

**Board of Zoning Appeals**

**February 12, 2026**

**5:15 P.M.**

- (1) Consider for approval the agenda as submitted.
- (2) Consider for approval the minutes of January 8<sup>th</sup>, 2026.
- (3) Consider a request for a special exception to allow outdoor storage of good and materials within the LM, “Light Manufacturing,” Zoning District for the property located at 2221 West Jackson Street (Tax Map 054D, Group A, Parcel 034.00). Request submitted by Independence Engineering, on behalf of Sparrow Ventures Group.
- (4) Consider a request for a variance to the rear yard setback from 10 feet to one (1) foot, for a total variance of nine (9) feet for a proposed dumpster enclosure within the CG, “General Commercial” Zoning District for the property located at 1090 South Willow Avenue (Tax Map 065, Parcel 062.00). Request submitted by Philip Neal, on behalf of McGugin Properties, LLC.
- (5) Consider a request for a variance to the rear yard setback from 20 feet to 18 feet, for a total variance of two (2) feet for a proposed addition within the RS-10, “Single-Family Residential” Zoning District for the property located at 710 Greenland Avenue (Tax Map 066A, Group B, Parcel 024.01). Request submitted by Seth Johnson.

*January 8<sup>th</sup>, 2026 Minutes*

**Board of Zoning Appeals**  
**Minutes**  
**January 8<sup>th</sup>, 2026**

The Board of Zoning Appeals met on Thursday, January 8<sup>th</sup>, 2026, at 5:15 p.m. in the Council Chambers located at 45 E. Broad Street, Cookeville, Tennessee.

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

**Members Absent:** None.

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

**Staff Absent:** None.

**Others Present:**

**Election of Officers.** Michael Detwiler made a motion to elect Elwood Ervin as Vice-Chairman. Connie McCormick seconded the motion and the motion carried unanimously. **Approved.**

Michael Detwiler made a motion to elect James Dial as Chairman. Nancy Bohannon seconded the motion and the motion carried unanimously. **Approved.**

**Consider for Approval the Agenda as Submitted.** Nancy Bohannon made the motion to approve the agenda as submitted. Michael Detwiler seconded the motion, and the motion was carried unanimously. **Approved.**

**Consider for Approval the Minutes of December 11<sup>th</sup>, 2025.** Elwood Ervin made the motion to approve the minutes of December 11<sup>th</sup>, 2025, as submitted. Nancy Bohannon 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. This item was postponed at the December 11<sup>th</sup>, 2025, BZA meeting due to an error in the meeting date.** 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. **This item was postponed at the December 11, 2025, BZA meeting due to an error in the meeting date.**

**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 second access point would need to connect to Shadow

**Board of Zoning Appeals  
December 11<sup>th</sup>, 2025, Minutes**

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:** Approval of the variance request to Section 206.11G of the Zoning Code requiring two (2) points of access to a public street for a multi-family development consisting of 50 or more units.

Elwood Ervin stated the development is unique with the composition of 45 units and they're adding 12. And the cut off is 50 units.

Pail Pippin, president of the board of directors for the development noted that they have talked about second entrance for years and they cannot have a 2<sup>nd</sup> entrance due to the speed limit and make up of residents. Most residents are 65 and older, mostly widows and some tenants don't drive. The residents like to walk around outside during the nice weather. The street is not made for high traffic. There are no sidewalks and the road isn't wide enough. They want to loop around and reconnect to State Street, creating a loop without backing up or turning around. Once the building project is done they plan on installing the road. He notes that a former tenant left money in their will to the homes and her request was to spend it on new apartments.

Lauren Shibakov, the engineer for the project notes that the development is proposing a cul-de-sac at the end of the new development until the new road loop is built.

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:** 5:28 P.M.

Submitted for Approval

Submitted for Recording

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**Haley Stevenson**  
*Planning Assistant*

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**James Dial, Chairman**  
*Board of Zoning Appeals*

### ***Item 3***

Consider a request for a special exception to allow outdoor storage of goods and materials within the LM, “Light Manufacturing,” Zoning District for the property located at 2221 West Jackson Street (Tax Map 054D, Group A, Parcel 034.00). Request submitted by Independence Engineering, on behalf of Sparrow Ventures Group.

**APPLICATION FOR BZA REQUEST**

The Board of Zoning Appeals meets the 2<sup>nd</sup> 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: 2221 W Jackson St Cookeville, TN 38501

Tax Map Identification Number: 054D A 034 Zone: LM - Light Manufacturing

**Property Owner**  
Name: Sparrow Ventures GP (Tom Lamb)  
Address: 1843 Foreman Drive  
Cookeville, TN 38501  
(City, State, Zip)

**Person Making Request**  
Name: Independence Engineering  
Address: 1777 Sentry Parkway W  
Blue Bell, PA 19422  
(City, State, Zip)

\*\*\*\*\*

**Type of Request:**

SPECIAL EXCEPTION       VARIANCE       ADMINISTRATIVE REVIEW

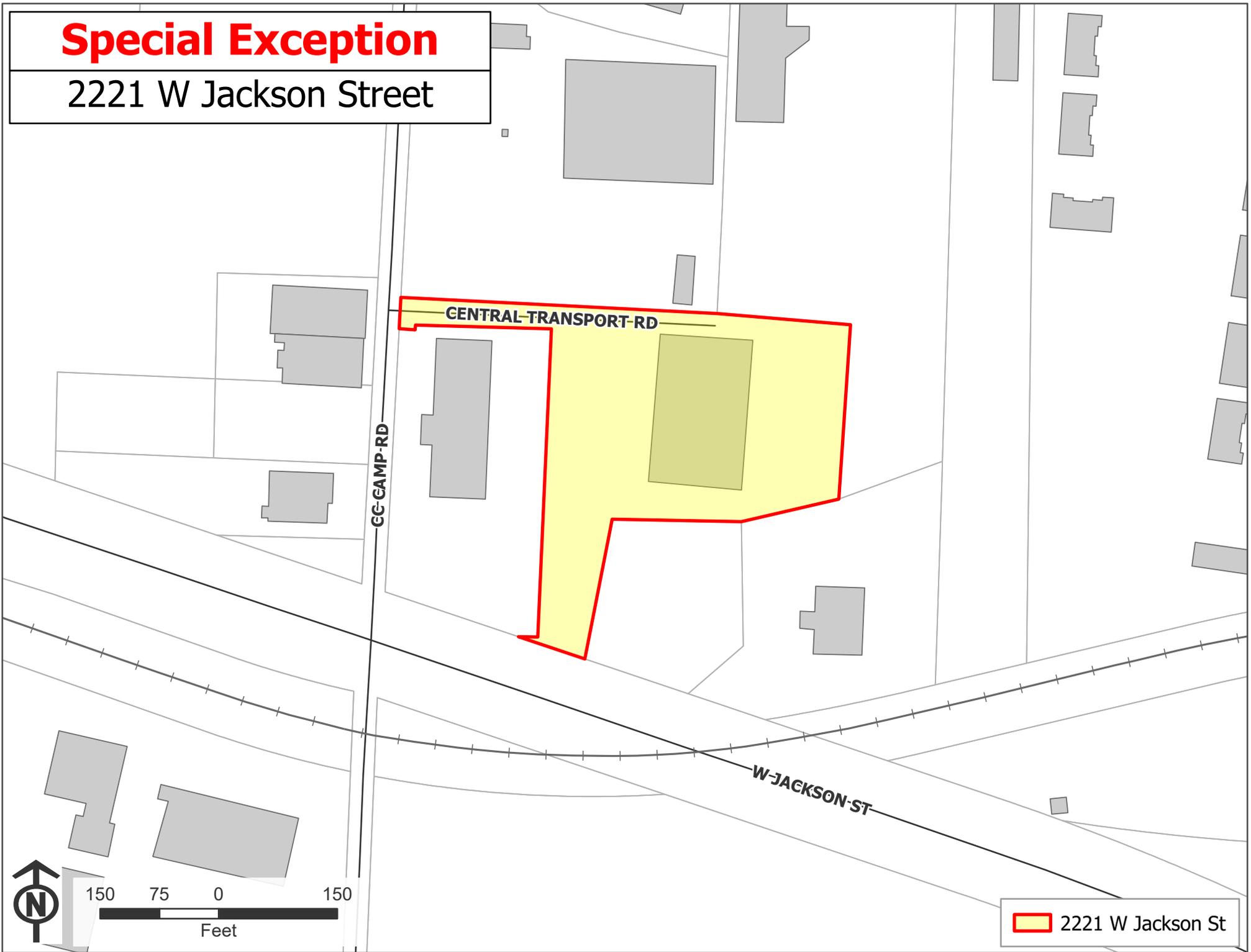
Describe the request below (attach any accompanying information):

Applicant is requesting a special exception to permit the accessory use of outdoor storage

\*\*\*\*\*

# Special Exception

2221 W Jackson Street



2221 W Jackson St

**Aerial**

**2221 W Jackson Street**



**CENTRAL TRANSPORT RD**

**CC CAMP RD**

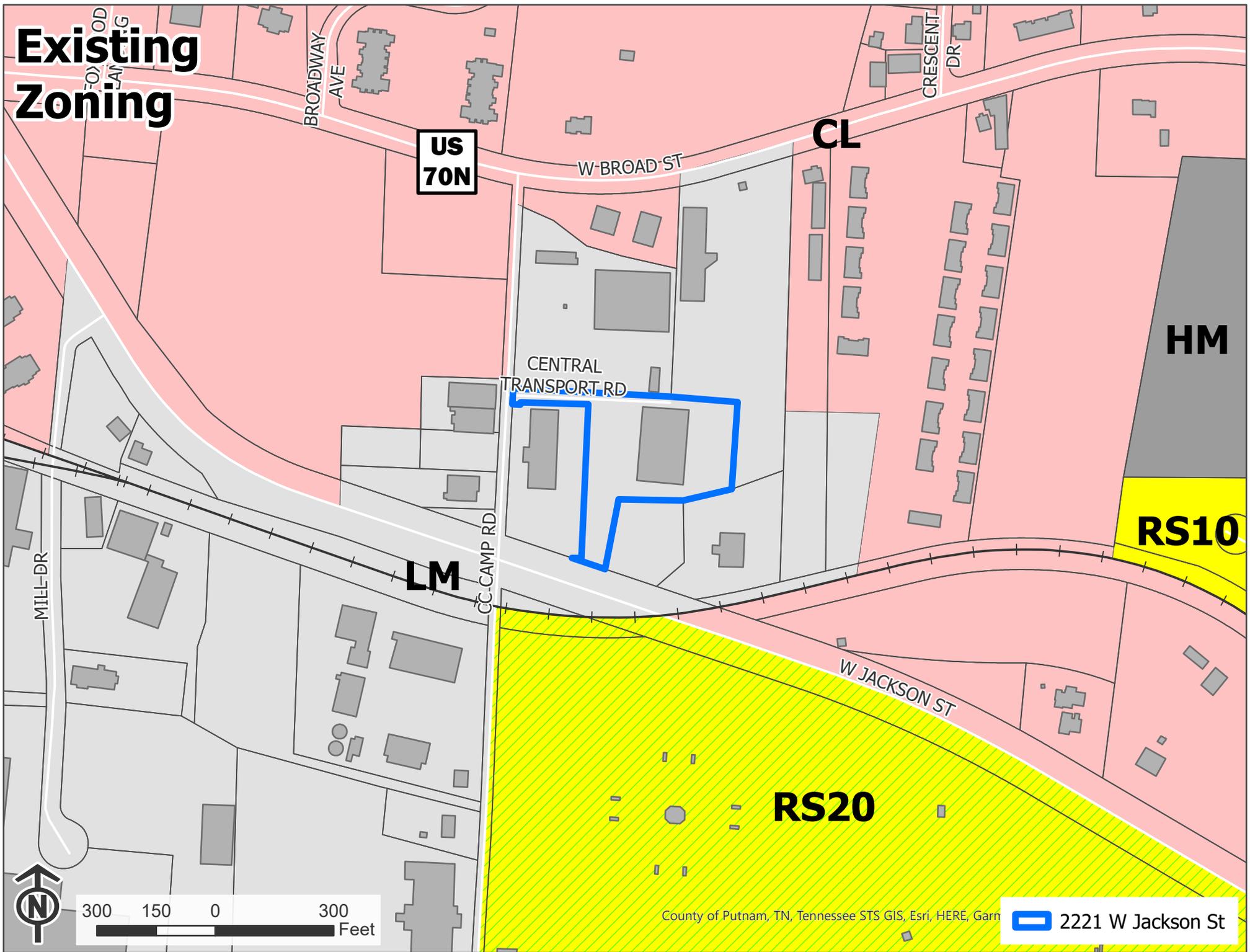
**W JACKSON ST**



County of Putnam, TN, Tennessee STS GIS, Esri, HERE, Garmin, I

 **2221 W Jackson St**

# Existing Zoning



US  
70N

CL

HM

RS10

LM

RS20

2221 W Jackson St



### ***Item 4***

Consider a request for a variance to the rear yard setback from 10 feet to one (1) foot, for a total variance of nine (9) feet for a proposed dumpster enclosure within the CG, “General Commercial” Zoning District for the property located at 1090 South Willow Avenue (Tax Map 065, Parcel 062.00). Request submitted by Philip Neal, on behalf of McGugin Properties, LLC.

**APPLICATION FOR BZA REQUEST**

The Board of Zoning Appeals meets the 2<sup>nd</sup> 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: 1090 S Willow Ave, Cookeville, TN 38501

Tax Map Identification Number: 065 062.00 Zone: CG

**Property Owner**  
Name: McGugin Properties LLC  
Address: PO Box 49168  
Cookeville, TN 38501  
(City, State, Zip)

**Person Making Request**  
Name: Phillip Neal  
Address: 10 Lea Avenue, Suite 400  
Nashville, TN 37210  
(City, State, Zip)

\*\*\*\*\*

**Type of Request:**

SPECIAL EXCEPTION       VARIANCE       ADMINISTRATIVE REVIEW

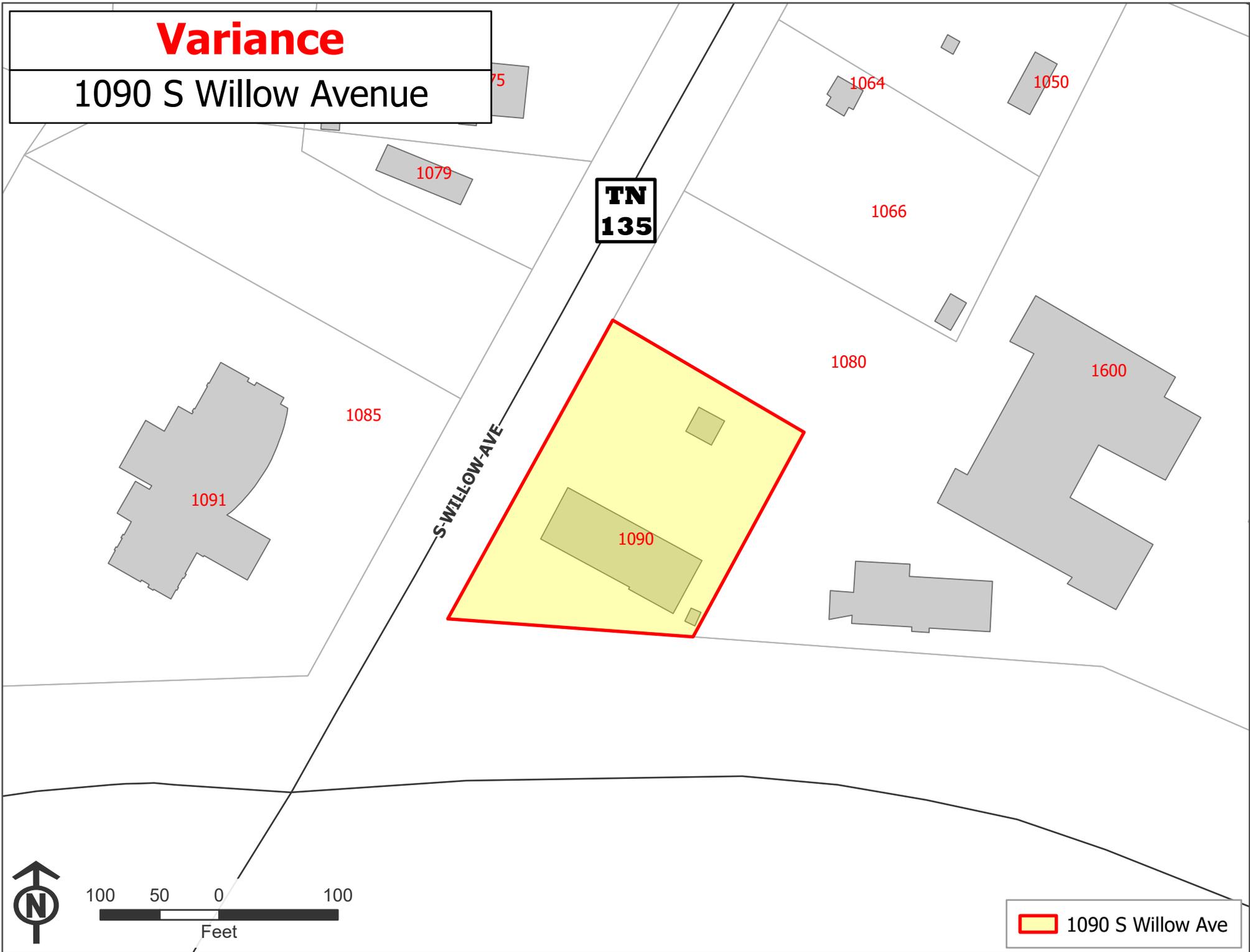
Describe the request below (attach any accompanying information):

Request for a variance to allow a trash enclosure to encroach into the building setback on the east side of the site. The proposed project includes a combined convenience store/coffee drive-thru, a gas canopy, and parking for the development. Due to the limited site area of 0.93 AC and irregularly-shaped property lines, the trash enclosures need to encroach on the east building setback to allow for safe truck circulation of the site. Additionally, the existing building already encroaches the building setback, and due to the small size of the lot, there is not practical alternative location for the trash enclosures.

\*\*\*\*\*

# Variance

## 1090 S Willow Avenue



**Aerial**

**1090 S Willow Avenue**

**TN  
135**

**SWILLOW AVE**



75 37.5 0 75  
Feet

County of Putnam, TN, Tennessee STS GIS, Esri, HERE, Garmin, IN

 1090 S Willow Ave

# Existing Zoning

**RS10**

**LM**

**CI**

**CG**

**CR**

**CI**

**RS15**

**TN 135**

**40**

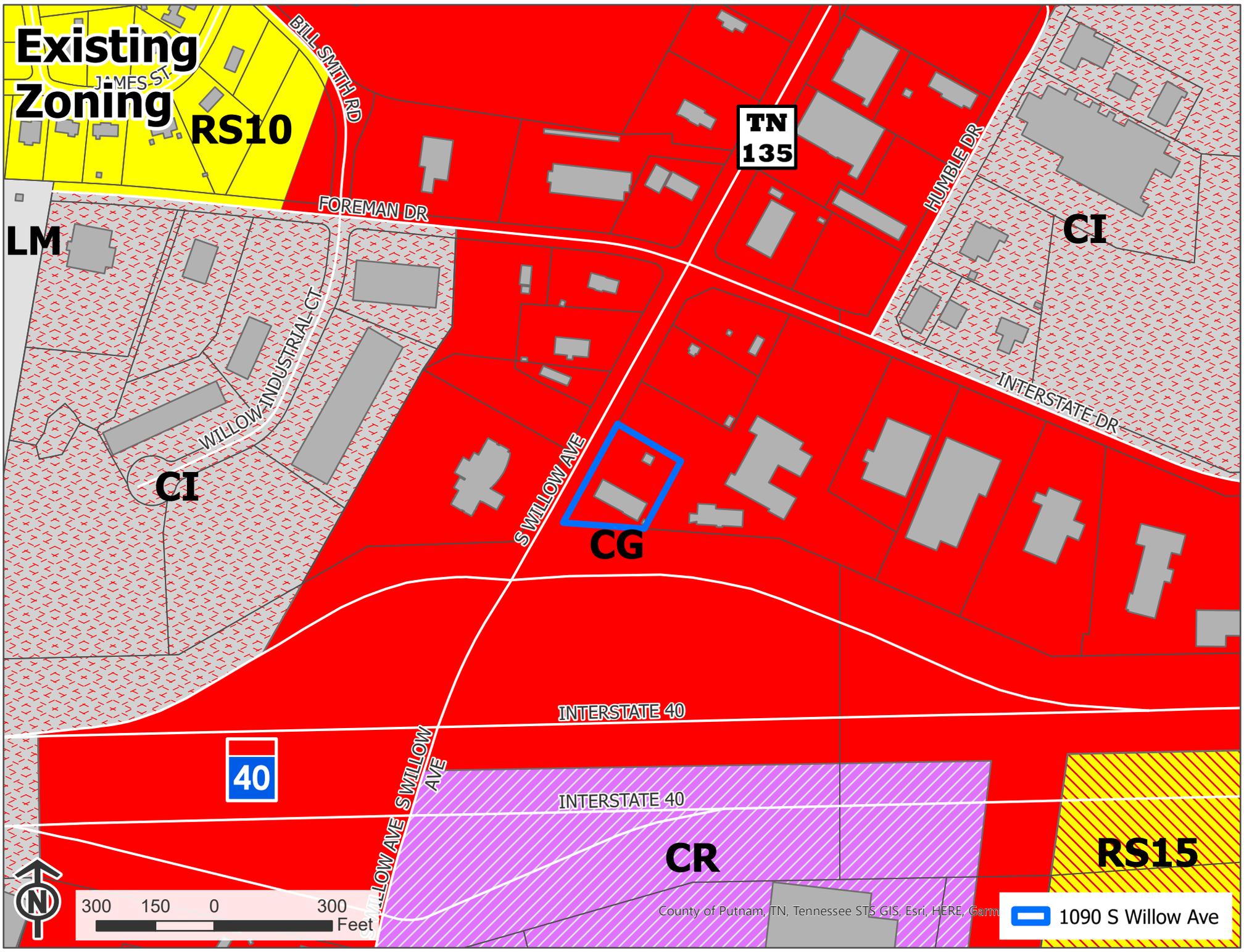
INTERSTATE 40

INTERSTATE 40



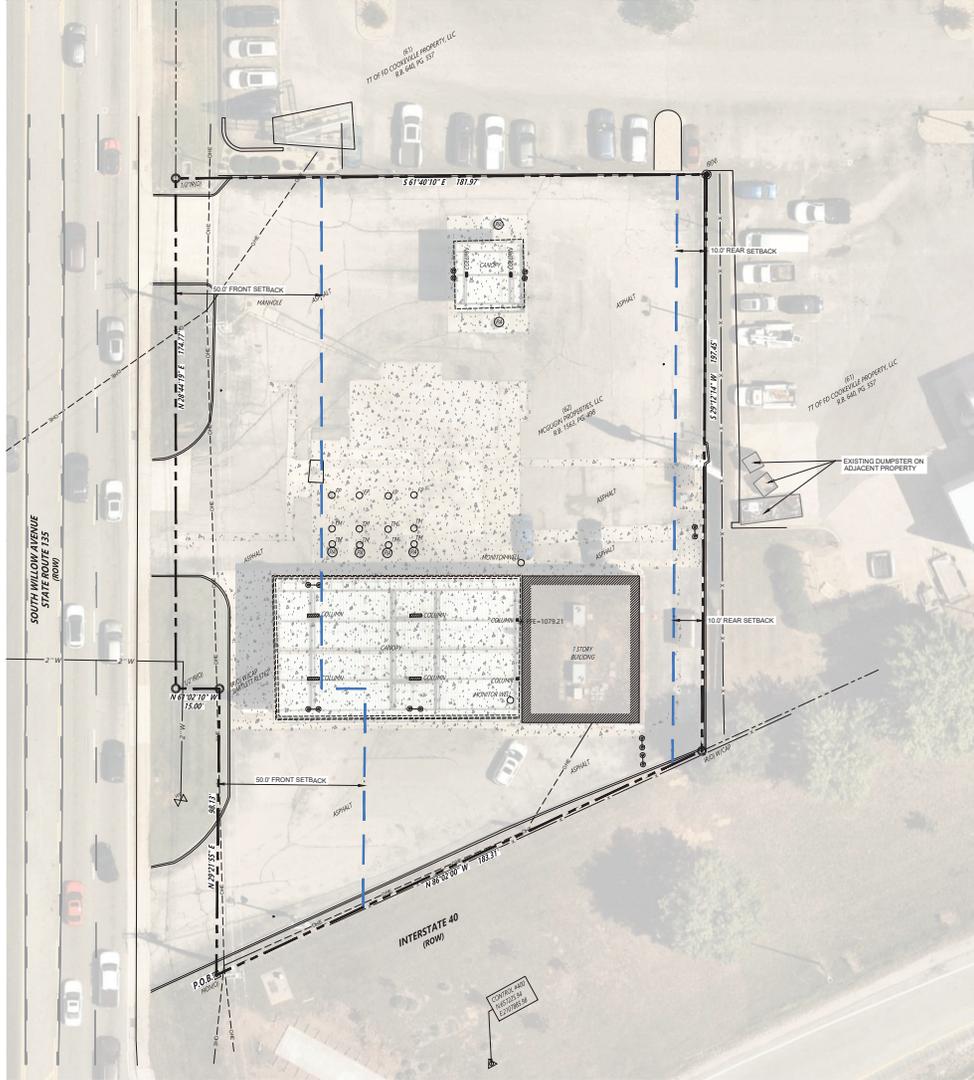
County of Putnam, TN, Tennessee STS GIS, Esri, HERE, Garmin

 1090 S Willow Ave

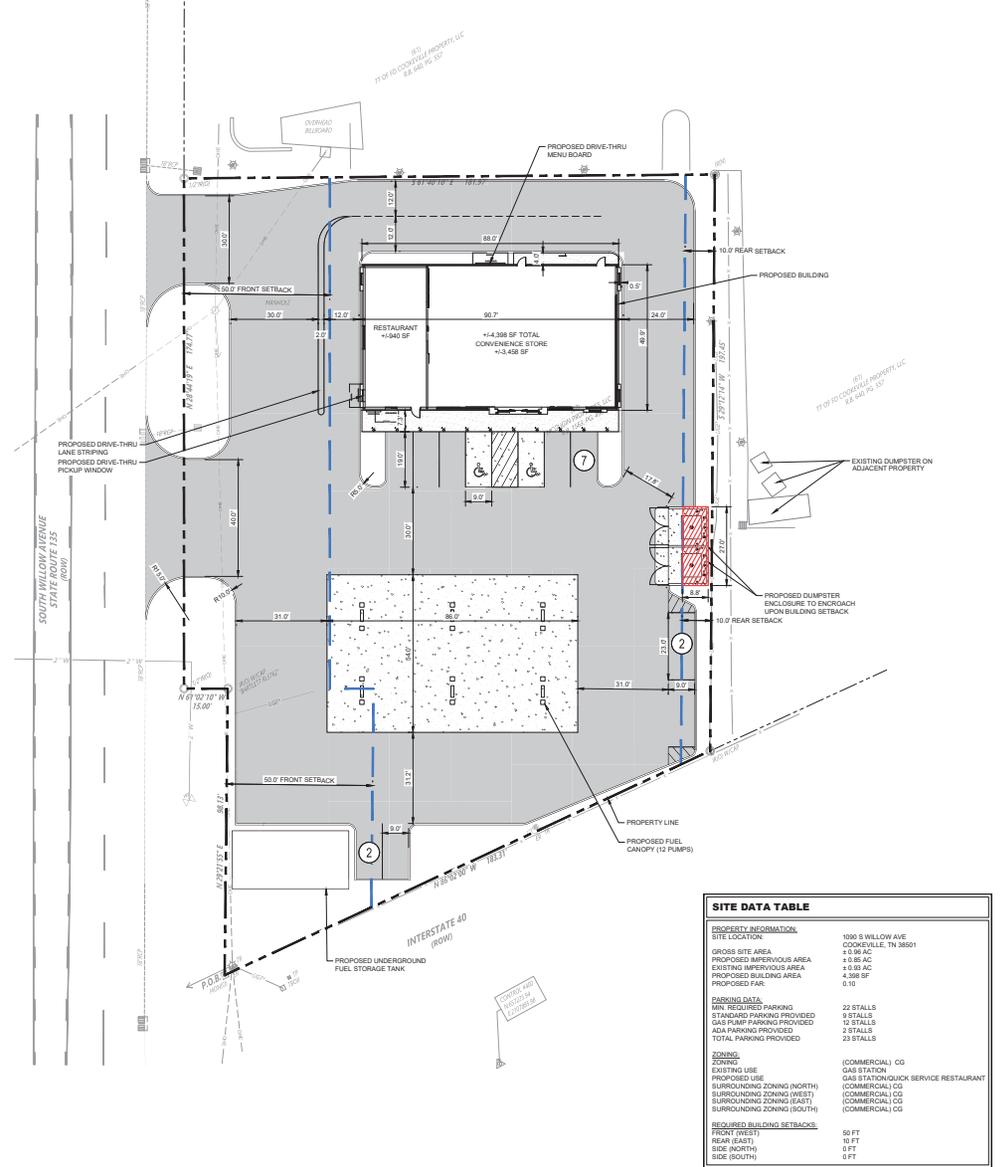




EXISTING CONDITIONS:



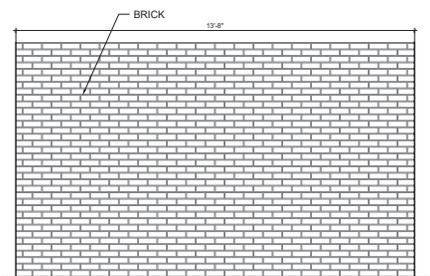
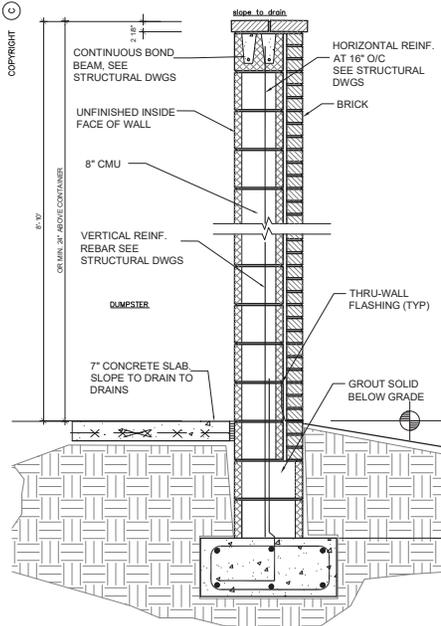
PROPOSED CONDITIONS:



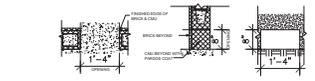
SITE DATA TABLE	
<b>PROPERTY INFORMATION:</b>	
SITE LOCATION:	1090 S WILLOW AVE, COOKEVILLE, TN 38501
GROSS SITE AREA:	4.08 AC
PROPOSED IMPERVIOUS AREA:	4.08 AC
EXISTING IMPERVIOUS AREA:	4.398 SF
PROPOSED BUILDING AREA:	0.10
PROPOSED PAV:	
<b>LOADING DATA:</b>	
MIN. REQUIRED PARKING:	23 STALLS
STANDING PARKING PROVIDED:	15 STALLS
GAS PUMP PARKING PROVIDED:	2 STALLS
ADA PARKING PROVIDED:	23 STALLS
TOTAL PARKING PROVIDED:	
<b>ZONING:</b>	
OWNER:	(COMMERCIAL) CG
EXISTING USE:	GAS STATION
PROPOSED USE:	GAS STATION/BUCK SERVICE RESTAURANT
SURROUNDING ZONING (NORTH):	(COMMERCIAL) CG
SURROUNDING ZONING (WEST):	(COMMERCIAL) CG
SURROUNDING ZONING (EAST):	(COMMERCIAL) CG
SURROUNDING ZONING (SOUTH):	(COMMERCIAL) CG
<b>REQUIRED BUILDING SETBACKS:</b>	
FRONT (WEST):	50 FT
REAR (EAST):	10 FT
SIDE (NORTH):	0 FT
SIDE (SOUTH):	0 FT



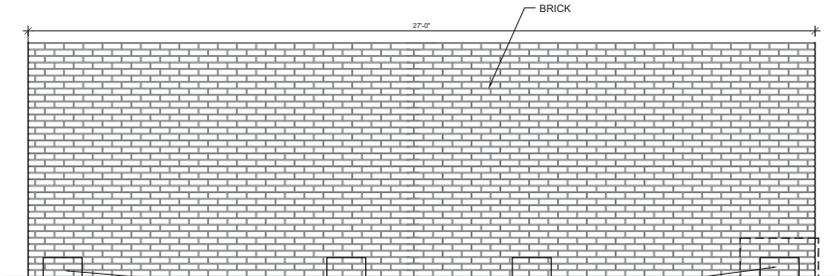
COPYRIGHT © CLINT CASSETTY, ARCHITECT 2025



4 DUMPSTER ELEVATION  
1/2" = 1'  
0 2 FEET



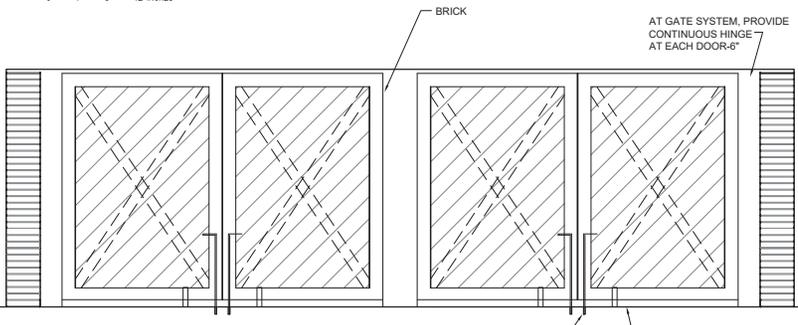
5 RAINWATER DRAINAGE DETAIL  
1/2" = 1'  
0 2 FEET



3 DUMPSTER ELEVATION  
1/2" = 1'  
0 2 FEET

PROVIDE FOUR RAINWATER DRAINAGE OPENINGS. SEE DETAIL 5/A10.2 COORDINATE FINAL LOCATION PER FIELD CONDITIONS

6 DUMPSTER SCREEN SECTION  
1" = 1'-0"  
0 4 8 12 INCHES

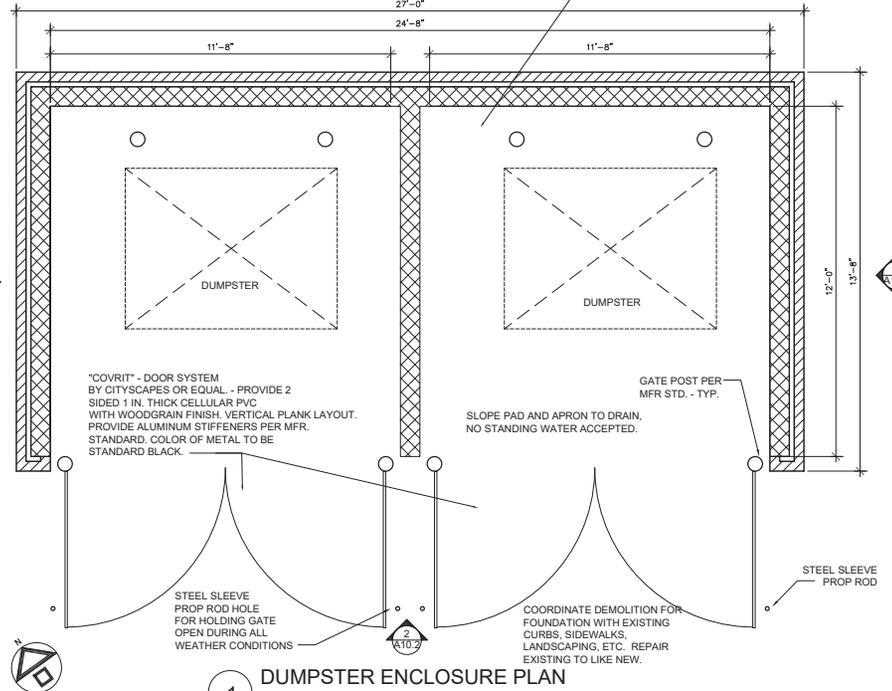


2 DUMPSTER GATE ELEVATION  
1/2" = 1'  
0 2 FEET

1. CONTRACTOR SHALL VERIFY THAT THE WALL HEIGHT EXCEEDS EQUIPMENT HGT.

(4) STEEL SLEEVES AT OPEN & CLOSED POINTS OF GATE FOR 5/8\"/>

STEEL WHEELS ON EACH DOOR



1 DUMPSTER ENCLOSURE PLAN  
1/2" = 1'  
0 2 FEET

1. CONTRACTOR SHALL VERIFY THAT THE SPACE BETWEEN THE EQUIPMENT AND THE WALL (MIN. CLEARANCE) EXCEEDS EQUIPMENT REQUIREMENTS.

A NEW FACILITY FOR  
**McGUGIN CONVENIENCE STORE**  
1090 SOUTH WILLOW AVE.  
COOKEVILLE, TN 38501



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**CASSETTY ARCHITECTS**  
100 Country Club Dr., Suite 206  
Hendersonville, TN 37075  
(615) 822-5711  
www.cassettyarch.com

ORIG. ISSUE DATE:  
XX-XX-2025

PROJECT NUMBER  
1225

DUMPSTER  
SCREEN  
A10.2

### ***Item 5***

Consider a request for a variance to the rear yard setback from 20 feet to 18 feet, for a total variance of two (2) feet for a proposed addition within the RS-10, "Single-Family Residential" Zoning District for the property located at 710 Greenland Avenue (Tax Map 066A, Group B, Parcel 024.01). Request submitted by Seth Johnson.

**APPLICATION FOR BZA REQUEST**

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Location of Property: 710 Greenland Ave, Cookeville, TN 38501

Tax Map Identification Number: 066A-B-024.01 Zone: RS-10

**Property Owner**  
Name: Seth D. Johnson

**Person Making Request**  
Name: Same as Owner

Address: 710 Greenland Ave

Address: \_\_\_\_\_

Cookeville, TN 38501

\_\_\_\_\_

(City, State, Zip)

(City, State, Zip)

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**Type of Request:**

SPECIAL EXCEPTION

VARIANCE

ADMINISTRATIVE REVIEW

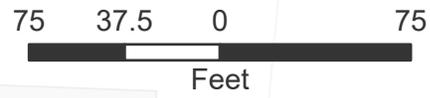
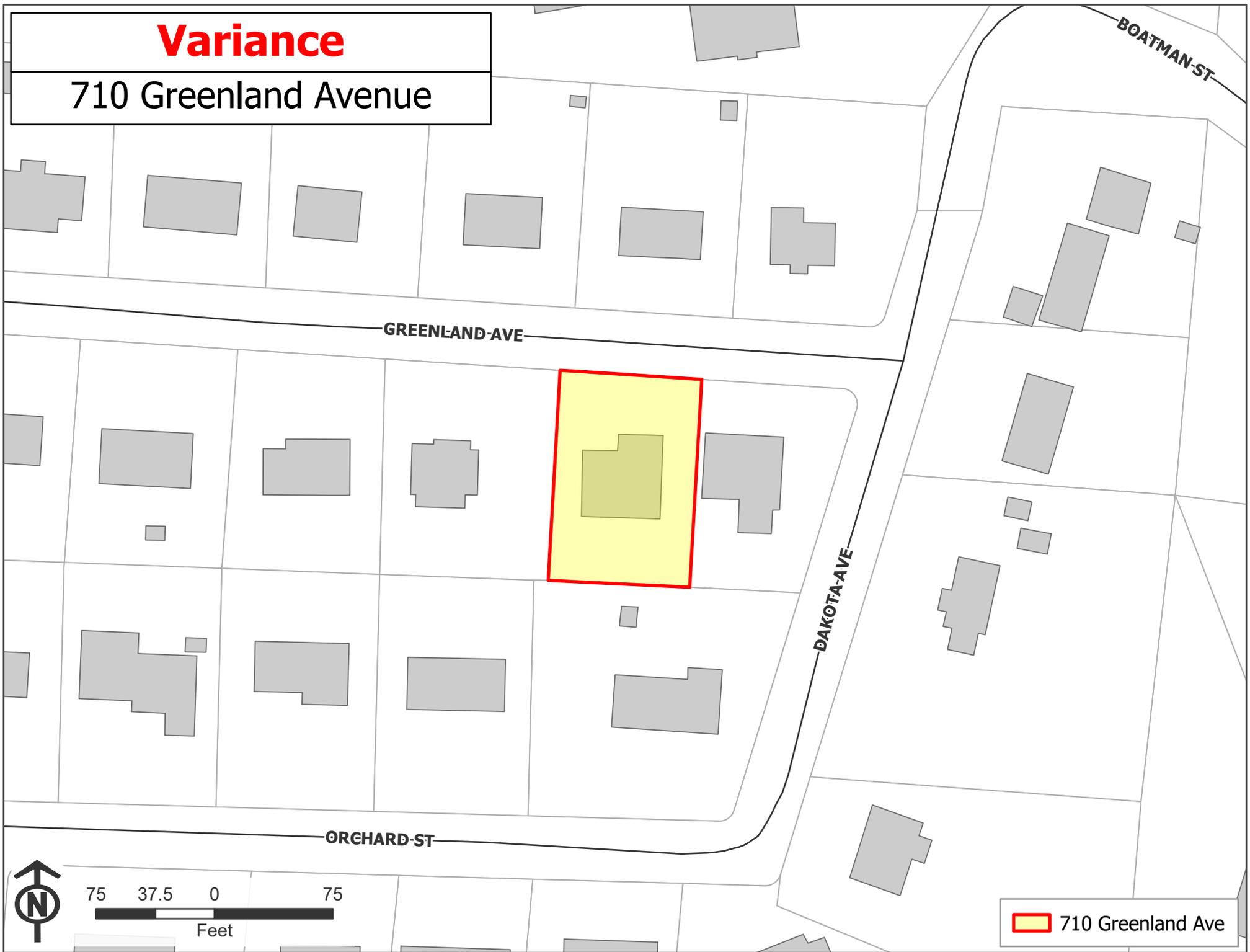
Describe the request below (attach any accompanying information):

variance to the rear yard setback from 20 feet to 18 feet, for a total variance of two (2) feet for a proposed addition

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# Variance

710 Greenland Avenue



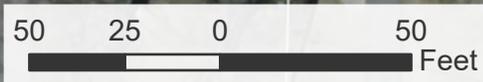
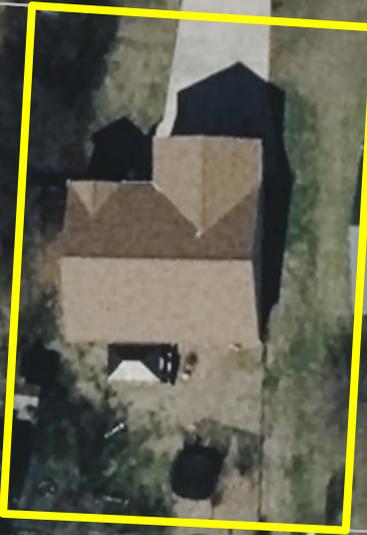
710 Greenland Ave

**Aerial**

**710 Greenland Avenue**

**GREENLAND AVE**

**DAKOTA AVE**



County of Putnam, TN, Tennessee STS GIS, Esri, HERE, Garmin, I

 710 Greenland Ave

# Existing Zoning

**RS10**

**RM8**

**CG**

**RM8**

**RS10**

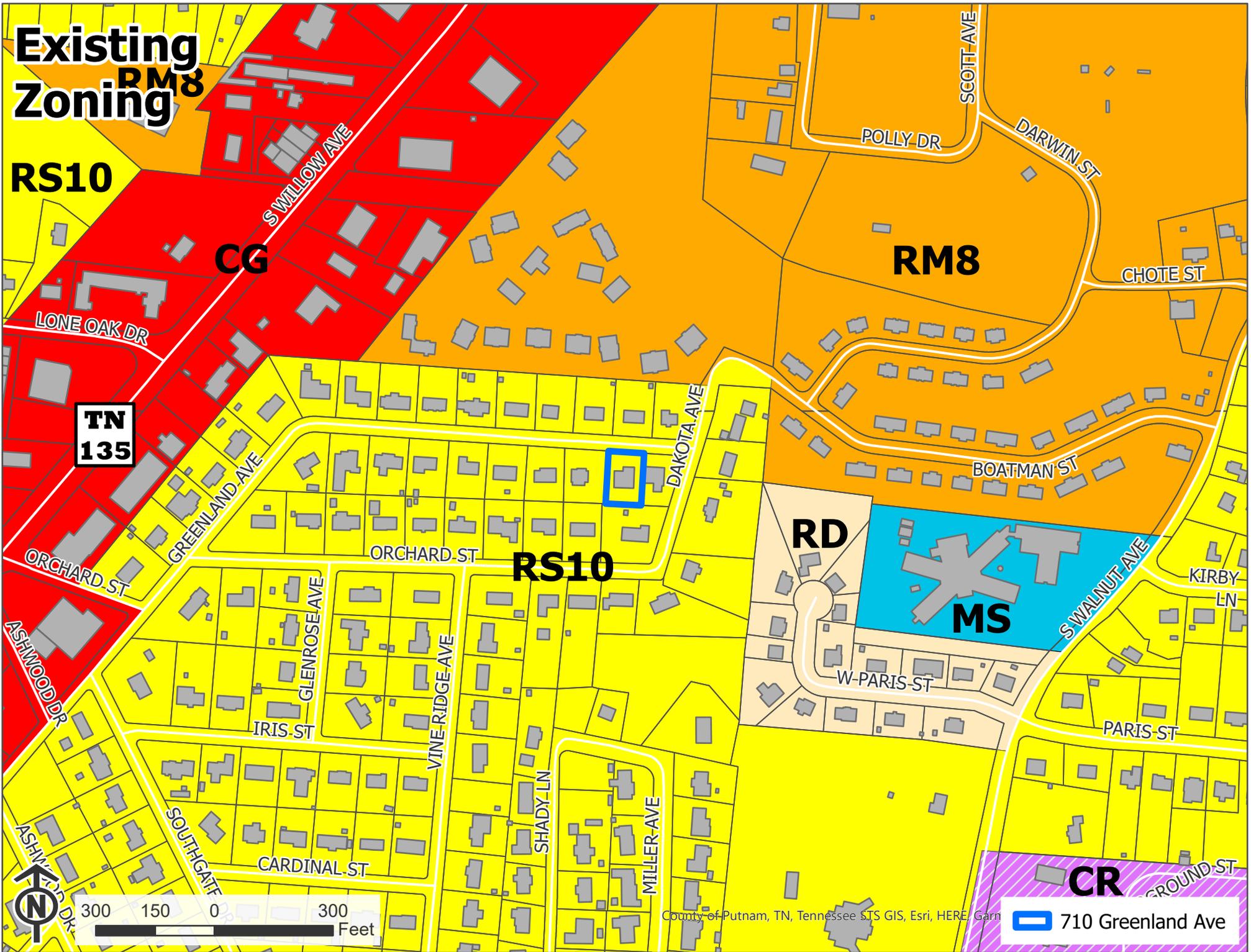
**RD**

**MS**

**CR**

**TN 135**

 710 Greenland Ave

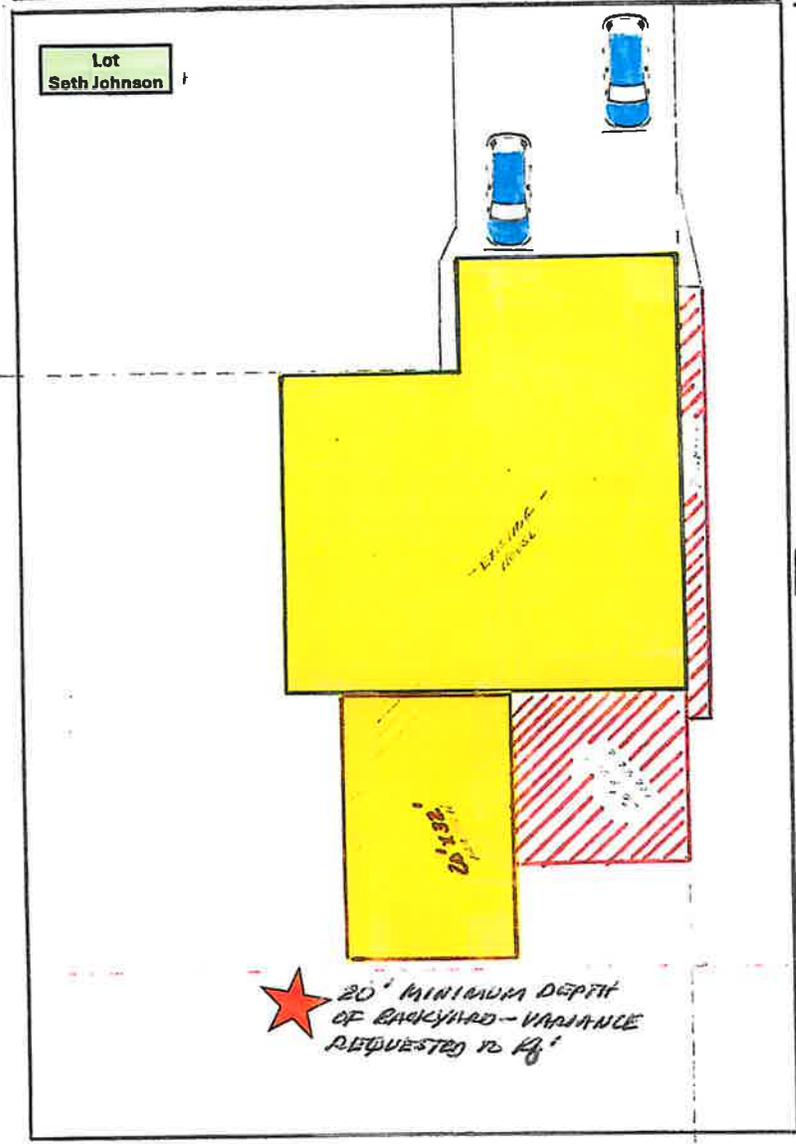


710 Greenland Ave

Lot  
Karen Peters

Lot  
Seth Johnson

Lot  
Alejandro Castro



134'

90'

SCALE: 1 inch = 10 feet

Lot  
Shane Johnson

Lot  
Tim Smith

★ 20' MINIMUM DEPTH  
OF BACKYARD - VARIANCE  
REQUESTED TO 14'

