

**COOKEVILLE PLANNING COMMISSION
MINUTES
JANUARY 25, 2016**

The Cookeville Planning Commission met on Monday, January 25, 2016 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, Kay Starkweather, Leslie Sullins Draper, Tracy Cody, and Jim Cobb.

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

OTHERS PRESENT: Matt Allen, Aaron Bernhardt and Laura Militana.

Jim Stafne opened up the floor for nominations for Chairman and Vice-Chairman.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN. Jim Woodford made the motion to elect Jim Stafne as Chairman and Judy Jennings as Vice-Chairman. Kay Starkweather seconded the motion and the motion carried unanimously. **JIM STAFNE ELECTED AS CHAIRMAN AND JUDY JENNINGS ELECTED AS VICE-CHAIRMAN.**

CONSIDER FOR APPROVAL MOVING ACTION ITEM #4 AND #7 FROM STUDY TO ACTION. MOVING ITEMS FROM STUDY TO ACTION REQUIRES THE APPROVAL OF THE PLANNING COMMISSION. Kay Starkweather made the motion to approve moving Action Item #4 and #7 from Study to Action. Jim Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED. Leslie Sullins Draper 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 NOVEMBER 23, 2015. Jim Woodford made the motion to approve the minutes of November 23, 2015. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION REZONING A PORTION OF 771 & 781 BLACKWELL PARK FROM CI (COMMERCIAL/INDUSTRIAL MIXED USE) TO LM (LIGHT MANUFACTURING). REQUEST SUBMITTED BY J. D. PARKS. James Mills stated that Mr. J. D. Parks has submitted a request to rezone from CI, Commercial-Industrial Mixed Use to LM, Light Manufacturing his property identified as portions of Parcel 77.13 and 77.14 on Tax Map 83 and located at 771 and 781 Blackwell Park.

The subject properties are contiguous with CI zoning to the east and with LM zoning to the north, south and west. The parcels are depicted on the Blackwell Park Subdivision Plat as Lots 10 and 11 and a portion of Lot 13. The subdivision plat depicts the zoning of Lots 10 and 11 as LM and the zoning of Lot 13 as CI. A plat combining portions of Lot 13 with Lots 10 and 11 was recently approved and recorded. As a result of the combination plat the zoning on Lots 10 and 11 is now split. The purpose of the rezoning is to place all of Lots 10 and 11 (Parcels 77.13 and 77.14 on Tax Map 83) within the same zoning classification.

Staff recommended approval of the request.

Leslie Sullins Draper made the motion to approve rezoning a portion of 771 & 781 Blackwell Park from CI (Commercial/Industrial Mixed Use) to LM (Light Manufacturing). Kay Starkweather seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION CLOSURE AND ABANDONMENT OF EAST 2ND STREET FROM CHERRY AVENUE TO POPLAR AVENUE AND CLOSURE AND ABANDONMENT OF A PORTION OF POPLAR AVENUE FROM CRAIGHEAD DRIVE TO THE SOUTHERN BOUNDARY OF 121 POPLAR AVENUE (TAX MAP NUMBER 53B-G-4.00), AND CLOSURE AND ABANDONMENT OF A UNDEVELOPED RIGHT-OF-WAY OF CRAIGHEAD DRIVE FROM CHERRY AVENUE TO THE RAILROAD RIGHT-OF-WAY AND DECLARING ALL OF THE CLOSURES AS SURPLUS. REQUEST SUBMITTED BY RYAN WILLIAMS ON BEHALF OF MATT ALLEN. RYAN WILLIAMS HAS 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 property owners along East 2nd Street west of Cherry Avenue to Poplar Avenue, along Poplar Avenue from the southern right-of-way of Craighead Street south to the southern property line of Parcel 4.00 on Tax Map 53B, Group G, and along the undeveloped right-of-way of Craighead Drive between Cherry Avenue and the railroad right-of-way have submitted a request for the closure and abandonment of these rights-of-way and for their declaration as surplus property.

The portion of East 2nd Street requested for closure and abandonment extends approximately 353 feet from Cherry Avenue west to Poplar Avenue. According to a submitted survey the street has a right-of-way width of approximately 50 feet. Based on these dimensions the street right-of-way consists of approximately 17,650 square feet. There are four (4) parcels contiguous with the right-of-way. Parcels 3.00 and 13.00 on Tax Map 53B, Group G, are adjacent on the northern side of the right-of-way and Parcels 4.00 and 12.01 on the same map and group, are adjacent on the southern side. The owners of the four (4) parcels have each signed a petition requesting that the right-of-way be closed. Parcel 3.00 is addressed as 130 Poplar Avenue and is owned by Matt Allen and David Qualls. Parcel 4.00 is addressed as 121 Poplar Avenue and is also owned by Matt Allen

and David Qualls. Parcel 12.01 is addressed as 210 Cherry Avenue and is owned by Amy Johnson. Parcel 13.00 is addressed as 226 Cherry Avenue and is owned by Lisa Luck.

The portion of Poplar Avenue requested for closure and abandonment extends approximately 395 feet from the southern right-of-way of the undeveloped Craighead Street to the southern property line of Parcel 4.00 on Tax Map 53B, Group G. According to a submitted survey the alley has a right-of-way width of approximately 20 feet from Craighead Street to the southern property line of Parcel 3.00 on Tax Map 53B, Group G and of 40 feet from the southern property line of Parcel 3.00 on Tax Map 53B, Group G to the southern property line of Parcel 4.00 on Tax Map 53B, Group G. Based on these dimensions the street right-of-way consists of approximately 12,120 square feet. In 2008, a portion of Poplar Avenue, extending 20 feet from the then western property line of Parcel 3.00 on Tax Map 53B, Group G, was closed and abandoned and purchased by the owner of said parcel. There are two (2) parcels contiguous with the subject right-of-way of Poplar Avenue. Parcels 3.00 and 4.00 on Tax Map 53B, Group G, are adjacent on the eastern side. The western side of the street right-of-way is contiguous with the right-of-way of the L & N Railroad. The owners of the (2) parcels have signed a petition requesting that the right-of-way be closed. Both parcels are owned by Matt Allen and David Qualls. Parcel 3.00 is addressed as 130 Poplar Avenue and Parcel 4.00 is addressed as 121 Poplar Avenue.

The portion of the undeveloped right-of-way of Craighead Drive requested for closure and abandonment extends approximately 356 feet from Cherry Avenue west to the L & N Railroad. According to a submitted survey the right-of-way has a width of approximately 30 feet. Based on these dimensions the street right-of-way consists of approximately 10,680 square feet. There are four (4) parcels contiguous with the right-of-way. Parcels 14.00 and 15.00 on Tax Map 53B, Group G, are adjacent on the northern side of the right-of-way and Parcels 3.00 and 13.00 on the same map and group, are adjacent on the southern side. The owners of the four (4) parcels have each signed a petition requesting that the right-of-way be closed. Parcel 14.00 is addressed as 326 Cherry Avenue and is owned by Burton Nelson. Parcel 15.00 is addressed as 342 Cherry Avenue and is also owned by Mr. Nelson. Parcel 3.00 is addressed as 130 Poplar Avenue and is owned by Matt Allen and David Qualls. Parcel 13.00 is addressed as 226 Cherry Avenue and is owned by Lisa Luck.

The procedure for the closure and abandonment of streets or right-of-ways is specified in Title 16, Chapter 4 of the Cookeville Municipal Code. The procedure includes the following:

- Submittal of written request and payment of fee
- Submittal of survey
- Confirmation that all affected property owners have been contacted and concur with the closure and abandonment (it is city policy that all adjoining property owners have the right to purchase, if closure and abandonment are approved, one-half the right-of-way along which the property is contiguous)
- Review by applicable city departments

- Review and approval of Planning Commission
- Approval of City Council
- Purchase of property based on a value established by the City Manager (any appraisal and/or recording costs to be paid for by the petitioner)

The proposed closures have been submitted to and approved by all applicable city departments. The electric department has requested that a utility easement 15 feet be retained in all three right-of-ways for existing electric facilities. They also indicated that existing street lights located within closed and abandoned right-of-ways would be removed. The gas department has requested that a utility easement 10 feet in width be retained in the right-of-way of Poplar Avenue for an existing gas service line. While there is no public water or sewer lines located within the right-of-way proposed for closure, the Water Quality Control Department that there is a private sewer lateral that crosses East 2nd Street to serve Parcel 3.00.

Staff recommended approval of the closure and abandonment of the subject right-of-ways and declaration as surplus property for sale to the adjoining property owners subject to the retention of utility easements for existing electric and natural gas facilities as specified by the applicable departments.

Jim Woodford wanted to know which side of the railroad would be the location of the Rails and Trails.

Mike Davidson replied that on the section of the railroad located by the Farmers Market, the Rails and Trails will be located on the west side of the tracks.

Kay Starkweather made the motion to approve closure and abandonment of East 2nd Street from Cherry Avenue to Poplar Avenue, and closure and abandonment of a portion of Poplar Avenue from Craighead Drive to the southern boundary line of 121 Poplar Avenue (Tax Map Number 53B-G-4.00), and closure and abandonment of an undeveloped right-of-way of Craighead Drive from Cherry Avenue to the railroad right-of-way and declaring all of the closures as surplus. Tracy Cody seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION SIX (6) MONTH EXTENSION OF THE PRD PLAN FOR WHITSON PLACE SUBDIVISION. REQUEST SUBMITTED BY SETH HUDSON. James Mills stated that Mr. Seth Hudson has submitted a request for an extension of the approval of the Preliminary Planned Residential Development (PRD) Plan for Whitson Place.

The proposed Whitson Place PRD is located off Whitson Avenue on a site consisting of approximately 14.24 acres. The rezoning of the site to PRD and a Preliminary PRD Plan were conditionally approved by the Planning Commission at their May 2015 meeting. The Cookeville City Council, at its July 16, 2015 meeting, conditionally approved the establishment of PRD zoning for the property subject to the following parameters:

- The maximum number of dwelling units shall be 41
- Dwelling units along the perimeter adjacent to existing single family homes shall be single story only
- Attached dwelling units along the perimeter adjacent to existing single family homes shall be limited to clusters of no more than 2 dwelling units
- The maximum number of bedrooms in any dwelling unit shall be 3
- Exterior building materials of all dwelling units shall consist, at a minimum, of 80 % brick or stone with the remainder Hardie board
- Each dwelling unit shall have its own garage
- The perimeter buffer yard shall have a minimum width of 45 feet
- The screening material required for the perimeter buffer yard shall consist of a staggered, double row of Leyland Cypress trees or Aborvite, 8 to 10 feet in height at the time of planting
- The homeowners association agreement shall include specific provisions for the maintenance of the perimeter buffer yard
- A revised Preliminary PRD Plan, depicting compliance with all parameters, shall be submitted to the Planning Department
- The developer and city staff shall obtain input from the U.S. Fish and Wildlife Service regarding the impact of the development on the water supply and bat population prior to the Final PRD plan being submitted to the Planning Commission

A revised Preliminary PRD has been submitted to the Planning Commission depicting the applicable parameters established by the City Council.

The process and procedure for the approval and development of properties zoned as PRD are provided in Section 218 of the Zoning Code. Section 218.17B (6) specifies that approval of the Preliminary PRD Plan will expire six (6) months after the effective date of rezoning action by the City Council if no Final PRD Plan has been submitted to and approved by the Planning Commission. Extensions, totaling no more than 18 months after the effective date of rezoning, may be granted by the Planning Commission.

Staff recommended approval of the six (6) month extension of the Preliminary PRD Plan.

Chris Wakefield made the motion to approve the six (6) month extension of the Preliminary PRD Plan. Jim Woodford seconded the motion and the motion carried unanimously. **APPROVED SIX (6) MONTH EXTENSION.**

CONSIDER FOR ACTION FINAL PLAT OF CROSS POINTE SUBDIVISION PHASE I, 5 LOTS LOCATED ON BOB BULLOCK ROAD. REQUEST SUBMITTED BY BERNHARDT LLC. James Mills stated that Mr. Aaron Bernhardt has submitted for approval his Cross Pointe Subdivision Phase I Final Plat. The development was originally not intended to be done in phase and was conditionally approved by the Planning Commission on November 23, 2015. Mr. Bernhardt is now requesting that the Planning Commission consider allowing this to be done in two (2)

phases with five (5) lots in Phase I and 36 lots in Phase II. The property is 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 Phase I contains approximately 1.96 total acres. The overall Preliminary Plat for the proposed development was granted conditional approval by the Planning Commission at the October 26, 2015 meeting and a revised preliminary plat was approved on November 23, 2015. The five (5) lots in Phase I will all have access to Bob Bullock Road which is an existing city street with a 50 foot right-of-way. The lots will be served by an existing six (6) inch water line. There are two (2) fire hydrants within the required distance to provide adequate coverage for fire protection. A newly installed pressurized sewer main will serve the lots and will require the purchase and installation of a grinder pump for each house. A small area on the eastern boundary of Lot 5 is hatched to denote that this area is in a Special Flood Hazard Area on Flood Insurance Rate Map # 47141C0305D. This will require the completion of a FEMA Pre-Construction Elevation Certificate by a licensed surveyor prior to the issuance of a building permit.

Staff recommended conditional approval of the Final Plat subject to the following:

- Developer shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the Department of Public Works
- 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 if gas service is desired
- Developer to provide all conduit for underground communications facilities, CAD files and electrical layout plan to Frontier Communications
- Developer shall provide all utility easements as required by the Electric and Water Quality Control Departments
- Completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments

Jim Woodford made the motion to grant conditional final plat approval of Cross Pointe Subdivision Phase I. Leslie Sullins Draper seconded the motion and the motion carried unanimously. **CONDITIONAL FINAL PLAT APPROVAL.**

CONSIDER FOR ACTION PRELIMINARY PLAT OF CROSS POINTE SUBDIVISION PHASE II, 36 LOTS LOCATED ON CROSS POINTE DRIVE. REQUEST SUBMITTED BY BERNHARDT LLC. 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. Aaron Bernhardt has submitted for approval his Cross Pointe Subdivision Phase II Preliminary Plat. As previously noted, the development was originally not intended to be done phases and was conditionally approved by the Planning Commission on November 23, 2015. Mr. Bernhardt is now requesting that the Planning Commission consider allowing this to be done in two (2)

phases with five (5) lots in Phase I and 36 lots in Phase II. The property is 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 Phase II contains approximately 8.52 acres. The overall Preliminary Plat for the proposed development was granted conditional approval by the Planning Commission at the October 26, 2015 meeting and a revised preliminary plat was approved on November 23, 2015. Included as part of the approval in November was the granting of the following variances relative to new street construction: (1) reduction of right-of-ways from 50 feet to 40 feet; (2) reduction of design speed limit from 30 mph to 20 mph; and (3) a reduction in the centerline radius from typically 150 feet to 70 feet for a distance of 110 feet, then traveling 80 feet to the next curve which will again be reduced from 110 feet to a 70 feet radius for 110 feet. The developer indicated that the site topography prohibited him from meeting the required standards. As noted on the plat all 36 lots in Phase II will only have driveway access to the new street proposed as Cross Pointe Drive. A new six (6) inch water line is proposed as well as an extension of the pressurized sewer main and one (1) new fire hydrant within the required distance to provide adequate coverage for fire protection. There are no known geologic constraints such as sinkholes, wetlands, streams or flood hazard areas indicated using the available GIS data.

Staff recommended conditional approval of the Preliminary Plat subject to the following:

- Re-approval of the variances as requested at the November 2015 meeting as follows: (1) to reduce the new street right-of-ways from 50 feet to 40 feet; (2) to reduce the speed limit from 30 mph to 20 mph; and (3) a reduction in the centerline radius from typically 150' to 70' for a distance of 110', then traveling 80' to the next curve which will again be reduced from 110' to a 70' radius for 110'
- 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 if gas service is desired
- Developer to provide all conduit for underground communications facilities, CAD files and electrical layout plan to Frontier Communications
- Developer shall provide all utility easements as required by the Electric and Water Quality Control Departments

- Completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments

Jim Woodford made the motion to grant conditional preliminary plat approval of Cross Pointe Phase II. Chris Wakefield seconded the motion and the motion carried unanimously. **CONDITIONAL PRELIMINARY PLAT APPROVAL OF CROSS POINTE PHASE II.**

CONSIDER FOR ACTION FINAL PLAT OF COPPER SPRINGS PHASE II, 4 LOTS LOCATED ON EAST SPRING STREET/HIGHWAY 70. REQUEST SUBMITTED BY MEADOWS PROPERTIES. James Mills stated that property owner/developer Mr. Donnie Meadows with Meadows Properties has submitted a Final Plat of Copper Springs Phase II, a four (4) lot subdivision of their property located off East Spring Street (U. S. Highway 70N). No preliminary plat was required because fewer than ten (10) lots are proposed and they all have frontage on an existing street with access to existing utilities.

The subdivision development property is identified on Tax Map 52O Group B as Parcels 9.00, 17.00 and 18.00 and consists of approximately 13.47 acres. The property has been cleared of all existing structures. The property fronting on East Spring Street is zoned CL, Local Commercial for a depth of approximately 600 feet. The remaining rear of the property is zoned RS-20, Single Family Residential. Tracts 1-3 are shown on the plat as being in the CL zone and Tract 4 is in the RS-20 zone. Adjacent properties also fronting East Spring Street are zoned CL for a portion of the parcels, with the remainder zoned RS-20. Lots 1-3 will have frontage on East Spring Street and the plat shows the existing right-of-way is 66 feet; therefore no additional property dedication for right-of-way is required. However, the recently constructed turn lane on East Spring Street in front of the property should be depicted on the plat. The lots will be served by the existing 10 inch waterline located in the street right-of-way. There is an existing fire hydrant located in the right-of-way in front of the proposed Tract 1 that will provide coverage for fire protection for Tracts 1 and 2. Hydrants for Tract 3 will be indicated on the Copper Springs Phase III Preliminary Plat. Tract 4 will only be accessed via the street frontage on Rockwell Drive. Sewer and water will also only be available to Tract 4 from lines located in the right-of-way of Rockwell Drive. New water and sewer lines, fire hydrants and sidewalks etc. will be shown on a future plat when Lot 4 is developed for single-family residential purposes. Sewer is available to Tract 3 via a 20 feet wide sewer easement along the eastern property boundary. A 20 feet wide sewer easement must be added to the plat to provide sewer access to Tracts 1 and 2. In addition, a utility and access easement must be provided between Tract 1 and Lot 1 of the Copper Springs Phase I Subdivision Plat to provide for connection to Tract 3. New sidewalks along East Spring Street have already been installed and should be shown on the plat. No areas of the parcels are shown on FIRM # 47141C0140D as being within a FEMA designated Special Flood Hazard Area. In addition, there are no sinkhole retention areas indicated by the currently available data.

Staff recommended conditional final plat approval subject to the following:

- 1) Completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments
- 2) Addition of easements on plat to provide for access and utility connections including a 20 feet wide sewer access easement
- 3) Depiction of the recently constructed turn lane and sidewalk construction along East Spring Street on the plat

Jim Woodford made the motion to grant conditional final plat approval of Copper Springs Phase II. Kay Starkweather seconded the motion and the motion carried unanimously. **CONDITIONAL FINAL PLAT APPROVAL.**

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 closure of portions of one street and the extension of another street in 2015. 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. Two (2) portions of Laurel Avenue, from West 7th to West 8th Streets and from West 8th to West 9th Streets, were closed, abandoned and purchased by adjoining property owners in 2015. One (1) existing street, Brown Avenue, was extended by approximately 462 feet in 2015.

Staff recommended approval of amendments to the Official Street Map.

Kay Starkweather made the motion to approve amendments to the Official Street Map. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED AMENDMENTS TO THE OFFICIAL STREET MAP.**

Chris Wakefield made the motion to take the following items for study. Jim Wakefield seconded the motion and the motion carried unanimously. **STUDY ITEMS.**

- (1) CONSIDER FOR STUDY 2016 ANNUAL REPORT AND PROGRAM DESIGN. REQUEST SUBMITTED BY STAFF.**
- (2) CONSIDER FOR STUDY PRELIMINARY PLAT OF SOMERVILLE PHASE I, 22 LOTS LOCATED ON THE CORNER OF EAST 10TH STREET AND BREEDING AVENUE. REQUEST SUBMITTED BY AARON BERNHARDT.**
- (3) CONSIDER FOR STUDY PRELIMINARY PLAT OF COPPER SPRINGS PHASE III, 75 LOTS LOCATED ON EAST SPRING STREET/HIGHWAY 70. REQUEST SUBMITTED BY MEADOWS PROPERTIES.**

STAFF REPORTS:

- (1) SUBMITTAL OF TRANSPORTATION PLANNING GRANT.**

James Mills recommended that the Planning Commission endorse the submittal of the Transportation Planning Grant.

Judy Jennings made the motion to endorse the submittal of the Transportation Planning Grant. Leslie Sullins Draper seconded the motion and the motion carried unanimously.

(2) MINOR PLAT APPROVALS:

- JOSHUA TREE ADJUSTMENT – 2 LOTS LOCATED AT 1870 NORTH WHITNEY AVENUE AND 240 WEST JERE WHITSON - G & G PROPERTIES.
- REVISED PLAT OF THE RESUBDIVISION OF LOTS 53-72 BLOCK A OF THE J. T. FARRIS SUBDIVISION – 2 LOTS LOCATED AT 1038 AND 1048 BROWN AVENUE – LEE AMONETT.
- RESUBDIVISION OF THE WRIGHT HEIRS PROPERTY TRACT 1A – 1 LOT LOCATED AT 950 EAST BROAD STREET – CATHERINE TERRY WRIGHT.
- COMBINATION PLAT OF LOT 4 & 5 OF THE AMENDED PLAT OF AVERY PLACE SUBDIVISION – 1 LOT LOCATED AT 324 AVERY PLACE - CHARLES & ANGELA KNIGHT.
- BILLY G. SMITH DIVISION – 2 LOTS LOCATED AT 69 & 71 AND 73 & 79 COLUMBIA STREET – BILLY G. SMITH.
- COMBINATION PLAT OF EAGLE SUMMIT PHASE II, 1 LOT LOCATED ON THE SOUTHEAST CORNER OF NORTH WILLOW AVENUE AND WEST 9TH STREET – JERRY GAW.

(3) TRAINING FOR 2016.

James Mills stated that the date has been set for our yearly four (4) hours of training. The training will be conducted by MTAS and held on Tuesday, May 17, 2016 from 8:30 a.m.to 12:30 p.m. at Algood City Hall. The topic will be on Comprehensive Planning and Annexation Process.

(4) ENVISION COOKEIVLLE.

Envision Cookeville was originally scheduled for Saturday, January 23, 2016, but had to be changed due the snow and has been rescheduled for Saturday, January 30, 2016 and will be held at City Hall.

ADJOURNMENT: 6:08 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**JIM STAFNE, CHAIRMAN
COOKEVILLE PLANNING
COMMISSION**