

Board of Zoning Appeals

January 8, 2026

5:15 P.M.

(1) Election of Officers

(2) Consider for approval the agenda as submitted.

(3) Consider for approval the minutes of December 11th, 2025.

(4) Consider a request for a variance to the Zoning Code Section 206.11G requiring two (2) access points to a public street for a multi-family development consisting of 50 or more dwelling units for the Upper Cumberland Christian Home development located on State Steet (Tax Map 054, Parcel 086.02). Request submitted by Paul Pippin, on behalf of Upper Cumberland Christian Homes. **This item was postponed at the December 11th, 2025, BZA meeting due to an error in the meeting date.**

December 11th, 2025 Minutes

Board of Zoning Appeals
Minutes
December 11th, 2025

The Board of Zoning Appeals met on Thursday, November 13th, 2025, at 5:15 p.m. in the Council Chambers located at 45 E. Broad Street, Cookeville, Tennessee.

Members Present: Nancy Bohannon, Michael Detwiler, Elwood Ervin. & Connie McCormick.

Members Absent: James Dial.

Staff Present: Christopher Phillips, Haley Stevenson, Jon Ward & Ken Young.

Staff Absent: None.

Others Present: David Sweetland, Brian Harper, Jason Dennis, Matthew Bledsoe, Donnie Suits, Lindsay Pride

Consider for Approval the Agenda as Submitted. Mr. Chris Phillips stated that due to the letters notifying property owners regarding item 3 on the agenda was sent in error and Planning Staff is recommending that the board postpone action until the January 2026 meeting. Michael Detwiler made the motion to approve the agenda as submitted. Connie McCormick seconded the motion, and the motion was carried unanimously. **Approved.**

Consider for Approval the Minutes of November 13th, 2025. Michael Detwiler made the motion to approve the minutes of November 13th, 2025, as submitted. Connie McCormick seconded the motion, and the motion carried unanimously. **Approved.**

Consider a request for a variance to the Zoning Code Section 206.11G requiring two (2) access points to a public street for a multi-family development consisting of 50 or more dwelling units for the Upper Cumberland Christian Home development located on State Street (Tax Map 054, Parcel 086.02). Request submitted by Paul Pippin, on behalf of Upper Cumberland Christian Homes. Mr. Chris Phillips stated that Mr. Paul Pippin, on behalf of Upper Cumberland Christian Homes, has submitted a request for a variance to Zoning Code Section 206.11G requiring two (2) points of access to a public street for a multi-family development consisting of 50 or more dwelling units for the Upper Cumberland Christian Homes development located on State Street. The development currently has 45 units and is proposing to add 12 additional units, bringing the total to 57 units.

Analysis: The subject property is identified as Parcel 086.02 on Tax Map 054 and contains approximately 25.92 acres. The property is zoned RM-8, "Multi-Family Residential." The property is bordered by RS-10, "Single-Family Residential" to the north, west, and east. The property is bordered by CR, "Regional Commercial" to the east and RS-15, "Single-Family Residential" to the south.

The petitioner has submitted a site plan depicting Phase III and Phase IV of the Upper Cumberland Christian Homes development. The development currently has 45 units, and the proposed phases depict an additional 12 units to be constructed. Phase III consists of two (2) new triplexes consisting of three (3) single dwelling units each. Phase IV would also consist of two (2) new triplexes consisting of three (3) single dwelling units. Tax records indicate the development began construction in 1983, prior to the requirement for two (2) points of access to a street. The development provides housing for seniors and people with disabilities. The development is located at the terminus of State Street. The petitioner has submitted a floor plan detailing that all units are one-bedroom units.

Section 206.11G of the Zoning Code states, "When a multi-family residential development consists of 50 or more dwelling units, a minimum of two (2) access points to a public street shall be provided." This requirement of the Zoning Code is intended to provide safe ingress/egress to developments by ensuring an open access for commuters. The redundancy in access prevents travel from being interrupted if the access is impeded. The subject development does not generate high volume traffic. The petitioner notes that most residents do not drive and walk along the private drive for exercise. A

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second access point would need to connect to Shadow Lane or Bradford Trace to meet the requirements of the Zoning Code. The development is able to expand through Phase III and Phase IV due to an endowment from a previous tenant.

This development consists entirely of one-bedroom units, unlike other multi-family developments within the city consisting of two-, three-, and four-bedroom units. The Planning Division recognizes this development is currently located at the terminus of State Street and the residents do not generate high volume traffic to and from the development.

Recommendation: Postpone any official action until the January 8, 2026, meeting due to the meeting date error.

Mr. Dave Sweetland states that he and the neighborhood are worried about people trying to use the road as a short cut if they add a second access point and open access onto Buffalo Valley Road.

Mr. Jon Ward stated that the request is to not have to open a second ingress/egress. Mr. Ward stated that the Planning Division does recognize this development as a high traffic generator.

Mr. Elwood Ervin noted that given the occupancy, there's not a lot of vehicles in question for this development.

Mr. Michael Detwiler made the motion to postpone this item until the January 8, 2026, meeting. Ms. Connie McCormick seconded the motion, and the motion carried unanimously.

Consider a request for a variance to the minimum lot requirements within the RD, "Single-Family and Duplex Residential" Zoning District of 10,000 square feet to 9,241 square feet, for a total variance of 759 square feet for a proposed duplex located at 348 South Walnut Avenue (Tax Map 053-J, Group F, Parcel 008.00). Request submitted by Donnie Suits, on behalf of Capital Communities, LLC. Mr. Chris Phillips stated that Mr. Donnie Suits with Capital Communities LLC., has submitted a request for a variance to the minimum lot requirements within the RD, "Single-Family and Duplex Residential" Zoning District of 10,000 square feet to 9,241 square feet, for a total variance of 759 square feet for a proposed duplex located at 348 South Walnut Avenue.

Analysis: The subject property is identified as Parcel 008.00 on Tax Map 053-J, Group F and contains approximately 0.21 acres. The subject property is zoned RD, "Single-Family and Duplex Residential" as are all adjacent properties. The subject property received a variance for a flag lot and final plat approval at the July 28, 2025, Planning Commission meeting.

The RD District requires a minimum of 5,000 square feet per dwelling unit. The petitioner has proposed constructing a duplex on the subject property. A duplex would require 10,000 square feet to meet the minimum lot requirements of the district. The flag lot contains approximately 9,241 square feet. The petitioner requested to close, abandon, and declare as surplus property a portion of the undeveloped right-of-way at the rear of the property, however, City legal staff noted that the entirety of the undeveloped right-of-way would have to be closed and abandoned and declared as surplus property to be purchased by all adjacent property owners. The request to close only one portion was denied by the Planning Commission.

The petitioner has submitted a survey depicting the flag lot and the portion of undeveloped right-of-way that was requested for closure. The subject property would require an additional 759 square feet to meet the minimum lot requirements for a duplex within the RD District. A 759 square foot variance would constitute a 7.5 percent variance request.

Recommendation: Approval of the variance request to reduce the minimum lot requirements within the RD District from 10,000 square feet to 9,241 square feet for a total variance of 759 square feet for a proposed duplex.

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Mr. Phillips noted that the Planning Division had received a call from the adjacent property owner to deny the request.

Mr. Donnie Suits – petitioner, stated the area is zoned RD which allows duplexes by right. Mr. Suits stated that he requested to purchase the alley behind the property but was denied due to needing to close the alley in its entirety.

Elwood Ervin made a motion to approve the variance request as recommended by staff. Michael Detwiler seconded the motion, and the motion was carried unanimously. **Approved.**

Adjournment: 5:29 P.M.

Submitted for Approval

Submitted for Recording

Haley Stevenson
Planning Assistant

James Dial, Chairman
Board of Zoning Appeals

Item 4

Consider a request for a variance to the Zoning Code Section 206.11G requiring two (2) access points to a public street for a multi-family development consisting of 50 or more dwelling units for the Upper Cumberland Christian Home development located on State Steet (Tax Map 054, Parcel 086.02). Request submitted by Paul Pippin, on behalf of Upper Cumberland Christian Homes. **This item was postponed at the December 11, 2025 BZA meeting due to a meeting error.**

APPLICATION FOR BZA REQUEST

The Board of Zoning Appeals meets the 2nd Thursday of each month. Applications must be submitted to the Planning Department no later than 12:00 p.m. on the third Monday of the month prior to the meeting. In most cases, it will be necessary to submit additional materials (photos, example, sketch, floor plan, survey, etc.) to help explain the request. This information must accompany this application. A fee of \$50.00 for each Special Exception and Administrative Review request, and a fee of \$200.00 for each Variance request shall also be submitted with this application.

Location of Property: 790 State St

Tax Map Identification Number: 054-086.02 Zone: RM-8

Property Owner

Name: Upper Cumberland Christian Home

Address: 790 State St

Cookeville, TN 38501

(City, State, Zip)

Person Making Request

Name: Mr. Paul Pippin

Address: 2764 Chester King Rd

Cookeville, TN 38501

(City, State, Zip)

Type of Request:

SPECIAL EXCEPTION

VARIANCE

ADMINISTRATIVE REVIEW

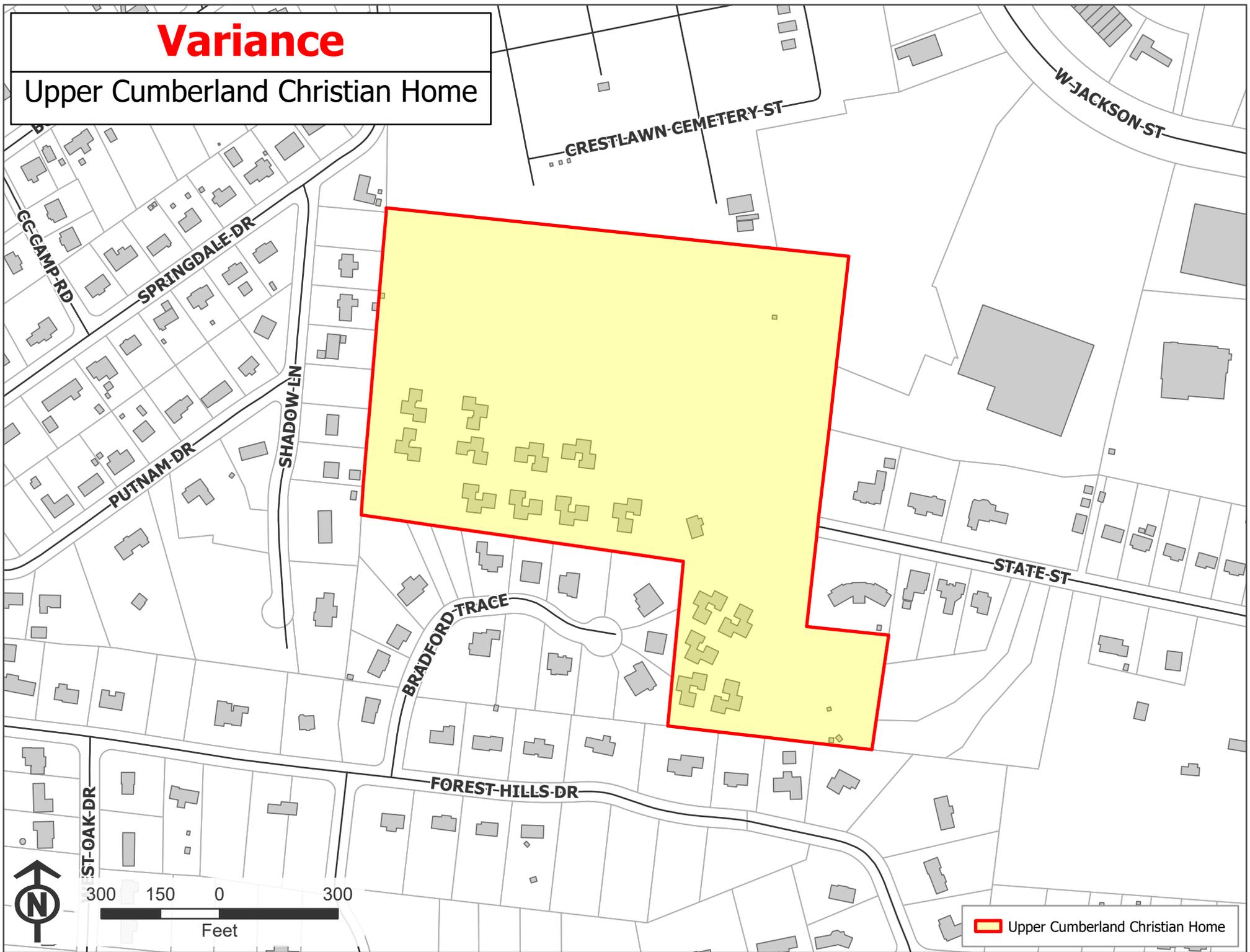
Describe the request below (attach any accompanying information):

There are currently 45 dwelling units on the property, the zoning code requires an additional means of ingress/egress onto any public street for 50 or more units. Variance request to allow 4 additional buildings in Phases 3 and 4. Each building has 3 dwelling units for a total of 12 additional dwelling units.

The property is landlocked, bordered to the north by a cemetery and to the west and south by single-family residential.

Variance

Upper Cumberland Christian Home



 Upper Cumberland Christian Home

Aerial

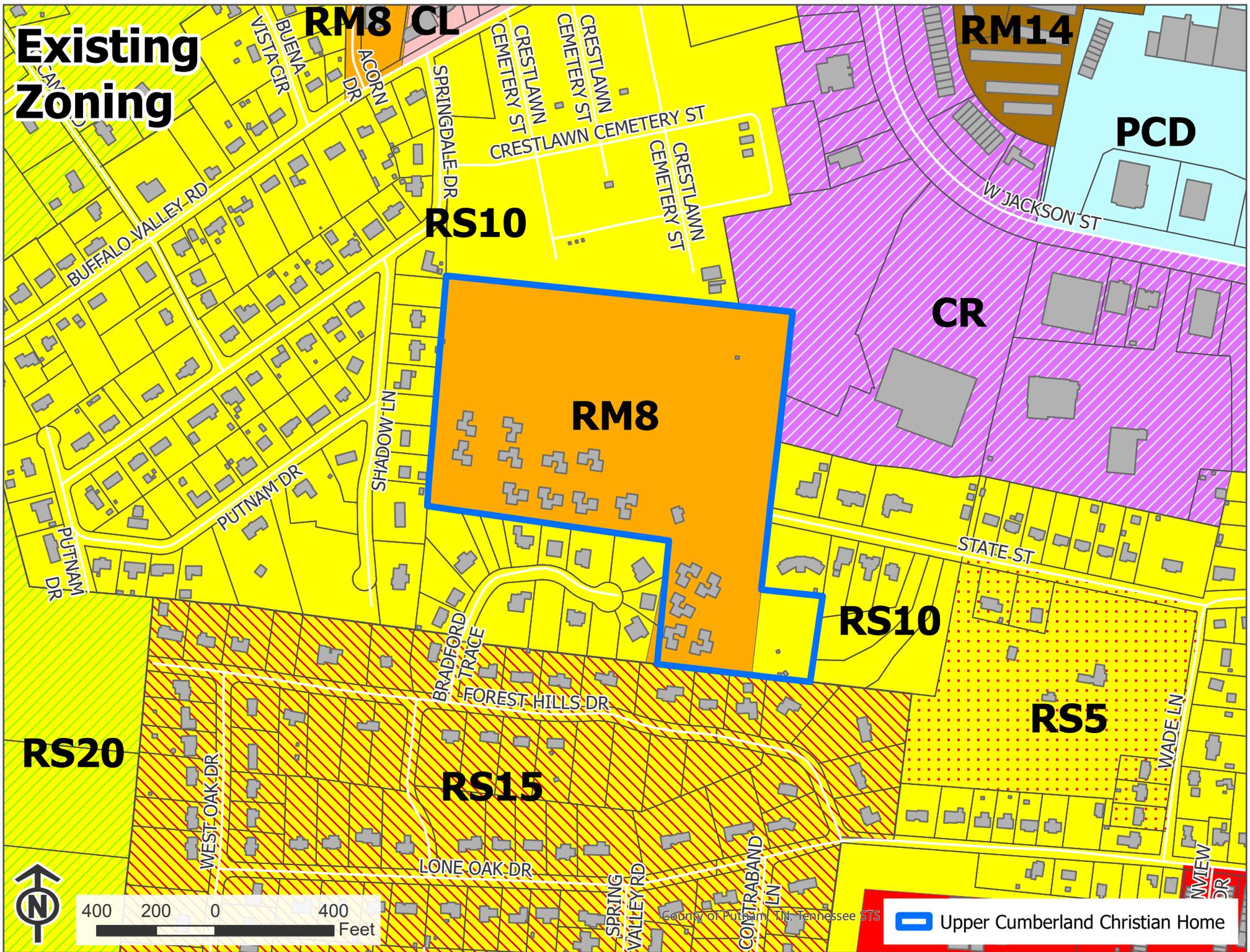
Upper Cumberland Christian Home



 Upper Cumberland Christian Home

County of Putnam, TN, Tennessee STS GIS, Esri, H

Existing Zoning



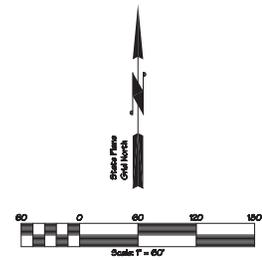
County of Putnam, TN, Tennessee STS

 Upper Cumberland Christian Home



LEGEND

- EXISTING BUILDINGS
- PHASE 3 UNITS
- PHASE 4 UNITS
- FUTURE UNITS
- EXISTING BIO PONDS
- PROP. BIO PONDS
- SIDEWALKS/CONCRETE
- PHASE 3 PAVING



PLANT LIST						
KEY	TYPE	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	ROOT
	DECIDUOUS SHADE TREE	8	Acer rubrum	Red Maple	1 1/2" Cal.	B & B
	EVERGREEN TREES *see note 6	13-26	Cedris atlantica	Blue Cedar	1 1/2" Cal.	B & B
	SHRUBBERY	TBD	TBD	TBD	18" - 24" Ht.	

- NOTES:**
1. THE DECIDUOUS SHADE TREES MAY BE SUBSTITUTED FOR ANY ACCEPTABLE EQUIVALENT AND CAN BE PLACED IN ANY COMBINATION.
 2. THE EVERGREEN TREES MAY BE SUBSTITUTED FOR ANY ACCEPTABLE EQUIVALENT AND CAN BE PLACED IN ANY COMBINATION.
 3. TREE & SHRUB TYPE SUBSTITUTIONS TO BE APPROVED BY CITY OF COOKEVILLE ENGINEERING DEPARTMENT, LAUREN ENGINEERING, OR AN APPROVED LANDSCAPE ARCHITECT.
 4. ALL HVAC UNITS TO BE SCREENED WITH SHRUBBERY OR APPROVED SCREENING.
 5. SEE SHEET C5 FOR LANDSCAPE INSTALLATION DETAILS.
 6. EVERGREEN TREES AT THE REQUEST OF THE PLANNING DEPARTMENT. DELETED ONLY WITH PERMISSION OF DIRECTOR OF PLANNING & CODES.

****IMPORTANT NOTE****

1. THERE ARE 45 EXISTING UNITS AND 12 UNITS PROPOSED IN PHASE 3 AND 4, THE ZONING CODE REQUIRES AN ADDITIONAL MEANS OF INGRESS/EGRESS ONTO ANY PUBLIC STREET FOR 50 OR MORE UNITS (SECTION 26.11G OF THE ZONING CODE). BEFORE PHASE 3 CAN BE CONSTRUCTED, AN ADDITIONAL MEANS OF INGRESS/EGRESS OR A VARIANCE FROM THE BOARD OF ZONING APPEALS MUST BE OBTAINED.

1 PROP. SITE LAYOUT & LANDSCAPE
C2 160

CALL BEFORE YOU DIG
UTILITIES PROTECTION CENTER

IN TENNESSEE
CALL
1-800-351-1111

THREE WORKING DAYS BEFORE YOU DIG

IF YOU DO NOT CALL BEFORE YOU DIG, YOU MAY BE SUBJECT TO A FINE OF UP TO \$500 PER FOOT OF UNCALLED UTILITY. THE NUMBER OF FEET OF UNCALLED UTILITY WILL BE DETERMINED BY THE LOCATION OF ALL UNDERGROUND UTILITIES.

LAUREN ENGINEERING SERVICES, PLLC

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PROPOSED SITE LAYOUT & LANDSCAPE PLAN
UPPER CUMBERLAND
CHRISTIAN HOMES - PHASES 3 & 4
790 STATE STREET, COOKEVILLE, TN

Date: May 26, 2020
Revisions: October 27, 2025

L.E.S. Project Number: 19-12

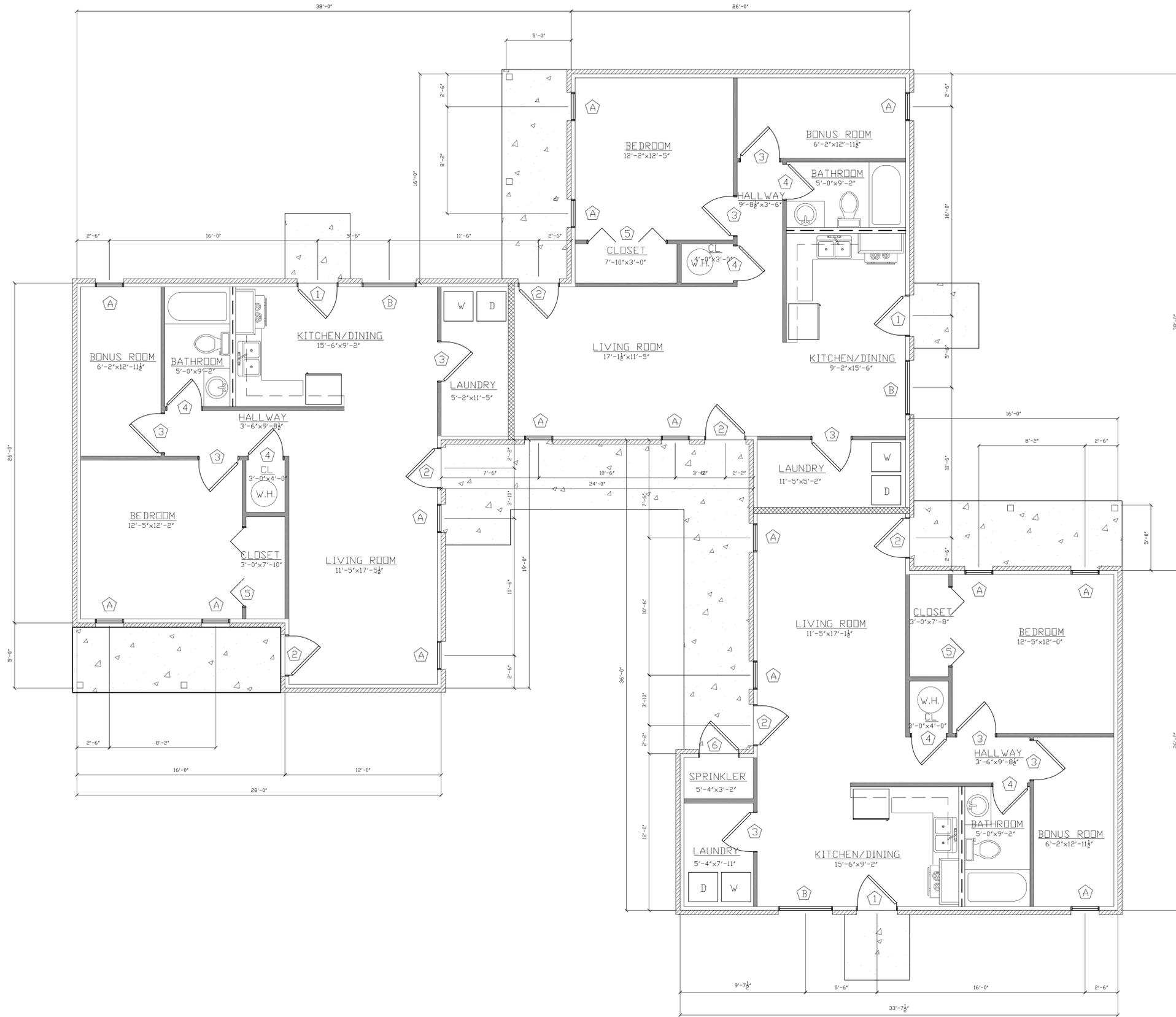
C2
19-12

PROPOSED BRICK VANEER (SEE ELEVATIONS), 2x4 WOOD STUD INTERIOR, 16" O.C., P.T. BOTTOM PLATE, 1 LAYER OF 1/2" GYP. BD., SEE DETAIL 1/A8

PROPOSED 2x4 WOOD STUD INTERIOR WALL, 16" O.C., 1 LAYER OF 1/2" GYP. BD., EACH SIDE, SEE DETAIL 2/A8

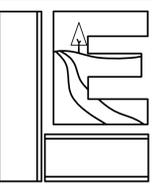
PROPOSED 2x6 WOOD STUD INTERIOR PLUMBING WALL, 16" O.C., 1 LAYER OF 1/2" GYP. BD., EACH SIDE, SEE DETAIL 3/A8

PROPOSED 2x6 WOOD STUD INTERIOR FIREWALL, 16" O.C., 2 LAYERS OF 5/8" TYPE X" GYP. BD., EACH SIDE, SEE DETAIL 4/A8



NOTES:
 1. REFER TO SHEET A4 FOR FINISH SCHEDULE.
 2. REFER TO SHEET A18 FOR WALL SECTIONS AND HEIGHTS.

1 PROPOSED FLOOR PLAN
 A1 1/4" = 1'-0"



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PROPOSED FLOOR PLAN
 UPPER CUMBERLAND
 CHRISTIAN HOMES - PHASES 3 & 4
 790 STATE STREET, COOKEVILLE, TN

Date: May 12, 2020

Revisions:

L.E.S. Project Number:
 19-12

A1