOCATED OFF OLD SPARTA ROAD. REQUEST SUBMITTED BY DAVID BILBREY OF ADVANCED BUILDING CONTRACTORS LLC. James Mills stated that Mr. David Bilbrey on behalf of Advanced Building Contractors, LLC has submitted a request for a variance from the Subdivision Regulations, Article V, Street Design Standards and Specifications, for streets in the proposed River's Edge Subdivision. The request is to allow the new streets to be designed for a posted speed limit of 25 MPH instead of 30 MPH as required.

A Preliminary Plat of the River's Edge Subdivision consisting of 30 single family detached residential lots located at the southern terminus of Old Sparta Road was conditionally approved by the Planning Commission on March 23, 2015. A pre-construction meeting was conducted on August 26, 2015 during which the project engineer, Bob Faulhaber with FES Consulting, stated that due to the reduced horizontal radius at the curve of the eastern end of the proposed southern segment of River's Edge Drive, the design needed to be done for a posted speed limit of 25 MPH instead of 30 MPH as required. At a later date the developer submitted the required plans for the proposed new streets. Public Works Director, Greg Brown, then determined that the vertical curve design shown on the plans did not conform to the requirements stipulated in Article V-H.2a of the Subdivision Regulations which requires a horizontal curve radius of 150 feet and that a variance to allow a 25 MPH speed limit would require the approval of the Planning Commission. The Public Works Department has confirmed that this was discussed with the developer and the department has no objections to the request.

Staff recommended approval of the variance to allow a design speed of 25 MPH as requested.

Jim Woodford made the motion to approve the variance to allow a design speed of 25 MPH. Chris Wakefield seconded the motion and the motion carried unanimously.
APPROVED VARIANCE FOR DESIGN SPEED OF 25 MPH.

CONSIDER FOR ACTION PRELIMINARY PLAT OF DOWNTON SQUARE PHASE IV, 13 LOTS LOCATED ON BOWERWOOD CIRCLE. REQUEST SUBMITTED BY JERRY GAW AND AARON BERNHARDT. STAFF REQUESTED THAT THIS ITEM BE MOVED FROM STUDY TO ACTION. MOVING THIS ITEM FROM STUDY TO ACTION REQUIRES THE APPROVAL OF THE PLANNING COMMISSION. James Mills stated that Mr. Jerry Gaw and Mr. Aaron Bernhardt have submitted for approval a Preliminary Plat of Downton Square Phase IV, a 13 lot single family attached development of their property located off East Spring Street.

The subject property is identified on Tax Map 53M, Group B, as Parcel 2.00. The property is zoned CG, "General Commercial" and the entire development site consists of approximately 9.18 total acres. Phase IV comprises 1.02 acres with 12 building lots with Lot 13 encompassing the remaining common area of this phase. All of these lots will front a new street, Bowerwood Circle, and will have rear garage access from a new alley named Branson Alley. The new alley was financially guaranteed for completion in conjunction with the approval of Phase I of the development. All of the dwelling units are being outfitted with sprinkler systems that meet the National Fire Protection Association design standard 13D. A rain garden approved as part of the Final Phase I plat is in place to provide storm water detention for this additional phase and is shown on this plat as well. All of the property including the streets, common areas and infrastructure components are private. Repair and maintenance of the common elements will be covered under a homeowner's association agreement that is to be submitted in a timely manner after the plat is recorded.

Staff recommended conditional approval of the preliminary plat as submitted, subject to any additions or corrections to the plat as requested by the Planning Department and/or other appropriate city departments.

Kay Starkweather made the motion to grant conditional preliminary plat approval, subject to any additions or corrections to the plat as requested by the Planning Department and/or other appropriate city departments. Jim Woodford seconded the motion and the motion carried unanimously. **CONDITIONAL PRELIMINARY PLAT APPROVAL.**

CONSIDER FOR ACTION VARIANCE FROM THE STREET CONSTRUCTION STANDARDS FOR THE WEST END NEIGHBORHOOD PHASE II & III. REQUEST SUBMITTED BY DAVE ALLMON ON BEHALF OF HABITAT FOR HUMANITY. James Mills stated that Mr. David Allmon, Engineer on behalf of Habitat for Humanity, has submitted a request for a variance from the Subdivision Regulations, Article V, Street Design Standards and Specifications, for portions of new streets in Phases II and III of the proposed West End Neighborhood Subdivision.

The Preliminary Plat for West End Neighborhood Phase II was conditionally approved by the Planning Commission on July 27, 2015 and Phase III was conditionally approved on August 24, 2015. The purpose of the variance request is to allow a 12 percent grade instead of the maximum of 10 percent as required by the regulations for the intersection of West End Street and Ealey Avenue and also the intersection of Hunter Avenue, Garrett Avenue and Eagle Drive. Ealey Avenue and Eagle Drive are both streets proposed for construction in this development. Mr. Allmon states that due to the elevation difference in excess of 10 feet vertically between the existing city streets and the topography of the property where the Ealey Avenue and Eagle Drive are proposed to tie in, that they are requesting a maximum allowable grade of 12 percent which exceeds the current 10 percent maximum grade as required by the regulations by an additional two (2) percent. The Public Works Department reports that they have no objection to the request.

Staff recommended approval of a variance to allow a maximum grade of 12 percent as requested.

Dr. Roy Loutzenheiser asked about where the 12% grade was located at.

Dave Allmon of Allmon Engineering stated that the grade is a small amount of length going into the crest curve.

Dr. Roy Loutzenheiser made the motion to approve the variance to allow a maximum grade of 12%. Kay Starkweather seconded the motion and the motion carried unanimously. **APPROVED VARIANCE TO ALLOW A MAXIMUM GRADE OF 12%.**

CONSIDER FOR ACTION FINAL PLAT OF THE REDIVISION OF LOTS 37, 38, 82-84, & 98 OF THE RESERVE AT THE COUNTRY CLUB, 10 LOTS LOCATED ON RESERVE DRIVE AND BOBBY NICHOLS DRIVE. REQUEST SUBMITTED BY DESIGN DEVELOPMENT OF TN LLC. James Mills stated that Mr. Tom Sergio, on behalf of Design Development of TN, LLC, has submitted for approval a Final Plat of

the Re-division of Lots 37-38, 82-84 and 98 of The Reserve at the Country Club Phase I located off Shag Rag Road.

The purpose of the plat is to create ten (10) lots from six (6) existing lots. The existing lots are identified on Tax Map 41A, Group B as Parcels 37.00, 38.00, 82.00, 83.00, 84.00 and 98.00 and contain approximately 1.53 total acres. The entire subdivision is zoned RS-5, "Single-family Residential". The Water Quality Control Department reports that they have discussed this proposal with the developer and they will be able to provide water and sewer to the lots as revised. The Public Works Department reports there is no impact on the overall drainage calculations for the subdivision. Each of the proposed ten (10) lots has the required frontage on an existing public street.

Staff recommended conditional final plat approval subject to any additions or corrections to the plat as requested by the Planning Department and/or any other applicable department

Chris Wakefield made the motion to grant conditional final plat approval subject to any additions or corrections to the plat as requested by the Planning Department and/or any other applicable department. Jim Woodford seconded the motion and the motion carried unanimously. **CONDITIONAL FINAL PLAT APPROVAL.**

Kay Starkweather 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 REZONING 398 & 410 LONE OAK DRIVE (TAX MAP NUMBERS 66A-A-12.00, 12.01, AND 13.00) FROM RS-10 (SINGLE FAMILY RESIDENTIAL) TO CG (GENERAL COMMERCIAL). REQUEST SUBMITTED BY LARRY BURGESS OF DEALMAKERS.**
- (2) **CONSIDER FOR STUDY REZONING 669 WEST BROAD STREET (TAX MAP #53A-A-24.00) FROM RM8 (MULTI-FAMILY RESIDENTIAL) AND CL (LOCAL COMMERCIAL) TO CG (GENERAL COMMERCIAL). REQUEST SUBMITTED BY VICKY FARMER OF APEX TOWERS, LLC ON BEHALF OF ROBERT HILL.**
- (3) **CONSIDER FOR STUDY REZONING APPROXIMATELY 2.87 ACRES LOCATED ON THE NORTHEAST CORNER OF BREEDING AVENUE AND FLATT HOLLOW ROAD FROM RS15 (SINGLE FAMILY RESIDENTIAL) TO CL (LOCAL COMMERCIAL). REQUEST SUBMITTED BY AARON BERNHARDT ON BEHALF OF BETTY BERRY, DAVE WHITSON, AND RUTH SPEER.**

ADJOURNMENT: 6:25 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**JIM STAFNE, CHAIRMAN
COOKEVILLE PLANNING
COMMISSION**