

Cookeville Municipal Planning Commission
Agenda
August 24, 2020
5:30 P.M.

Action Items:

- (1) Consider for approval the agenda as submitted.
- (2) Consider for approval the minutes of July 27, 2020.
- (3) Consider a Resolution, determining that, due to the COVID-19 pandemic, meetings of the Cookeville Municipal Planning Commission shall be by electronic means as permitted by Executive Order No. 16, No. 32 & No. 51. Request submitted by staff.
- (4) Consider for action six (6) month extension of the preliminary plat of Landmark Court, 20 Single-Family Attached lots located on East 10th Street. Request submitted by Jerry Gaw.
- (5) Consider for action six (6) month extension of the preliminary plat of Raelyn Court, 13 lots located off Bay View Drive. Request submitted by Brown Investment Property.
- (6) Consider for action six (6) month extension of the preliminary plat of Brighton Park, 14 lots located at 625 East 10th Street. Request submitted by Donnie Suits of Capital Communities, LLC.
- (7) Consider for action the rezoning of two parcels located at South Maple Avenue & Neal Street (Parcels 066D A 001.02 & 066 032.02) from CR (Regional Commercial) to CG (General Commercial). Request submitted by Bernhardt Construction. **Developer has requested this item be withdrawn.**
- (8) Consider for action amendments to the Cookeville Municipal Code, Title 15, “Motor Vehicles, Traffic and Parking”, inserting a new Chapter 9, “Residential Parking Districts”. Request submitted by Staff.
- (9) Consider for action rezoning of 1940 East Spring Street from CG (General Commercial) to QM (Quarry & Mining). Request submitted by RQ Development, LLC.
- (10) Consider for action Final PCD (Planned Commercial Development) Plan for the East 10th Street PCD located at East 10th Street and Old Kentucky Road (Tax Map 41, portion of parcel 55.00). Request submitted by Justin Cumby of Titan Development.
- (11) Consider for action the final plat of Old Kentucky Commons, six (6) lots located at East 10th Street and Old Kentucky Road (Tax Map 4, portion of parcel 55.00). Request submitted by Justin Cumby of Titan Development.

Study Items:

- (1) Consider for study the rezoning of 70 County Farm Road from RS-20 (Single Family **Residential**) to RM-8 Multi-family Residential). Request submitted by Taylor Dillehay on behalf of Phoebe Wade.
- (2) Consider for study the rezoning of one parcel located on Buffalo Valley Road (Tax Map 054 093.03) from RS-10 (Single Family Residential) to RM-8 (Multifamily Residential). Request submitted by Dianna Collins.
- (3) Consider for study the preliminary plat of Windsor Hill West, 18 lots located at State Route 111 and Oxford Place. Request submitted by Jerry Gaw.

Other Business:

- (1) \$10,000 Letter of Credit for the Greystone Subdivision two (2) year warranty of improvements was released as scheduled on August 10, 2020.

Staff Reports:

- (1) Minor Plats Approved & Recorded:

- Clough & Dillon Lot Line Adjustment, two (2) lots located at 307 N. Ferguson Ave & 747 Langford Ln – Nicholas Clough & Howard Dillon
- Amended Revised Re-Division of the Edd and Sallie Mae Eldridge Heirs Property, four (4) lots located at Lee Seminary Road & Holladay Road – Burgess Family Partnership
- Vinson & Hull Division, two (2) lots located at 1020 Bill Smith Road & 999 Christmas Lane – Cindy Harris for owners Dallas Vinson & John Hull
- Greystone Re-Division of Lots 19-21, 30-32 & 35, nine (9) lots located at Greymoor Lane & Greystone Court – Justin Cumby
- Stone & Allison Lot Line Adjustment, two (2) lots located at East 15th Street – Melinda Keifer & Ronald Allison
- Amended Clough & Dillon Lot Line Adjustment, two (2) lots located at 307 N. Ferguson Ave & 747 Langford Ln – Nicholas Clough & Howard Dillon

COOKEVILLE PLANNING COMMISSION
MINUTES
July 27th, 2020

The Cookeville Planning Commission met on Monday, July 27, 2020 at 5:30 p.m., in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

MEMBERS PRESENT: Jim Cobb, Tracy Cody, Judy Jennings, Jim Stafne, Kay Starkweather, Leslie Sullins, and Chris Wakefield and Eric Walker.

MEMBERS ABSENT: Daniel Odom.

STAFF MEMBERS PRESENT: Jon Ward, Ken Young, and Haley Dickson.

STAFF MEMBERS ABSENT: James Mills.

OTHERS PRESENT: Susan & Greg Vandergriff, Douglas Airhart, Steve Harris, Patricia Pitts, Ben Wheeler, Harold Brown, Douglas Airhart, Jason Fowler, Russ Fowler, Taylor Dillehay, Carol & John Bartlett, Kris & Dale Ballanger and Isaac Zuercher.

ESTABLISHMENT OF QUORUM: Chairman Stafne announced that a quorum was present for the meeting.

CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED. John Ward recommended to remove Action Item 3 due to no electronic meeting being held. Eric Walker made the motion to approve the agenda as submitted. Jim Cobb seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL THE MINUTES OF JUNE 22, 2020. Leslie Sullins made the motion to approve the minutes of June 22, 2020. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER A RESOLUTION DETERMINING THAT, DUE TO THE COVID-19 PANDEMIC, THE JULY 27TH, 2020 MEETING OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION SHALL BE BY ELECTRONIC MEANS AS PERMITTED BY EXECUTIVE ORDER NO. 16, EXECUTIVE ORDER NO. 34 AND EXECUTIVE ORDER 51. Item removed from agenda.

CONSIDER FOR ACTION THE PRELIMINARY PLAT OF CABOT LANE SUBDIVISION (PREVIOUSLY SUBMITTED AS W.P. BROWN SUBDIVISION) , SIXTEEN LOTS LOCATED AT 1501 BUNKER HILL ROAD. REQUEST SUBMITTED BY WILLOW PARK PARTNERS. Jon Ward stated that Mr. Jack Lynn with Willow Park Partners has submitted for approval a Preliminary Plat of Cabot Lane Subdivision, a 16 lot single family detached development of their property located in the 1500 block of Bunker Hill Road west of the intersection of Bunker Hill Road, White Road and Messenger Road.

Analysis: The property proposed for development is identified on Tax Map 083 as Parcel 009.00 and contains approximately 5.90 acres. This property is zoned RS-10, (Single Family Residential) and all adjacent properties are zoned RS-15, (Single Family Residential). An existing house at 1501 Bunker Hill Road is to be removed as well as an existing shed. The plat depicts the creation of a new cul-de-sac approximately 367 feet in length. The length of the new street and the number of lots is well within the requirements for streets with one (1) point of access. A new four (4) foot wide sidewalk is proposed to be installed along the southern right-of-way of the new street. Public Works requires that the plat and street plans must depict a five (5) foot passing lane on the proposed sidewalk every 200 feet to comply with current ADA requirements. No new sidewalk is required along Bunker Hill Road as it is an existing street. The typical road section depicted on the plat also shows a curb and gutter profile with a two (2) foot grass strip between the curb and the sidewalk. Public Works requires that the developer submit street plans including a road profile, drainage plans to include storm water detention, water quality and grading plans.

The Water Quality Control Department requires the submittal of State approved engineered plans for the provision of water and sewer. Water will connect to the six (6) inch line located in the Bunker Hill right-of-way. Sewer will tie in to the existing eight (8) inch gravity main also located in the right-of-way. There is an existing fire hydrant located at the southeast corner of Lot 3 in the Bunker Hill Road right-of-way and one (1) new hydrant is proposed at the terminus of the new cul-de-sac to provide adequate coverage for fire protection. The Electric Department requires that all electric is to be installed underground per CED specifications and easements shall be established as needed.

The USFW GIS wetland area data indicates that a freshwater pond is located on the property in the area of the closed contour shown primarily on Lot 8. Whittenburg Surveying reports that a ground topography survey they completed on the site recently for the purposes of developing the property confirmed there is not a pond there and that the ground is dry. Public Works has verified the former pond area is dry and there is no wetland.

Recommendation: Conditional approval of the preliminary plat 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 provide easements as required by the utilities
- Developer must submit State approved 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 provide all conduit for underground communications facilities, CAD files and electrical layout plan to Frontier Communications
- Developer accepts responsibility to make arrangements with the USPS for mail delivery
- Completion of corrections or addition to the plat as determined necessary by the Planning Department and/or other city departments

Kay Starkweather made the motion to approve the request recommended by staff. Jim Cobb seconded the motion and the motion carried unanimously. **CONDITIONAL APPROVAL.**

CONSIDER FOR ACTION THE PRELIMINARY PLAT OF PRESCOTT HEIGHTS, SEVEN (7) LOTS LOCATED AT WEST CEMETERY ROAD AND WHITE ROAD. REQUEST SUBMITTED BY FOWLER & SONS CONSTRUCTION, LLC.

Jon Ward stated that Mr. Russ Fowler with Fowler and Sons Construction, LLC has submitted for approval a Preliminary Plat of the Prescott Heights Division, a seven (7) lot single family detached development located on West Cemetery Road and White Road. Although the proposed development has less than 10 lots and has frontage on existing streets a preliminary plat is required because sewer will have to be extended to serve the lots fronting West Cemetery Road.

Analysis: The subject property is identified on Tax Map 083J Group C as Parcel 005.00. The property contains approximately 3.39 acres and is zoned RS-10 (Single Family Residential) as are all adjacent parcels. Lots 2-7 will front West Cemetery Road and Lot 1 will front White Road.

Water will be served by an existing eight (8) inch water line in the right-of-way of West Cemetery Road and a six (6) inch water line located in the right-of-way of White Road. There is an existing eight (8) inch gravity sewer main located in the right-of-way of White Road that will serve Lot 1. An eight (8) inch gravity sewer main in the right-of-way of West Cemetery Road terminates at a manhole located near the southwest corner of the subject property. The developers will be required to extend this sewer line to serve Lots 2-7. State approved water and sewer line plans must be submitted to the Department of Water Quality Control. In addition, there are three (3) existing fire hydrants located within the required proximity for fire protection.

The Cookeville Electric Department requires that the developer provide utility easements as needed and that they open and close all underground electric ditches per C.E.D. specifications. There are no topographic constraints indicated by available GIS data, such as sinkholes, wetlands or FEMA special flood hazard areas on the site. However, Public Works has noted that there will be significant grading required for the lots fronting West Cemetery Road.

Recommendation: The Planning Department recommends conditional approval of the preliminary plat subject to the following:

- Developer must submit State approved water and sewer plans to the Water Quality Control Department
- Developer accepts responsibility to make arrangements with the USPS for mail delivery
- Completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments

Kay Starkweather made the motion to approve the request recommended by staff. Chris Wakefield seconded the motion and the motion carried unanimously.

CONSIDER FOR ACTION AMENDMENTS TO THE COOKEVILLE MUNICIPAL CODE, TITLE 15, “MOTOR VEHICLES, TRAFFIC & PARKING”, INSERTING A NEW CHAPTER 9, “RESIDENTIAL PARKING DISTRICTS”. REQUEST SUBMITTED BY STAFF. Jon Ward stated that City of Cookeville representatives have heard concerns from residents regarding student parking along East 8th Street. These concerns are specifically with Tennessee Tech students utilizing East 8th Street for on-street parking. The proposed Municipal Code Amendment would establish a means to establish Residential Parking Districts within the City of Cookeville.

Analysis: The proposed Ordinance would amend in Title 15, “Motor Vehicles, Traffic, and Parking”, by adding a new Chapter 9, entitled “Residential Parking Districts”. The Residential Parking District Chapter will establish provisions for the Cookeville City Council to authorize Residential Parking Districts along city streets within the City Limits of Cookeville. The ordinance would establish a process for residents to petition to establish a Residential Parking District and obtain Residential Parking Permits for resident vehicles and two (2) guest permits per household, and will also include penalties for any non-permitted vehicle parking on the street during days/times when parking is prohibited by any non-resident motorist.

A summary of the proposed ordinance is as follows:

- Residential Parking Districts will be authorized by Resolution by the City Council.
- A petition must be submitted to the Planning Department containing two-thirds or 66% of the dwelling units in the proposed area, defined as minimum of two (2) adjacent block faces and the block faces on the opposite side of the street. A Block Face is defined as all the properties on one (1) side of a given street existing between two (2) consecutive intersecting streets.
- Upon receipt of a valid petition, the Planning Department will conduct a parking study to evaluate parking utilization during peak periods.

- The Planning Department will make a recommendation to the City Council based on the petition and results of the study on whether or not to designate an area as a Residential Parking District and the hours to authorize such restrictions.
- The City Council will hold a public hearing and approve or reject the petition to establish a Residential Parking District.
- The City Council, by resolution to establish a Residential Parking District, will establish permit fees associated with establishment of the district.

The motivation for the proposed ordinance results from residents of East 8th Street who have concerns about student commuter parking. East 8th Street is utilized by Tennessee Tech students for on street parking when classes are in session. City of Cookeville representatives have had multiple meetings with Mrs. Susan Vandergriff on behalf of the residents. Mrs. Vandergriff claims that escalated student parking produces significant increased congestion and decreased driving safety. East 8th Street has a wide pavement width to accommodate on-street parking, however, some who utilize on-street do not adhere to required parking standards. The Planning Department is not aware of any other streets in the City where commuter parking along a residential street is as prevalent as it is on East 8th Street. However, it is important to note that the Ordinance would establish a means for residents in other areas of the City to petition to implement Residential Parking Districts.

On-street parking is regulated in Title 15, Chapter 6 of the Cookeville Municipal Code. The Planning Commission reviewed and recommended approval of revisions to parking requirements at the September 25, 2017 Planning Commission meeting. These amendments were approved by the City Council and became effective in December 2017. East 8th Street is classified as a local street as included in the Classification of Thoroughfares. On-street parking is permitted on East 8th Street based on provisions of the Cookeville Municipal Code.

The Planning Department analyzed on-street parking along East 8th Street. From our analysis, we determined that 47 parking spaces can be accommodated along the street that meet City of Cookeville established parking guidelines. The Cookeville Police Department has also provided a summary of vehicle accident data for East 8th Street from North Jefferson Avenue to North Washington Avenue. From a period from January 1, 2012 through June 30, 2020, (8years, 6 months) accident data for this street segment shows four (4) reported accidents, all of which were property damage only. Including the intersection of North Jefferson Avenue and East 8th Street and North Washington Avenue and East 8th Street there were three (3) additional accidents, again, all of which were property damage only.

There are 19 residential properties with street frontage along East 8th Street. Mrs. Vandergriff submitted a petition with signatures from 12 property owners requesting that residential only parking be instituted Monday through Friday from 8:00 AM to 5:00 PM. Since accepting the petition, one (1) resident has contacted the planning department and asked for their name be removed from the petition. Mrs. Vandergriff has asked that the Ordinance only require a petition of a simple majority of the properties. The Planning Department recommends a super majority, (2/3 majority or 66%) to avoid a scenario where the change of ownership of one or two residents could result in a petition to remove an area from an established parking district. Also, Mrs. Vandergriff has asked to provide permits on a three (3) year basis. The Planning Department consulted with the City Clerk's Office and the proposed Ordinance includes Residential Parking Permits issued on a calendar year basis.

Costs estimates associated with establishing a District are included below. Using East 8th Street as an example, Mrs. Vandergriff has requested eight (8) signs be installed within the District. The Public Works Department has confirmed that sign costs are \$150 per sign (8x\$150=\$1,200). Also, estimated permit label costs for 19 households range from approximately \$193 to \$328 dollars per year and guest tag costs range from \$170 to \$245 per year. Permit fees will be determined by City Council by the same

Resolution that would establish a Residential Parking District based on the conditions of the area under consideration.

The proposed Ordinance would restrict commuter use of the public right-of-way for nonresidents along city streets. Also, once established any resident or their guests who are parked in a defined District that have not obtained a Residential Parking Permit would be in violation and cited accordingly. Although an analysis of East 8th Street has been provided, this Ordinance would apply to any city streets that legally permit on-street parking. Also, if the Ordinance is approved, residents of East 8th Street must satisfy the conditions of the Ordinance in order to establish a Residential Parking District.

Recommendation: The proposed Ordinance would address issues of nonresident commuter parking along City Streets.

Jim Cobb asked if households with driveway parking have to purchase parking permits.

Jon Ward stated that the permits are for street parking and if the homeowner wants to park on the street that they will need to purchase a permit.

Eric Walker stated that those who do not want to participate in the Residential Parking Program will still need to abide by the ordinance.

Jim Cobb asked if the residents will be held responsible for the signage costs.

Jon Ward stated that per the ordinance, residents will pay for the permits, signage and administration fees through the permit costs.

Jim Cobb asked why would the city pay for the Historic Zoning signs but would require residents to pay for the Residential Parking Program.

Jon Ward stated that the ordinance can be revised. If there is no fee for the residents, the cost burden is passed on to the tax payers for the residents on that street. If the ordinance is approved and the 8th Street District comes to the board to set up a Residential Parking District, the Planning Commission can determine if the cost be covered by the residents or the city.

Kay Starkweather asked if those who do not participate will still have to pay.

Jon Ward stated that the permit fees would cover the costs and if they do not participate in the program then they do not pay.

Eric Walker stated that permit costs would cover the program. He brought up the idea of a temporary guest pass instead of a yearly pass in order to decrease the chance of someone selling their guest parking pass. Mr. Walker asked if the Planning Commission would determine how many parking spaces would be used by the Residential Parking District.

Jon Ward stated that the parking study would determine the implementation of the program.

Eric Walker stated that alternate remedies might be a possible solution for the parking issue such as painting parking spaces and that the Residential Parking Program alone won't fix the parking issue. He stated that the parking spots need to be painted in order to be enforced.

Jim Cobb stated that in the ordinance, it mentions that a participant must prove that their parking pass had been stolen and how do they go about proving that.

Jon Ward stated that according to the ordinance, the participant must file a police report to report the tag as missing or stolen.

Kay Starkweather asked if the city plans on painting the parking spaces on 8th Street.

Jon Ward stated that painting parking spaces creates an ongoing maintenance issue but the painting could happen if Public Works is directed to by the City Manager.

Kay Starkweather asked the audience if just painting parking spaces would suffice.

Susan Vandergriff of 298 East 8th Street stated that painting parking spaces would be nice but it would not prevent students from parking there.

Kris Ballanger of 287 East 8th Street echoed her families support for the ordinance and stated that the parking situation has gotten out of hand since Tennessee Tech has implemented their parking permit fees.

Douglas Airhart stated that he owns the property at 322 East 8th Street but does not live there. He mentioned that he faculty of Tennessee Tech and has to park in front of his property when he commutes to work due to parking on campus being so bad. He understands that he is contributing to the problem and would like to see a solution.

Greg Vandergriff of 298 East 8th Street stated that the proposed Residential Parking Area only includes Single-Family Residential zoning and has no adverse effect on businesses.

Isaac Zuercher of 271 East 8th Street stated that the neighborhood is old and was designed for street parking and that the driveways are single lane which forces residents who park in their driveway have to shuffle around their cars in order to leave. Mr. Zuercher also stated that if you leave your home in the middle of the day that you are not going to be able to park in the vicinity of your home due to Tech students taking the parking spot.

John & Carol Bartlett of 262 East 8th Street stated that the trash pickup is a problem. There has been times where the trash cannot be picked up due to cars being parked too close to their driveway and the garbage truck cannot get close enough to pick it up.

Eric Walker stated that the proposed ordinance allows one way for Residential Parking Districts to be set up and maybe there are alternative ways to go about it. He recommended that the Planning Commission needs more time to iron out the details of the ordinance. He stated that the ordinance doesn't immediately fix the problem on 8th Street and that they would need to submit another petition and go under a parking study before the district is designated.

Jim Cobb made the motion to postpone the request until the August 24th Planning Commission meeting. Leslie Sullins Draper seconded the motion and the motion carried unanimously. **POSTPONED UNTIL AUGUST 24TH PLANNING COMMISSION MEETING.**

CONSIDER FOR ACTION SIX (6) MONTH EXTENSION OF THE PRELIMINARY PLAT OF UNIVERSITY CENTER TOWNHOMES PHASE II, 14 SINGLE FAMILY ATTACHED LOTS LOCATED AT EAST 12TH STREET, AUTUMN AVENUE AND BRANDON DRIVE. REQUEST SUBMITTED BY JERRY C. GAW.

Jon Ward stated that Mr. Jerry Gaw has submitted a request for a six (6) month extension of his University Center Townhomes Phase II Preliminary Plat, which is a 16 lot single family attached subdivision located off of W. 12th Street and Autumn Avenue. The Preliminary Plat was approved by the Planning Commission on July 22, 2019 for a period of one (1) year.

Analysis: As provided in Article II, Section D, Subsection 9 of the Subdivision Regulations, a six (6) month extension can be applied for by the developer and granted by the Planning Commission provided a \$50.00 fee is submitted with the request. Mr. Gaw submitted the fee along with his written request for an extension. Substantial improvements have been made on the site but have not quite reached the point of final plat consideration. In addition, there have not been any changes made to the plat since the preliminary plat was approved.

Recommendation: Approval of the request for a six (6) month extension of the preliminary plat subject to all conditions as established by the Planning Commission on July 22, 2019.

Chris Wakefield made the motion to approve the request recommended by staff. Jim Cobb seconded the motion and the motion carried unanimously.

CONSIDER FOR ACTION SIX (6) MONTH EXTENSION OF THE PRELIMINARY PLAT OF CLAREMONT SUBDIVISION, 12 LOTS LOCATED AT 507 WEST STEVENS STREET. REQUEST SUBMITTED BY AARON BERNHARDT.

Jon Ward stated that Mr. Aaron Bernhardt has submitted a request for a second six (6) month extension of his Claremont Preliminary Plat, which is a 12 lot single family attached subdivision located off of West Stevens Street. The Preliminary Plat was approved by the Planning Commission on January 27, 2019 for a period of one (1) year. On January 27, 2020 the Planning Commission granted an initial six (6) month extension.

Analysis: As provided in Article II, Section D, Subsection 9 of the Subdivision Regulations, a total of two (2) six (6) month extensions can be applied for by the developer and granted by the Planning Commission provided a \$50.00 fee is submitted with the request. Mr. Bernhardt submitted the fee with his request for an extension. No work has begun to install improvements on the site, nor have any changes been made to the plat since the preliminary plat was approved.

Recommendation: Approval of the request for a second six (6) month extension of the preliminary plat subject to all conditions as established by the Planning Commission on January 27, 2019 and reaffirmed on January 27, 2020.

Leslie Sullins Draper made the motion to approve the request recommended by staff. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION SIX (6) MONTH EXTENSION OF THE PRELIMINARY PLAT OF WESTBROOK FARMS PHASE II SUBDIVISION, 30 LOTS LOCATED ON CORA ROAD. REQUEST SUBMITTED BY HAROLD BROWN.

Jon Ward stated that Mr. Harold Brown with ERB Properties has submitted a request for a six (6) month extension of his Westbrook Farms Preliminary Plat, which is a 30 lot single family detached subdivision located off of Cora Road. The Preliminary Plat was approved by the Planning Commission on July 22, 2019 for a period of one (1) year.

Analysis: As provided in Article II, Section D, Subsection 9 of the Subdivision Regulations, a six (6) month extension can be applied for by the developer and granted by the Planning Commission provided a \$50.00 fee is submitted with the request. Mr. Brown submitted the fee along with his written request for an extension. No work has begun to install improvements on the site, nor have any changes been made to the plat since the preliminary plat was approved.

Recommendation: Approval of the request for a six (6) month extension of the preliminary plat subject to all conditions as established by the Planning Commission on July 22, 2019.

Chris Wakefield made the motion to approve the request recommended by staff. Kay Starkweather seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION THE FINAL PLAT OF SPRING HILL TOWN HOUSES, 9 LOTS LOCATED ON EAST SPRING STREET. REQUEST SUBMITTED BY BERNHARDT CONSTRUCTION.

Jon Ward stated that Developer Aaron Bernhardt has submitted for approval the Final Plat of Spring Hill Town Houses, a nine (9) lot single family attached development of his property located in the 1500 block of East Spring Street. The plat was submitted and taken for study at the May 2019 Planning Commission meeting and was initially approved on June 24, 2019. On June 22, 2020 the Planning Commission granted Mr. Bernhardt's request for a six (6) month extension.

Analysis: The subject property is identified on Tax Map 052P Group C as Parcel 001.07. The property is zoned CL, "Local Commercial" and consists of approximately 0.58 acres. Adjacent properties to the east and west are also zoned CL. The adjacent property to the north is zoned RS-20, (Single Family Residential). A Type 1 Screen/Buffer has been installed as shown on the plat which was required along the common boundary with the development property and the RS-20 property to the north. There are no evident topographic constraints indicated on the site.

The development consists of eight (8) building lots and Lot 9 encompasses the remaining common areas. All of these lots front a new private interior parking and ingress/egress named Electric Avenue that terminates in a dead end. The plat depicts the turnaround area constructed toward the front of the property which allows for turning movements for individual cart trash collection and emergency vehicles. A trash cart laydown area has been completed. A central mailbox unit receptacle (CBU) has been installed as shown on the plat for mail pickup and delivery as required by the USPS. All landscaping on the site has been completed.

The units all contain two (2) bedrooms. Off street parking was calculated at the rate of 1.25 spaces per bedroom for a minimum total of 20 required parking spaces. All parking and drive surfaces have been completed, inspected and approved by Public Works. A new five (5) foot wide east-west sidewalk has been constructed along the East Spring Street frontage and a new four (4) foot wide north-south sidewalk has been constructed internally in front of the units. A striped crosswalk has been created along the Spring Street drive opening. The developer must pay Public Works \$150 total for a stop sign and a street name sign.

Each dwelling unit has been outfitted with sprinkler systems that meet the National Fire Protection Association design standard 13D. In addition, an existing fire hydrant (1500+ GPM) is approximately 340' from the site which is within the required proximity for fire protection. Water and sewer connects to the eight (8) inch sewer line and six (6) inch water line located in the street right-of-way. Water Quality Control requires that "as-built" plans be submitted for the water and sewer components. There is an existing 20' wide utility easement running east/west along the front of the parcel as shown on the plat. The Electric Department required that all electric was installed underground per CED specifications. Solid waste management is with individual canisters. A detention pond has been constructed, inspected and approved by Public Works. The developer is required to submit a "Detention Pond Maintenance Agreement" to Public Works.

All of the property including the driveway, parking areas and other common areas and infrastructure components are private with the exception of water which will be public. A two (2) year "Warranty of Improvements" in the amount of \$8,000 is required to cover the public water system. 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 final plat is recorded.

Recommendation: The Planning Department recommends conditional approval of the final plat subject to the following:

- Developer must submit "as-built" water and sewer plans to the Water Quality Control Department
- Developer shall submit a "Detention Pond Maintenance Agreement" to Public Works
- Developer shall submit \$150 to Public Works for signs
- Developer shall submit a two (2) year "Warranty of Improvements" in the amount of \$8,000
- Completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments
- Submittal of the recorded Homeowner Association Agreement in a timely manner after the final plat is recorded

Eric Walker made the motion to approve the request recommended by staff. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

STUDY ITEMS:

- (1) Consider for study rezoning of 1940 East Spring Street from CG (General Commercial) to QM (Quarry & Mining). Request submitted by RQ Development, LLC.
- (2) Consider for study the rezoning of two parcels located at South Maple Avenue & Neal Street (Parcels 066D A 001.02 & 066 032.02) from CR (Regional Commercial) to CG (General Commercial). Request submitted by Bernhardt Construction.

Kay Starkweather made the motion to accept the items for study. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

STAFF REPORTS:

(3) Minor plats approved & recorded:

- Granted six (6) month extension of the preliminary PCD plan for the East 10th Street PCD (Planned Commercial Development) – Justin Cumby of Titan Development
- Roberson Division Re-Division of Lot 1, two (2) lots located at 1035 & 1045 Interstate Drive – Hariohm Partnership
- Brantly/Birdwell Combination Plat, two (2) lots located at Freeze Street & Denton Avenue – Amanda Brantley & Birdwell Trustee
- Sparrow Ventures 2 Lot Subdivision Plat, two (2) lots located at West Broad Street and West Jackson Street – Sparrow Ventures, GP (Jack Stites)
- Sparrow Ventures 2 Lot Subdivision Plat Redivision of Lot 1, two (2) lots located at West Broad Street and West Jackson Street – Sparrow Ventures, GP (Jack Stites)

ADJOURNMENT: 6:46P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**HALEY DICKSON
PLANNING ASSISTANT**

**JIM STAFNE, CHAIRMAN
COOKEVILLE PLANNING
COMMISSION**

Action Item 3

Consider a Resolution, determining that, due to the COVID-19 pandemic, meetings of the Cookeville Municipal Planning Commission shall be by electronic means as permitted by Executive Order No. 16, No. 32 & No. 51. Request submitted by staff.

RESOLUTION

A RESOLUTION OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION DETERMINING THAT, DUE TO THE COVID-19 PANDEMIC, THE AUGUST 24TH, 2020 MEETING OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION SHALL BE BY ELECTRONIC MEANS AS PERMITTED BY EXECUTIVE ORDER NO. 16, EXECUTIVE ORDER NO. 34 & EXECUTIVE ORDER NO. 51.

WHEREAS, Executive Order No. 16, Executive Order 34 and Executive order 51 by the Honorable Bill Lee, Governor of the State of Tennessee as a reasonable measure to protect the health and safety of citizens and government officials while ensuring that government business may continue in a manner that is open and accessible to the public, has declared that the provisions of the Open Meetings Act, Tennessee Code Annotated, Title 8, Chapter 44, Part 1, are suspended to the extent necessary to allow a governing body, as defined in Tennessee Code Annotated, Section 8-44-102, including the Cookeville Municipal Planning Commission, to meet and conduct essential business by electronic means, rather than being required to gather a quorum of members physically present at the same location; and

WHEREAS, the Cookeville Municipal Planning Commission has determined that meeting electronically is necessary to protect the health and safety of citizens, government officials and staff in light of the COVID-19 pandemic.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Executive Order No. 16, Executive Order 34 and Executive Order 51 and in a manner consistent with Article I, Section 19 of the Tennessee Constitution, Cookeville Municipal Planning Commission meetings shall be conducted by electronic means and shall be open and accessible to public attendance by electronic means. Executive Order No. 16 does not in any way limit existing quorum or voting requirements under law, and all provisions of Tennessee Code Annotated, Section 8-44-108(c), remain in effect.

ADOPTED AND EFFECTIVE THIS 24th DAY OF AUGUST, 2020.

Jim Stafne, Chairman, Cookeville Municipal
Planning Commission

ATTEST:

Haley Dickson, Secretary, Cookeville
Municipal Planning Commission

Action Item 4

Consider for action six (6) month extension of the preliminary plat of Landmark Court, 20 Single-Family Attached lots located on East 10th Street. Request submitted by Jerry Gaw.

JERRY C. GAW, INC.
P. O. Box 1189
Cookeville, TN 38503
(931) 526-3700
Facsimile (931) 528-3480

July 27, 2020

City of Cookeville
Department of Planning
Attn: Ken Young

Mr. Young,

We would like to request a (6) Six-month extension of the Preliminary Plat for Landmark Court.

Please let us know if there is any additional information you need regarding this project.

Thank you,

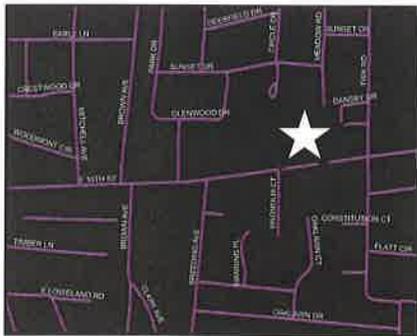


Jerry C. Gaw
President – Jerry C. Gaw, Inc.

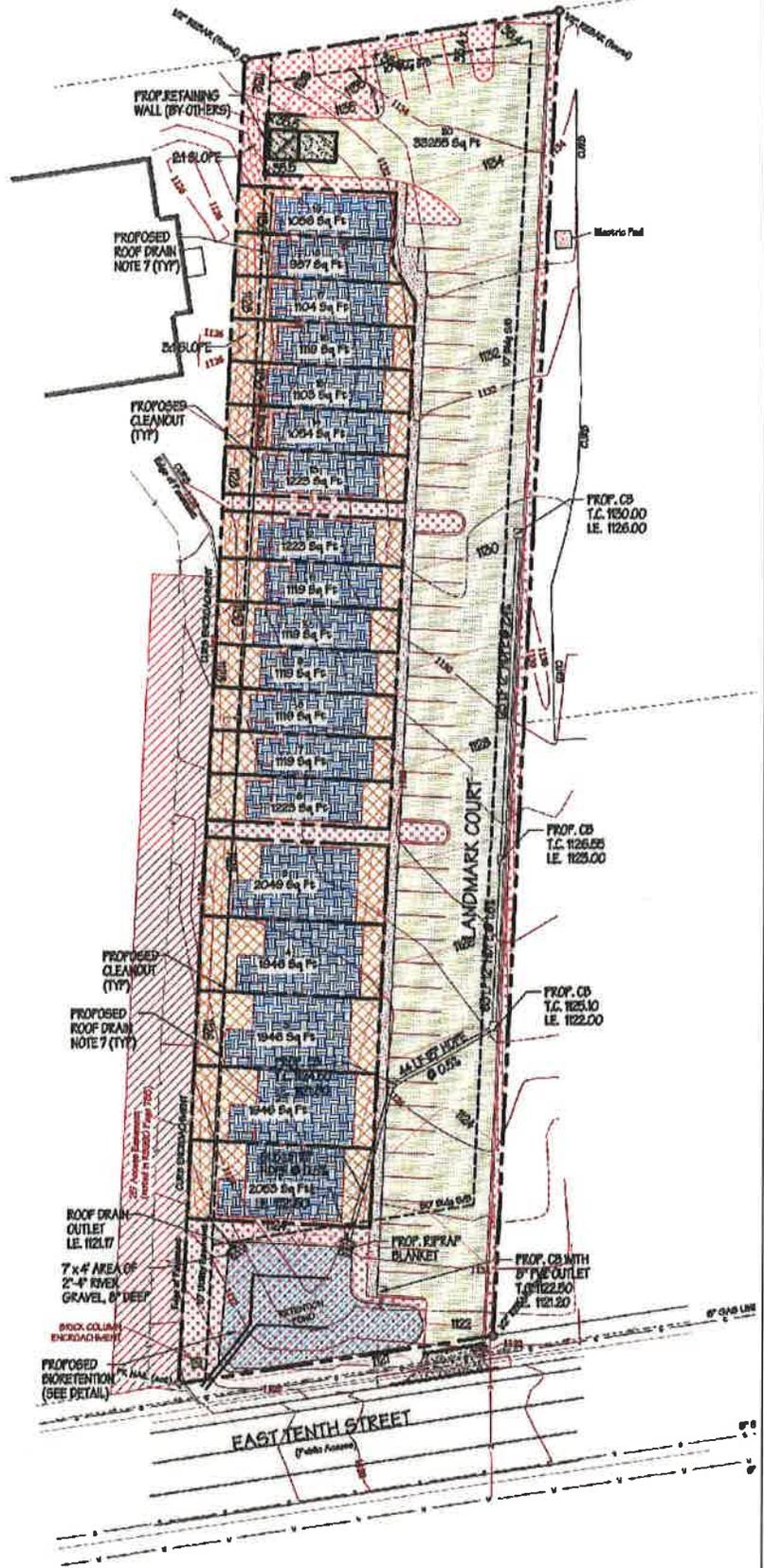
PRELIMINARY PLAT

Landmark Court

PLANNING
DEPARTMENT
8-14-2019

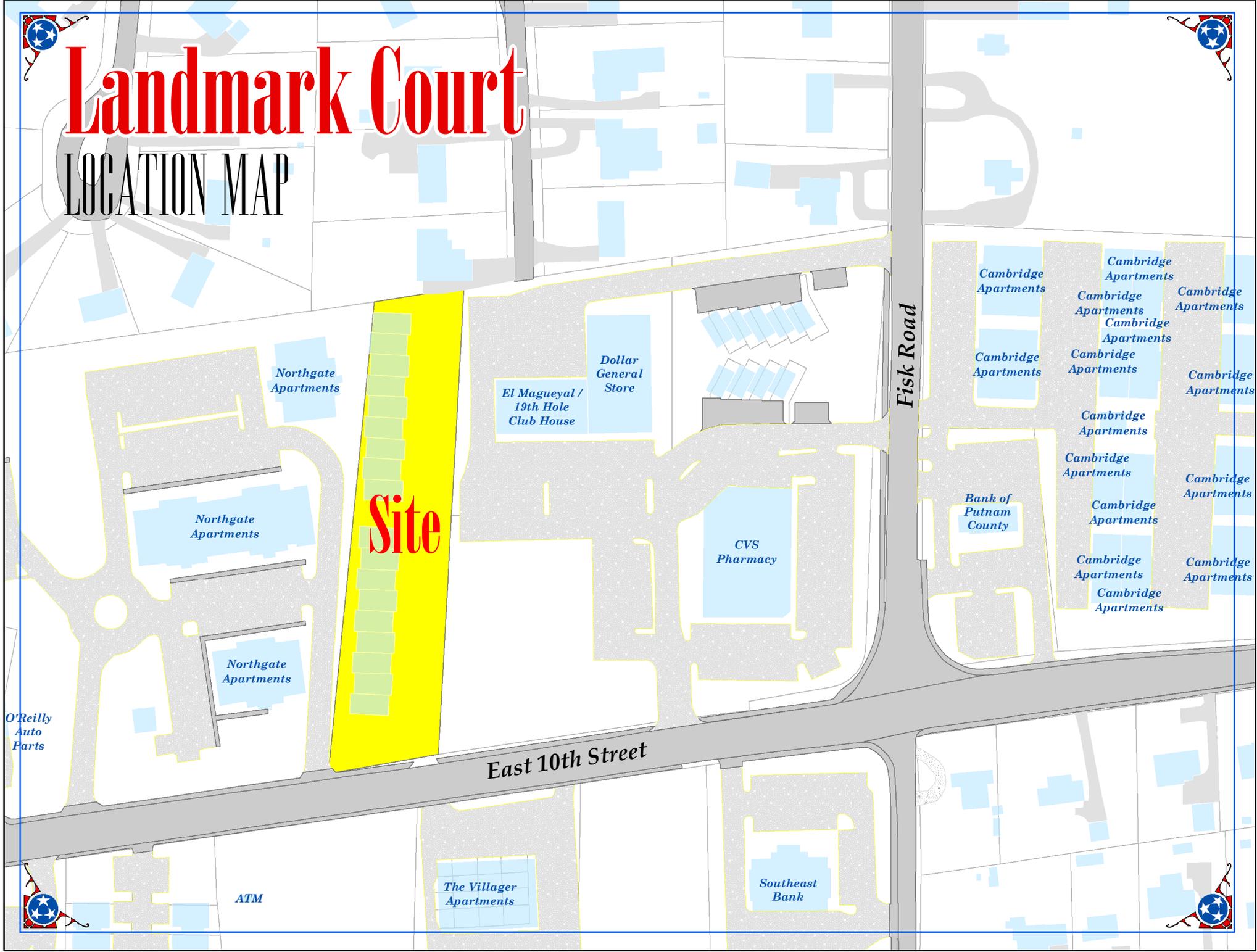


LOCATION MAP



Landmark Court

LOCATION MAP



Action Item 5

Consider for action six (6) month extension of the preliminary plat of Raelyn Court, 13 lots located off Bay View Drive. Request submitted by Brown Investment Property.



Brown Investment Properties

browninvestmentproperties@hotmail.com
Buying-Selling-Building-Residential-Commercial
931-267-7966 / 931-261-5630 / 931-261-7427

Date: 8/3/2020

RE: Raelyn Court

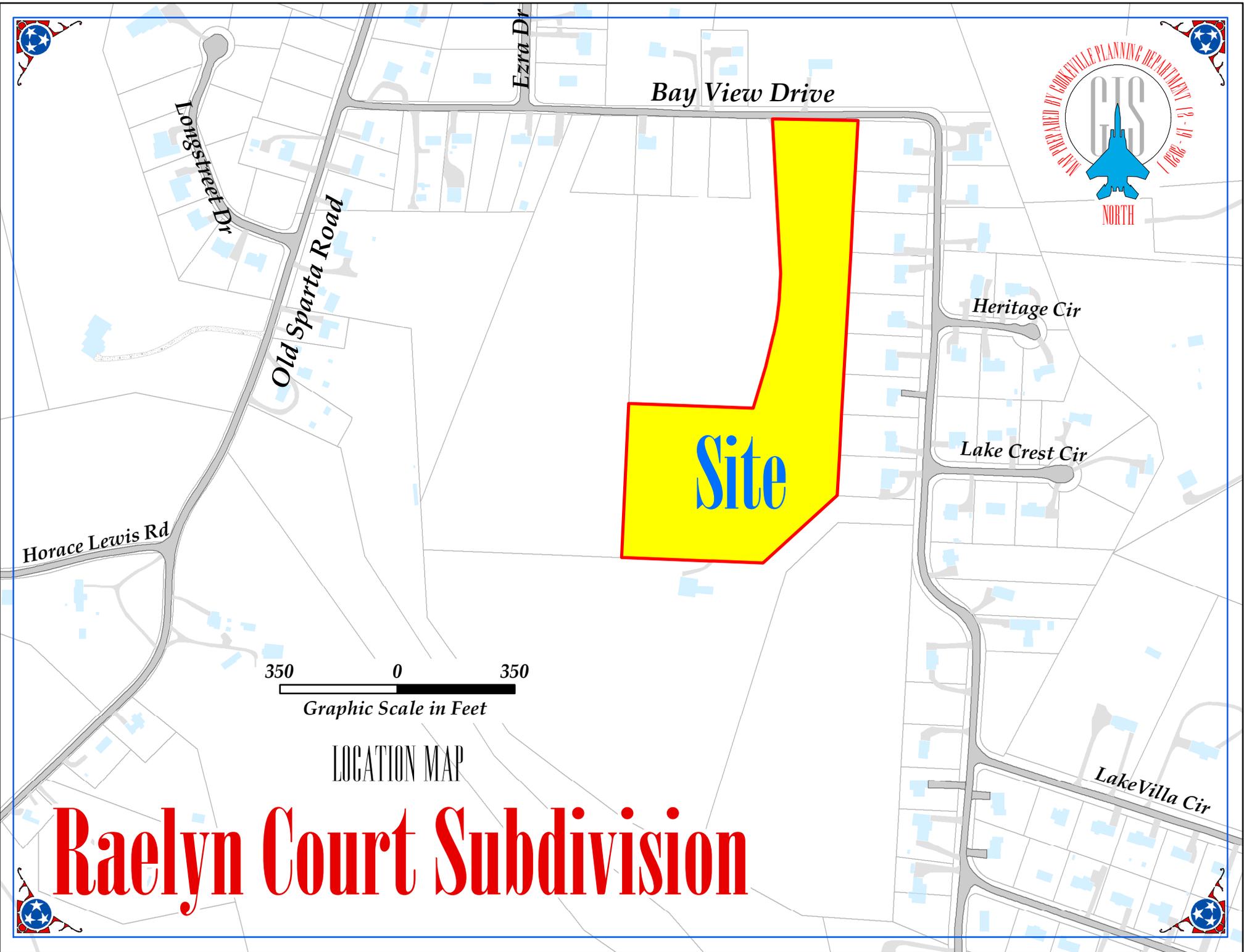
Dear Cookeville Planning Commission,

We are writing this letter requesting an extension for the Raelyn Court project. The subdivision™ is located at 1419 Bayview Drive Cookeville. Please allow us to continue construction by granting the six-month requested extension.

If you have any questions or concerns please call Becky Brown at 931-261-7427 or Tyler Brown at 931-267-7966.

Thank you,

Becky A. Brown
Brown Investment Properties



Bay View Drive

Longstreet Dr

Ezra Dr

Old Sparta Road

Heritage Cir

Lake Crest Cir

Horace Lewis Rd

Lake Villa Cir

Site

350 0 350

Graphic Scale in Feet

LOCATION MAP

Raelyn Court Subdivision

Action Item 6

Consider for action six (6) month extension of the preliminary plat of Brighton Park, 14 lots located at 625 East 10th Street. Request submitted by Donnie Suits of Capital Communities, LLC.

Haley Dickson

From: Kenneth Young
Sent: Tuesday, August 04, 2020 7:19 AM
To: Haley Dickson
Cc: Jonathan Ward
Subject: FW: Brighton Park Preliminary Plat Expiration Pending

From: D Suits [<mailto:dfsuits@gmail.com>]
Sent: Monday, August 3, 2020 6:15 PM
To: Kenneth Young
Subject: Re: Brighton Park Preliminary Plat Expiration Pending

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ken, I just saw this email. I will bring a check by in the morning. Please extend 6 months.

Sent from my iPhone

On Aug 2, 2020, at 12:44 PM, Kenneth Young <kry@cookeville-tn.gov> wrote:

Hey Donnie,

Wanted to remind you that tomorrow (Monday Aug 3rd noon) is the deadline to submit a written request along with the \$50 fee to request a six (6) month extension of the preliminary plat. Please let me know what you intend to do or if you have any questions.

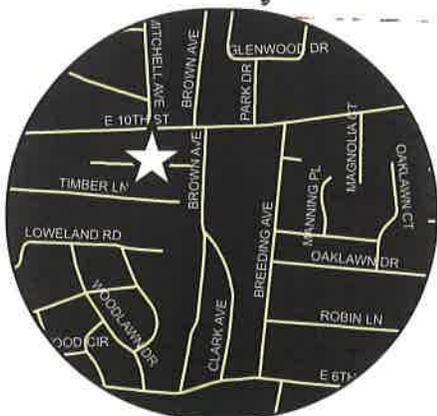
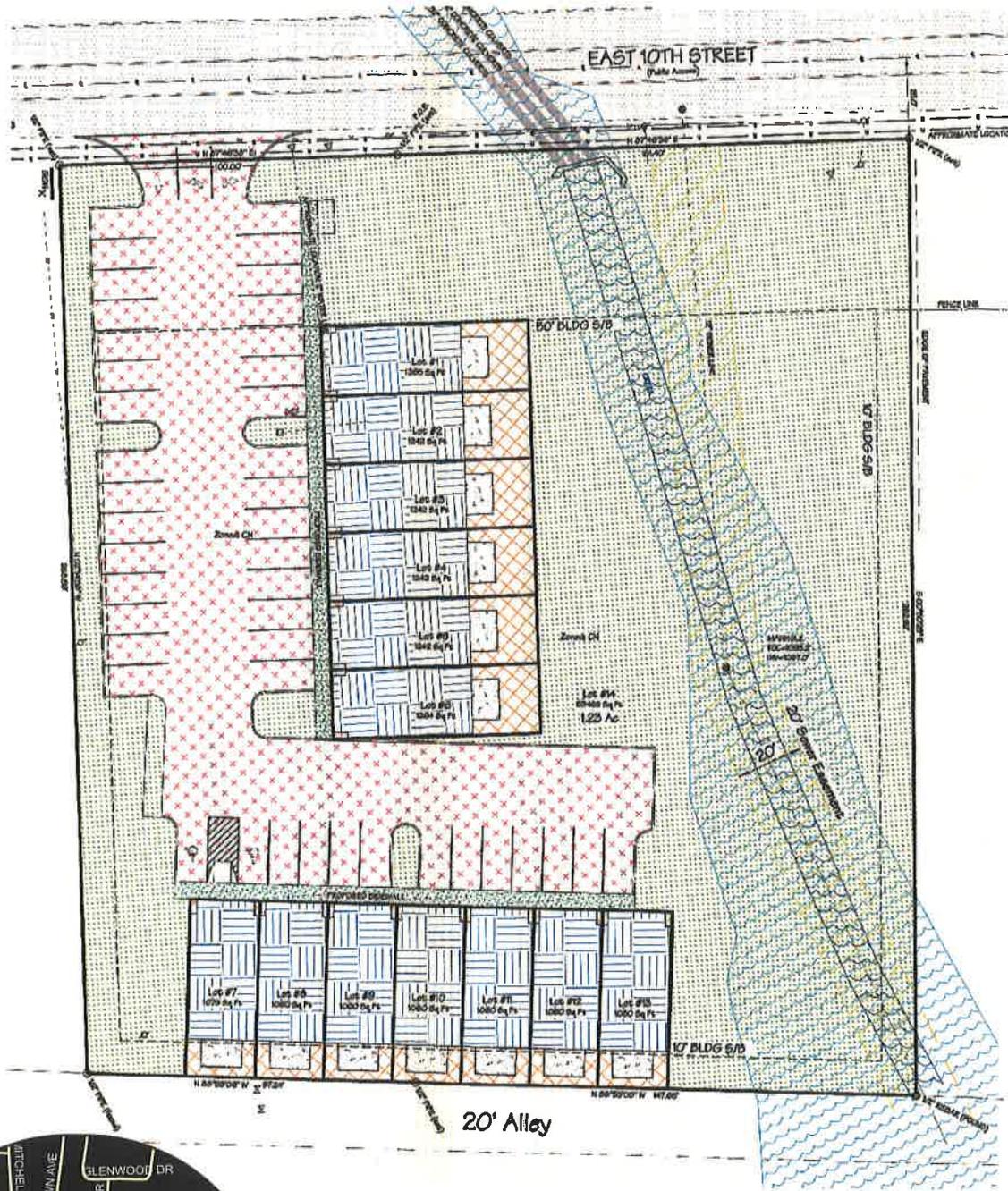
Thanks,

Ken

Electronic communications with officials and employees of the City of Cookeville are subject to the Tennessee Public Records Act.

Brighton Park

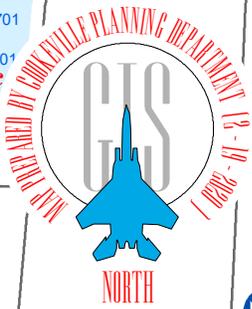
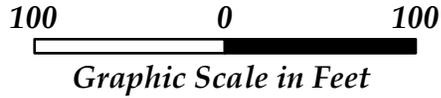
PRELIMINARY PLAT



LOCATION MAP

Brighton Park

LOCATION MAP



Action Item 7

Consider for action the rezoning of two parcels located at South Maple Avenue & Neal Street (Parcels 066D A 001.02 & 066 032.02) from CR (Regional Commercial) to CG (General Commercial). Request submitted by Bernhardt Construction. **Developer has requested this item be withdrawn.**

Haley Dickson

From: Jonathan Ward
Sent: Monday, August 03, 2020 4:16 PM
To: Haley Dickson
Subject: FW: corner of Neil and south map[le]

From: Aaron Bernhardt [<mailto:aaron@bernhardt.cc>]
Sent: Monday, August 3, 2020 4:15 PM
To: Jonathan Ward
Subject: corner of Neil and south map[le]

WARNING: The sender of this email could not be validated and may not match the person in the "From" field.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Would you please take my request off for rezoning from cr to cg. I will not be rezoning this piece of land at this time...

Thank you,

Aaron bernhardt

Electronic communications with officials and employees of the City of Cookeville are subject to the Tennessee Public Records Act.

APPLICATION FOR REZONING
The City of Cookeville

In order to be considered by the Cookeville Planning Commission, this form shall be filed with the Cookeville Planning Department by 12:00 noon on the first Monday of the month during which it is to be considered. All supporting documentation, as well as a filing fee of \$200.00, shall accompany this form. You are urged to consult with the staff of the Cookeville Planning Department in order to determine what documentation will be required.

EXISTING ZONING CR - Regional Commercial

PROPOSED ZONING CG - General Commercial

OFFICE ONLY

Date Filed: 7/20/2020

Date taken for Study: July 27, 2020

Planning Commission: Approved Denied

Date: _____

Date sent to Council: _____

Date of Public Notice: _____

Ordinance Number: _____

1st Reading: _____

2nd Reading: _____

Effective Date: _____

LOCATION OF PROPERTY TO BE REZONED *

ADDRESS: South Maple Avenue

TAX MAP NUMBER: 066D A 001.02 & 066 032.02

SUBDIVISION (If applicable): _____

* A copy of the Putnam County Tax Map showing the property to be rezoned shall be attached. If available, a survey of the site shall also be attached.

OWNER OF PROPERTY TO BE REZONED

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

EMAIL: _____

AUTHORIZED AGENT *

NAME: Aaron Bernhardt

ADDRESS: 1127 North Washington Avenue

CITY: Cookeville STATE: TN ZIP: 38501

PHONE: 931-261-8730

EMAIL: _____

* If an attorney, real estate agent, family member, or other individual is to serve as agent or spokesman for the property owner, a letter from the owner designating said agent shall accompany this form.

LAND USE

EXISTING LAND USE:
CR- Regional Commercial

PROPOSED LAND USE:
CG - General Commercial

REASON FOR REQUESTING REZONING:

Proposed use for multi-family development.

REVIEWED BY: Jon Ward

DATE: July 20, 2020

Bernhardt LLC

1127 North Washington Avenue

Cookeville Tennessee 38501

Phone: 931.261.8730

Aaron@bernhardt.cc

I, Larry Burgess, allow Aaron Bernhardt to represent me in rezoning these map and parcel numbers from CR Regional Commercial to CG General Commercial.

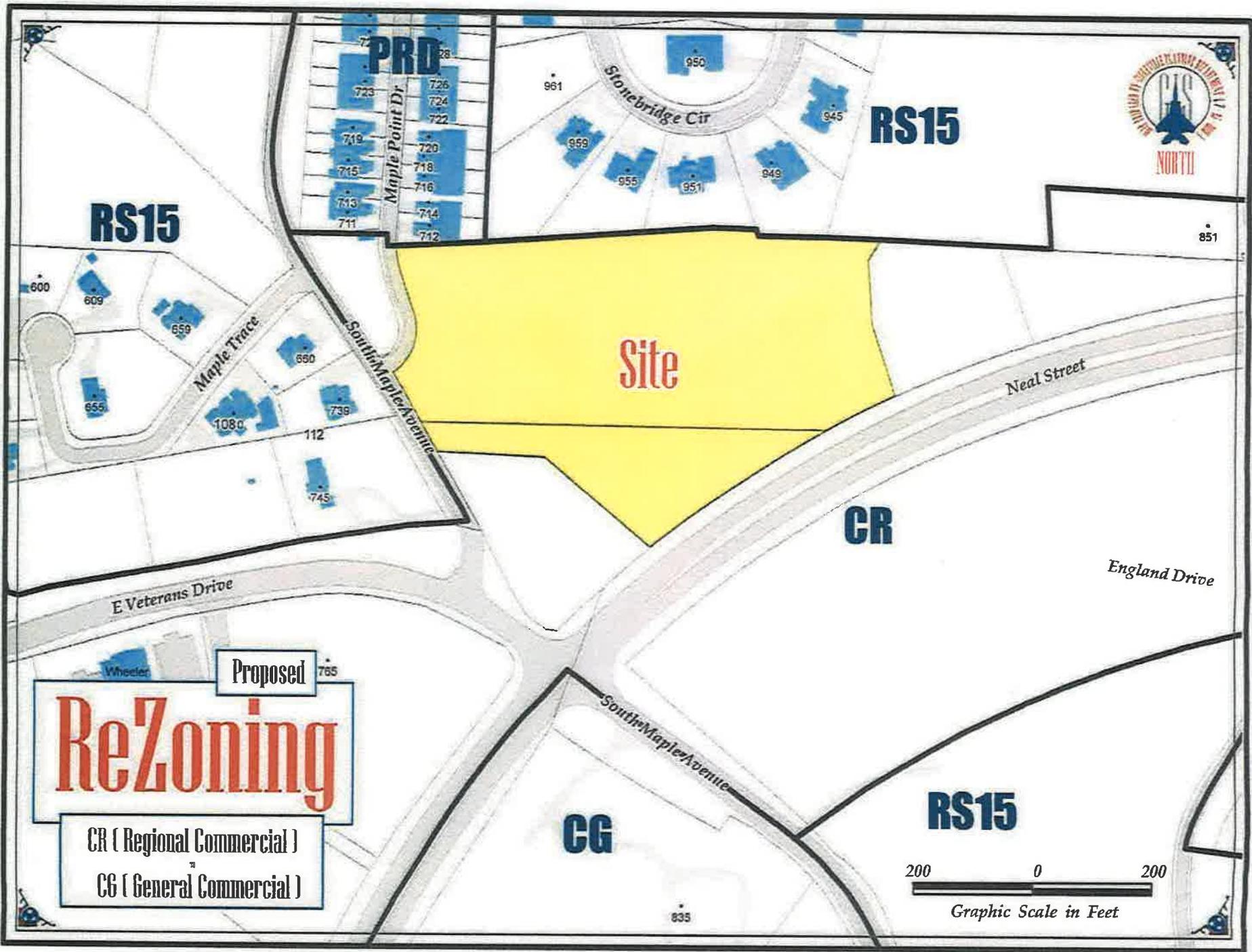
Map and Parcel 066D A 001.02

Map and Parcel 066 032.02

Thank you for your time and consideration,

Larry Burgess

 _____



RS15

RS15

Site

CR

Proposed
ReZoning

CR (Regional Commercial)

CG (General Commercial)

RS15

200 0 200

Graphic Scale in Feet

Action Item 8

Consider for action amendments to the Cookeville Municipal Code, Title 15, “Motor Vehicles, Traffic and Parking”, inserting a new Chapter 9, “Residential Parking Districts”. Request submitted by Staff.

ORDINANCE NUMBER O#####

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF COOKEVILLE, AS ADOPTED BY ORDINANCE NO. 002-12-33, AND AS SINCE AMENDED BY INSERTING IN TITLE 15, ENTITLED "MOTOR VEHICLES, TRAFFIC AND PARKING", A NEW CHAPTER 9 ENTITLED "RESIDENTIAL PARKING DISTRICTS"

ORDINANCE NUMBER: O#####
REQUESTED BY: Planning Department
PREPARED BY: Planning Department/Police Department
APPROVED FORM/CORRECTNESS:

City Attorney
PASSED 1ST READING: _____
PASSED 2ND READING: _____
PUBLIC HEARING HELD: _____

THE CITY COUNCIL OF THE CITY OF COOKEVILLE, TENNESSEE, HEREBY ORDAINS:

Section 1: That Title 15 Chapter 9 – "Residential Parking Districts" is hereby added to the Cookeville City Municipal Code and shall read as follows:

15-901. Purpose

The purpose of this Chapter is to establish provisions to authorize Residential Parking Districts along city streets within the City Limits of Cookeville.

15-902. Authorization

The establishment of Residential Parking Districts within the City of Cookeville shall be authorized by Resolution by the City Council according to this Chapter.

15-903. Applicability

Residential Parking Districts shall only apply to block faces of streets zoned entirely as Single Family Residential Districts.

15-904. Definitions

For purposes of this Ordinance, the following words and phrases shall have the following meanings:

- (1) "**Block Face**" All the properties on one (1) side of a given street existing between two (2) consecutive interesting streets
- (2) "**Dwelling Unit**" or "**Residence**" shall mean a house, apartment, condominium, mobile home, or other type of residence, in conformance with the City's Zoning Code. Apartments, mobile homes, or other type of residence having members or letters assigned to the street address shall be deemed a dwelling unit.
- (3) "**Guest**" shall mean any persons visiting a dwelling unit located in a Residential District.

- (4) **“Guest Permit”** Shall mean a permit issued by the City of Cookeville to residents of Residential Parking Districts, limited to use by guests of the resident within the district to which it is issued.
- (5) **“Motor Vehicle”** shall include any licensed automobile, truck, motor-home, recreational vehicle, trailer, motorcycles, or other motor-drive form of transportation.
- (6) **“Parking Permit”** or **“Residential Parking Permit”** shall mean any valid resident, guest, or daily parking permit issued by the City of Cookeville.
- (7) **“Peak Period”** shall mean the days of the week and times of the day where parking reaches maximum occupancies
- (8) **“Qualifying Petition”** a formal written request that represents at least two-thirds or sixty-six percent (66%) of the households or occupants of a proposed district.
- (9) **“Resident”** shall mean a person who lives in a dwelling unit located in a Residential Parking District.
- (10) **“Residential Parking District”** shall mean a residential area with streets and boundaries designated by a City Council Resolution. A district shall contain at least two (2) block faces.

15-905. Parking Privileges for Permit Holders

Any motor vehicle properly displaying a valid Residential Parking Permit for a street within a Residential Parking District may park on that street during the hours when parking on such street is prohibited to non-permitted vehicles. Except as otherwise provided in this ordinance, all other motor vehicles parked within a Residential Parking District shall be subject to the parking restrictions and penalties as provided in this ordinance. A Residential Parking Permit shall neither guarantee nor reserve to the holder thereof any particular on-street parking space. A permitted vehicle shall obey all other parking rules, regulations, and restrictions.

15-906. Designation of Residential Parking Districts: Dissolution of Residential Parking Districts

- (1) Submitting a Petition:

In order to be considered for a Residential Parking District designation, a resident(s) must submit a petition to the Planning Department containing the signature of an adult member (each dwelling unit will have one (1) vote) of at least two-thirds or sixty-six percent (66%) of the dwelling units in the residential area.

 - (a) Petitions shall only be considered for areas which contain at least two (2) adjacent block faces and must also include the block face(s) on the opposite side of the street. The boundaries of and the streets within the proposed permit parking district shall be clearly identified on each page of the petition.
 - (b) The petition shall also state clearly that, if the district is approved that participation in the program is mandatory, only those vehicles with a permit shall be permitted to park in the Residential Parking District, except days and times exempted if applicable, and an annual fee will be charged for a parking permit for each vehicle.

(c) The necessary petition can be obtained from the Planning Department. A cover letter explaining the reasons for the request and a map showing the boundaries of the proposed parking permit district shall accompany the petition.

(2) Upon Receipt of Petition

Upon receipt of a valid petition, the Planning Department shall conduct a parking study of the area identified in the petition. A Residential Parking District may be established only if the results of the study demonstrate that both of the following criteria are satisfied during peak periods:

(a) At least fifty percent (50%) of the curbside parking spaces in the proposed parking permit district were utilized during peak periods. For purposes of this criterion, a legal curbside parking space shall be twenty three (23) linear feet; and

(b) At least twenty-five percent (25%) of the curbside parking spaces in the proposed parking district were utilized by nonresident parkers. For purposes of this criterion, the latest available motor vehicle registration information shall be used.

(3) Parking Study Report and Recommendation:

Upon completion of the parking study, if the conditions of subsection (2) of this section are established, the Planning Department shall make a report and recommendation to the **Planning Commission**, based upon the petition and results of the study, on whether or not to designate the proposed parking district or a portion thereof as a Residential Parking District and the hours such restrictions are to be in effect. The recommendation shall take the following into account:

(a) The effect on the safety of the residents of the proposed Residential Parking District from intensive parking by nonresidents;

(b) The difficulty or inability of residents of the proposed Residential Parking District to obtain adequate curbside parking adjacent to or near their residences because of widespread use of available curbside parking spaces by nonresident motorists;

(c) The likelihood of alleviating, by use of the Residential Parking Permit Program, any problem of non-availability of residential parking spaces.

(d) The desire of the residents in the proposed residential parking permit area for the institution of a Residential Parking District and the willingness of those residents to bear the cost incidental to the administration of the Residential Parking Permit Program.

(4) Planning Commission Public Hearing:

Upon Receipt of the report and recommendation from the Planning Department, the Planning Commission shall hold a public hearing on the petition. Upon completion of the public hearing, the Planning Commission shall make a recommendation to the City Council to adopt or reject a Resolution designating the defined area as a Residential Parking District.

(5) City Council Public Hearing:

The City Council, on receipt of the recommendation from the Planning Department and Planning Commission shall hold a public hearing on the

petition. Upon completion of the public hearing, the City Council may reject the petition or adopt a Resolution designating the defined area as a Residential Parking District.

(6) Creation of a Residential Parking District:

A Residential Parking District shall be created only where the City Council has found that unrestricted parking creates a situation in which the streets cannot be used for parking by the residents or their guests and that such unrestricted parking substantially and unreasonably regularly interferes with the use of 50% of the available public street parking, or when unrestricted parking is the source of unreasonable noise, traffic hazards, environmental pollution, or of other interference with the residential environment and detrimentally affects the public welfare.

(7) Request to Add or Remove Street Segments to Existing District:

Residents may submit a qualified petition to request adding or removing a block face to an existing district. These petitions must be submitted to the Planning Director which will evaluate the request. Residents of the proposed block face will be given at least thirty a (30) day notice prior to implementation of the Residential Parking District.

(8) Dissolution of Residential Parking Districts:

(a) The designation process set forth in this Section including a petition of at least two-thirds or sixty-six percent (66%) of residents in an existing Residential Parking District shall be utilized by the City Council in determining whether to dissolve a Residential Parking District.

(b) The City Council at the Council's sole discretion, may by Resolution, dissolve any Residential Parking District authorized by this Ordinance.

15-907. Installation of Signs:

The Residential parking designation shall not apply to any specific street within the district until a sign giving adequate notice thereof has been installed on that street. The Public Works Director will cause the installation of such signs on the streets of an established Residential Parking District indicating that there is no parking between specified hours except for vehicles which display a valid Residential Parking Permit.

15-908. Establishment and Enforcement of Hours:

Residential parking referenced in this chapter shall be in effect and enforced on such days of the week and during such time periods as shall be determined by the City Council and established by resolution, based upon sound traffic engineering principles, traffic investigation, and studies made, and shall be posted upon such streets. Nothing in this chapter shall be construed as permitting parking during times or hours or by type of vehicle otherwise prohibited in the City Code or by any provision of state law.

15-909. Exemptions:

(1) Vehicles:

The vehicles listed in this section may park in a Residential Parking District without a Residential parking permit:

(a) Vehicles lawfully displaying a special identification license plate

or placard issued to a disabled person,

- (b) Vehicles of disabled veterans,
- (c) Vehicles readily identifiable as commercial, delivery, service, utility, or construction vehicles, while actually engaged in providing maintenance, repair, or service work to a residence in a program area
- (d) Emergency vehicles and other vehicles explicitly exempted from observing parking regulations pursuant to applicable provisions of state law.

(2) Streets or Street Segments:

Those streets or street segment(s) in front of schools and parks which, as determined by the Planning Department, are otherwise subject to parking restrictions that differ from those established for a Residential Parking District.

15-910. Residential Parking Permit-Application and Issuance:

(1) Permits Issued by City Clerk:

Parking permits for Residential Parking Districts shall be issued by the City Clerk.

(2) Information Required for Residential Parking Permits:

The City shall make available Residential parking permit applications and shall issue permits upon proper application thereof. Each application and reapplication shall be on a form provided by the City and shall contain sufficient information to satisfy the City as to the identity of the applicant including the address and daytime telephone number of the applicant; the applicant's registered ownership; the applicant's driver's license number; the license number, make, model, and year of the vehicle; proof of current vehicle insurance and current registration; and such other information as deemed necessary by the City. Permits shall be issued within thirty (30) days of the City's receipt of a complete and conforming application.

(3) Fees to Accompany Applications:

Each application, reapplication, and renewal application shall be accompanied by nonrefundable fees specified by resolution of the City Council.

(4) Denial of Parking Permit:

Parking permits shall not be issued to any person who has outstanding parking tickets.

(5) Invalid Permits:

Parking permits become invalid and shall be returned to the City when the permit holder moves out of a Residential Parking District.

15-911. Resident Parking Permits:

(1) Quantity of Permits Issued:

The number of resident parking permits to be issued to each residence for which application is made shall be determined by the parking conditions within each district and set forth by Resolution of the City Council. Resident parking permits are issued to the resident for the

resident's vehicle. The resident parking permit is not transferable between vehicles. The resident permit is valid for one year after the date of issuance.

(2) Location of Permits:

Resident parking permits shall be affixed to the inside bottom left of the driver's side rear windshield.

15-912. Guest Parking Permit-Annual:

(1) Quantity of Permits Issued:

Up to two (2) annual guests parking permits will be issued to each residence for which application is made. Annual guest parking permits are transferable among the resident's guest vehicles. Guest parking permits are to be used only by the resident's bona fide transient guests. The guest permit is valid for one year after the date of issuance.

(2) Location of Permits:

Annual guest parking permits shall be displayed by hanging the permit from the rear view mirror.

15-913. Permit Content:

Each Residential parking permit shall state the street(s) on or Residential Parking District in which it is valid, the expiration date, and any additional information required by the City.

15-914. Replacement Parking Permits:

The City may issue a duplicate or replacement resident or guest permit to any person who has qualified for and who has been issued a parking permit under the provisions of this Ordinance. The permit holder must furnish proof that said permit has been lost or destroyed, including submittal of a police report, or the vehicle to which the original permit was affixed has been disposed of, for which new vehicle registration must be provided.

The duplicate or replacement parking permit will be reissued at the standard cost of the original parking permit that it replaces. The cost of the duplicate or replacement permit will not be pro-rated. Permit holders shall report to the City a lost, stolen, or missing parking permit within five (5) days of loss, at which time that permit shall be cancelled and a new permit issued for a replacement fee.

15-915. Residential Parking Permit Revocation.

(1) Authorization to Revoke:

The Planning Director, the Chief of Police, and their designees are authorized to revoke the parking permits of any person on any of the following grounds:

- (a) Ineligibility for a permit under the terms of this Ordinance at the time of the application;
- (b) Ceasing to be eligible during the term of the permit;

- (c) Failing to comply with or violating any condition imposed on the issuance of a permit; or
 - (d) Failing to comply with or violating any provision of this Ordinance or any related law or regulation.
- (2) Surrender of Permit:
Upon written notification, the permit holder shall surrender such permit to the requesting authority. The permit shall be considered void on the fifth day after the date of notification. Failure to surrender a revoked parking permit when requested shall constitute a violation of this Ordinance. Upon revocation, parking permit fees will not be refunded.
- (3) Reapplication for Permit:
Any person whose permit has been revoked shall not be issued a new permit without reapplication and establishing eligibility pursuant to this Ordinance.
- (4) Appeal of Revocation:
The action of the Planning Director or the Chief of Police, or their designees, to revoke a parking permit may be appealed to the City Manager or his designee.
- (a) Notice of appeal shall be filed with the City Clerk within ten (10) days after the revocation.
 - (b) If such an appeal is timely filed, revocation shall be stayed until the City Manager or designee's decision is made. Upon failure of the permit holder to file such notice within the ten (10) day period, the action of the Planning Director or Chief of Police shall be final and conclusive.
 - (c) The hearing on the appeal shall be conducted pursuant to rules and procedures established by the City. The City Manager's determination shall be final.

15-916. Parking Permit Fees.

The parking permit fees for Residential Parking Districts shall be established by resolution of the City Council. Separate rates may be established for different permit types and/or permit locations.

15-917. Permit Parking Penalty Provisions.

It is unlawful and a violation of this Ordinance to do any of the following, which violations shall be subject to the civil parking penalties established by the City Council:

- (1) Violations:
Unless exempted by the provisions of this Ordinance, no person shall park a motor vehicle in any Residential Parking District without proper permits. A violation of this Section shall constitute an infraction which shall be punishable as defined in Title 15, Chapter 6, Section 15-620, of the Cookeville Municipal Code.

- (2) Representation:
No person shall falsely represent himself as eligible for a parking permit or furnish false information to the City in an application for a Residential Parking District permit.
- (3) Utilization:
No permit issued pursuant to this Ordinance shall thereafter be assigned, transferred, or used for any consideration, monetary or otherwise.
- (4) Duplication Not Allowed:
No person shall copy, produce or create a facsimile of or counterfeit a parking permit, nor shall any person use or display a facsimile or counterfeit Residential Parking Permit.
- (5) Dedicated Use of Permit:
No person shall hold a valid parking permit and allow the use or the display of such permit on a motor vehicle other than that for which the permit was issued. Such conduct shall constitute an unlawful act both by the person who holds the valid parking permit and the person who displays the parking permit.
- (6) Alterations:
No person shall alter or deface a parking permit or intentionally conceal an expiration date or otherwise attempt to present false information as true and genuine, on the face of a parking permit which is displayed in a vehicle parked on a City street.
- (7) Display:
No person shall fail to display or improperly display a parking permit required and issued pursuant to this Ordinance.
- (8) Responsibility of Permit Holders:
It shall be the sole responsibility of the owner, operator, manager, or driver of a vehicle for which a parking permit has been issued to become familiar with the provisions for and limitations on the use of the parking permits and ignorance of these provisions and limitations shall not be claimed as a defense in any action brought for illegal or improper use of the parking permit and shall not be sufficient grounds to void any citation issued for any violation of this Ordinance.

Section 2: This Ordinance shall take effect fourteen (14) days from and after its passage, the public welfare requiring it.

THE CITY OF COOKEVILLE, TENNESSEE

Ricky Shelton, Mayor

ATTEST:

Darlan Coons, City Clerk

Haley Dickson

From: Jonathan Ward
Sent: Thursday, July 23, 2020 8:55 AM
To: Haley Dickson
Subject: FW: East 8th Street

J. Ward

From: Sheila Holloway Julian
Sent: Thursday, June 18, 2020 10:40 AM
To: Jonathan Ward
Cc: Randy Evans
Subject: RE: East 8th Street

From January 1, 2012 up to today, there have been a total of seven crashes along this small section of roadway. This does include the intersections at North Jefferson Avenue and at North Washington Avenue. All of the crashes were property damage only. If intersections are excluded, there have only been four crashes along this section.

8TH STREET	2012	2013	2014	2015	2016	2017	2018	2019	2020
INCLUDING INTERSECTIONS	0	0	1	1	0	1	0	3	1
EXCLUDING INTERSECTIONS	0	0	1	0	0	0	0	2	1



Sheila Holloway Julian

Crime Analyst
Cookeville Police Department
10 East Broad Street
Cookeville, TN 38501
931-520-5307



“But the fruit of the Spirit is love, joy, peace, forbearance, kindness, goodness, faithfulness, gentleness and self-control. Against such things there is no law.” Galatians 5:22-23

From: Jonathan Ward <jward@cookeville-tn.gov>
Sent: Wednesday, June 17, 2020 2:52 PM
To: Sheila Holloway Julian <sholloway@cookeville-tn.gov>
Cc: Randy Evans <revans@cookeville-tn.gov>
Subject: East 8th Street

Sheila,

We are working on a residential parking district ordinance, and I'm doing research into an area subject to the request. Can you provide me with accident data for East 8th Street between North Jefferson and North Washington Avenue? The Ordinance specifically mentions safety, and I want to have that information available prior to Planning Commission consideration.

Please let me know if you have any questions.

Regards,

Jon Ward, AICP
Director of Planning
45 East Broad Street
Cookeville, TN 38501
931.520.5238 - Office
931.265.6915 - Mobile
jward@cookeville-tn.gov



Electronic communications with officials and employees of the City of Cookeville are subject to the Tennessee Public Records Act.







East 8th +
North Jefferson





Legend	
47	Potential Parallel Spaces
	Restricted by Intersection
	Restricted by Driveway
	Fire Hydrant

North Jefferson Avenue

North Drive

Allen Avenue

East 8th Street

North Washington Avenue

Washington Terrace Apartments

East 7th Street

East 8th Street

Potential Parallel Parking Spaces

Cookeville, Tennessee



**Petition to Request
Resident Only Parking
Mon-Fri 8:00am-5:00pm
East 8th Street**

We, the undersigned Residents of East 8th Street, are by signing this petition requesting the City of Cookeville to initiate the Residents Only Parking ordinance due to the significant increased congestion and decreased driving safety resulting from the escalated student parking.

The ordinance would only be in effect Monday-Friday from 8:00am-5:00pm.

The City of Cookeville will be responsible for the ordinance implementation.

SIGNATURE

ADDRESS

<u>Susan Vandergriff</u>	<u>298 E. 8th St.</u>
<u>Kris Ballinger</u>	<u>287 E 8th Street</u>
<u>Douglas Anhart</u>	<u>322 E 8th St.</u>
<u>Immyeher</u>	<u>271 E 8th St.</u>
<u>Sandra Bush</u>	<u>718 N. Washington Ave</u>
<u>James Sumner</u>	<u>315 E 8th St.</u>
<u>Traci England</u>	<u>330 E. 8th St.</u>
<u>Ch. Wittett</u>	<u>262 East 8th</u>

SIGNATURE

ADDRESS

	2552 8 th St
James Mills	284 E 8 th Street
LEE Wray	284 E 8TH STREET

Submitted to: February 25, 2020
The City of Cookeville
James Mills, City Manager
Jon Waid - Director of Planning

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SIGNATURE

ADDRESS

Margaret A Phelps

*270 E. 8th St.
Cookeville, TN 38501*

To: Rhonda (Sullivan) Smith
rjsmith_1@frontiernet.net

**Petition to Request
Resident Only Parking
Mon-Fri 8:00am-5:00pm
East 8th Street**

**We, the undersigned Residents of
East 8th Street, are by signing this petition requesting the
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resulting from the escalated student parking.
The ordinance would only be in effect Monday-Friday
from 8:00am-5:00pm.
The City of Cookeville will be responsible for the
ordinance implementation.**

SIGNATURE ADDRESS

Rhonda Smith

*325 E 8th Street
Cookeville, TN*

Haley Dickson

From: Jonathan Ward
Sent: Tuesday, July 14, 2020 3:53 PM
To: Haley Dickson
Subject: FW: 8TH STREET PARKING

From: Michael England [<mailto:mengland474@gmail.com>]
Sent: Wednesday, July 8, 2020 7:41 AM
To: Jonathan Ward
Subject: 8TH STREET PARKING

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Ward,

We are writing in regards to the petition about parking along 8th Street. My wife and I live at 330 E 8th Street and were approached about signing a petition to stop parking along our street. At the time we signed the petition we were under the impression that the reason for it was that parking along our street caused a safety issue. We now understand that the real reason for this petition is to stop Tech students from parking along the street. First of all, we in no way believe that parking along 8th street is in any way a safety hazard. Secondly, we have no problem with Tech students parking on our street. We are both Tech graduates and consider ourselves a part of the University and have no problem allowing Tech students to park along our street. The students usually park on the street during the day at a time when most of our residents aren't home. For these reasons we would like to remove our names from the petition. Thank you for your time and consideration.

Sincerely,
Michael and Cigi England

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Action Item 9

Consider for action rezoning of 1940 East Spring Street from CG (General Commercial) to QM (Quarry & Mining). Request submitted by RQ Development, LLC.

APPLICATION FOR REZONING

The City of Cookeville

In order to be considered by the Cookeville Planning Commission, this form shall be filed with the Cookeville Planning Department by 12:00 noon on the first Monday of the month during which it is to be considered. All supporting documentation, as well as a filing fee of \$200.00, shall accompany this form. You are urged to consult with the staff of the Cookeville Planning Department in order to determine what documentation will be required.

EXISTING ZONING CG - General Commercial

PROPOSED ZONING QM - Quarry and Mining

OFFICE ONLY

Date Filed: _____

Date taken for Study: _____

Planning Commission: Approved Disapproved

Date: _____

Date sent to Council: _____

Date of Public Notice: _____

Ordinance Number: _____

1st Reading: _____

2nd Reading: _____

Effective Date: _____

LOCATION OF PROPERTY TO BE REZONED *

ADDRESS: 1940 E Spring St

TAX MAP NUMBER: 067, Parcel 030.00

SUBDIVISION (If applicable): _____

* A copy of the Putnam County Tax Map showing the property to be rezoned shall be attached. If available, a survey of the site shall also be attached.

OWNER OF PROPERTY TO BE REZONED

NAME: RQ Development, LLC

ADDRESS: 3801 Ironwood Rd

CITY: Cookeville STATE: TN ZIP: 38501

PHONE: 931-252-5988

EMAIL: info@grouprbi.com

AUTHORIZED AGENT *

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

EMAIL: _____

* If an attorney, real estate agent, family member, or other individual is to serve as agent or spokesman for the property owner, a letter from the owner designating said agent shall accompany this form.

LAND USE

EXISTING LAND USE:

Grading for future commercial development

PROPOSED LAND USE:

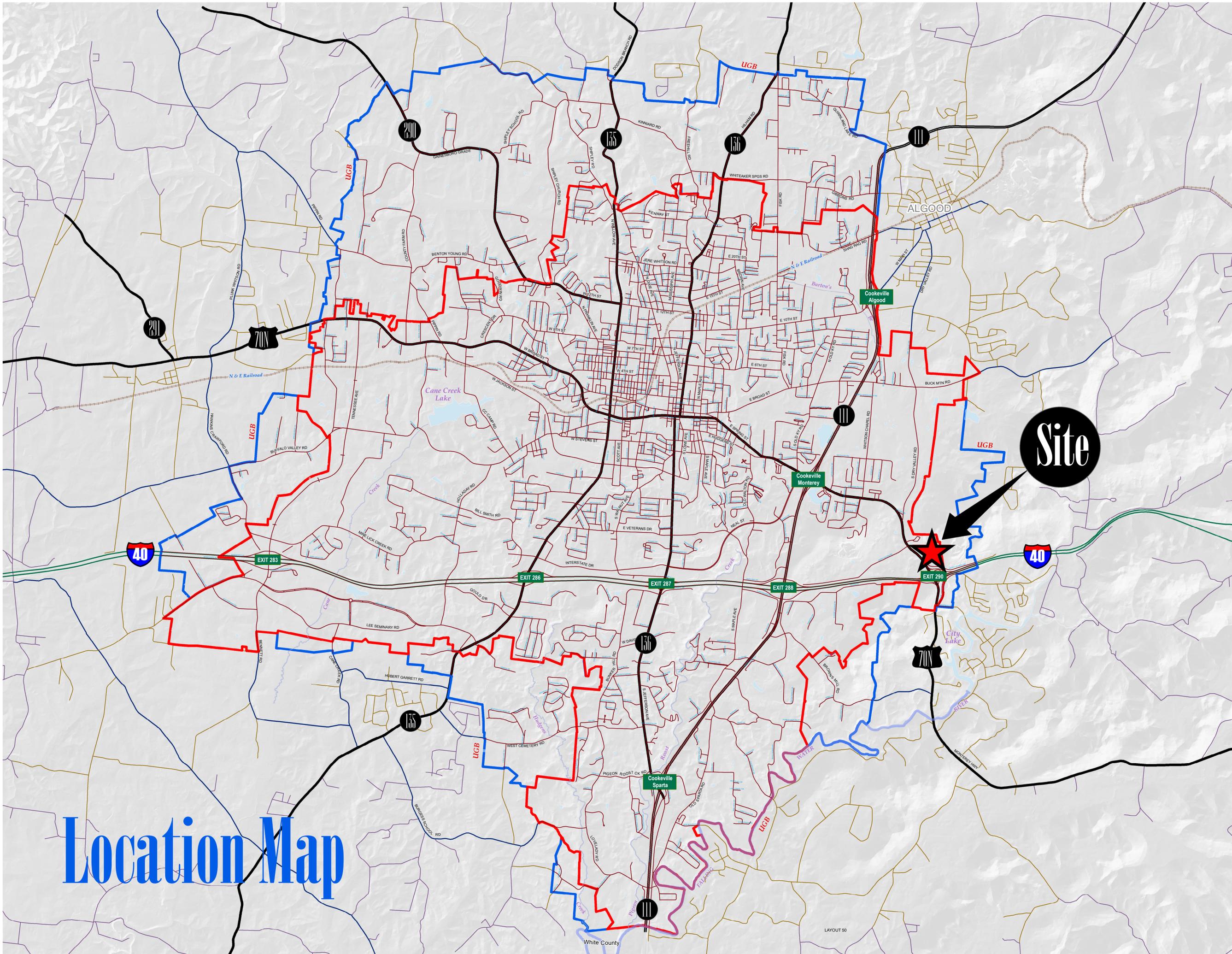
Quarry and mining

REASON FOR REQUESTING REZONING:

Site has always been used for mining and it is the only reasonable way to get it ready for commercial development.

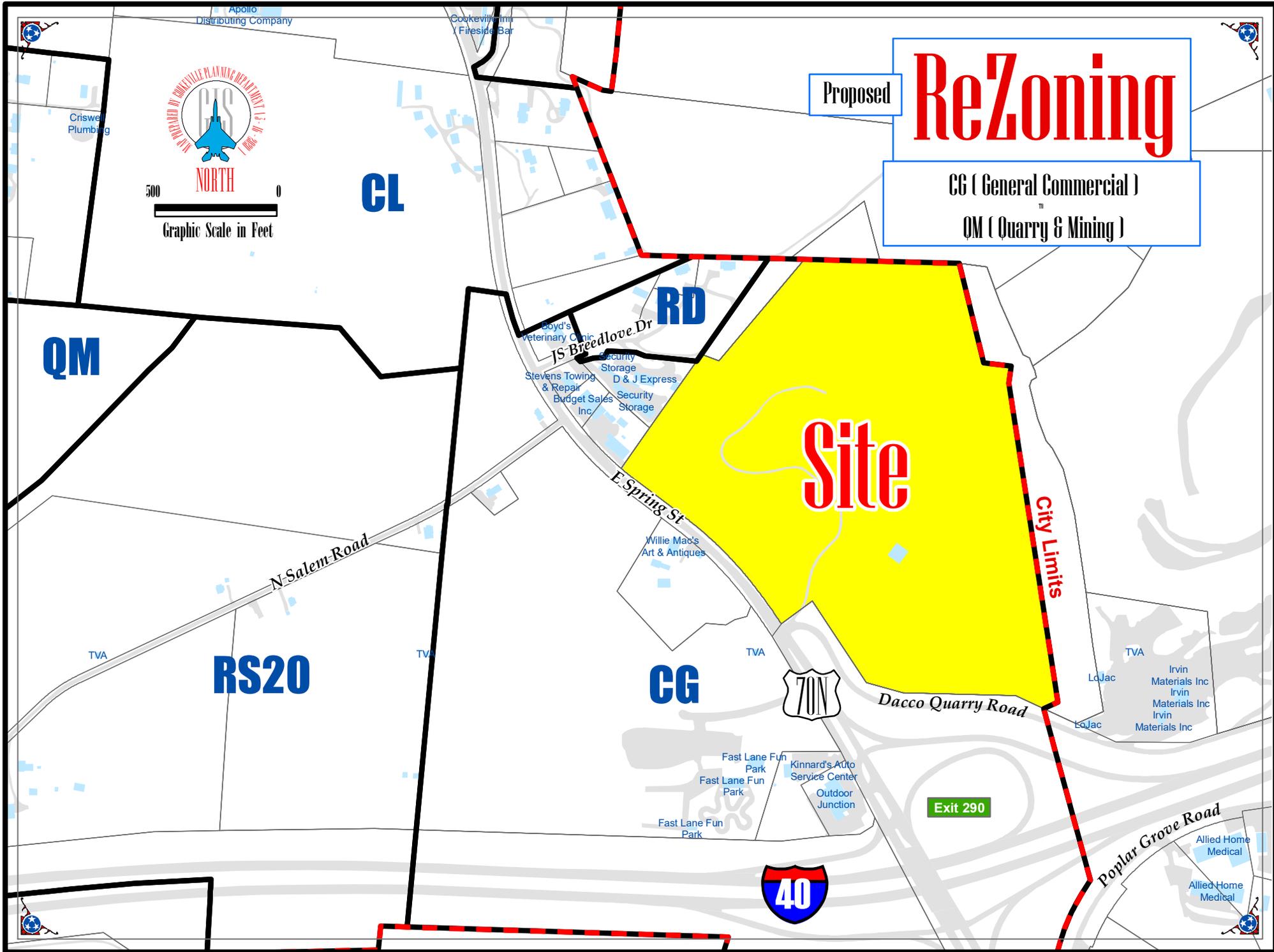
REVIEWED BY: _____

DATE: _____



Location Map

Site



EXISTING ZONING

RS20

CL



RD

QM

Site

City Limits

RS20

N Salem Road

JS Breedlove Dr

CG

E Spring St

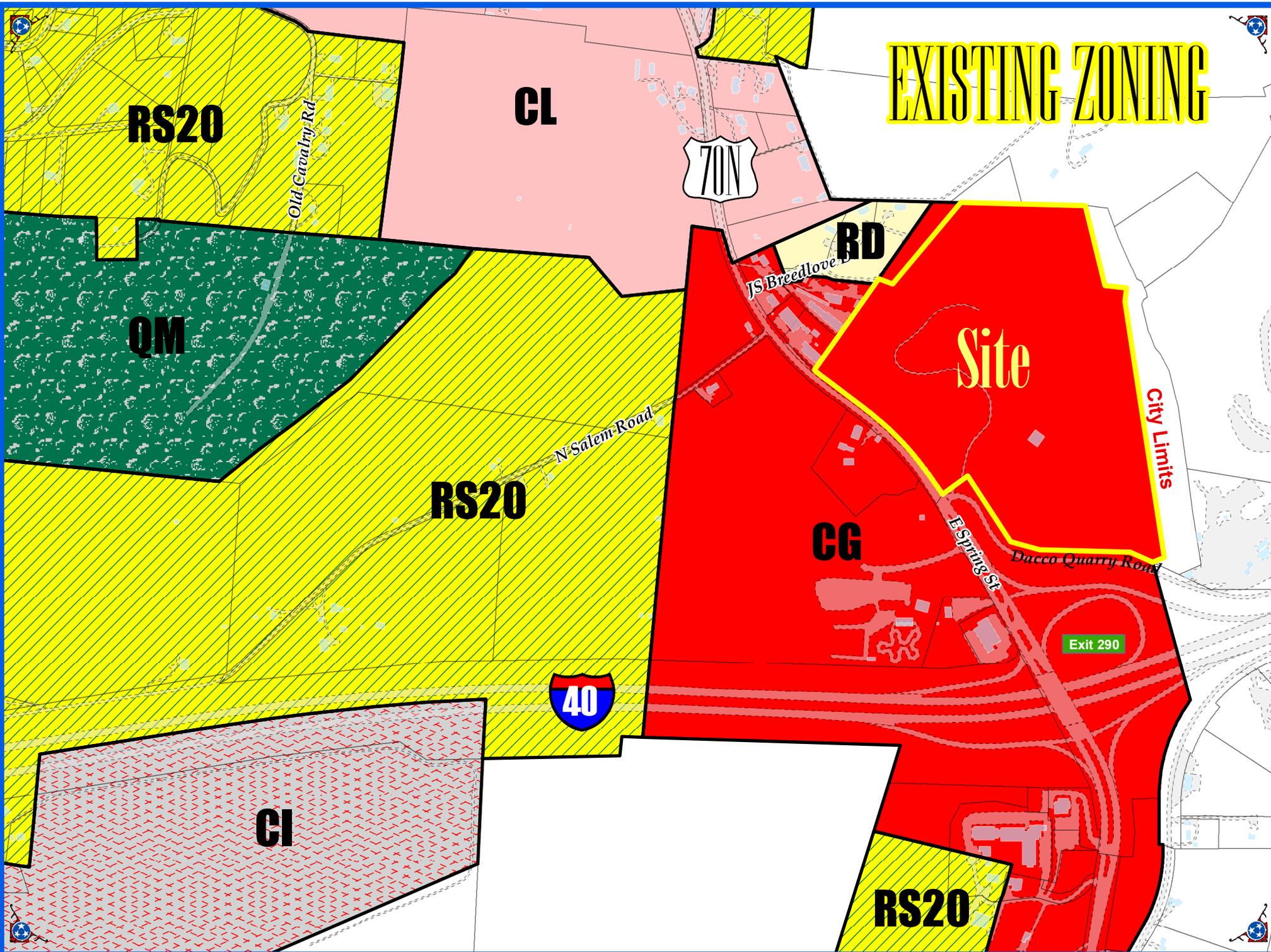
Dacco Quarry Road

Exit 290



CI

RS20



CL

RD

RS20



Site

City Limits

CG

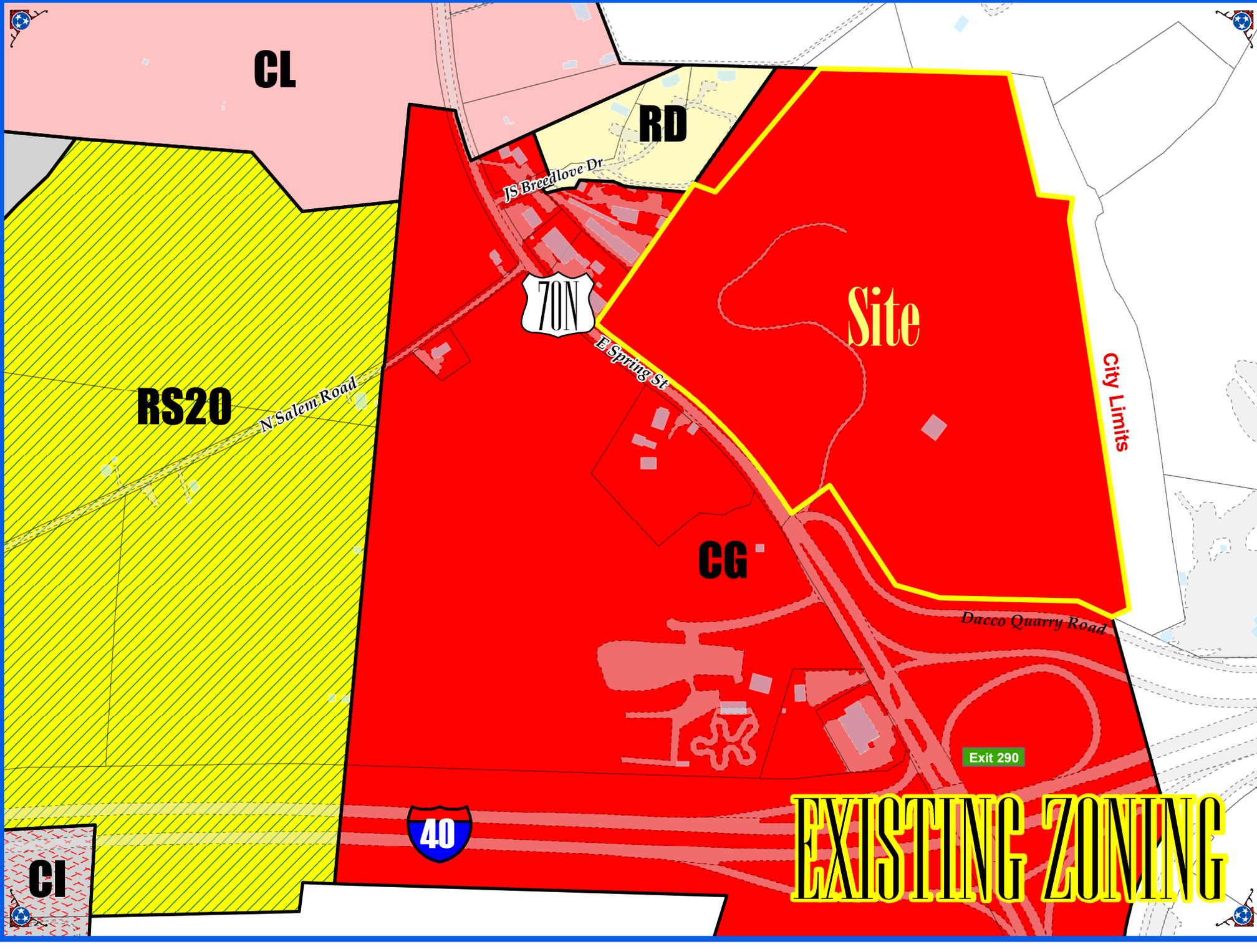
Dacco Quarry Road

Exit 290



EXISTING ZONING

CI



*Local
Commercial*

Rural Residential

Site

Mixed Use - Commercial/Industrial

Future Land Use

JS BREEDLOVE DR
BREEDLOVE DR

E SPRING ST

DACCO QUARRY RD

DACCO QUARRY RD

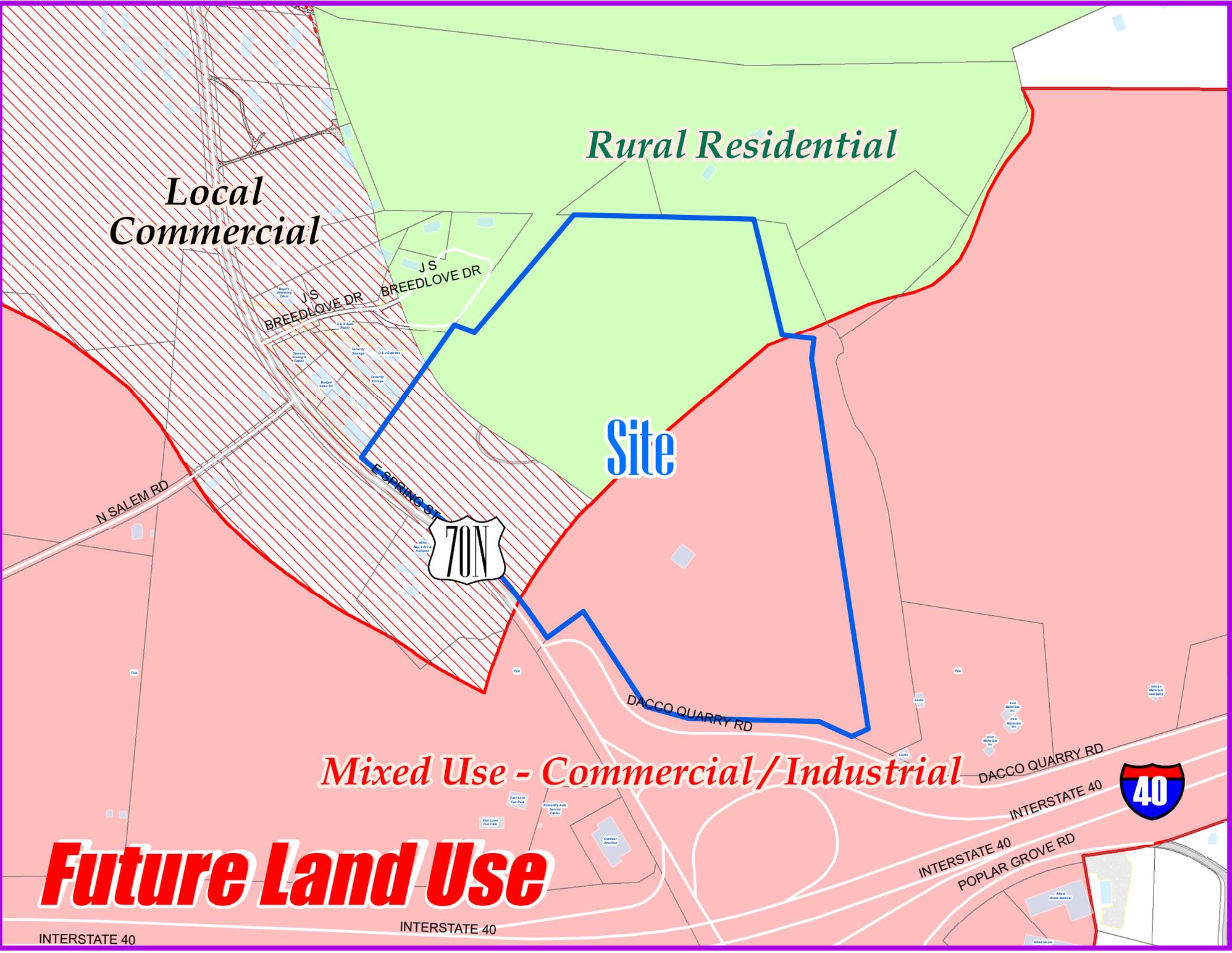
INTERSTATE 40

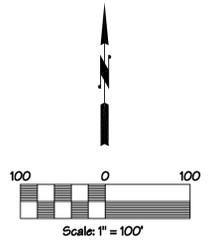
POPLAR GROVE RD



INTERSTATE 40

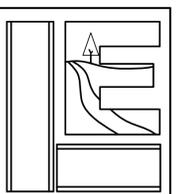
INTERSTATE 40





CALL BEFORE YOU DIG
 UTILITIES PROTECTION CENTER
 IN
 TENNESSEE
 CALL
 1-800-351-1111
 THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE, CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

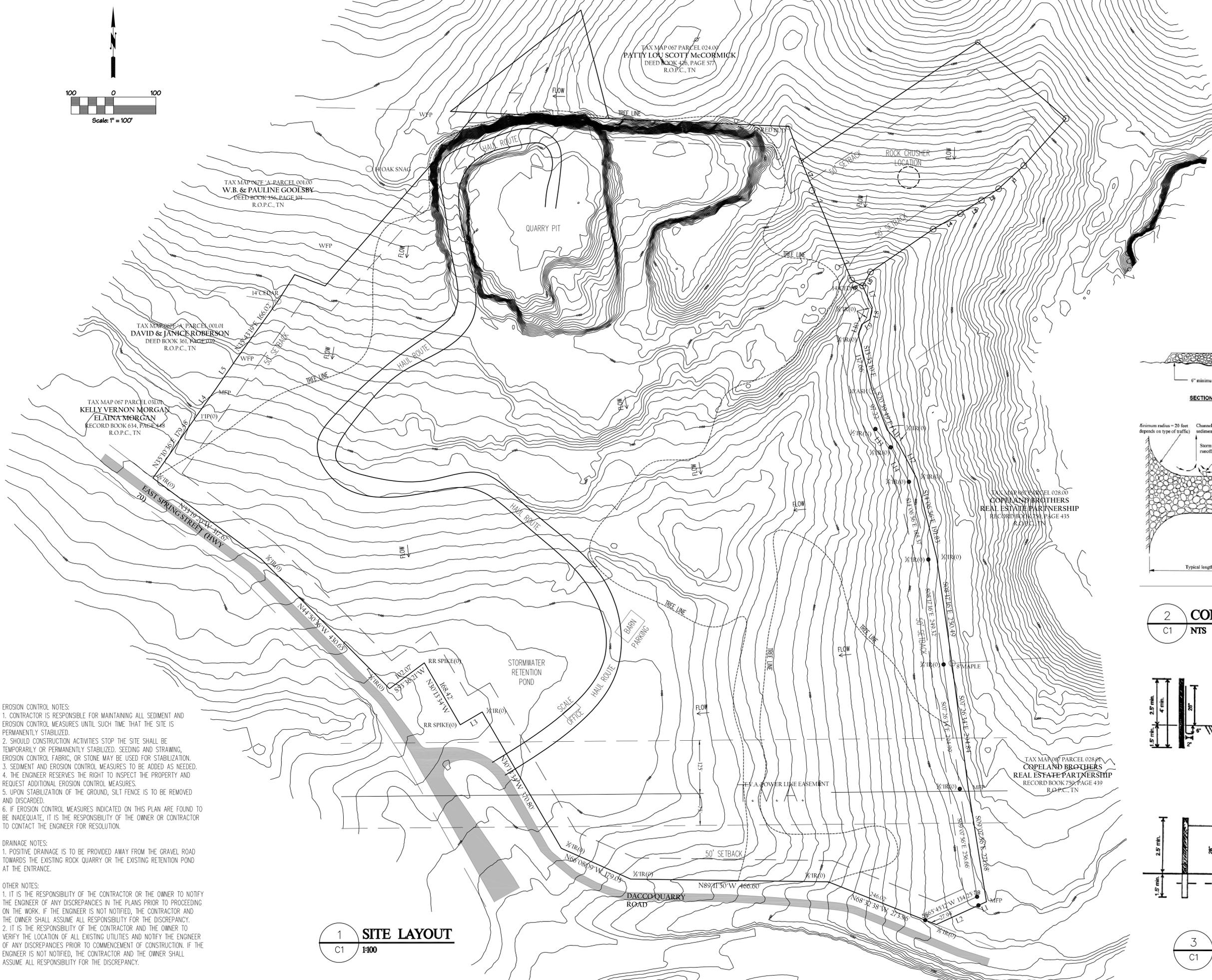


LAUREN ENGINEERING SERVICES, PLLC

Lauren Shibakov, P.E.
 PO Box 153
 Cookeville, TN 38503
 (931)319-4739 ph.
 laurenengineering@gmail.com



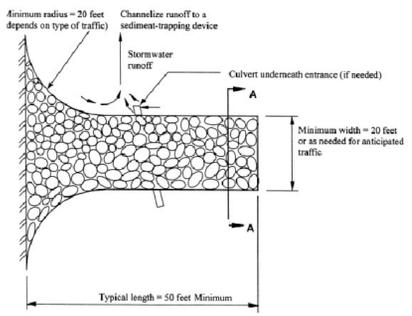
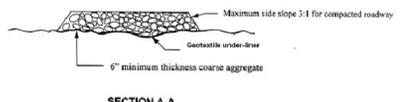
SITE LAYOUT
TWIN BLUFF FARMS QUARRY
EAST SPRING ST & DACCO QUARRY RD
PUTNAM COUNTY, TN



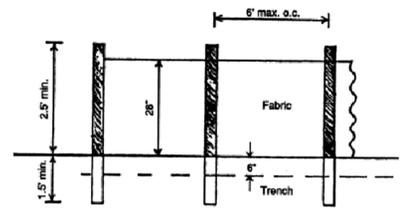
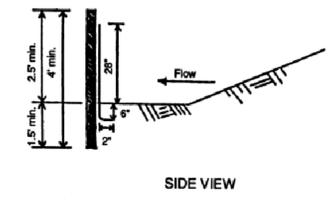
EROSION CONTROL NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL SUCH TIME THAT THE SITE IS PERMANENTLY STABILIZED.
 2. SHOULD CONSTRUCTION ACTIVITIES STOP THE SITE SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED. SEEDING AND STRAWING, EROSION CONTROL FABRIC, OR STONE MAY BE USED FOR STABILIZATION.
 3. SEDIMENT AND EROSION CONTROL MEASURES TO BE ADDED AS NEEDED.
 4. THE ENGINEER RESERVES THE RIGHT TO INSPECT THE PROPERTY AND REQUEST ADDITIONAL EROSION CONTROL MEASURES.
 5. UPON STABILIZATION OF THE GROUND, SILT FENCE IS TO BE REMOVED AND DISCARDED.
 6. IF EROSION CONTROL MEASURES INDICATED ON THIS PLAN ARE FOUND TO BE INADEQUATE, IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONTACT THE ENGINEER FOR RESOLUTION.

DRAINAGE NOTES:
 1. POSITIVE DRAINAGE IS TO BE PROVIDED AWAY FROM THE GRAVEL ROAD TOWARDS THE EXISTING ROCK QUARRY OR THE EXISTING RETENTION POND AT THE ENTRANCE.

OTHER NOTES:
 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS PRIOR TO PROCEEDING ON THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR AND THE OWNER SHALL ASSUME ALL RESPONSIBILITY FOR THE DISCREPANCY.
 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE OWNER TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR AND THE OWNER SHALL ASSUME ALL RESPONSIBILITY FOR THE DISCREPANCY.



2 CONSTRUCTION EXIT
 C1 NTS



3 SILT FENCE
 C1 NTS

1 SITE LAYOUT
 C1 1100

Date: July 31, 2020
 Revisions: August 18, 2020

L.E.S. Project Number: 19-17

C1
 19-17

Lauren Engineering Services, PLLC

Lauren Shibakov, P.E.
laurenengineering@gmail.com

P.O. Box 153
Cookeville, TN 38503

(931)319-4739 cell

July 9, 2020

Tennessee Department of Environment and Conservation
Division of Water Resources
Cookeville Environmental Field Office
Attn: Mr. Matthew Harris
1221 South Willow Ave.
Cookeville, TN 38506

Re: Twin Bluff Farms Quarry NPDES Permit No. TN0040564

Mr. Harris,

Lauren Engineering Services, PLLC has been retained by Mr. Donnie Suits and Mr. Barry Reese, Owners of RQ Development, LLC, PO Box 3647, Cookeville, TN 38506 to address the Results of the Site Inspection letter dated July 1 and to obtain the necessary permits to move forward.

A 1.08 acre site (Parcel Number 67 30.04) was permitted by Mr. Logan Kennedy of the Knoxville EFO, Division of Water Resources, in February of 2020. Lauren Engineering Services, PLLC has been contracted by the Owners to complete a modification permit to include 55.16 acres to the south of the permitted site (Parcel Number 67 30.00), at the intersection of East Spring St. and Dacco Quarry Rd, and a 4.00 acre lot to the east (4.00 acres cut from Parcel Number 67 24.00). All properties are adjoining.

The 55.16 acre site is located within the city limits and has been approved by the City of Cookeville for rock removal only. The 1.08 acre site is located in Putnam County and is approved for rock crushing only. The 4.00 acre site is located in Puntam County and all construction shall cease until permitting is approved. All efforts shall be made by the owners to install sediment and erosion control measures on all sites to prevent stormwater runoff from the sites.

I trust this information is sufficient, however should you have any questions, concerns, need additional information, or if you would like a tour of the site, please feel free to contact me.

Sincerely,

Lauren Shibakov, P.E.

Lauren Shibakov, P.E.
Lauren Engineering Services, PLLC

SECTION 236**QM****QUARRY AND MINING DISTRICT****SECTION 236.1 GENERAL DESCRIPTION**

The QM District is intended primarily to provide locations for the quarrying, blasting, reduction, processing and mining of minerals or materials while protecting the health and safety of adjoining properties and the municipality.

SECTION 236.2 PERMITTED USES AND STRUCTURES

- 236.2A Quarrying, blasting and mining of minerals and materials, including but not limited to, rock, gravel, sand and clay, subject to compliance with the provisions of Section 206.22 of this Zoning Code.
- 236.2B Reduction and processing of minerals and materials, together with structures and equipment necessary for such reduction and processing, including but not limited to, rock crushers, concrete batching, asphalt mixing, concrete products and the use of minerals and materials from other sources necessary to convert the minerals or materials to marketable products
- 236.2C Recycling of demolition debris limited to clean concrete or cured asphalt
- 236.2D Public parks and public recreational facilities
- 236.2E Municipal, county, state and federal uses
- 236.2F Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

NOTE: REFER TO "CHART OF PERMITTED LAND USES BY ZONING DISTRICT" IN SECTION 234 OF THIS ZONING CODE FOR A DETAILED ENUMERATION OF THE USES ALLOWED IN THE QM DISTRICT.

SECTION 236.3 PROHIBITED USES AND STRUCTURES

Any use or structure not specifically permitted or permitted on appeal.

SECTION 236.4 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

The minimum site area of property within the QM District is fifty (50) acres.

SECTION 236.5 MINIMUM YARD REQUIREMENTS

236.5A No part of any quarry or mining operation shall be located closer than one hundred fifty (150) feet from any residential property line.

236.5B No part of any quarry or mining operation shall be located closer than one hundred (100) from any non-residential property line or street right-of-way line

SECTION 236.6 MAXIMUM LOT COVERAGE

All structures including accessory buildings and equipment..... 75%

SECTION 236.7 MINIMUM OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be subject to the requirements of Section 205 of this Zoning Code.

ALL DRIVEWAYS AND PARKING AREAS SHALL BE PAVED

SECTION 236.8 ACCESS AND CURB CUTS

230.8A When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall apply.

236.8B Access to any quarry or mine operation shall be designed and located to minimize the danger to traffic and nuisance to neighboring properties.

236.8C All access roads shall be provided with a dustless surface.

SECTION 236.9 LIMITATIONS ON SIGNS

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning Code.

SECTION 236.10 EROSION AND STORM WATER MANAGEMENT

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

SECTION 236.11 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS

236.11A When adjacent to properties zoned for residential purposes a buffer yard with a minimum width of one hundred fifty (150) feet with Type 3 landscaping or screening as specified in the landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall be provided along all property lines.

236.11B When adjacent to properties zoned for other than residential purposes a buffer yard with a minimum width of one hundred (100) feet with Type 3 landscaping or screening as specified in the landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall be provided along all property lines.

SECTION 236.12 SIDEWALK REQUIREMENTS

The sidewalk requirements of Section 209 of this Zoning Code shall apply.

SECTION 236.13 SITE PLAN REQUIREMENTS

All developments requiring building permits shall conform with the applicable site plan requirements of Sections 206.22 and 233.5 of this Zoning Code.

SECTION 236.14 TRAFFIC STUDY REQUIREMENTS

A traffic study meeting the requirements of Section 233.6 of this Zoning Code shall be prepared and submitted to the Department of Planning and Codes for all developments in excess of 50,000 square feet of floor space or for any development if determined by the Building Official as necessary.



Section 236

Quarry and Mining District

RQ Development

236.4 : 59.30 acres

236.5 : See Attached

236.5B : See Attached

236.6 : 5920 Actual building coverage

236.7 : NA

236.8A : 40ft

236.8B : It meets requirements

236.8C : All roads are Limestone chips

236.9 : All signs meet requirements 3x6

236.10 : Required Permits obtained (City of Cookeville permit number TNQ020061)

236.11 : We are maintaining a type 3 buffer around the entire property within the city limits

236.12 : Will apply for temporary exemption at a later date. Procedure for waiver of installation requirements 209.6

236.13 : NA

236.14 : NA

Action Item 10

Consider for action Final PCD (Planned Commercial Development) Plan for the East 10th Street PCD located at East 10th Street and Old Kentucky Road (Tax Map 41, portion of parcel 55.00). Request submitted by Justin Cumby of Titan Development.

FINAL PCD PLAN

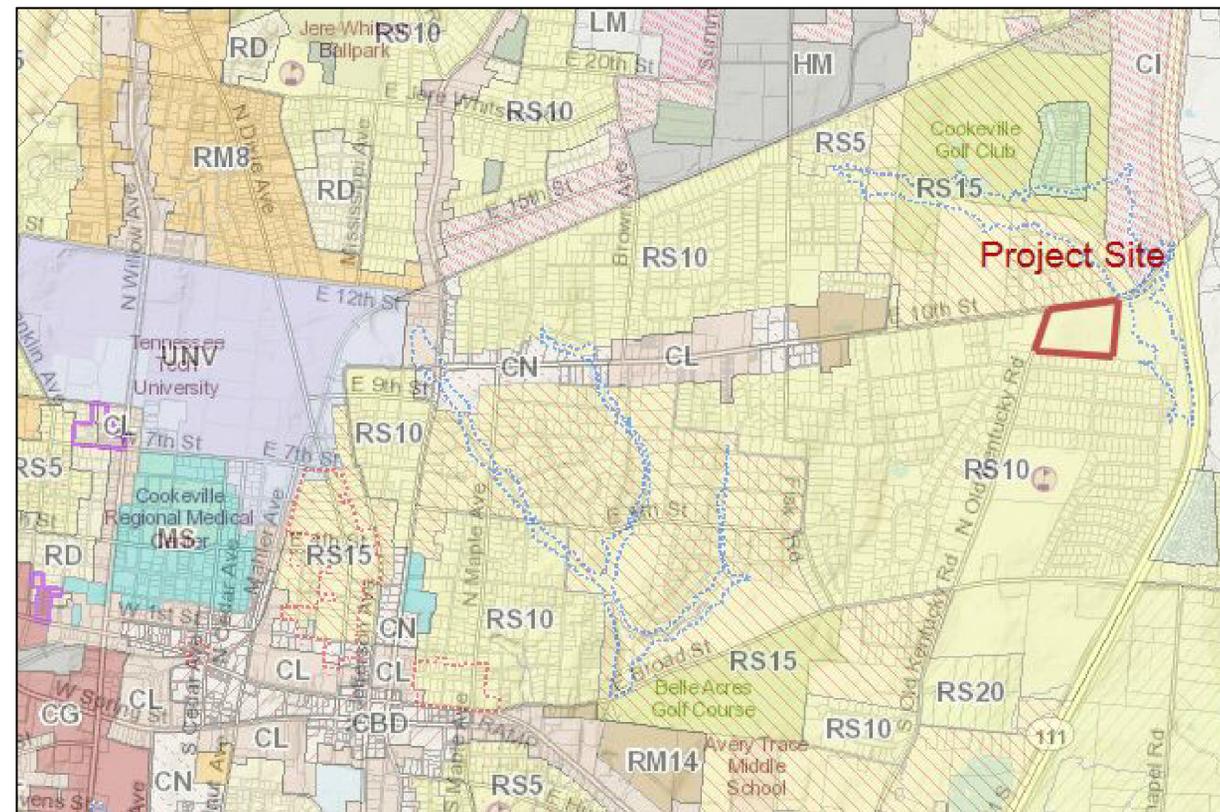
10TH STREET, COOKEVILLE, TN

FOR: TITAN DEVELOPMENT, LLC

ORIGINAL PLAN DATE	4-8-20
ADDRESS PRELIM CITY COMMENTS; SITE LAYOUT ADJUSTED	8-6-20
ADDRESS CITY PLAT COMMENTS	8-18-20

SHEET INDEX:

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
CV	COVER SHEET 8-18-20
C-1.0	PARCEL LAYOUT 8-18-20
C-2.0	PROPOSED SITE PLAN 8-18-20
C-2.1	PROPOSED SITE LANDSCAPE PLAN 8-18-20
C-3.0	GRADING & DRAINAGE PLAN PH 1 & 2; 8-18-20
C-3.1	GRADING & DRAINAGE PLAN PH 3; 8-18-20
C-4.0	SITE UTILITY PLAN 8-18-20
C-5.0	BUILDING ELEVATIONS
C-6.0	TYP FLOOR PLANS
C-7.0	DETAILS 8-6-20



PROJECT LOCATION MAP

N.T.S.

OWNER/DEVELOPER

TITAN DEVELOPMENT, LLC
 PO BOX 3891
 COOKEVILLE, TN 38502
 CONTACT: JUSTIN CUMBY
 931-526-5158
 JUSTIN@JCUMBYCONSTRUCTION.COM

ENGINEER

CLINTON ENGINEERING
 ENGINEERING & SURVEYING SERVICES
 380 S. LOWE AVE., SUITE 6
 COOKEVILLE, TN 38501
 CONTACT: JOE NICHOLS
 931-372-0427

PARKING RATIO:
 106,860 SF BUILDING
 1 SPACE PER 250 SF = 427 SPACES

REQUIRED PARKING: 427
 PROPOSED PARKING: 597
 REQUIRED H.C. SPACES: 12
 PROPOSED H.C. SPACES: 24
 REQUIRED VAN ACCESSIBLE: 4
 PROPOSED VAN ACCESSIBLE: 16

- 1.) 14 AC Portion of Tax Map 041, Parcel 55.00
- 2.) Total Site Area: ~609,840 SF
- 3.) Maximum Lot Coverage : N/A
- 4.) Provided Lot Coverage: 106,860 SF
- 5.) Disturbed area: N/A
- 6.) New Impervious Parking Area: ~ 355,000 SF

FEMA MAP 47141C0140D
 ZONE X - AREA OF MIN FLOOD HAZARD
 EFFECTIVE 5/16/2007
 LAST UPDATED APRIL 2019

UTILITY CONTACTS

City of Cookeville Dept. of Water Quality Ctrl
 1860 S Jefferson Ave
 Cookeville, TN 38501
 (931) 520-5227

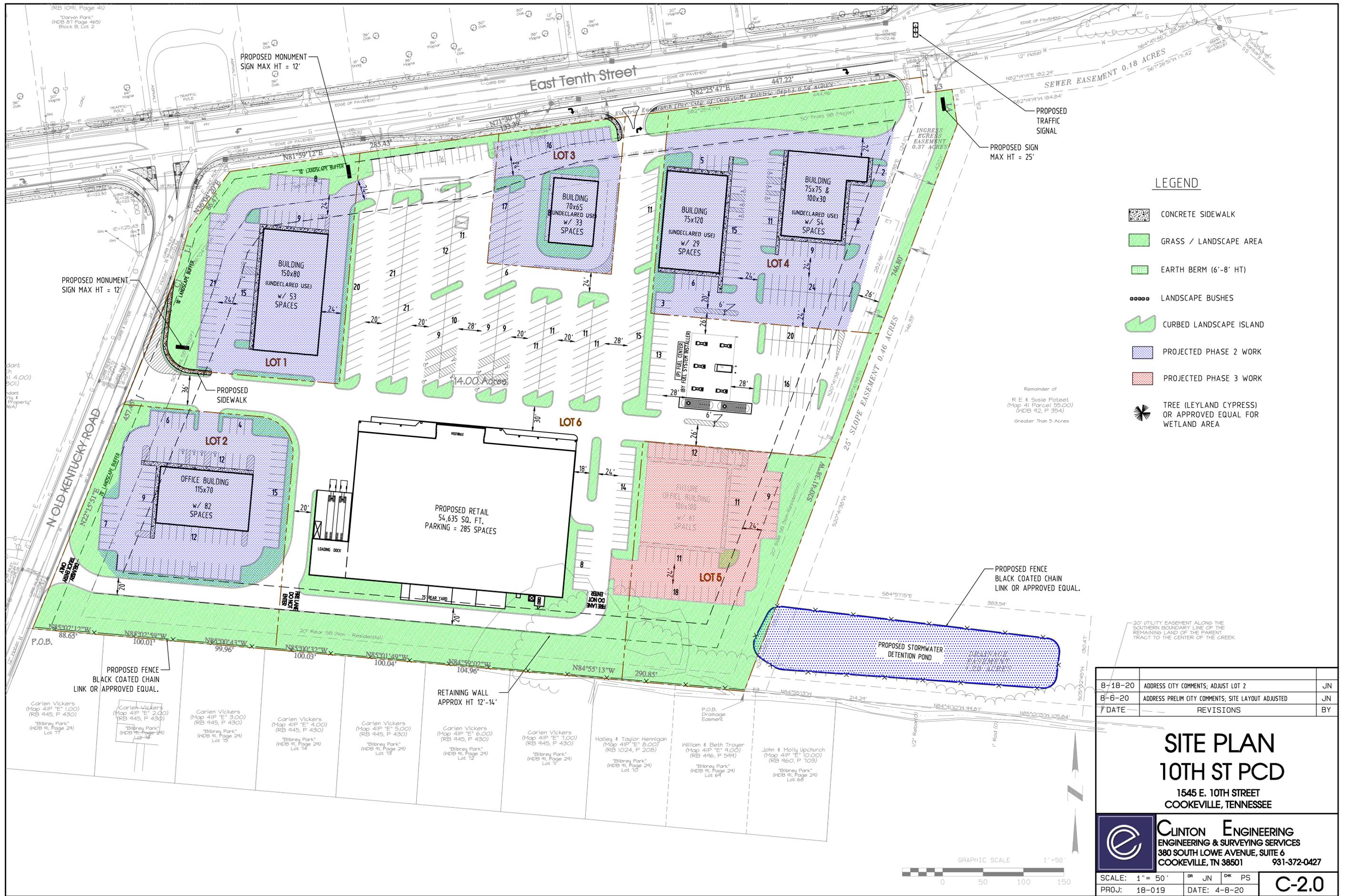
City of Cookeville Gas Dept.
 16 N Oak Street
 Cookeville, TN 38501
 (931) 520-5230

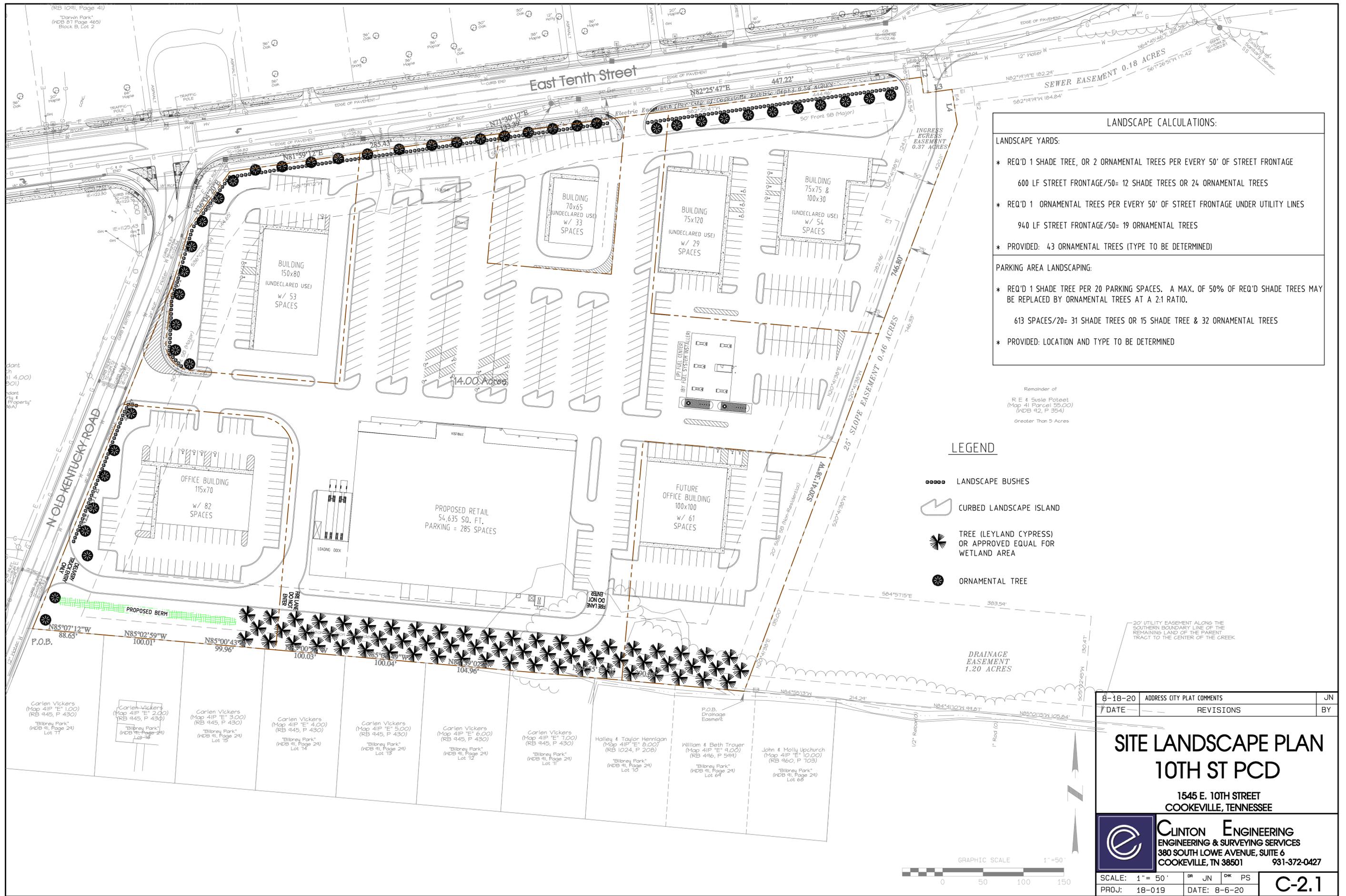
City of Cookeville Electric Dept.
 55 W Davis Road
 Cookeville, TN 38501
 (931) 526-7411

Frontier
 447 S Jefferson St Suite B
 Cookeville, TN 38501
 (931) 528-0709

Spectrum
 1265 Interstate Dr, #B209
 Cookeville, TN 38501
 (931) 472-2200

Twin Lakes Telephone
 334 S Jefferson Ave
 Cookeville, TN 38501
 (931) 476-2151





LANDSCAPE CALCULATIONS:

LANDSCAPE YARDS:

- * REQ'D 1 SHADE TREE, OR 2 ORNAMENTAL TREES PER EVERY 50' OF STREET FRONTAGE
600 LF STREET FRONTAGE/50= 12 SHADE TREES OR 24 ORNAMENTAL TREES
- * REQ'D 1 ORNAMENTAL TREES PER EVERY 50' OF STREET FRONTAGE UNDER UTILITY LINES
940 LF STREET FRONTAGE/50= 19 ORNAMENTAL TREES
- * PROVIDED: 43 ORNAMENTAL TREES (TYPE TO BE DETERMINED)

PARKING AREA LANDSCAPING:

- * REQ'D 1 SHADE TREE PER 20 PARKING SPACES. A MAX. OF 50% OF REQ'D SHADE TREES MAY BE REPLACED BY ORNAMENTAL TREES AT A 2:1 RATIO.
613 SPACES/20= 31 SHADE TREES OR 15 SHADE TREE & 32 ORNAMENTAL TREES
- * PROVIDED: LOCATION AND TYPE TO BE DETERMINED

Remainder of
R E & Susie Poteet
(Map 41 Parcel 55.00)
(MDB 92, P 354)
Greater Than 5 Acres

LEGEND

- LANDSCAPE BUSHES
- ⌒ CURBED LANDSCAPE ISLAND
- ☼ TREE (LEYLAND CYPRESS) OR APPROVED EQUAL FOR WETLAND AREA
- ORNAMENTAL TREE

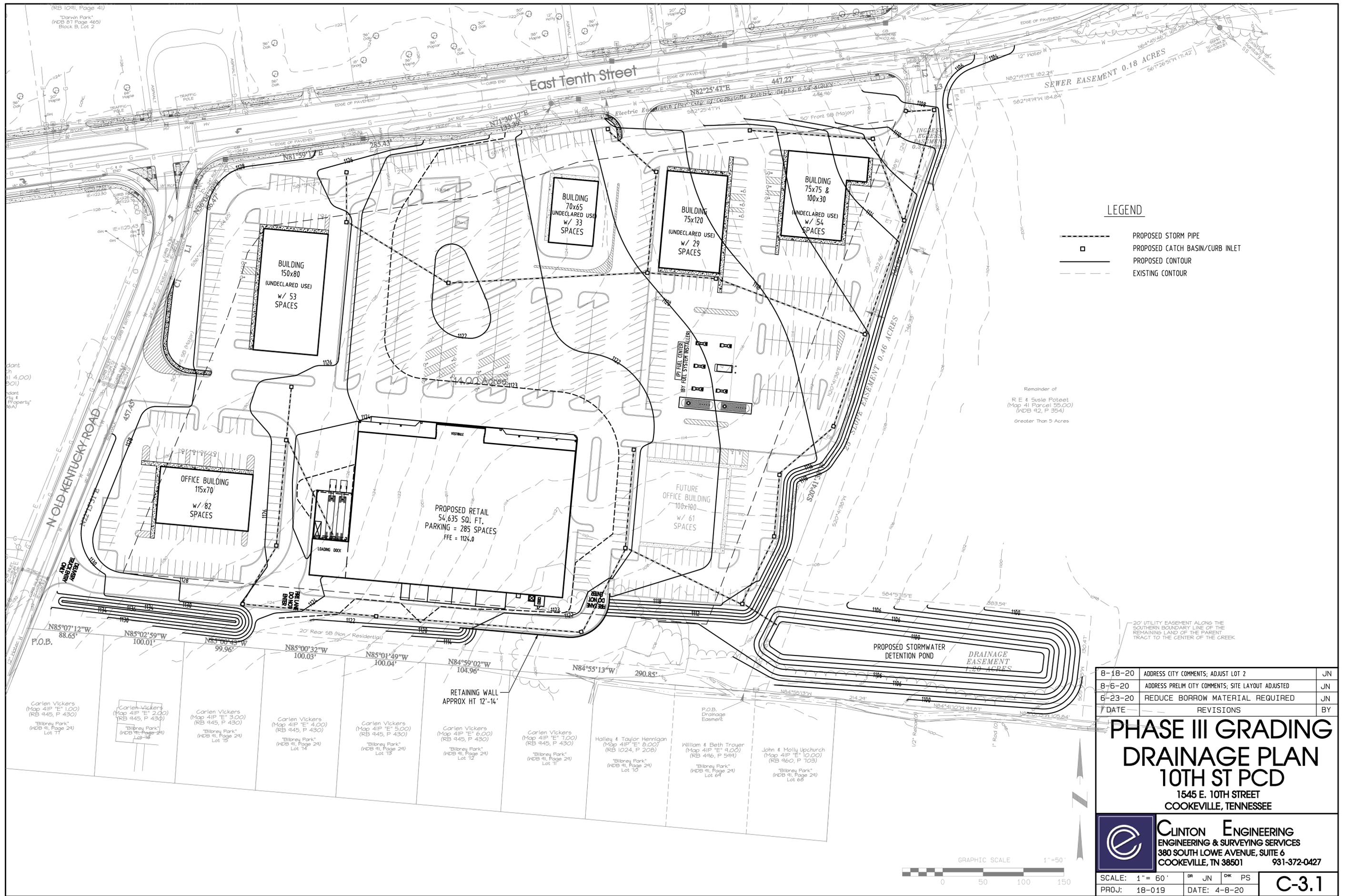
6-18-20	ADDRESS CITY PLAT COMMENTS	JN
DATE	REVISIONS	BY

SITE LANDSCAPE PLAN
10TH ST PCD
1545 E. 10TH STREET
COOKEVILLE, TENNESSEE

CLINTON ENGINEERING
ENGINEERING & SURVEYING SERVICES
380 SOUTH LOWE AVENUE, SUITE 6
COOKEVILLE, TN 38501 931-372-0427

SCALE: 1" = 50'	OR	JN	CHK	PS	C-2.1
PROJ: 18-019	DATE: 8-6-20				





LEGEND

- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN/CURB INLET
- - - PROPOSED CONTOUR
- EXISTING CONTOUR

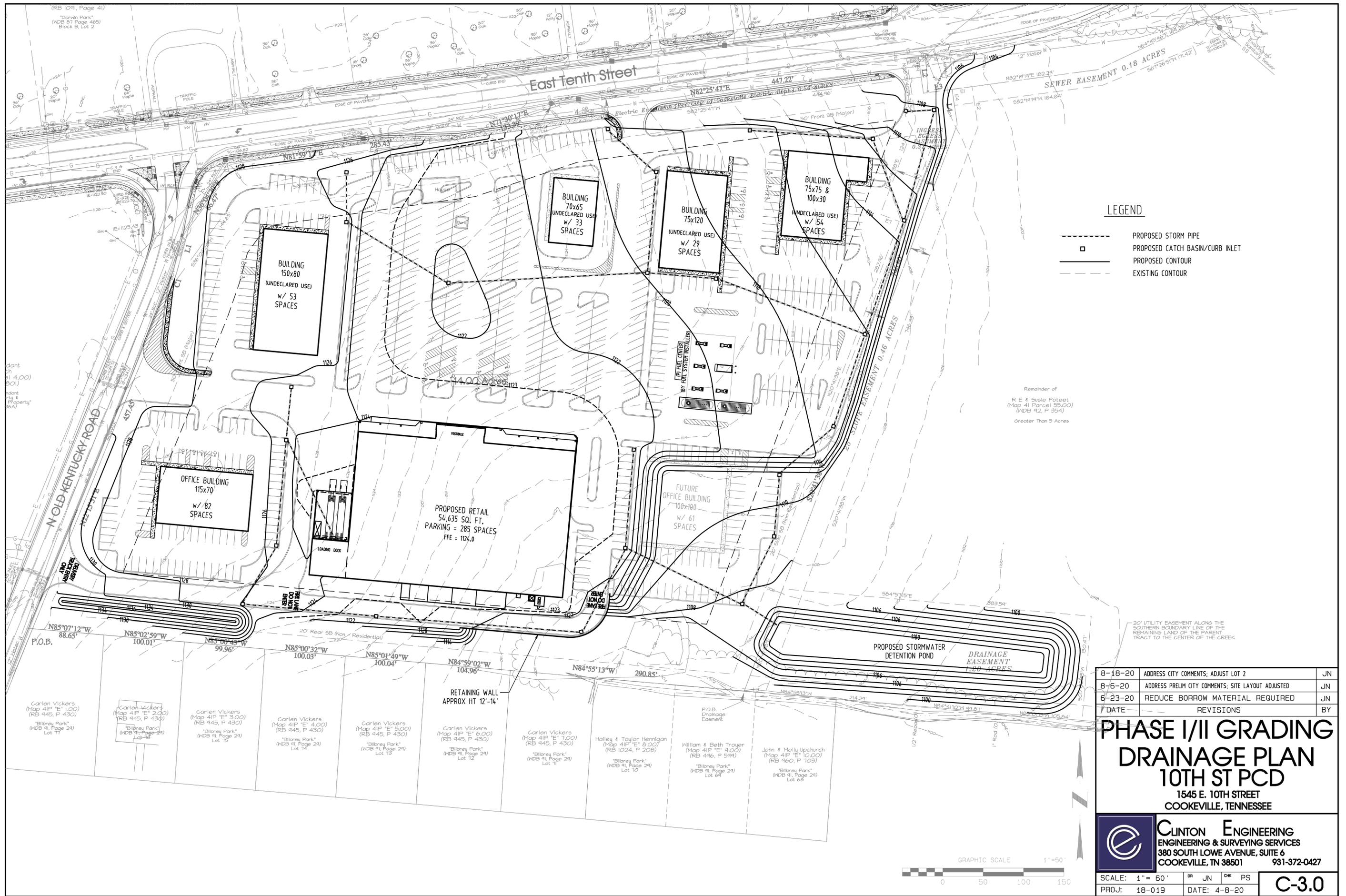
8-18-20	ADDRESS CITY COMMENTS; ADJUST LOT 2	JN
8-6-20	ADDRESS PRELIM CITY COMMENTS; SITE LAYOUT ADJUSTED	JN
6-23-20	REDUCE BORROW MATERIAL REQUIRED	JN
DATE	REVISIONS	BY

**PHASE III GRADING
DRAINAGE PLAN
10TH ST PCD
1545 E. 10TH STREET
COOKEVILLE, TENNESSEE**

CLINTON ENGINEERING
ENGINEERING & SURVEYING SERVICES
380 SOUTH LOWE AVENUE, SUITE 6
COOKEVILLE, TN 38501 931-372-0427

SCALE: 1" = 60'	OR	JN	CHK	PS	C-3.1
PROJ: 18-019	DATE: 4-8-20				





LEGEND

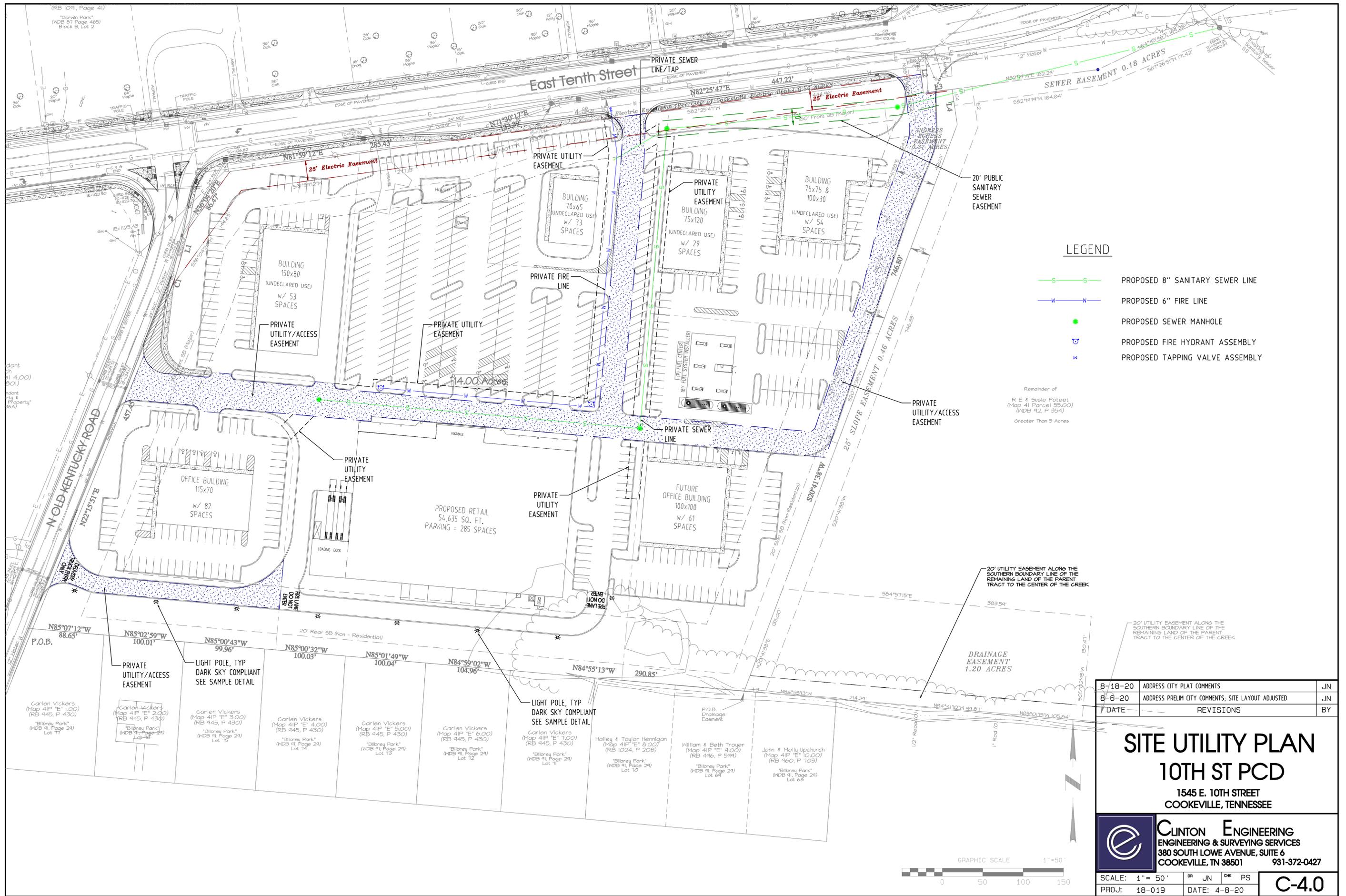
- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN/CURB INLET
- PROPOSED CONTOUR
- EXISTING CONTOUR

8-18-20	ADDRESS CITY COMMENTS; ADJUST LOT 2	JN
8-6-20	ADDRESS PRELIM CITY COMMENTS; SITE LAYOUT ADJUSTED	JN
6-23-20	REDUCE BORROW MATERIAL REQUIRED	JN
DATE	REVISIONS	BY

**PHASE I/II GRADING
DRAINAGE PLAN
10TH ST PCD
1545 E. 10TH STREET
COOKEVILLE, TENNESSEE**

CLINTON ENGINEERING
ENGINEERING & SURVEYING SERVICES
380 SOUTH LOWE AVENUE, SUITE 6
COOKEVILLE, TN 38501 931-372-0427

SCALE: 1" = 60'	OR	JN	CHK	PS
PROJ: 18-019	DATE: 4-8-20	C-3.0		



LEGEND

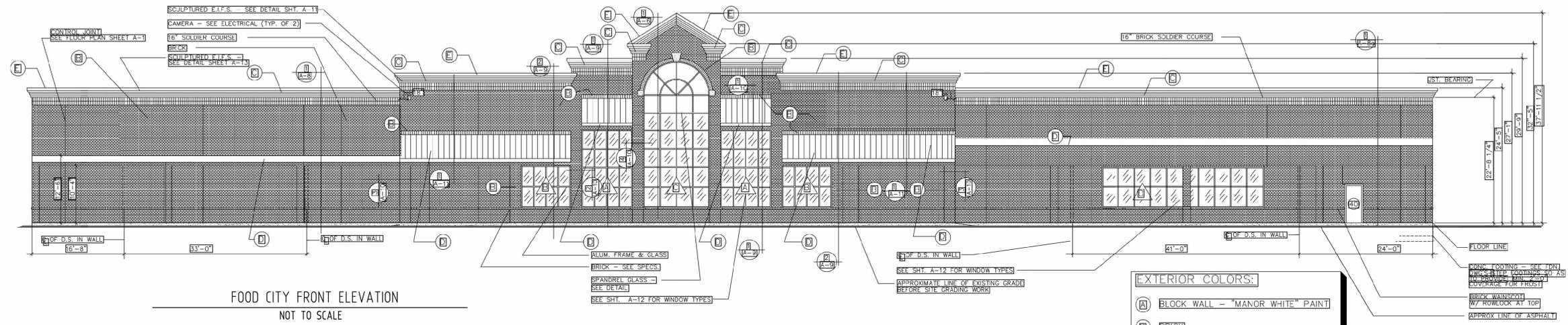
	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED 6" FIRE LINE
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED TAPPING VALVE ASSEMBLY

8-18-20	ADDRESS CITY PLAT COMMENTS	JN
8-6-20	ADDRESS PRELIM CITY COMMENTS; SITE LAYOUT ADJUSTED	JN
/ DATE	REVISIONS	BY

SITE UTILITY PLAN
10TH ST PCD
 1545 E. 10TH STREET
 COOKEVILLE, TENNESSEE

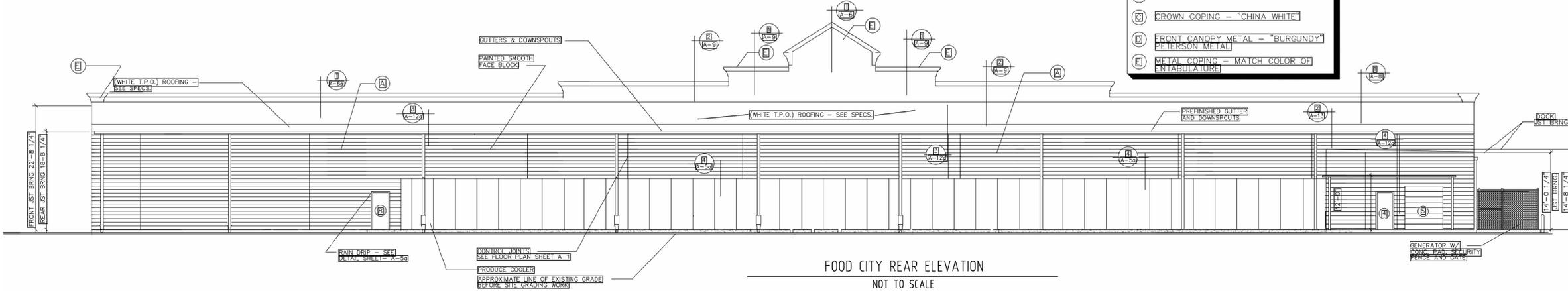
CLINTON ENGINEERING
 ENGINEERING & SURVEYING SERVICES
 380 SOUTH LOWE AVENUE, SUITE 6
 COOKEVILLE, TN 38501 931-372-0427

SCALE: 1" = 50'	OR	JN	CHK	PS
PROJ: 18-019	DATE: 4-8-20	C-4.0		

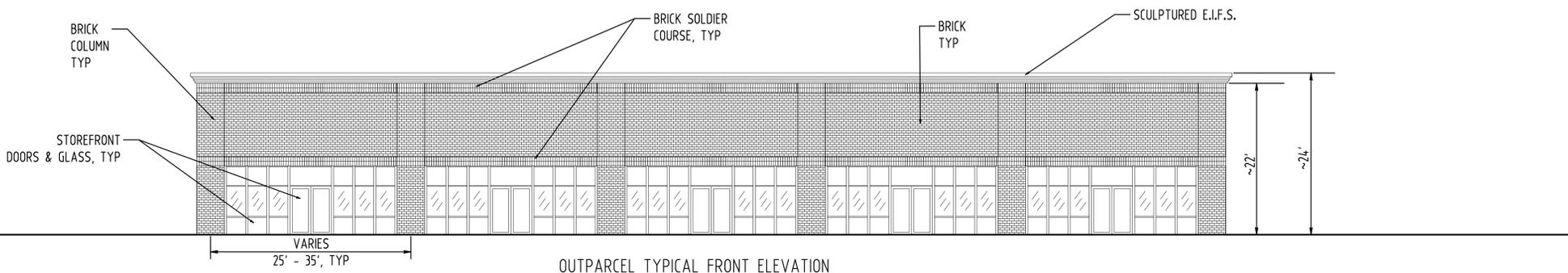


FOOD CITY FRONT ELEVATION
NOT TO SCALE

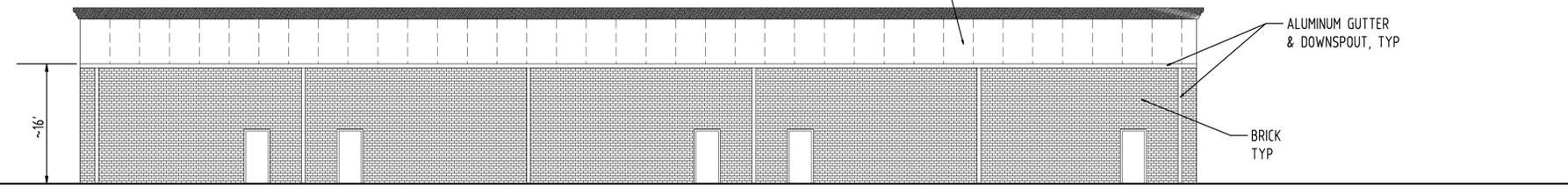
- EXTERIOR COLORS:**
- (A) BLOCK WALL - "MANOR WHITE" PAINT
 - (B) BRICK
 - (C) CROWN COPING - "CHINA WHITE"
 - (D) FRONT CANOPY METAL - "BURGUNDY" PETERSON METAL
 - (E) METAL COPING - MATCH COLOR OF FRONT CANOPY METAL



FOOD CITY REAR ELEVATION
NOT TO SCALE

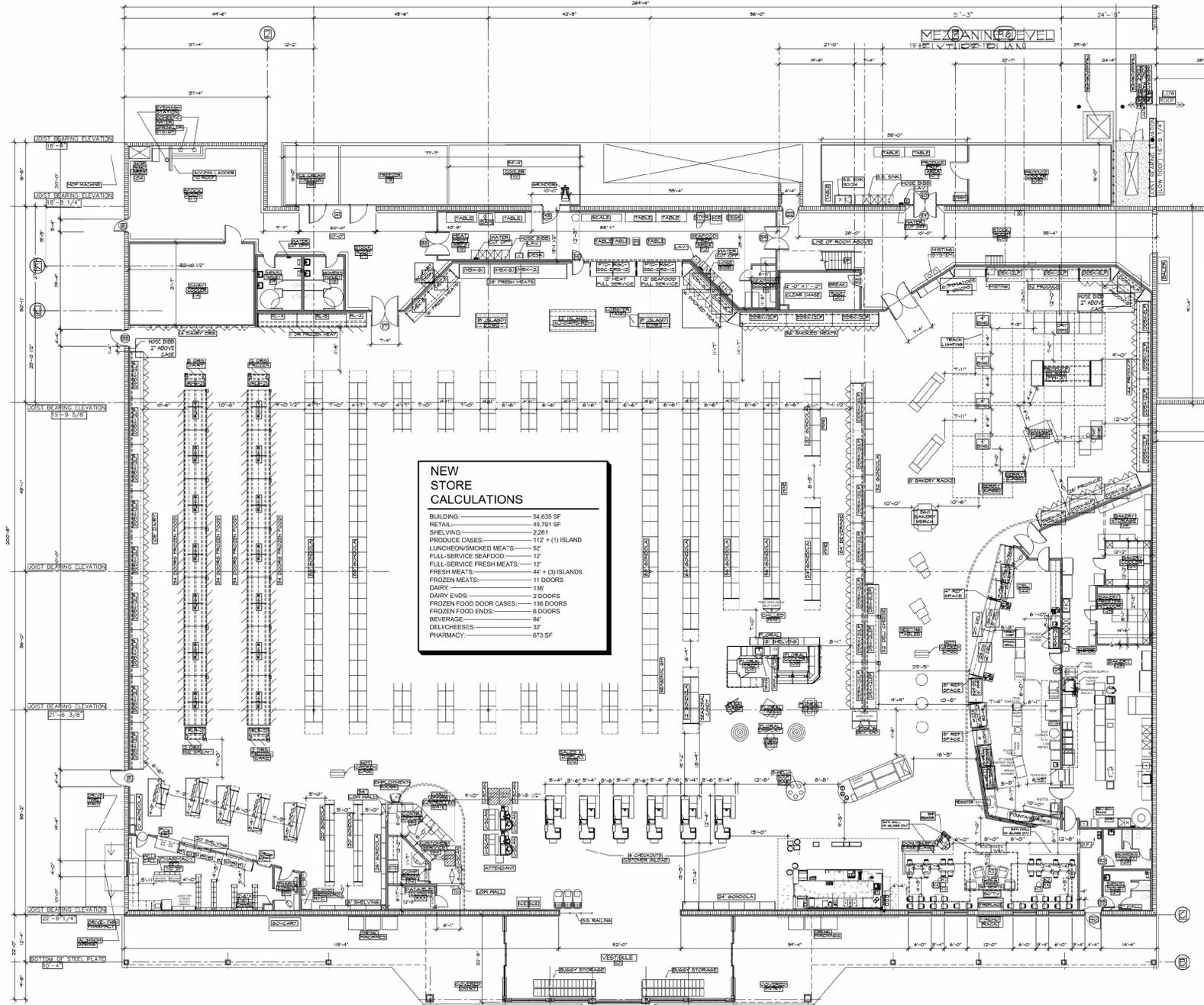


OUTPARCEL TYPICAL FRONT ELEVATION
SCALE ~ 1" = 10'



OUTPARCEL TYPICAL REAR ELEVATION
SCALE ~ 1" = 10'

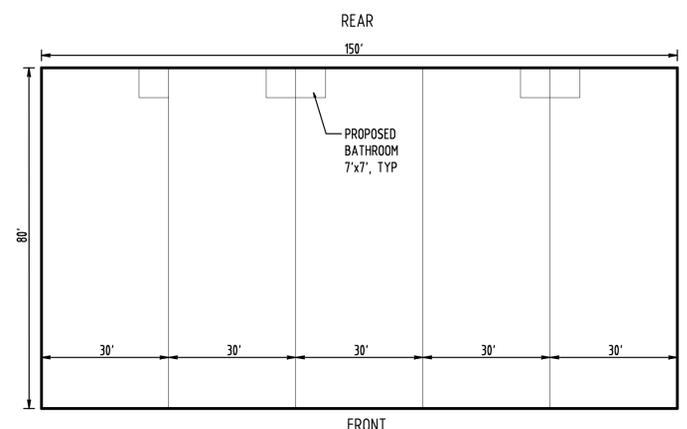
DATE	REVISIONS	BY
BUILDING ELEVATIONS 10TH ST PCD 1545 E. 10TH STREET COOKEVILLE, TENNESSEE		
 CLINTON ENGINEERING ENGINEERING & SURVEYING SERVICES 380 SOUTH LOWE AVENUE, SUITE 6 COOKEVILLE, TN 38501 931-372-0427		
SCALE: NO SCALE	OR JUN	CHK PS
PROJ: 18-019	DATE: 4-8-20	C-5.0



NEW STORE CALCULATIONS

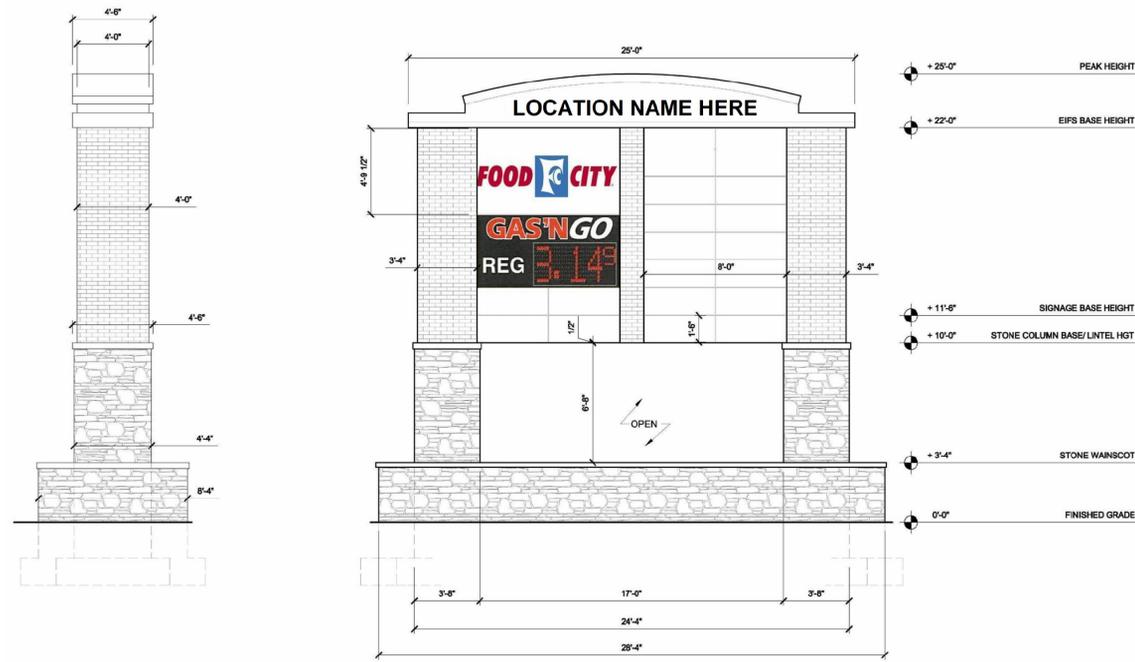
BUILDING	54,835 SF
RETAIL	49,791 SF
SHELVING	2,261
PRODUCE CASES	112 + (1) ISLAND
LUNCHEON/SMOKED MEATS	52'
FULL-SERVICE SEAFOOD	12'
FULL-SERVICE FRESH MEATS	12'
FRESH MEATS	44' + (3) ISLANDS
FROZEN MEATS	11 DOORS
DAIRY	136
DAIRY ENDS	2 DOORS
FROZEN FOOD DOOR CASES	139 DOORS
FROZEN FOOD ENDS	6 DOORS
BEVERAGE	84'
DELICIEUSES	32'
PHARMACY	673 SF

FOOD CITY PRELIMINARY FLOOR PLAN
N.T.S.

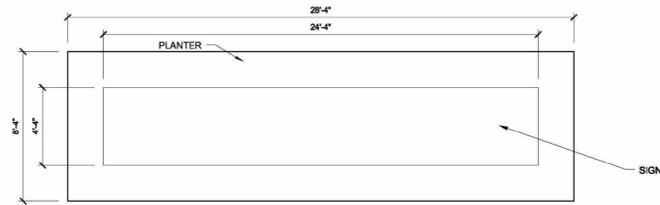


TYPICAL OUTPARCEL FLOOR PLAN
SCALE ~ 1" = 20'

DATE	REVISIONS	BY
<h2>TYP FLOOR PLAN</h2> <h3>10TH ST PCD</h3> <p>1545 E. 10TH STREET COOKEVILLE, TENNESSEE</p>		
 CLINTON ENGINEERING ENGINEERING & SURVEYING SERVICES 380 SOUTH LOWE AVENUE, SUITE 6 COOKEVILLE, TN 38501 931-372-0427		
SCALE: NO SCALE	DR JUN	CHK PS
PROJ: 18-019	DATE: 4-8-20	C-6.0

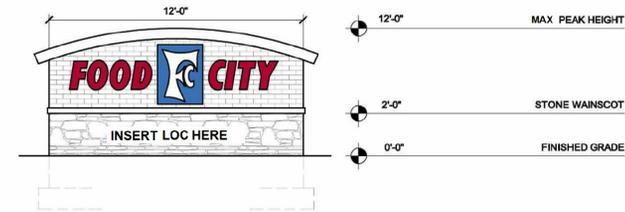


ELEVATIONS SIGN "A"
SCALE : 1/4" = 1'-0"



PLAN VIEW SIGN "A"
SCALE : 1/4" = 1'-0"

SAMPLE DETAIL - LARGE SIGN
N.T.S.



ELEVATION SIGN "B"
SCALE : 1/4" = 1'-0"



PLAN VIEW SIGN "B"
SCALE : 1/4" = 1'-0"

SAMPLE DETAIL - MONUMENT SIGN
N.T.S.



Site & Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

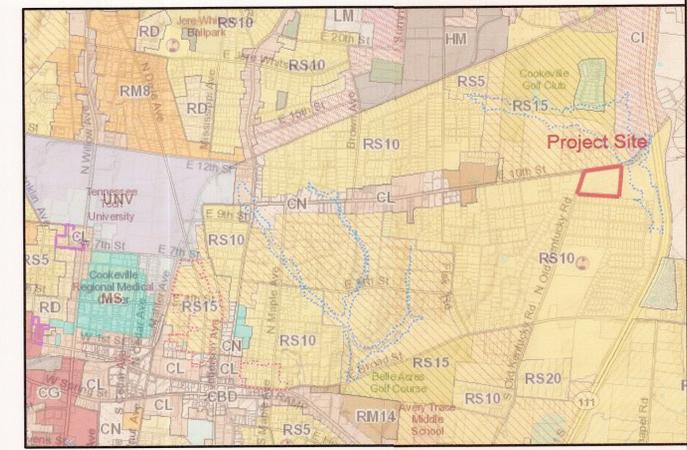
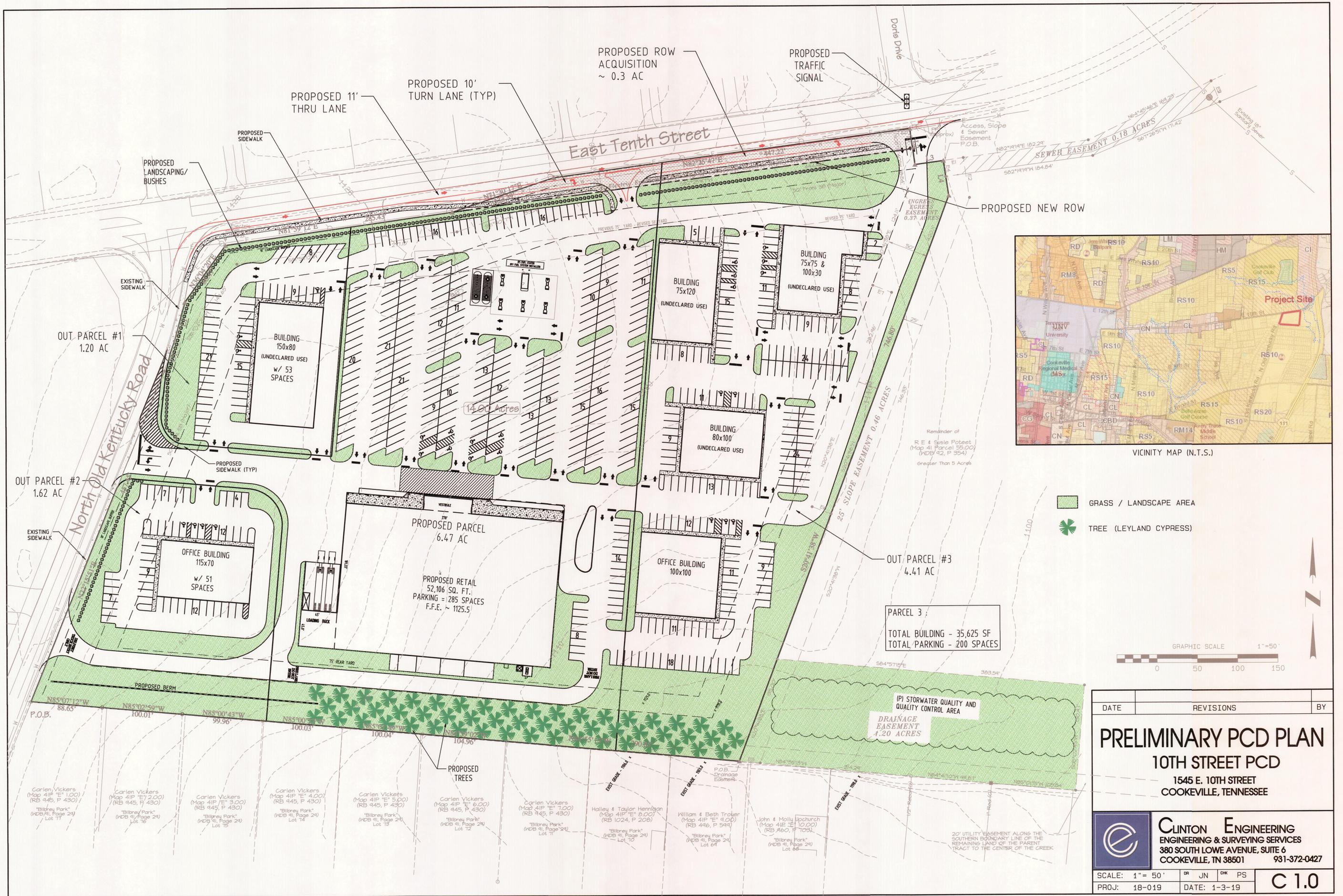
Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ City: _____
 Notes: _____

Ordering guide - **SHIELD AS NECESSARY FOR DARK SKY COMPLIANCE** example: ECF-S-64L-900-NW-G2-AR-S-120-HIS-MGY

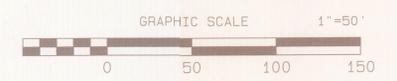
Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options					Luminaire	Finish
							Dimming controls	Motion sensing lens	Photo-sensing	Electrical			
ECF-S	S2L	700	WW-G2	AR	2						HIS		

SAMPLE DETAIL - LIGHT POLE
N.T.S.

DATE	REVISIONS	BY
<h1>DETAILS</h1> <h2>10TH ST PCD</h2> <p>1545 E. 10TH STREET COOKEVILLE, TENNESSEE</p>		
 CLINTON ENGINEERING ENGINEERING & SURVEYING SERVICES 380 SOUTH LOWE AVENUE, SUITE 6 COOKEVILLE, TN 38501 931-372-0427		
SCALE: NO SCALE	DR JUN	CHK PS
PROJ: 18-019	DATE: 8-6-20	C-7.0



- GRASS / LANDSCAPE AREA
- ✻
 TREE (LEYLAND CYPRESS)



PARCEL 3:
TOTAL BUILDING - 35,625 SF
TOTAL PARKING - 200 SPACES

Carlen Vickers (Map 41P "E" 1.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 17
Carlen Vickers (Map 41P "E" 2.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 16
Carlen Vickers (Map 41P "E" 3.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 15
Carlen Vickers (Map 41P "E" 4.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 14
Carlen Vickers (Map 41P "E" 5.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 13
Carlen Vickers (Map 41P "E" 6.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 12
Carlen Vickers (Map 41P "E" 7.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 11
Carlen Vickers (Map 41P "E" 8.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 10
Carlen Vickers (Map 41P "E" 9.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 9
Carlen Vickers (Map 41P "E" 10.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 8
Carlen Vickers (Map 41P "E" 11.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 7
Carlen Vickers (Map 41P "E" 12.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 6
Carlen Vickers (Map 41P "E" 13.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 5
Carlen Vickers (Map 41P "E" 14.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 4
Carlen Vickers (Map 41P "E" 15.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 3
Carlen Vickers (Map 41P "E" 16.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 2
Carlen Vickers (Map 41P "E" 17.00) (RB 945, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 1

DATE	REVISIONS	BY

PRELIMINARY PCD PLAN
10TH STREET PCD

1545 E. 10TH STREET
COOKEVILLE, TENNESSEE

CLINTON ENGINEERING

ENGINEERING & SURVEYING SERVICES
380 SOUTH LOWE AVENUE, SUITE 6
COOKEVILLE, TN 38501 931-372-0427

SCALE: 1" = 50'	OR	JN	OR	SK	PS	C 1.0
PROJ: 18-019	DATE: 1-3-19					

Action Item 11

Consider for action the final plat of Old Kentucky Commons, six (6) lots located at East 10th Street and Old Kentucky Road (Tax Map 4, portion of parcel 55.00). Request submitted by Justin Cumby of Titan Development.

Boundary Line/Curve Table

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	23.25'	N17°24'45"E	325.00'	4°05'55"	23.24'	11.63'
C2	53.63'	S34°00'44"E	33.50'	91°43'10"	48.08'	34.52'
C3	64.12'	N84°52'23"W	44.00'	40°00'00"	62.23'	44.00'
L1	44.44'	N57°26'53"E				
L2	23.57'	S07°52'00"E				
L3	35.70'	N82°18'14"E				
L4	43.20'	S08°31'40"E				
L5	10.43'	N88°12'48"E				

Easement Line Table

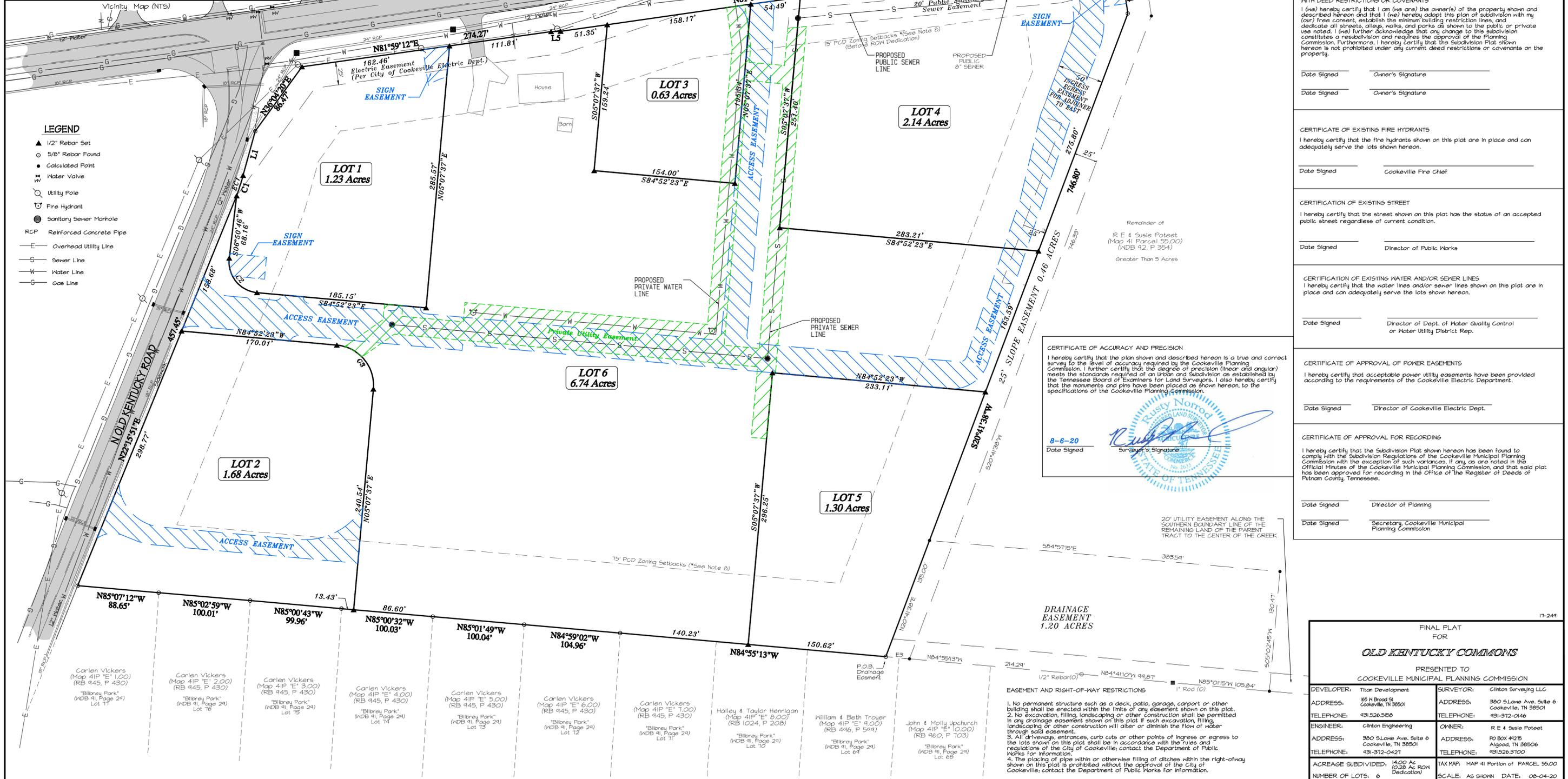
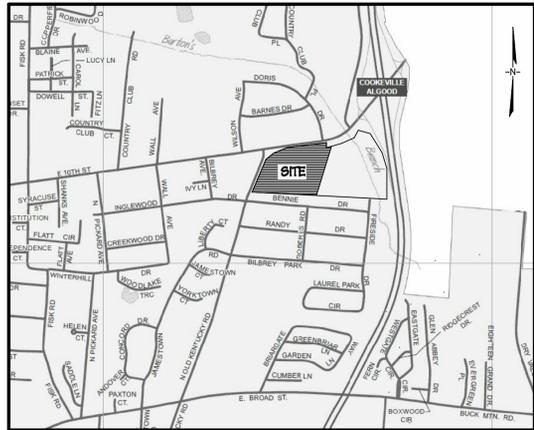
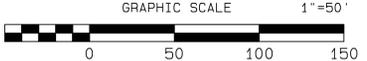
LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
E1	23.25'	N17°24'45"E	325.00'	4°05'55"	23.24'	11.63'
E2	49.44'	S08°31'40"E				
E3	25.46'	N84°55'13"W				
E4	20.00'	N08°31'40"W				
E5	21.44'	S22°33'04"E				
E6	25.45'	N84°52'23"W				
E7	25.00'	N84°18'22"W				
E8	14.83'	N82°25'41"E				
E9	25.00'	S07°52'00"E				
E10	185.07'	S20°41'38"W				
E11	52.12'	N44°00'12"E				

Easement Curve Table

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
EC1	23.25'	N17°24'45"E	325.00'	4°05'55"	23.24'	11.63'

- NOTES:**
- This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
 - This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
 - All corners are 1/2" rebar set unless otherwise noted.
 - Source of Title: Portion of W.D.B. #2, Page 354.
 - Property is currently zoned RCD.
 - Location of utilities is approximate. Contact the appropriate utility for location of underground services.
 - Tax Map 41 Portion of Parcel 55.00.
 - RCD zoning minimum building setbacks are 15 feet (as shown) and applicable only to the perimeter of the zoned area unless a Type 2 Screen/Buffer, as described in Section 20B of the City of Cookeville Zoning Code, is provided, then a minimum perimeter setback of 50 feet is allowed.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
According to the FEMA FIR # 47141C040D, Dated: 5/6/07.
Check One:
X No areas of the subject property depicted on this plot are in a SFHA
All of the subject property depicted on this plot is in a SFHA
Shaded areas of the subject property depicted on this plot are in a SFHA



- LEGEND**
- ▲ 1/2" Rebar Set
 - 5/8" Rebar Found
 - Calculated Point
 - Water Valve
 - Utility Pole
 - Fire Hydrant
 - Sanitary Sewer Manhole
 - RCP Reinforced Concrete Pipe
 - Overhead Utility Line
 - Sewer Line
 - Water Line
 - Gas Line

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission. Furthermore, I hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed _____ Owner's Signature _____
Date Signed _____ Owner's Signature _____

CERTIFICATE OF EXISTING FIRE HYDRANTS
I hereby certify that the fire hydrants shown on this plat are in place and can adequately serve the lots shown hereon.

Date Signed _____ Cookeville Fire Chief _____

CERTIFICATION OF EXISTING STREET
I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.

Date Signed _____ Director of Public Works _____

CERTIFICATION OF EXISTING WATER AND/OR SEWER LINES
I hereby certify that the water lines and/or sewer lines shown on this plat are in place and can adequately serve the lots shown hereon.

Date Signed _____ Director of Dept. of Water Quality Control or Water Utility District Rep. _____

CERTIFICATE OF APPROVAL OF POWER EASEMENTS
I hereby certify that acceptable power utility easements have been provided according to the requirements of the Cookeville Electric Department.

Date Signed _____ Director of Cookeville Electric Dept. _____

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cookeville Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban and Suburban as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.

8-6-20
Date Signed _____
Surveyor's Signature _____



CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cookeville Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cookeville Municipal Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

Date Signed _____ Director of Planning _____
Date Signed _____ Secretary, Cookeville Municipal Planning Commission _____

FINAL PLAT FOR OLD KENTUCKY COMMONS			
PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION			
DEVELOPER: Titan Development	SURVEYOR: Clinton Surveying LLC	ADDRESS: 105 N Broad St, Cookeville, TN 38501	ADDRESS: 380 S Love Ave, Suite 6, Cookeville, TN 38501
TELEPHONE: 431.526.5156	TELEPHONE: 431.312.0146	OWNER: R E & Susie Poteet	ADDRESS: PO BOX 44275, Algood, TN 38506
ENGINEER: Clinton Engineering	OWNER: R E & Susie Poteet	ADDRESS: 380 S Love Ave, Suite 6, Cookeville, TN 38501	TELEPHONE: 431.526.3100
TELEPHONE: 431.312.0421	TELEPHONE: 431.312.0421	ACREAGE SUBDIVIDED: 14.00 Ac (0.28 Ac ROW Dedication)	TAX MAP: MAP 41 Portion of PARCEL 55.00
NUMBER OF LOTS: 6	SCALE: AS SHOWN	DATE: 08-04-20	

- EASEMENT AND RIGHT-OF-WAY RESTRICTIONS**
- No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
 - No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.
 - All driveways, entrances, curb cuts or other points of ingress or egress to the lots shown on this plat shall be in accordance with the rules and regulations of the City of Cookeville; contact the Department of Public Works for information.
 - The placing of pipe within or otherwise filling of ditches within the right-of-way shown on this plat is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

- Carlen Vickers (Map 41P "E" 1.00) (RB 445, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 15
- Carlen Vickers (Map 41P "E" 2.00) (RB 445, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 16
- Carlen Vickers (Map 41P "E" 3.00) (RB 445, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 15
- Carlen Vickers (Map 41P "E" 4.00) (RB 445, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 14
- Carlen Vickers (Map 41P "E" 5.00) (RB 445, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 13
- Carlen Vickers (Map 41P "E" 6.00) (RB 445, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 12
- Carlen Vickers (Map 41P "E" 7.00) (RB 445, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 11
- Carlen Vickers (Map 41P "E" 8.00) (RB 445, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 10
- Carlen Vickers (Map 41P "E" 9.00) (RB 445, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 9
- Carlen Vickers (Map 41P "E" 10.00) (RB 445, P 430)
"Bilbrey Park" (MDB 41, Page 24) Lot 8
- William & Beth Troyer (Map 41P "E" 4.00) (RB 446, P 549)
"Bilbrey Park" (MDB 41, Page 24) Lot 64
- John & Molly Upchurch (Map 41P "E" 10.00) (RB 446, P 103)
"Bilbrey Park" (MDB 41, Page 24) Lot 69
- Halley & Taylor Hennigan (Map 41P "E" 9.00) (RB 1024, P 202b)
"Bilbrey Park" (MDB 41, Page 24) Lot 10

Study Item 1

Consider for study the rezoning of 70 County Farm Road from RS-20 (Single Family **Residential**) to RM-8 Multi-family Residential). Request submitted by Taylor Dillehay on behalf of Phoebe Wade.



Authorized Agent Letter

As of this date, July 30, 2020, I am the owner(s) of record of property located at 70 County Farm Rd. and further identified on Putnam County Tax Map 039 Parcel 123.00, which is being presented to the City of Cookeville Planning Commission. I authorize Taylor Dillehay with Whittenburg Land Surveying to represent my property in matter before the City of Cookeville Planning and Zoning and to act on my behalf as my authorized agent.

Phoebe Wade
Property Owner Printed Name

07/30/2020
Date

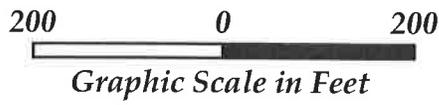
Phoebe Wade
Property Owner Signature

07/30/2020
Date

Charles T. Whittenburg TNRLS #2501 President · Whittenburg Land Surveying, LLC

214 East Stevens Street • Cookeville, TN 38501
Ph1: 931.528.5263 • Ph2: 931.526.9000 • Fax: 931.526.7505
charles@whittenburglandsurveying.com • www.whittenburglandsurveying.com





Proposed

ReZoning

RS20 (Single Family Residential)
to
RM8 (Multi-Family Residential)

Cookeville, Tennessee

City Limits



RS20

Site

County Farm Road

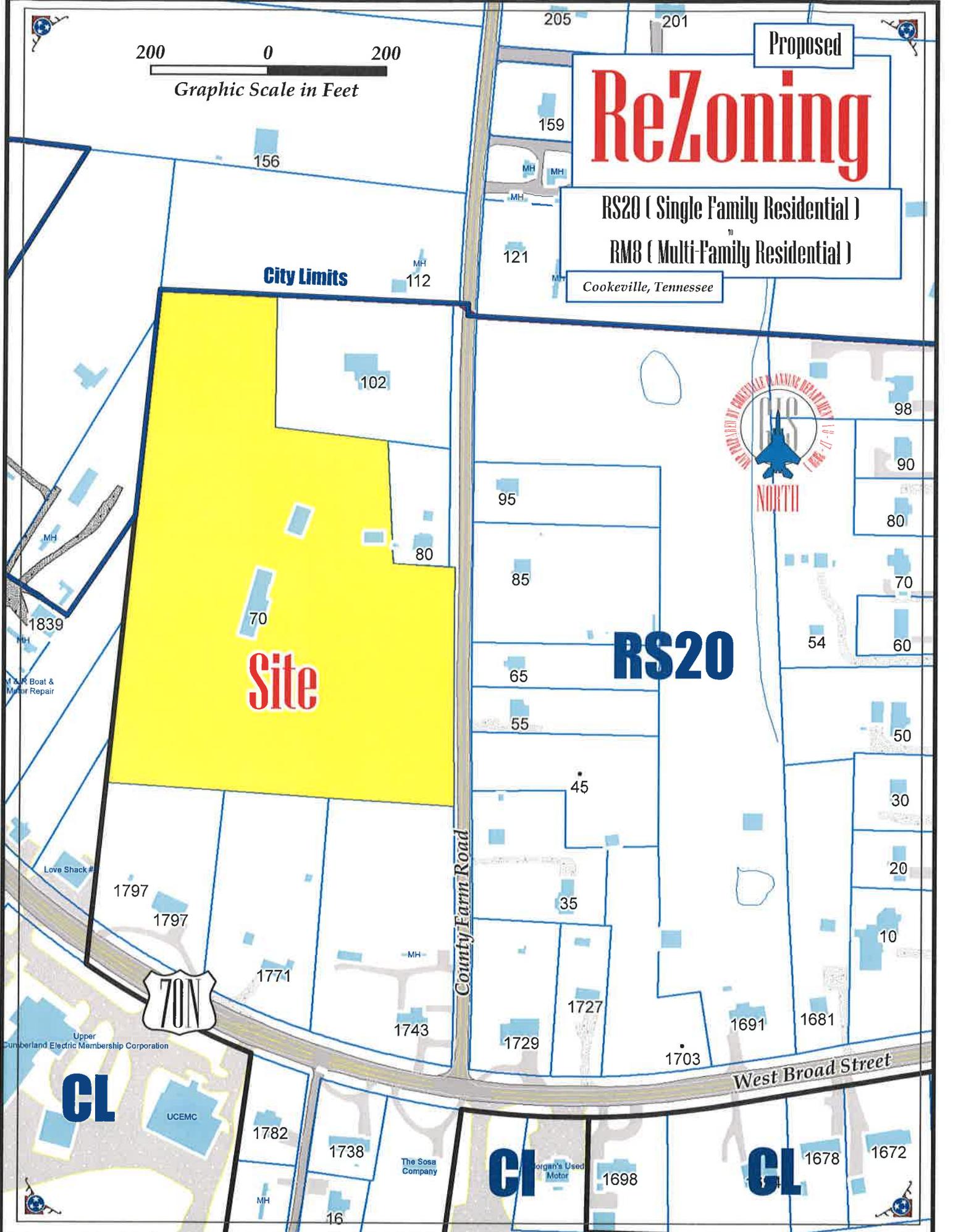
West Broad Street



CL

CL

CL



Study Item 2

Consider for study the rezoning of one parcel located on Buffalo Valley Road (Tax Map 054 093.03) from RS-10 (Single Family Residential) to RM-8 (Multifamily Residential). Request submitted by Dianna Collins.

APPLICATION FOR REZONING

The City of Cookeville

In order to be considered by the Cookeville Planning Commission, this form shall be filed with the Cookeville Planning Department by 12:00 noon on the first Monday of the month during which it is to be considered. All supporting documentation, as well as a filing fee of \$200.00, shall accompany this form. You are urged to consult with the staff of the Cookeville Planning Department in order to determine what documentation will be required.

EXISTING ZONING RS-10

PROPOSED ZONING RM-8

OFFICE ONLY

Date Filed: 7/23/2020

Date taken for Study: _____

Planning Commission: Approved Denied

Date: _____

Date sent to Council: _____

Date of Public Notice: _____

Ordinance Number: _____

1st Reading: _____

2nd Reading: _____

Effective Date: _____

LOCATION OF PROPERTY TO BE REZONED *

ADDRESS: Buffalo Valley Road, Cookeville, TN 38501

TAX MAP NUMBER: 054 093.03

SUBDIVISION (If applicable): _____

* A copy of the Putnam County Tax Map showing the property to be rezoned shall be attached. If available, a survey of the site shall also be attached.

OWNER OF PROPERTY TO BE REZONED

NAME: Dianna Collins

ADDRESS: 1218 Springdale Drive

CITY: Cookeville STATE: TN ZIP: 38501

PHONE: (931)252-5988

EMAIL: info@groupربی.com

AUTHORIZED AGENT *

NAME: Dianne Collins

ADDRESS: 1218 Springdale Drive

CITY: Cookeville STATE: TN ZIP: 38501

PHONE: 931-319-5669

EMAIL: boocollins7576@gmail.com

* If an attorney, real estate agent, family member, or other individual is to serve as agent or spokesman for the property owner, a letter from the owner designating said agent shall accompany this form.

LAND USE

EXISTING LAND USE:

RS-10 (Single Family Residential) Vacant

PROPOSED LAND USE:

RM-8 (Multi-family Residential)

REASON FOR REQUESTING REZONING:

With all the development going up everywhere within a close proximity to this location and the quickly growing population in this area we believe this request to rezone to RM-8 would better serve this location and the community.

Thanks for your consideration!

REVIEWED BY: Jon Ward

DATE: July 23, 2020

TVA



915

RS10

940

941

935

925

895

875

859

851

839

848

856

Buffalo Valley Road

930

920

890

876

866

RS20

RS10

Site

Holladay Road

501

503

505

507

509

511

1390

Proposed

REZONING

RS10 (Single Family Residential)

TO

RM8 (Multi-Family Residential)

200 0 200

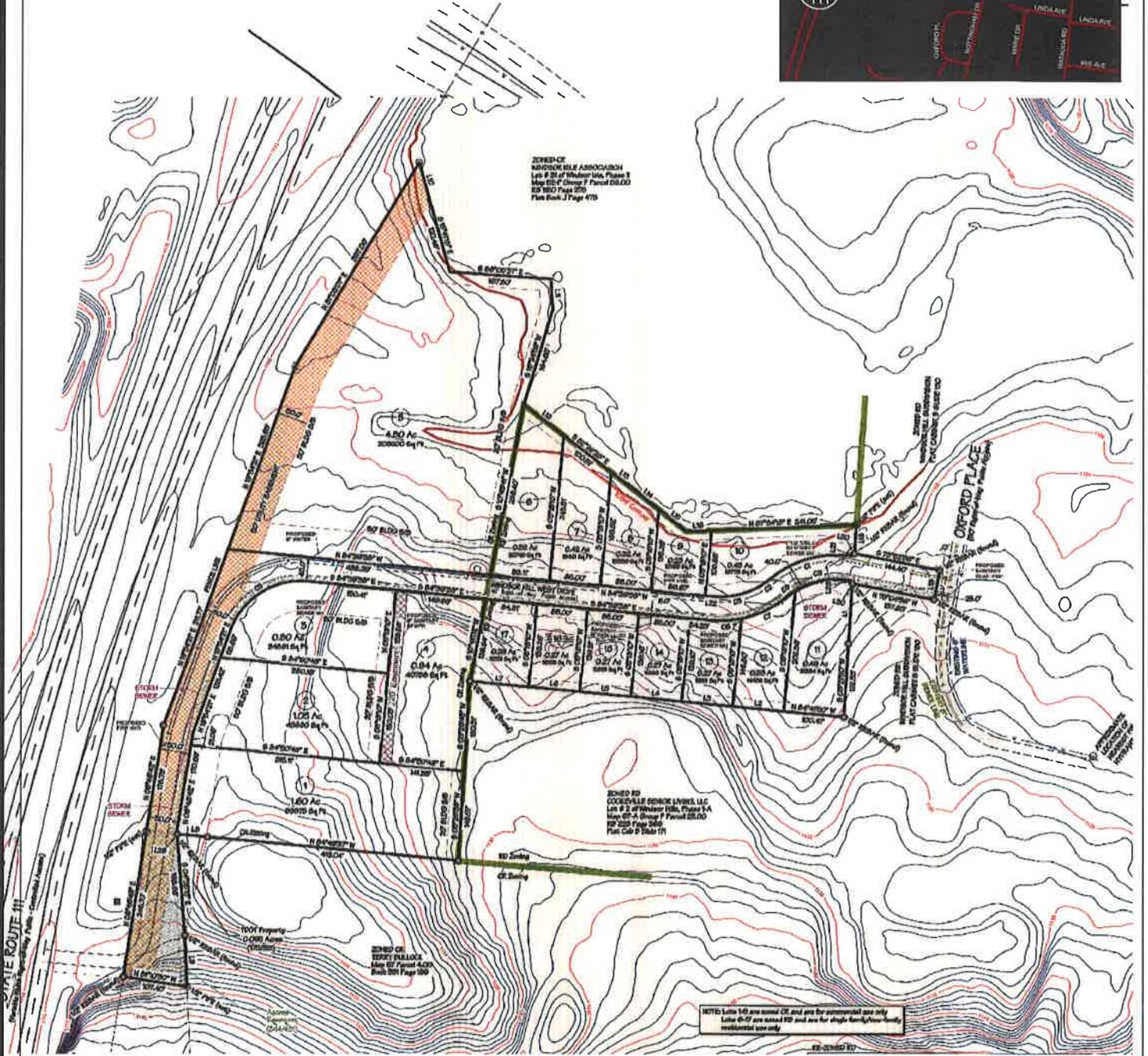
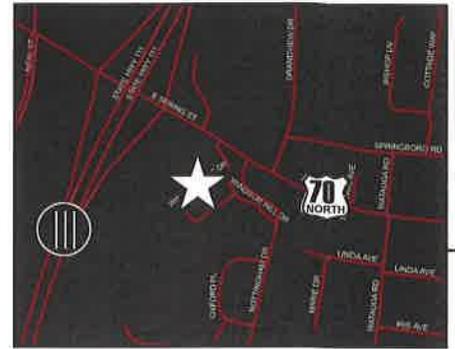
Graphic Scale in Feet

707

614

Study Item 3

Consider for study the preliminary plat of Windsor Hill West, 18 lots located at State Route 111 and Oxford Place. Request submitted by Jerry Gaw.



Windsor Hill West

PRELIMINARY PLAT