

Cookeville Municipal Planning Commission Agenda
February 23rd, 2026
5:30 P.M.

Action Items:

Election of Officers

- (1) Consider for approval the agenda as submitted. **Planning Staff requests that study be waived and Items 9, 10, and 11 be moved for Action.**
- (2) Consider for approval the minutes of December 22nd, 2025.
- (3) Consent Agenda:
 - a. Consider the six (6) month extension of the preliminary plat for Turnberry Subdivision, 61 lots located on Hawkins Crawford Road (Tax Map 064, a portion of Parcel 018.08). Request submitted by Capital Communities, LLC.
 - b. Consider the six (6) month extension of the preliminary plat for Conexus, 27 lots located on South Jefferson Avenue, River Bluff Road, & Old Sparta Road (Tax Map 096, Parcel 078.04). Request submitted by Raj Patel.
- (4) Consider for action the preliminary plat of the Henley Drive Extension, located at the intersection of Henley Drive and Sams Street to Bunker Hill Road (Tax Map 053L, Group C, a portion of Parcel 017.01). Request submitted by the City of Cookeville.
- (5) Consider for action the final plat of the Roy & Beer Division, four (4) lots located on Mine Lick Creek Road & Taylor Road (Tax Map 065, Parcels 079.00 & 079.01). Request submitted by Brian Buck, on behalf of property owners Frances B. Roy & Dana Beer.
- (6) Consider for action the final plat of Lots #13-20, Block C of the Elrod Subdivision, three (3) lots located on Womack Avenue (Tax Map 040F-G-020.00). Request submitted by Jeremiah Wheat.
- (7) Consider for action the final plat of Saxony, Phase IV, 123 lots located on East Spring Street (Tax Map 053L-C-017.021). Request submitted by Garry McNabb.
- (8) Consider for action the final plat of the Re-Subdivision of Lot 2, Willow Properties Subdivision Phase II, one (1) lot located off a private permanent vehicular access easement off Foreman Drive (Tax Map 065, a portion of Parcel 058.00). Request submitted by Josh Stites, on behalf of Willow Properties Group.
- (9) Consider for action rezoning property located at 69 Messenger Road (Tax Map 083, Parcel 080.18) from RS-10, "Single-Family Residential" to CG, "General Commercial." Request submitted by Ken Stone, on behalf of Preferred Properties.
- (10) Consider for action rezoning property located on Boyd Farris Road (Tax Map 083, Parcel 057.00) from CI, "Commercial-Industrial Mixed-Use" and RS-20, "Single-Family Residential" to RS-5, "Single-Family Residential. Request submitted by Stefan Claar, on behalf of Brian Hartbarger.
- (11) Hold a public hearing and consider for action review and recommendation on the proposed Dodson Branch Road Annexation Plan of Services. Request submitted by Staff.
- (12) Consider for action the 2025 Annual Report & Program Design. Request submitted by Staff.
- (13) Consider for action amendments to the Official Street Map. Request submitted by Staff.

Study Items:

- (1) Consider for study the preliminary plat of Polly Place, 12 lots located on Polly Drive (Tax Map 053-O, Group A, Parcel 007.00). Request submitted by G & C Properties.

Staff Reports:

- (1) Minor Plats
 - Pigeon Roost Lots 9 & 10 Line Revision, two (2) lots located on Bunker Hill Road (Tax Map 096A-B-009.00 & 010.00) – Jason Bohannon & Jerri Chamberlain
 - Willow Properties Phase II Lot 1 Re-subdivision, two (2) lots located at South Willow Avenue & Humble Drive (Tax Map 065, Group B, Parcel 058.04) – TT of HCP, LLC
 - Capshaw Subdivision Lots 4-8 Combination Plat, one (1) lot located at East Stevens Street and Barret Drive (Tax Map 053K Group J Parcels 020.00 & 021.00) – Charles T. Whittenburg

December 22nd, 2025 Minutes

**Cookeville Planning Commission
Minutes
December 22nd, 2025**

The Cookeville Planning Commission met on Monday, December 22nd, 2025, at 5:30 p.m., in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

Members Present: Councilman Ali Bagci, Jim Cobb, Bob Faulhaber, Jason Fowler, Judy Jennings, Lauren Metts, Mallie Rogers. Kay Starkweather & Jim Woodford.

Members Absent: None.

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

Staff Members Absent: Ken Young.

Others Present: Gary McCorkle, Seamus Lewis, Chad Gilbert, Matthew Bledsoe, Lee Bledsoe

Establishment of Quorum: Chairman Woodford announced that a quorum was present for the meeting.

Consider for Approval the Agenda as Submitted. Jim Cobb made the motion to approve the agenda as submitted. Councilman Bagci seconded the motion, and the motion carried unanimously. **Approved**

Consider for Approval the Minutes of November 24th, 2025. Kay Starkweather made the motion to approve the minutes of November 24th, 2025. Councilman Bagci seconded the motion, and the motion carried unanimously. **Approved**

Consider for action the final plat of River Ranch at Cookeville Phase I, 16 lots located on Mine Lick Creek Road (Tax Map 065, Parcel 005.00). Request submitted by Bailey Lane. Mr. Jon Ward stated that Mr. Bailey Lane has submitted for approval the final plat of River Ranch at Cookeville Phase I, a 16-lot single-family detached development located on Mine Lick Creek Road. A preliminary plat for the development consisting of 49 lots was approved at the April 2024 Planning Commission meeting. The development was previously known as the Bungalows at Cookeville.

Analysis: The subject property is identified as portion of Parcel 005.00 on Tax Map 065 and contains approximately 64.91 acres. Phase I of the development consists of approximately 13 acres. The property is zoned RS-20, "Single-Family Residential" as are all adjacent properties.

The submitted final plat depicts 16 single-family detached lots within Phase I of the overall development. A new public street identified as Citico Drive is depicted on the plat providing access to Mine Line Creek Road. The binder has been installed along the Phase I section of Citico Drive. The plat depicts five (5) foot sidewalks along Mine Lick Creek Road from the western property boundary to Citico Drive and along the western edge of Citico Drive. The Cookeville Water Quality Control Department has confirmed water has passed pressure testing. Sewer will be tested with the completion of the development or as determined by Water Quality Control. The Planning Division has requested that the distance from centerline be shown on Mine Lick Creek Road, as additional right-of-way may need to be dedicated. The Cookeville Energy Department has noted that no gas service was requested for the development, and that the streetlighting to be installed will be wooden poles. The existing TVA easement must be dimensioned correctly on the final plat. Public Works has requested that both proposed stormwater management features be shown on the final plat. The final plat depicts 24.6 feet from centerline along Mine Lick Creek Road. Collector streets require 60 feet of right-of-way. Right-of-way dedication of 5.4 feet would provide the adequate right-of-way. The development would be held harmless from the right-of-way dedication.

The Cookeville Fire Department has concerns with the depicted median along Citico Drive. During preliminary plat approval, comments were provided concerning the radius needed for firetrucks to turn around. Approval of the preliminary plat was granted with a condition of a divided median with 12-foot travel lanes. The split-median provided redundancy in access for the development. The divided median was proposed due to the length of the dead-end street and cul-de-sac to mitigate the requirement for providing additional ingress/egress for the development. The depicted median is shown as a grass median and the Cookeville Fire Chief notes that this may cause issues with the stabilization of the outriggers on fire trucks during an emergency. Now that the street has been constructed, the pavement section is approximately 32' in width and allows for stabilization and area to turn a fire truck around safely. Installing the median on the

street could create issues for the fire trucks. The Fire Department requests omitting the grass median. The developer also requests that the grass median be excluded, providing wide travel lanes to accommodate traffic and fire truck safety. In the opinion of the Planning Division, the wide street would provide more than sufficient ingress/egress for local street serving a residential subdivision development as previously contemplated with the grassed median concept. The developer has proposed including an eight (8) foot landscaped median for a length of 50-feet for aesthetics at the entrance to the new development.

The developer has also requested to guarantee the installation of curbs once the development/phase is complete to alleviate any curb destruction caused during the construction phase. Public Works has confirmed the amount for the guarantee from the developer.

A plat review meeting was held on December 9, 2025. All relevant city departments were present and provided comments on the final plat.

Recommendation: 90-day conditional approval of the final plat subject to the following:

- Show distance to Mine Lick Creek Road center line on the plat
- Developer must submit a two (2) year \$10,000.00 Warranty of Improvements to the Planning Division; guarantee shall be either by check or an irrevocable letter of credit drawn on a local bank
- Developer must submit a financial guarantee of \$39,000 for curb installation to the Planning Division; guarantee shall be for a minimum of one (1) year and shall be by check or an irrevocable letter of credit drawn on a local bank
- Submit \$42,000 payment for final street surfacing to the Planning Division
- Sidewalk in lieu of improvements guarantee in the amount of \$43,000 shall be submitted to the Planning Division; minimum term is one (1) year, and maximum term is five (5) years; guarantee shall be either by check or an irrevocable letter of credit drawn on a local bank
- Submit \$250 payment to Public Works for street signage
- Stormwater Maintenance Agreement note required on plat
- Contact Public Works for all inspections prior to installation
- Completion of corrections or additions to the plat as determined necessary by Planning and/or other appropriate city departments

Lauren Metts made the motion to approve the request recommended by staff. Councilman Bagci seconded the motion, and the motion was carried unanimously. **Conditional Approval**

Consider for action the final plat of Highbury Phase III, nine (9) lots located on Neal Street and East Veterans Drive (Tax Map 066, a portion of Parcel 032.09). Request submitted by Ironclad Highbury LLC. Mr. Jon Ward stated that Mr. Chad Gilbert, on behalf of Ironclad Highbury LLC., has submitted for approval the final plat of Highbury Subdivision Phase III, a nine (9) lot single-family attached development located on Neal Street. The final plat of Phase I was recorded in April 2024. The Phase II final plat was approved in September 2024. The overall development consists of 139 units.

Analysis: The subject property is identified as portion of Parcel 032.09 on Tax Map 066 and contains approximately 0.36 acres. The property is zoned CG, “General Commercial” as are the adjacent properties to the west, south, and east. The property is bordered by CR, “Regional Commercial” to the north.

The Phase III final plat depicts nine (9) single-family cluster townhomes. Phase III of the development depicts access to East Veterans Drive through a new private street named Meridan Street. The segment of Meridan Street included on the plat extends past the intersection of Belfair Street, the other private street in the development, that provides access Neal Street. An HOA was submitted and recorded for the overall development along with the Phase I final plat. Sidewalk installation along East Veterans Drive has been discussed with the Public Works Department. An in-lieu of fee will be accepted due to the storm water drainage and ditches along East Veterans Drive and may be accepted with a future phase of the development.

All relevant city departments have been provided the plat for comments for conditional approval of the final plat.

Recommendation: Conditional 90-Day approval of the final plat subject to the following:

- As-builts to be submitted to Water Quality Control prior to final plat signing
- In lieu of fee for sidewalk construction along East Veterans Drive to be determined by Public Works
- Completion of corrections and/or additions to the plat as determined necessary by Planning and/or other appropriate city departments.

Councilman Bagci made the motion to approve the request recommended by staff. Kay Starkweather seconded the motion, and the motion was carried unanimously. **Conditional Approval**

Consider for action rezoning property located on North Willow Avenue (Tax Map 040G-B-001.00) from RM-8 (Multi-Family Residential) to CL (Local Commercial). Request submitted by Greg Deweese. Mr. Jon Ward stated that Mr. Greg Deweese has submitted for approval a request to rezone a portion of property located on North Willow Avenue from RM-8, “Multi-Family Residential” to CL, “Local Commercial.”

Analysis: The subject property is identified as Parcel 001.00 on Tax Map 040G, Group B and contains approximately 0.37 acres. The portion of the property requested for rezoning, including rights-of-way, contains approximately 3,123 square feet or 0.07 acres. The property is currently split-zoned CL, “Local Commercial” and RM-8, “Multi-Family Residential.” The property is bordered by CL to the south and east, and by RM-8 to the west and north. The application notes the rezoning request is to allow for commercial development.

The RM-8 District is intended to provide a moderate-density multi-family, two-family, and single-family residential environment in areas where public sewer is available. The CL District is intended for small and moderate sized offices, personal and business services, and general retail businesses serving the general population of the city. The maximum square footage of individual developments is restricted and is determined by street classification.

An undeveloped portion of Park Street right-of-way was closed, abandoned, and declared as surplus property in April 2024. The petitioner submitted a request to close the portion of right-of-way and the adjacent property owner agreed to allowing the petitioner to purchase the closed portion in its entirety. Combining the undeveloped right-of-way with the subject parcel resulted in split zoning of the parcel. The request to rezone the RM-8 Zoned portion to CL will provide consistent zoning for the property.

The Future Land Use Plan designates the subject property as best suited for Local Commercial development. CL Zoning would comply with this designation.

Current GIS data shows no natural factor encumbrances or sinkhole retention areas on the subject property.

Recommendation: Approval of the rezoning request.

Jim Cobb made the motion to approve the request recommended by staff. Bob Faulhaber seconded the motion, and the motion was carried unanimously. **Approved**

Hold a public hearing and consider for action review and recommendation for annexation, and Plan of Services for the Dodson Branch Annexation Area. Request submitted by Staff. Mr. Jon Ward stated that at the May 2025 Planning Commission meeting, Planning Staff presented a request to review and recommend for annexation, and Plan of Services for the Dodson Branch Annexation Area. The Planning Commission recommended approval of the request. The City Council, through Resolution #R25-06-09, held public hearings on the annexation by referendum for the request. During discussions with City Council, more requests for property to be included in the annexation were submitted to the Planning Division. The Planning Division discussed the timing of the referendum with the Putnam County Election Commission and decided that holding the referendum with the May general primary election rather than holding a special

election was the more feasible and cost-effective route for the City. Resolution R25-11-17 directed the Planning Division to take the necessary steps to bring back consideration of an annexation referendum for the May 2026 election.

The Planning Division have revised the Plan of Services to include the total number of parcels presented for annexation and have corrected the Plan of Services to reflect the most accurate information as provided by all city departments providing public services.

Analysis: The revised Dodson Branch Road Area consists of 56 parcels consisting of 280.58 acres, including rights-of-way. The Planning Division initiated the study, including a total of 25 parcels consisting of 129.81 acres. City Departments were contacted and provided costs estimates to provide city services to the subject area. Upon receipt of these responses, it was determined that a larger area could be annexed without increasing costs significantly. The annexation area was expanded to include a total of 56 parcels.

The petitioner indicated the primary reason for requesting annexation is to bring sewer services to the area. The area is identified in the Cookeville 2030 Plan as being best suited for Rural Residential and Mixed-Density Residential uses. Zoning of this area will be initiated upon the annexation becoming effective.

A Referendum must be held for the proposed annexation due to the City initiating annexation for parcels that had not requested annexation by owner's consent. Only the qualified voters in the annexation area would vote and a simple majority would be required for annexation.

A Plan of Services for the area has been prepared as follows:

PLAN OF SERVICES
DODSON BRANCH ANNEXATION AREA

Introduction

The City of Cookeville has received a petition requesting annexation from an owner of a property within the Urban Growth Boundary. A territory has been identified to annex the property requested for annexation, including adjacent properties contiguous with the City Limits. The purpose of this document is to present a Plan of Services for the territory. For identification purposes the territory has been designated as the Dodson Branch Annexation Area. This document was prepared by the Cookeville Community Development Department – Planning Division with consultation with applicable city departments.

Description of Area

The original area considered for annexation extends north from the current Cookeville corporate limits running along with Dodson Branch Road. The area consisted of a total of approximately 129.81 acres of land. At the present time, the proposed annexation area can be generally characterized as residential development with some undeveloped areas. Topographically the area can be described as level to gently rolling. There are identified sinkholes located in the area.

The study area included 25 parcels in their entirety comprising a total of approximately 129.81 acres. Located on these 25 parcels of land are 24 occupied single-family residential housing units and 116 multi-family housing units. Using the 2020 Census estimate of 2.25 persons per household indicates that the area contains approximately 315 persons. The estimated population results in an average density of 2.43 people per acre. Also located in the area is commercial structure which is currently identified as a body shop located along with a single-family residential unit. The area also included an estimated 1.71 acres of right-of-way from Dodson Branch Road.

An expanded annexation area included a total of 42 parcels in their entirety comprising a total of approximately 247.58 acres. Located on these 42 parcels of land are 30 single-family residential housing units and 327 multi-family housing units. Using the 2020 Census estimate of 2.25 persons per household indicates that the expanded area contains approximately 803 persons. The estimated population results in an average density of 3.24 people per acre. The expanded study area included an estimated 0.81 acres of right-of-way from Kinniard Road.

A third Revised Dodson Branch Annexation Area scenario included a total of 55 parcels in their entirety comprising a total of approximately 275.58 acres, including street rights-of-way. Located on these 55 parcels of land are 37 single-family residential housing units and 337 multi-family residential housing units. Using the 2020 Census estimate of 2.25 persons per household indicates that the revised annexation area contains approximately 842 persons. The estimated population results in an average density of 3.13 people per acre.

The third Revised Dodson Branch Annexation Area was proposed for study. This area also included an estimated 1,129 linear feet and 0.03 acres of right-of-way from Shipley Road and 256 linear feet and 0.006 acres of right-of-way from Forrest Road.

During the public hearing process, a property owner located adjacent to the proposed annexation area requested consideration to being included within the Dodson Branch Annexation Area. The final revised annexation area being considered for review and recommendation contains approximately 280.58 acres and includes additional right-of-way along Crabtree Circle.

Plan of Services

A. Police Protection

Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided upon the effective date of annexation.

B. Fire Protection

Fire protection by present personnel and equipment of the fire fighting force, within the limitations of available water supply and distances from existing fire stations; will be provided upon the effective date of annexation.

C. Water

Water service is currently provided to the annexation area by the City of Cookeville and will be provided at city rates upon the completion of annexation. Improvements to provide fire hydrants necessary to provide fire protection to the area are to be completed within 5 years after the effective date of annexation.

D. Sanitary Sewer

Sanitary sewer service will be provided to the annexation area by the City of Cookeville when economically feasible and based on the same criteria, standards and policies used to determine the expansion of sanitary sewer service in the unserved portions of the present corporate limits.

E. Solid Waste Collection and Disposal

The same regular refuse collection service now provided within the city shall be extended to the annexed area within sixty (60) days after the effective date of annexation.

F. Streets

Emergency maintenance of streets (repair of hazardous chuckholes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.

Routine maintenance, on the same basis as the present city, will begin in the annexed area on the effective date of annexation.

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other major improvements will be accomplished under the current policies of the city.

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

G. Inspection Services

All inspection services now provided by the city (building, plumbing, gas, housing, fire etc.) will begin on the effective date of annexation.

H. Planning and Zoning

The planning and zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area. An Ordinance establishing zoning for the area shall be adopted following the referendum on annexation.

I. Recreational Facilities

Residents of the annexed area may use all existing recreational facilities, parks, etc. on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational programs and facilities in the enlarged city.

J. Electrical Service and Street Lighting

Electric service for domestic, commercial, and industrial use to the annexed area will continue to be provided by the Upper Cumberland Electric Membership Cooperative. The City of Cookeville will provide street lighting improvements within two years of annexation.

K. Natural Gas Service

Natural gas is provided by the City of Cookeville in the annexation area and is available. Natural Gas will be extended based on customer demand and when economically feasible.

Recommendation: Approval of the Plan of Services and recommend annexation by referendum for the Dodson Branch Annexation Area.

Councilman Bagci made the motion to approve the request recommended by staff. Kay Starkweather seconded the motion, and the motion was carried unanimously. **Approved**

Study Items:

- (1) Consider for study the 2025 Annual Report & Program Design. Request submitted by Staff.
- (2) Consider for study amendments to the Official Street Map. Request submitted by Staff.

Kay Starkweather made the motion to accept the above items for study. Jim Cobb seconded the motion, and the motion was carried unanimously. **Approved**

Staff Reports:

- (1) Minor Plats
 - Shelton Living Trust Combination Plat, one (1) lot located on West Broad St (Tax Map 053G, Group A, Parcels 030.00 & 030.04) – Michael R Shelton Jr.
 - McCrary, Albert Division Tract #2 Revised Final Plat, three (3) lots located on Miller Avenue (Tax Map 066B, Group B, Parcel 018.00) – Sean Feheley / Premiere Oxford Fund 2, LLC

Adjournment: 5:51 P.M.

Submitted for Approval

Submitted for Recording

Haley Stevenson
Planning Assistant

Jim Woodford, Chairman
Cookeville Planning Commission

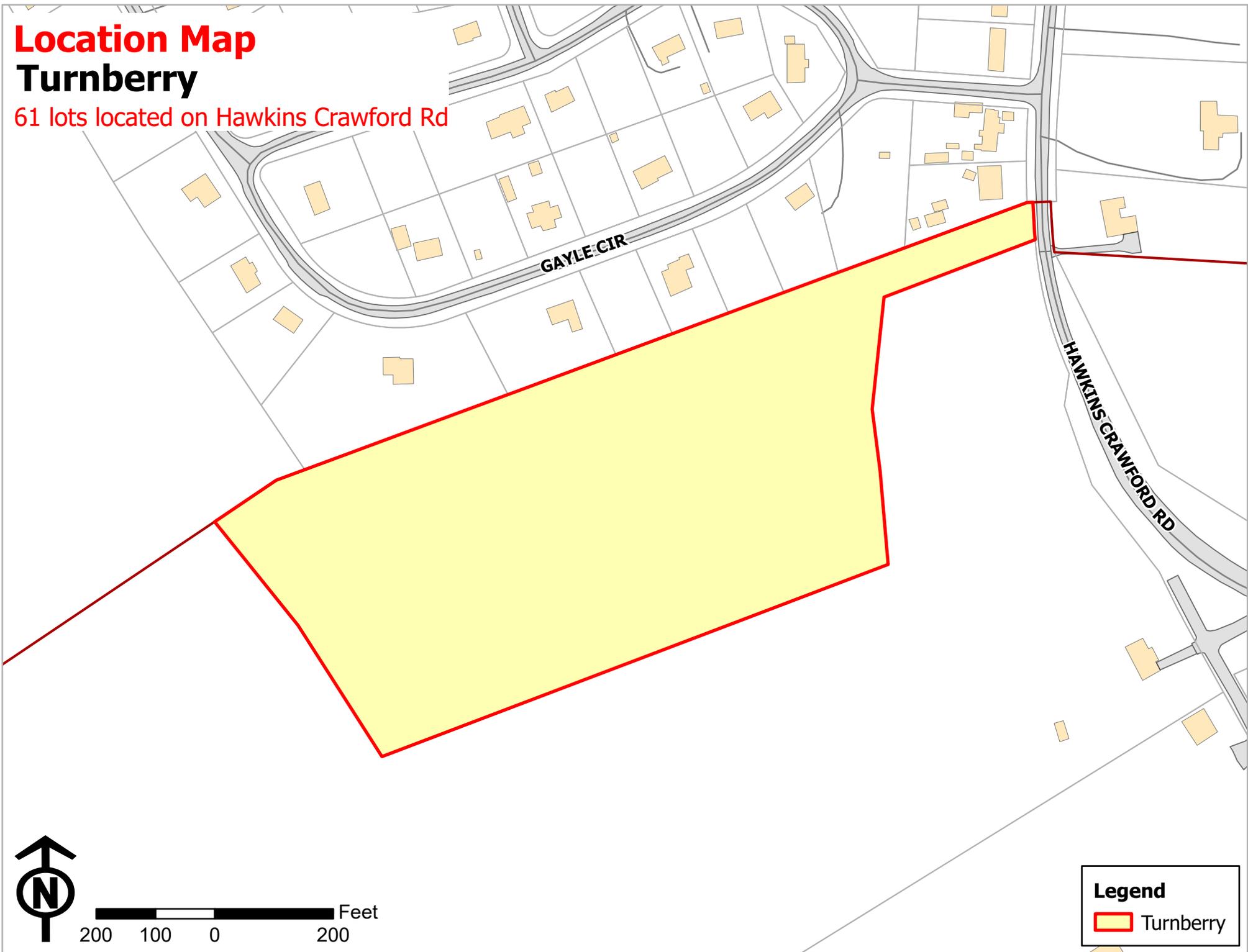
Action Item 3a

Consent Agenda

Consider the six (6) month extension of the preliminary plat for Turnberry Subdivision, 61 lots located on Hawkins Crawford Road (Tax Map 064, a portion of Parcel 018.08). Request submitted by Capital Communities, LLC.

Location Map Turnberry

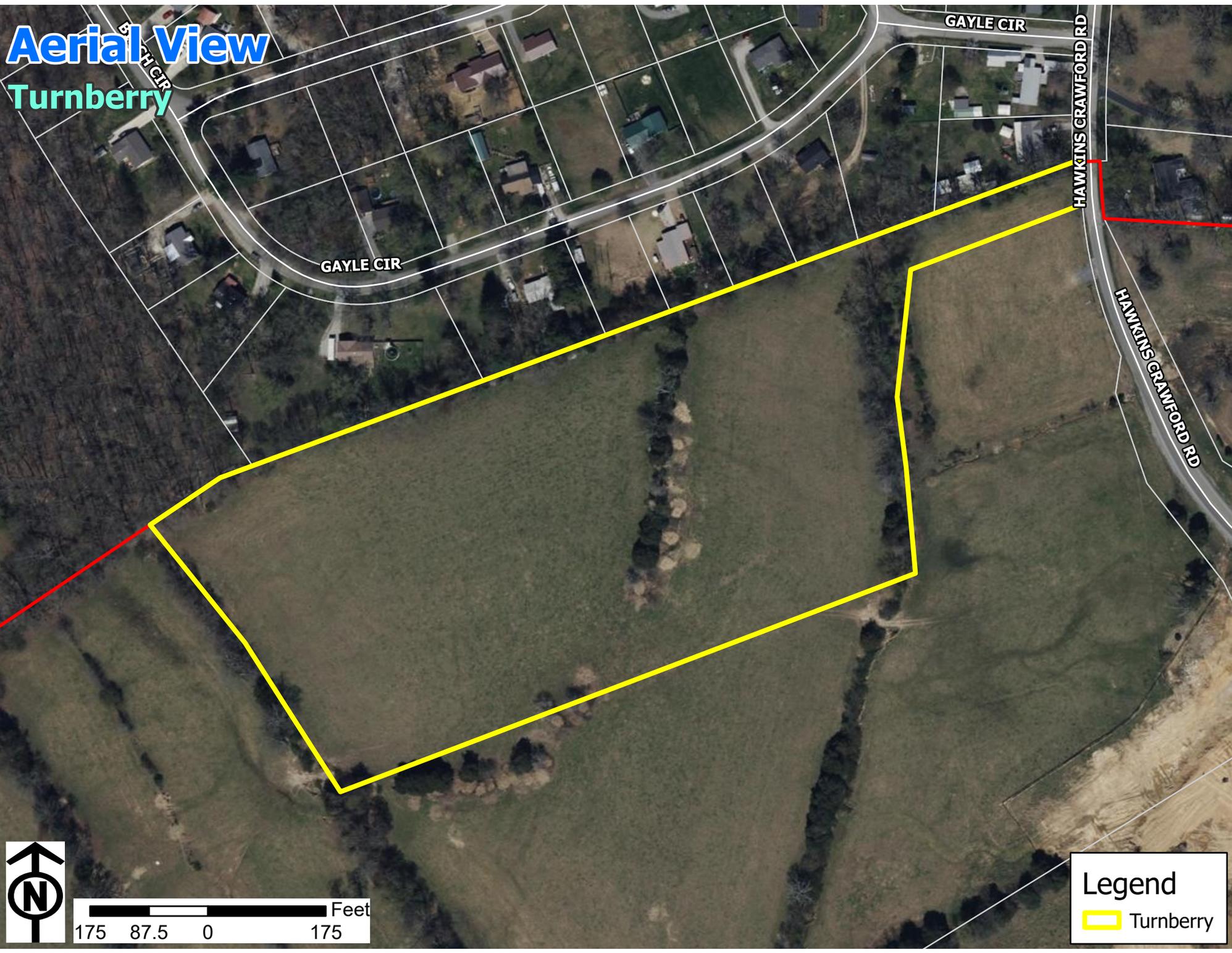
61 lots located on Hawkins Crawford Rd



Legend
Turnberry

Aerial View

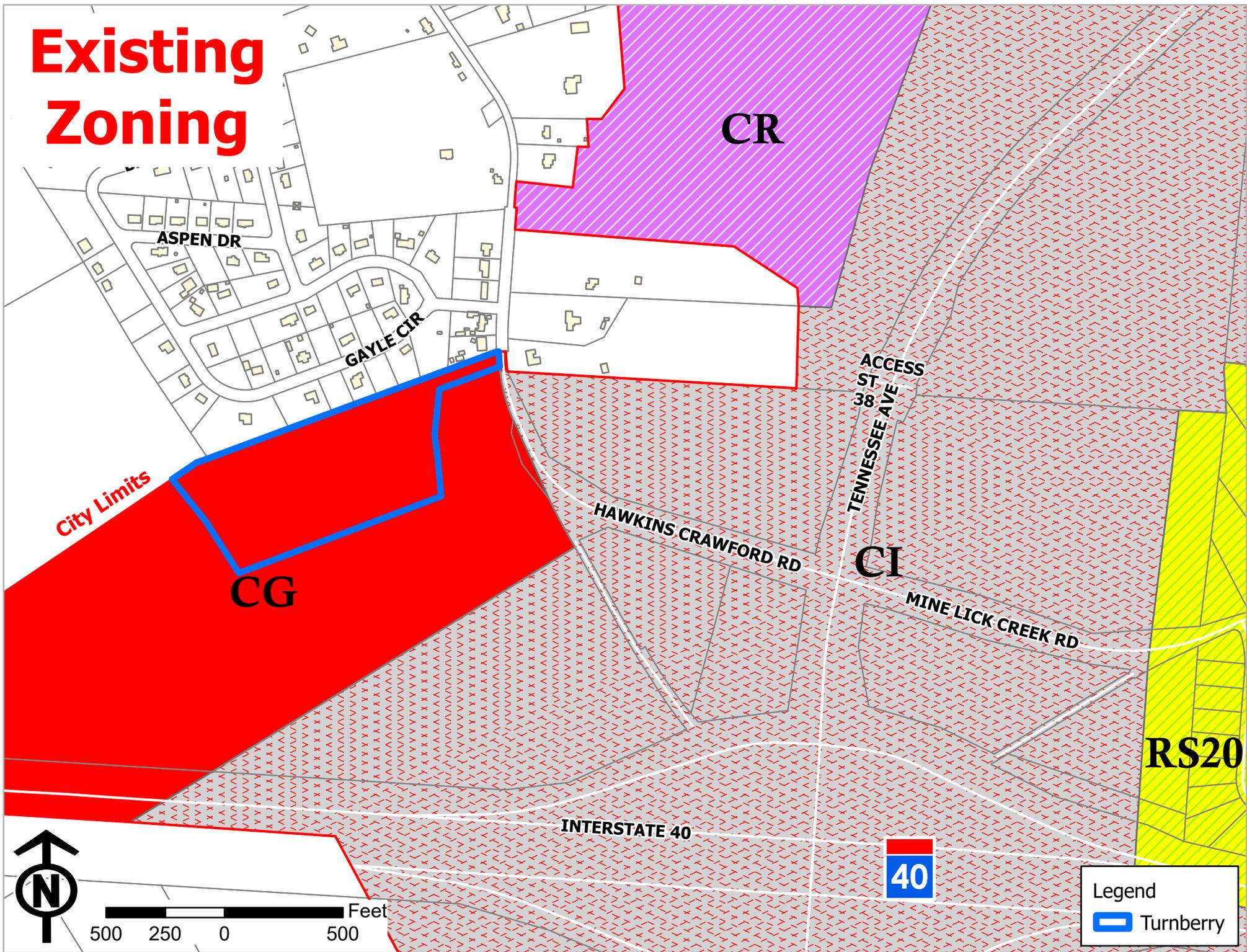
Turnberry



Legend

 Turnberry

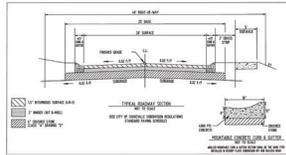
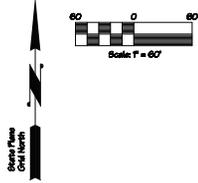
Existing Zoning



HATCH LEGEND

LEGEND

	POWER POLE
	STEEL FENCE POST
	STAKE
	WATER METER
	1/2" PPR PIPE
	FIRE HYDRANT
	ROAD
	WATER VALVE
	SEWER (Round)
	GAS VALVE



The City of Cookeville Public Works Department requires a Professional Measurement Agreement to be provided for the proposed streetway system on this property. The final agreement shall reference the final recorded plat and a recorded copy shall be provided to the Public Works Department.



CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described herein 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 Survey 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 herein, to the specifications of the Cookeville Planning Commission.

Date Signed _____ Surveyor's Signature _____

GPS CONFORMANCE

I, Christopher M. Vick, hereby certify that this map was drawn under a representation from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Type of Survey: **RTK**
- (2) National Accuracy: **GDOP 5.0**
- (3) Date of Survey: **02/14/2024**
- (4) Datum/Projection: **NAD83/UTM Zone 18Q**
- (5) Published/Unpublished: **UNPUBLISHED**
- (6) Control Method: **Static**
- (7) Control and Accuracy: **Q100000000**

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA Form # 4714(C) (2022)

Date: 5/16/2024

Check One:

- No areas of the subject property depicted on this plat are in a SFHA.
- All of the subject property depicted on this plat is in a SFHA.
- Shaded areas of the subject property depicted on this plat are in a SFHA.

Note: Every document of record reviewed and considered as a part of this survey is noted herein. 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 status of facts that a current accurate title search will reveal. Furthermore, the boundary as shown herein is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented herein and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no encroachment made as to the existence or non-existence of the following: watermarks, easements or rights-of-way unless otherwise noted herein. Sub-surface utilities or streams above ground utilities other than those which are clearly shown and labeled as such herein: buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such herein: flood areas or designated flood zones unless otherwise noted or any and all other land features that could be deemed topographic.

Note: The plat shown herein is subject to regulatory authority and is subject to change according to physical evidence. (i.e. Utilities, natural trees, roads, lakes, ponds, etc.)

Note: This property may be subject to utility encroachments and/or rights-of-way.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to wells, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-368-7111 (TN ONE CALL).

I hereby certify that this is a category B & V survey and that the ratio of precision of the analytical survey is at minimum 1:5000 as shown herein and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and the representations are intended solely for the benefit of the surveyor's client.

Drawn by: CCM File No: 22-189d Turnberry

Lot	So. Feet	Lot	So. Feet	Lot	So. Feet
1	2039.87	21	2027.41	41	2158.73
2	2039.83	22	2027.41	42	2178.26
3	2039.83	23	2027.41	43	2178.26
4	2039.83	24	2027.41	44	2178.26
5	2039.83	25	2027.41	45	2178.26
6	2039.83	26	2027.41	46	2178.26
7	2039.83	27	2027.41	47	2178.26
8	2039.83	28	2027.41	48	2178.26
9	2039.83	29	2027.41	49	2178.26
10	2039.83	30	2027.41	50	2178.26
11	2039.89	31	2027.42	51	2189.45
12	2039.89	32	2027.42	52	2189.45
13	2039.89	33	2027.42	53	2189.45
14	2039.89	34	2027.42	54	2189.45
15	2039.89	35	2027.42	55	2189.45
16	2039.89	36	2027.42	56	2189.45
17	2039.89	37	2027.42	57	2189.45
18	2039.89	38	2027.42	58	2189.45
19	2039.89	39	2027.42	59	2189.45
20	2046.64	40	2046.94	60	2335.87

60-3 bedroom units
50 x 15 x 125 = 1875
10 x 2 spaces per unit = 20 spaces
207 parking spaces required

TY OF HCF, LLC
 May 04 PFD Parcel B/C1
 RD 1402 Page 27
 Remainder Greater Than 8 Acres
 Zoned - CP

ZONING - CP
 General Commercial District

Setbacks
 Front - 20' or higher (Paved)
 Rear - 5' (Abutment)
 Side - 5' (Abutment)
 10' of Public Utility
 or All Other Uses

Utility Encroachments
 None to Public
 Some to Private

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 38512-1286

16TH CIVIL DISTRICT
 PRELIMINARY PLAT
 FOR
TURNBERRY

PRESENTED BY
CITY OF COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: CAPITAL COMMITTEES	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 8 S JEFFERSON AVE.	ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TN 38501	COOKEVILLE, TN 38506
TELEPHONE: 770-221-2114	TELEPHONE: 931-372-1286

ENGINEER: LAUREN SHIRAKOV, P.E.	OWNER: TY OF HCF, LLC
ADDRESS: P O BOX 193	ADDRESS: 805 S FLAGLER DR BTE 1400
COOKEVILLE, TN 38505	WEST PALM BEACH, FL 33401
TELEPHONE: 931-519-4758	TELEPHONE: 770-221-2114

ACREAGE SUBDIVIDED: 11.85 LOTS: 61 TAX MAP: 64 PARCEL NO: PFD 15.01
 DEED BOOK REFERENCE: RD 1402 PG 20 SCALE: 1"=80'-0" DATE: 08 MAY 2024

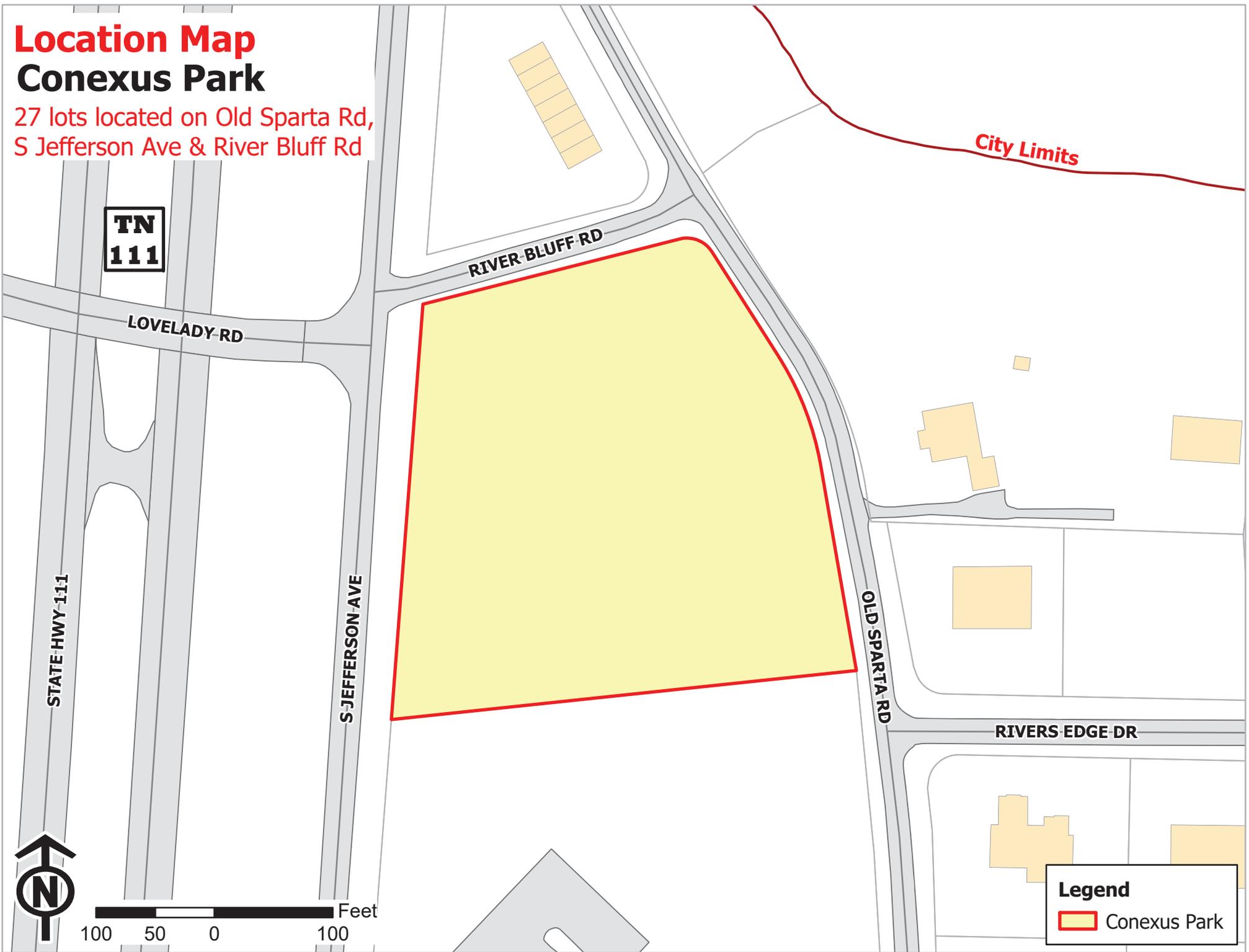
Action Item 3b

Consent Agenda

Consider the six (6) month extension of the preliminary plat for Conexus, 27 lots located on South Jefferson Avenue, River Bluff Road, & Old Sparta Road (Tax Map 096, Parcel 078.04). Request submitted by Raj Patel.

Location Map Conexus Park

27 lots located on Old Sparta Rd,
S Jefferson Ave & River Bluff Rd



TN
111

LOVELADY RD

RIVER-BLUFF RD

City Limits

STATE HWY 111

S-JEFFERSON AVE

OLD SPARTA RD

RIVERS EDGE DR

Legend
Conexus Park



100 50 0 100 Feet

Aerial View Conexus Park

HWY 111
TN
111

City Limits



STATE HWY 111

LOVELADY RD

S JEFFERSON AVE

RIVER BLUFF RD

OLD SPARTIA RD

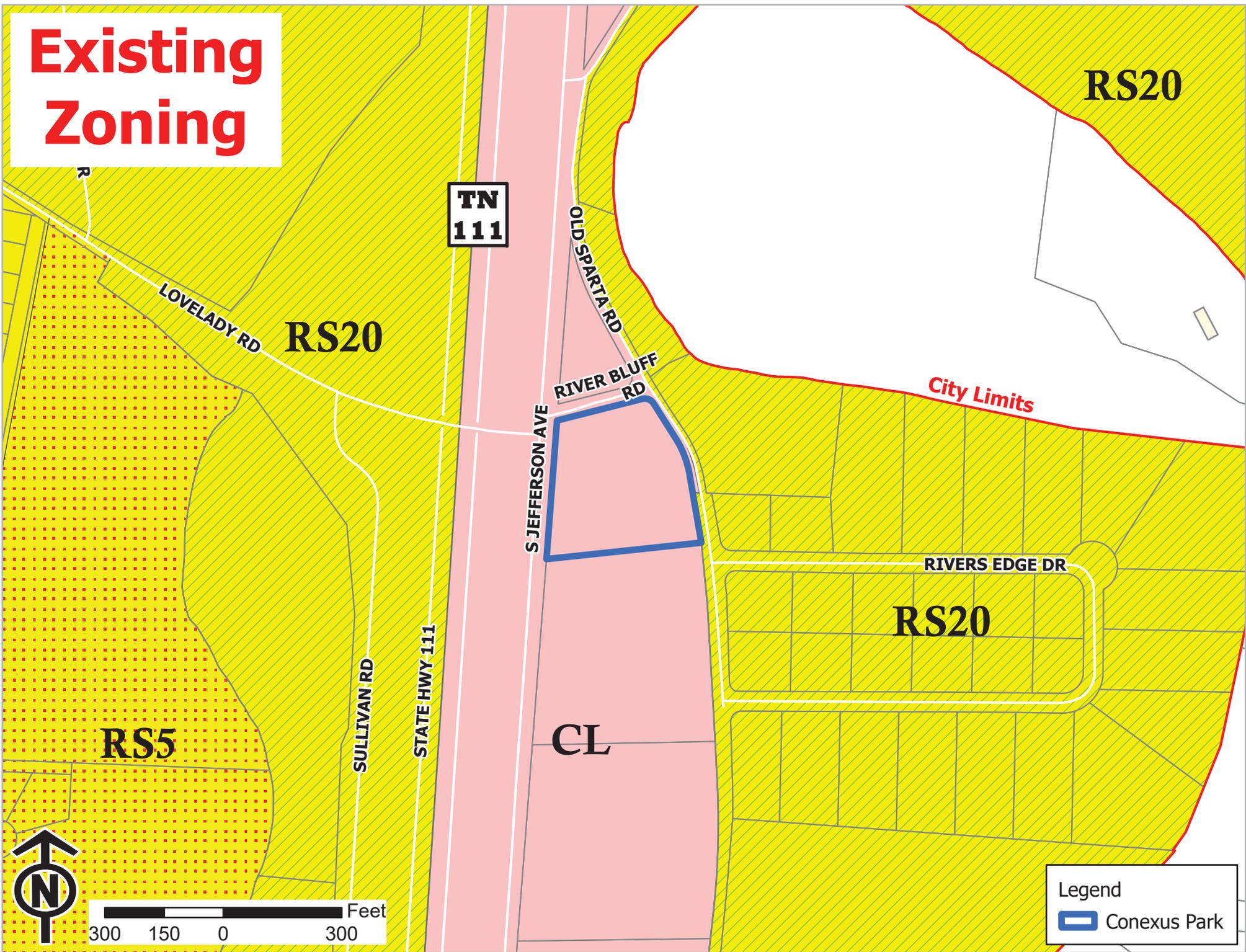
RIVERS EDGE DR



Legend

 Conexus Park

Existing Zoning



RS20

TN
111

LOVELADY RD

RS20

OLDSPARTA RD

RIVER BLUFF RD

City Limits

S JEFFERSON AVE

RIVERS EDGE DR

RS20

RS5

SULLIVAN RD

STATE HWY 111

CL

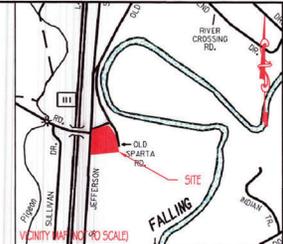
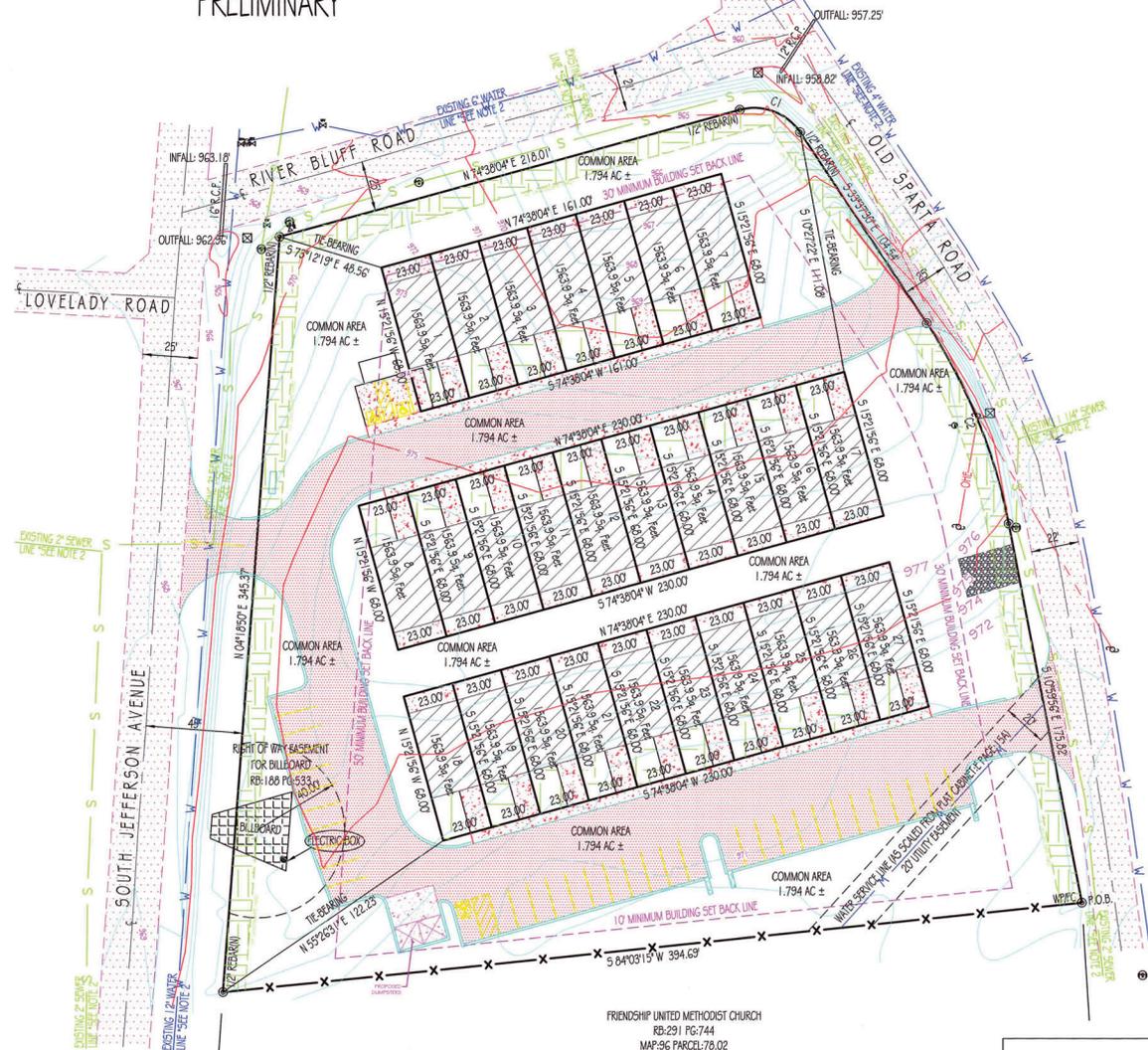


Legend

-  Conexus Park

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 ACCORDING TO THE FEMA FIRM #47141C02850, DATED MAY 16, 2007
 CHECK ONE:
 X : NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA
 : ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT IS IN A SFHA
 : SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

PRELIMINARY

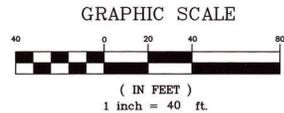


- NOTES:
- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
 - THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
 - THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47141C02850, EFFECTIVE MAY 16, 2007.
 - INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DAL 811.
 - PROPERTY IS LOCATED IN ZONE C-1 WITH COOKEVILLE CITY LIMITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONES C-1.
 - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 30'
 REAR: 10'
 INTERIOR SIDES: MULTI-FAMILY RESIDENTIAL USES: 10'
 ALL OTHER USES: NONE
 SIDE YARD ON STREET SIDE CORNER LOTS: 30'

- LEGEND
- (N) (NEW)
 - (O) (OLD)
 - CENTERLINE
 - ⊕ POWER POLE
 - ⊕ GUY WIRE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ SEWER VALVE
 - ⊕ SEWER METER
 - ⊕ TELEPHONE PEDESTAL
 - WATER LINE
 - SANITARY SEWER
 - ⊕ MANHOLE
 - ▒ ASPHALT
 - ▒ GRAVEL
 - ▒ PROPOSED CONCRETE
 - ▒ PROPOSED ASPHALT
 - ▒ PROPOSED LANDSCAPE
 - ▒ PROPOSED BUILDING

FRIENDSHIP UNITED METHODIST CHURCH
 RB-291 PG:744
 MAP:96 PARCEL:78.02
 ZONE: C-1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	31.30'	29.30'	S 69°29'55" E	71°44'04"
C2	251.70'	99.40'	98.76'	S 22°18'42" E	22°37'37"



I HEREBY CERTIFY THAT THIS IS A
 CATEGORY 1 SURVEY AND THE RATIO
 OF PRECISION OF THE UNADJUSTED
 SURVEY IS AT LEAST 1:10,000.
 ALLEN MAPLES, JR.
 RLS#2171

PRELIMINARY PLAT FOR CONEXUS PARK SUBDIVISION		
PRESENTED TO CITY OF COOKEVILLE PLANNING COMMISSION		
OWNER: CONEXUS COMPANY LLC	DEVELOPER: RAJ PATEL	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 460 WEST BOCKMAN WAY	ADDRESS: 460 WEST BOCKMAN WAY	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38563	SPARTA, TN 38563	SPARTA, TN 38563
TELEPHONE: (931) 337-4324	TELEPHONE: (931) 337-4324	TELEPHONE: (931) 837-5446
ENGINEER: HOUSTON SMITH (TTL USA)	PL: RB-390 PG-575	TAX MAP: 96 PARCEL: 78.04
ADDRESS: 624 GRASSMERE PARK, SUITE 14	DATE: 1/20/2021 REVISED: 04/08/2024	2ND C.D. - PUTNAM COUNTY, TN
NASHVILLE, TN 37211	SCALE: 1"=40'	ACREAGE SUBDIVIDED: 2.763 AC ±
TELEPHONE: (615) 331-7770	DRAWING #21-433 C	NUMBER OF LOTS: 27

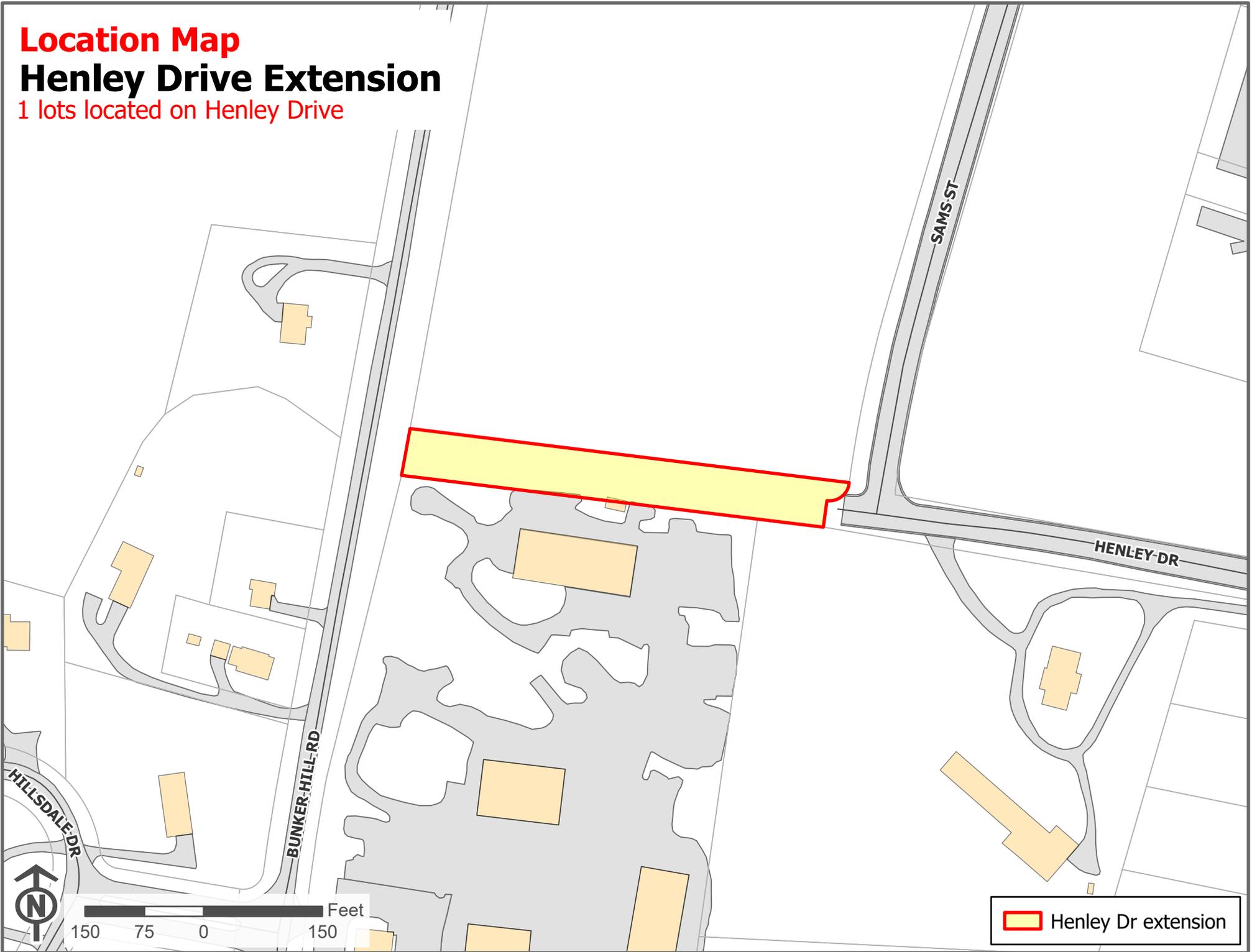
Action Item 4

Consider for action the preliminary plat of the Henley Drive Extension, located at the intersection of Henley Drive and Sam's Street (Tax Map 053L, Group C, a portion of Parcel 017.01). Request submitted by the City of Cookeville.

Location Map

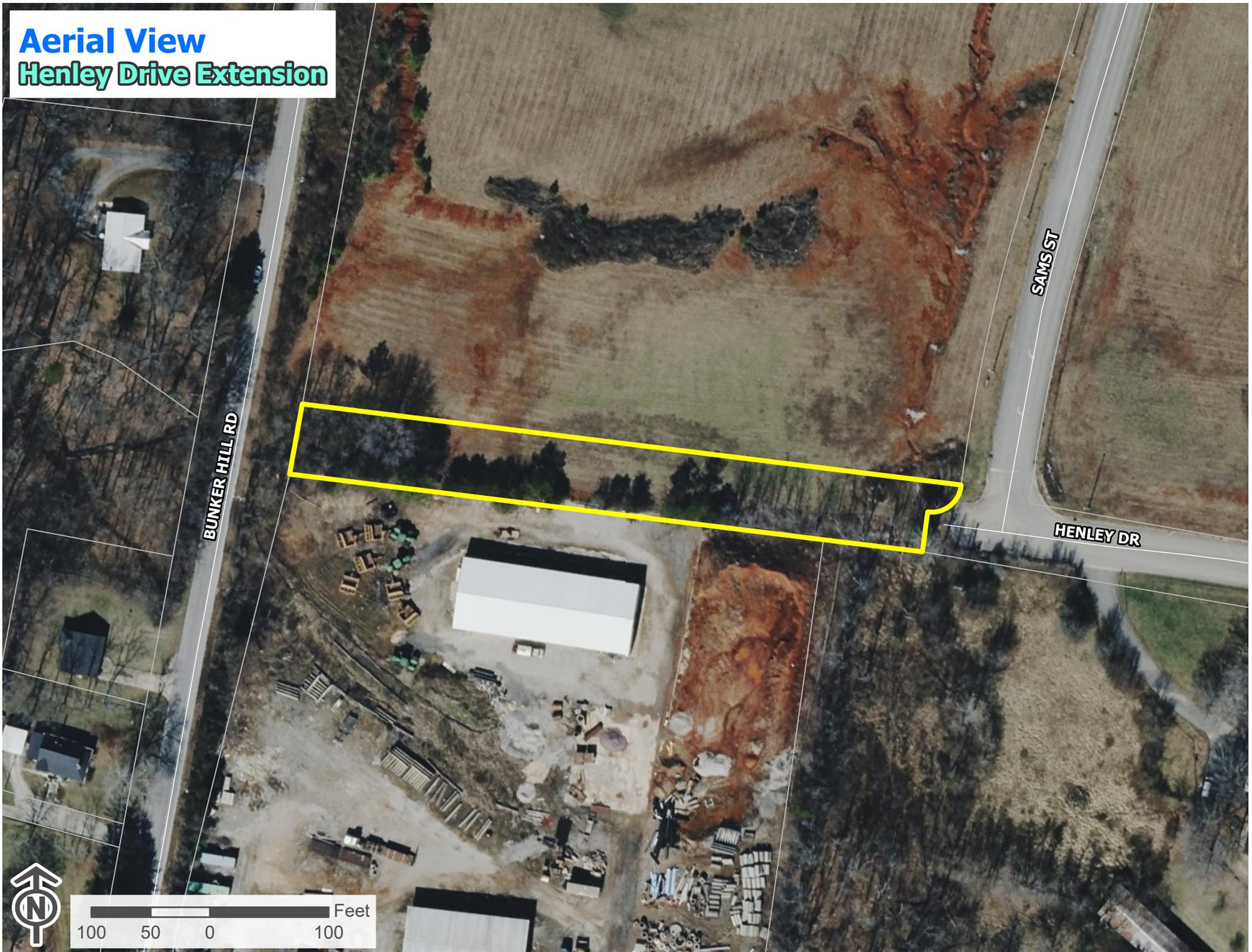
Henley Drive Extension

1 lots located on Henley Drive



Henley Dr extension

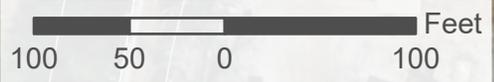
Aerial View Henley Drive Extension



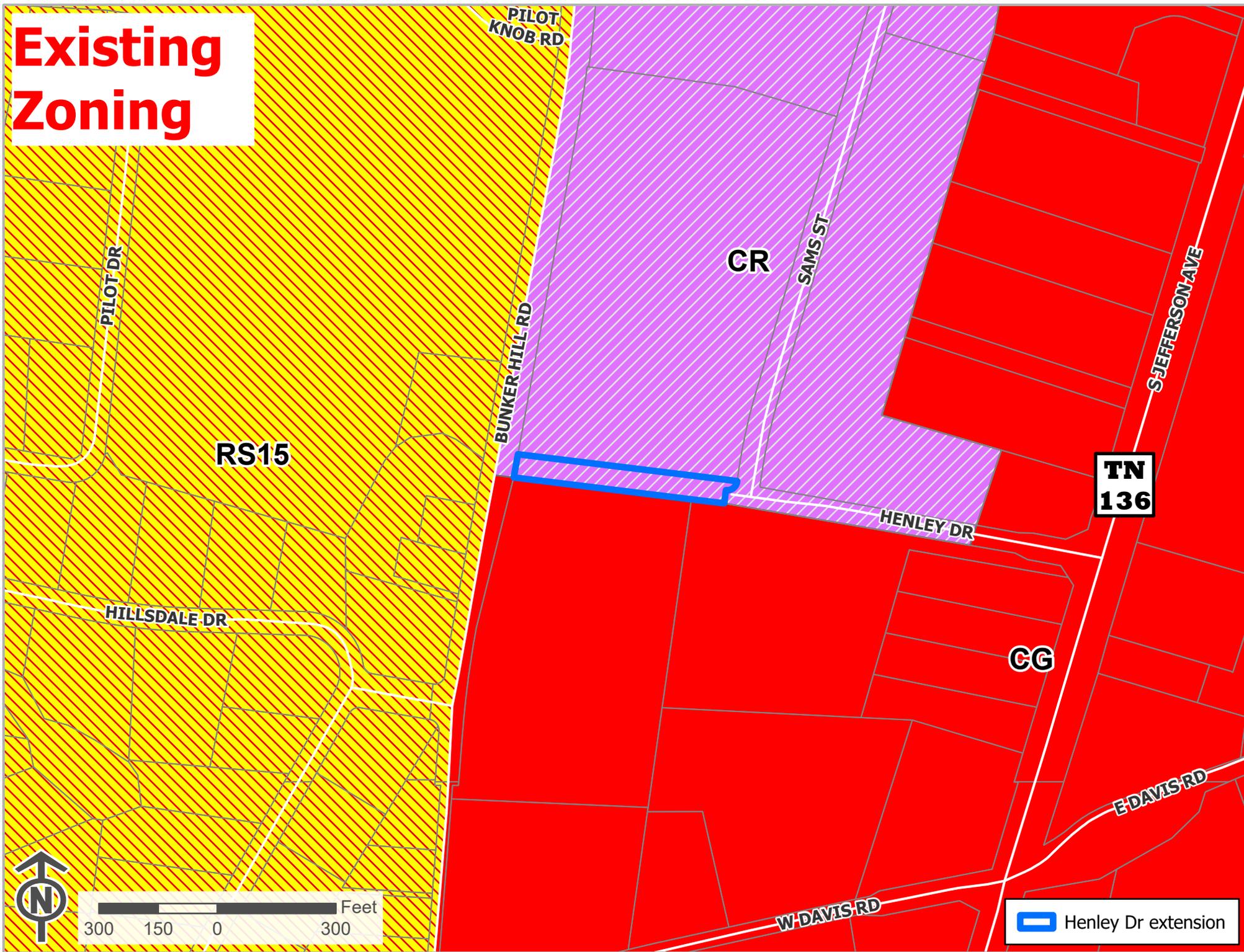
BUNKER HILL RD

SAMS ST

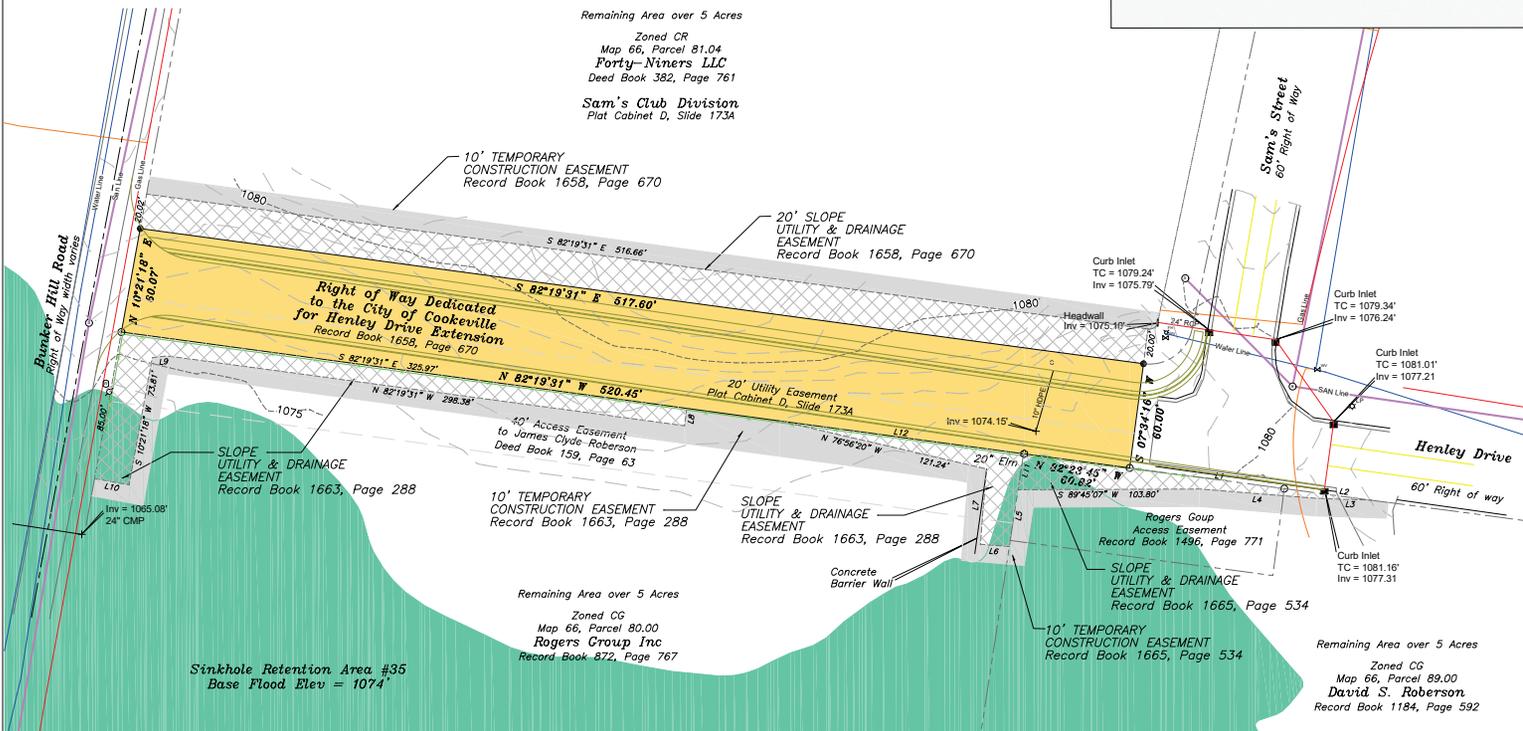
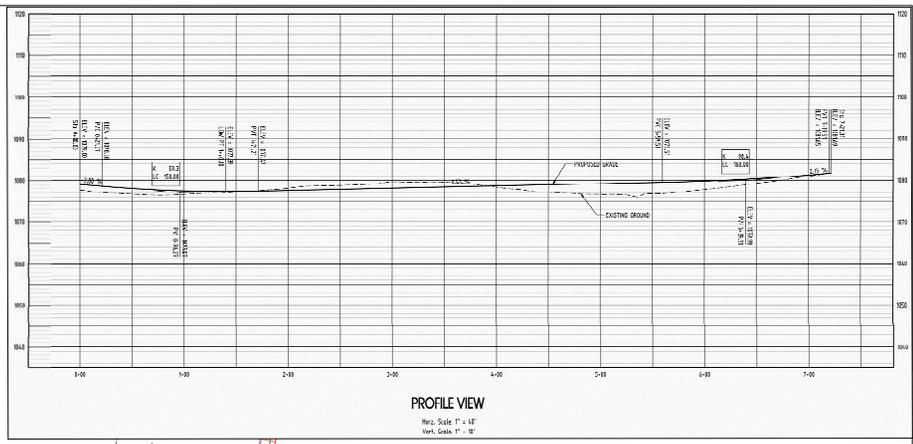
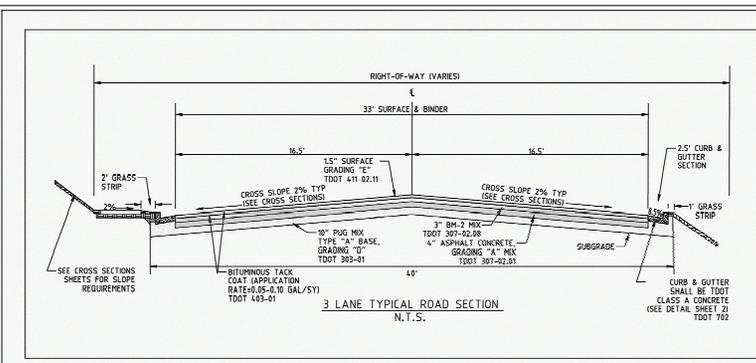
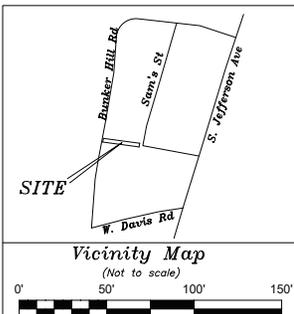
HENLEY DR



Existing Zoning



 Henley Dr extension



ZONING SETBACK INFORMATION
MINIMUM BUILDING SETBACK LINES

CG - GENERAL COMMERCIAL:
 50' - Front yard (on Major Streets)
 50' - Front Yard
 20' - Rear Yard (multi family residential uses)
 10' - Rear Yard (all other uses)
 10' - Side Yard (multi family residential uses)
 0' - Side Yard (all other uses)

CR - REGIONAL COMMERCIAL:
 50' - Front yard (on Major Streets)
 50' - Front Yard
 20' - Rear Yard
 10' - Side Yard (when structure does not share a common wall)
 0' - Side Yard (all other uses)
 50' - Side Yard (on street side corner lots)

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM # 47141C012500, Dated: May 16, 2007
 Check One:
 1. No areas of the subject property depicted on this plan are in a SFHA
 2. All of the subject property depicted on this plan is in a SFHA
 3. Shaded area(s) of the subject property depicted on this plan are in a SFHA

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 plan.
- No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plan 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 plan 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 plan is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

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 Subdivision 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.

Date Signed _____ Surveyor's Signature _____

- LEGEND**
- 1/2" REBAR (NEW)
 - 1/2" REBAR (OLD)
 - ⊙ POWER POLE
 - ⊙ LP
 - ⊙ LIGHT POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ FH
 - ⊙ FIRE HYDRANT
 - ⊙ WV
 - ⊙ WATER VALVE
 - ⊙ WM
 - ⊙ WATER METER
 - ⊙ CURB INLET
 - ⊙ FENCE LINE
 - ⊙ SLOPE UTILITY & DRAINAGE EASEMENT

AREA
 Proposed Right of Way Area = 0.799 Acres ±

- GENERAL NOTES**
- Bearings shown hereon are based on Tennessee State Plane Coordinate System of 1983.
 - This survey is subject to any easements, rights-of-way, restrictions, and/or exceptions which may affect said survey.
 - This Surveyor has not been furnished with a copy of the Title commitment for this property, therefore this survey is subject to the findings of an accurate title search.
 - Lying in the 1st Civil District of Putnam County Tennessee, and being Zoned CR - Regional Commercial
 - This property does not lie within a designated flood zone according to current Federal Emergency Management Agency Maps.

CPS CERTIFICATION

I, Michael Netherton, herby certify that this map was drawn under my supervision from an actual GPS & Conventional Survey made under my supervision and the following information was used to perform the survey.

- Type of Survey: Real Time Kinematic
- Positional Accuracy: 0.05 Feet
- Date of Field Survey: 8/11/2025
- Datum/Epoch: NAD83 No Translation
- Published/Fixed Control Used: TDOT CORS Network
- Geoid model: g2018u7
- Combined Scale Factor (grid to ground): 1.0008086

Line Table

LINE	BEARING	DISTANCE
L1	S 82°23'45" E	89.13
L2	S 82°25'54" E	49.96
L3	N 88°10'26" W	30.93
L4	N 85°24'27" W	67.13
L5	S 08°41'56" W	32.81
L6	N 85°21'02" W	16.65
L7	N 04°38'58" E	43.15
L8	S 07°40'29" W	10.00
L9	S 83°09'19" W	8.41
L10	N 79°38'42" W	20.00
L11	N 08°41'56" E	20.79
L12	S 82°19'31" E	140.90

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS PLAT OR MAP HAS BEEN DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THAT IT REPRESENTS A CATEGORY I & IV SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER.

Michael W. Netherton, Tennessee RLS # 2484

PRELIMINARY PLAT
HENLEY DRIVE EXTENSION
 PRESENTED TO COOKEVILLE PLANNING COMMISSION

Owner: The City of Cookeville
 45 E. Broad Street
 Cookeville, TN 38501

Surveyor: City of Cookeville Public Works
 Michael Netherton R.L.S. #2484
 1115 E. Spring St.
 Cookeville TN, 38501
 (931) 520-5295

Developer: The City of Cookeville
 45 E. Broad Street
 Cookeville, TN 38501

Tax Map 66, Parcel 81.04
 SURVEY COMPLETED: August 12, 2025
 SCALE: 1"=50'
 Number of Lots = 1
 Area = 0.799 Acres ±
 PLAT COMPLETED: February 03, 2026

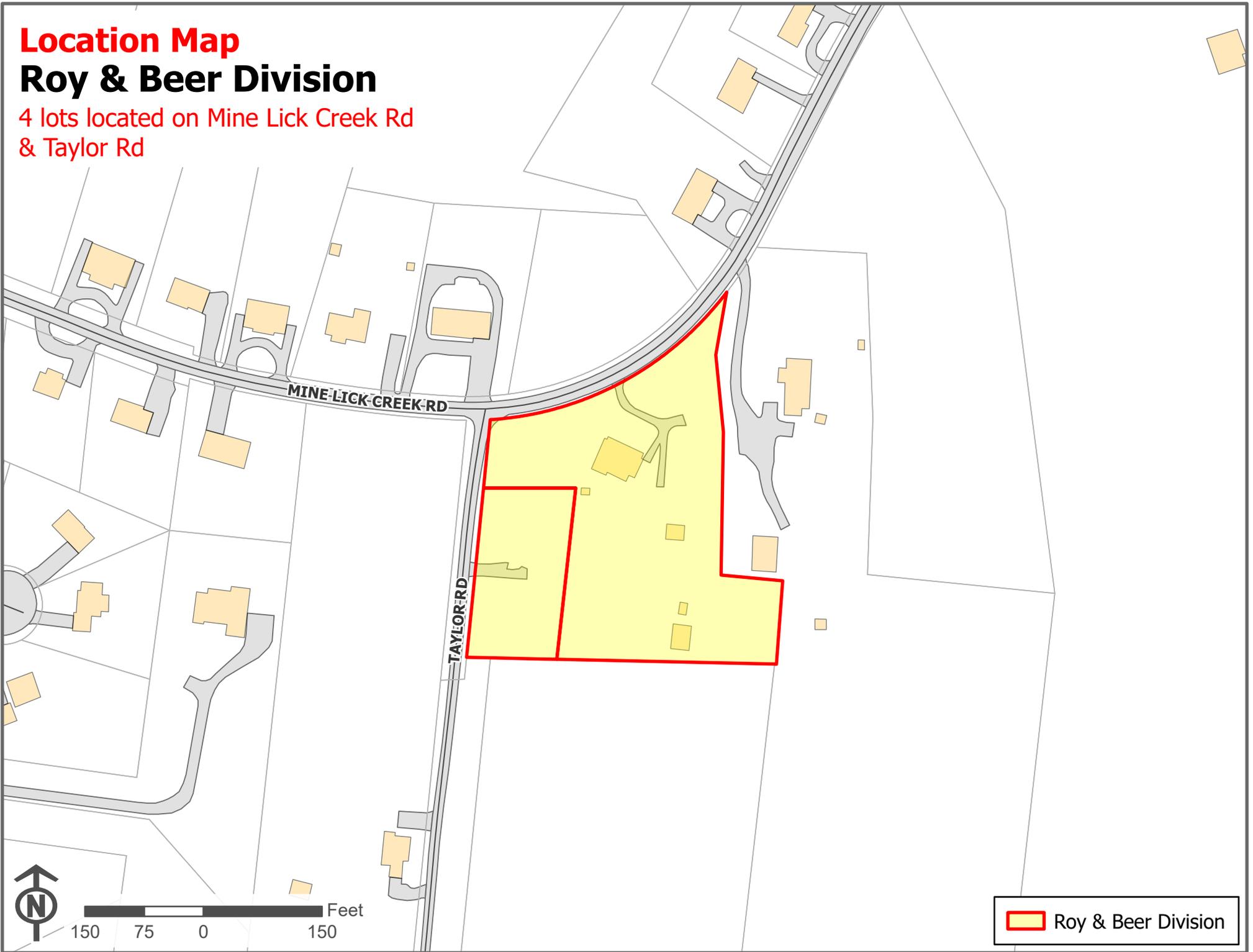
Action Item 5

Consider for action the final plat of the Roy & Beer Division, four (4) lots located on Mine Lick Creek Road & Taylor Road (Tax Map 065, Parcels 079.00 & 079.01). Request submitted by Brian Buck, on behalf of property owners Frances B. Roy & Dana Beer.

Location Map

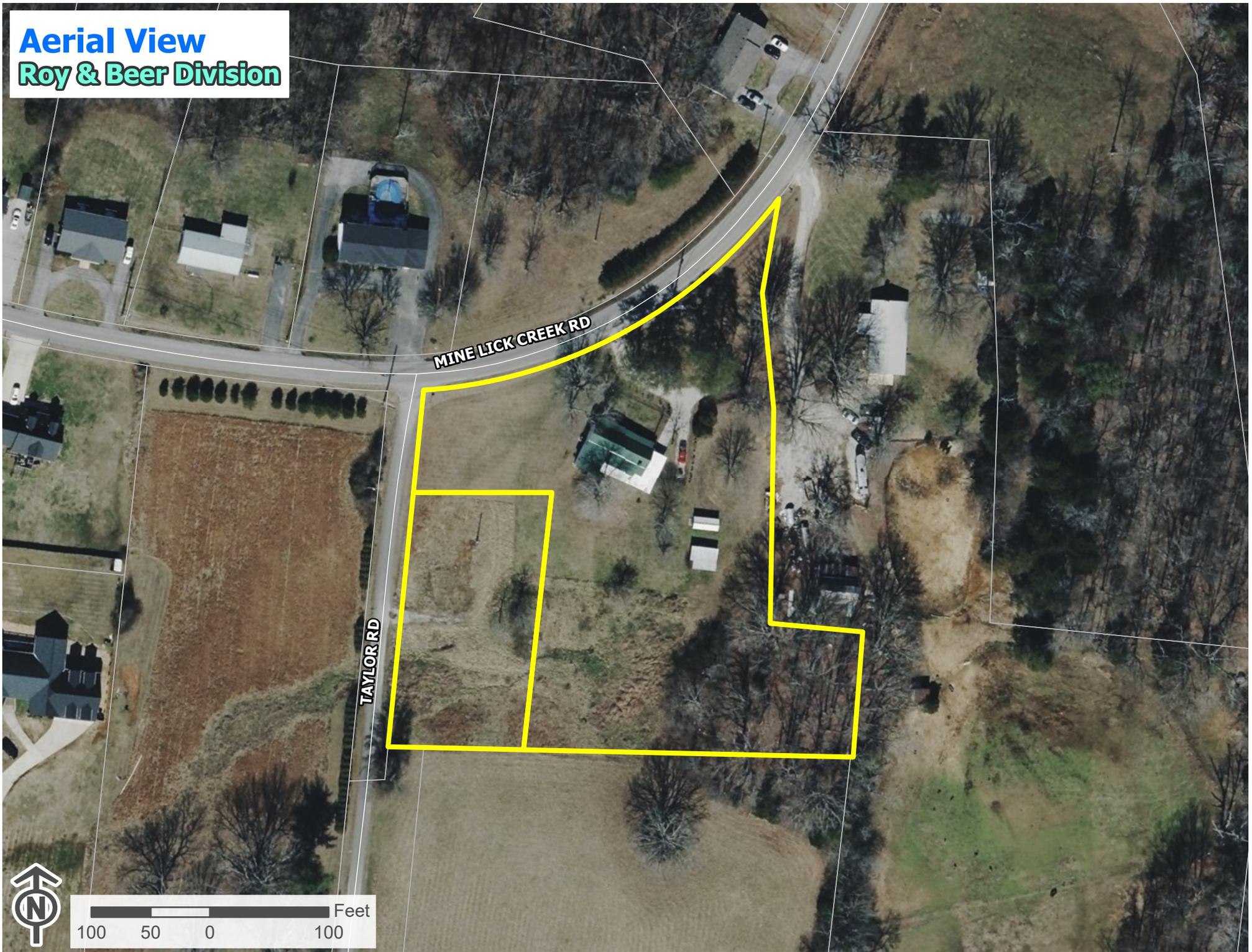
Roy & Beer Division

4 lots located on Mine Lick Creek Rd
& Taylor Rd



 Roy & Beer Division

Aerial View
Roy & Beer Division



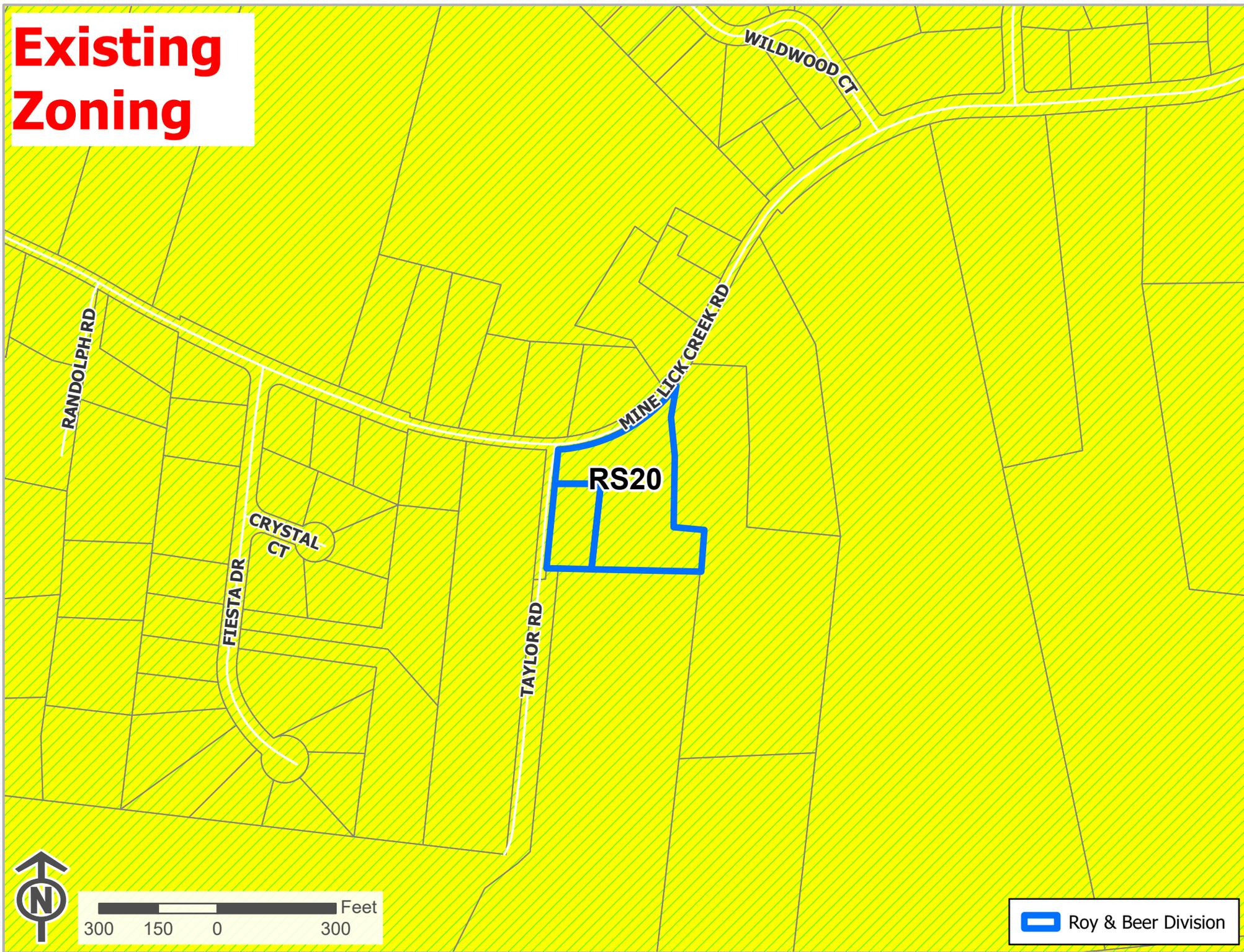
MINE LICK CREEK RD

TAYLOR RD



100 50 0 100 Feet

Existing Zoning



RS20

RANDOLPH RD

WILDWOOD CT

MINE LICK CREEK RD

FIESTA DR
CRYSTAL CT

TAYLOR RD



 Roy & Beer Division

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 _____ OWNER _____

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 SUBDIVISION 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.

DATE _____ SURVEYOR _____

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 CONDITIONS.

DATE _____ DIRECTOR OF PUBLIC WORKS _____

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 _____ COOKEVILLE FIRE CHIEF _____

CERTIFICATE OF APPROVAL OF SIDEWALKS

I HEREBY CERTIFY THAT (I) THE SIDEWALKS SHOWN ON THIS PLAT ARE INSTALLED IN AN ACCEPTABLE MANNER, IN CONFORMANCE WITH THE REGULATIONS AND SPECIFICATIONS ON THE CITY OF COOKEVILLE AND THE COOKEVILLE PLANNING COMMISSION OR (2) A SATISFACTORY SURVEY IN THE AMOUNT OF \$_____ HAS BEEN PERFORMED WITH THE CITY OF COOKEVILLE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ DIRECTOR OF PUBLIC WORKS _____

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 _____ DIRECTOR OF COOKEVILLE ELLEC. DEPT. _____

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO FEMA FIRM # 4714C102D, DATED 05-16-07

CHECK ONE:
 NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA.
 ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS IS IN A SFHA.
 SHADY AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA.

DATE _____ DIRECTOR OF PLANNING _____

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.

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 PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

DATE _____ DIRECTOR OF PLANNING _____

DATE _____ SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION _____

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:
 APPROVAL IS HEREBY GRANTED FOR LOT 1 DEFINED AS JOHN MICHAEL FITZPATRICK DIVISION - LOCATED IN PUTNAM COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LOTS ON ATTACHED RESTRICTIONS. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SS SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

PRIOR TO ANY CONSTRUCTION, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TABLE LOCATION, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT EACH PROPERTY LINES LINES. OTHER NOTES AND CUTTING PLINGS OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

IF SHOWN, SHADING ON SOME LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND/OR SUPPLEMENTARY SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSES SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR USE WHICH WOULD CONFLICT WITH THE ABOVE. A ZONING PERMIT SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADY AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADY AREA IS MAINTAINED.

LOT RESTRICTIONS:
 LOT 1 IS LIMITED TO A MAXIMUM OF 4 BEDROOM CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELD LINES AND A DRAINING TANK MAY BE REQUIRED.

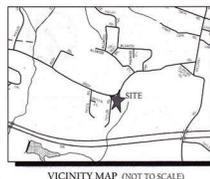
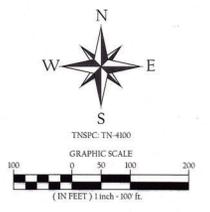
DATE _____ ENVIRONMENTAL SPECIALIST DIVISION OF GROUND WATER PROTECTION _____

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	33.93'	30.00'	N 44°03'14" E	23°27'34"
C2	422.14'	336.39'	327.56'	N 58°57'19" E	43°39'23"
C3	422.14'	90.72'	90.37'	N 75°37'31" E	17°18'59"
C4	422.14'	109.72'	109.48'	N 62°00'59" E	18°54'09"
C5	422.14'	135.85'	135.20'	N 49°20'47" E	18°36'17"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 09°26'47" W	90.23'
L2	S 84°29'27" E	78.39'



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

BEING ALL OF PARCELS 79.00 & 79.01 AS SHOWN ON PUTNAM COUNTY TAX MAP 085

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO FRANCIS B. ROY AND DANA BEER, OF RECORD IN RECORD BOOK 1867 PAGE 747, R.O.P.C., TN.

PLAT REFERENCE

BEING LOTS 1 & 2 OF A PLAT ENTITLED "THE REVISION OF THE EDWARD JARVIS DIVISION", ON RECORD IN PLAT CABINET "D", SLIDE LHA, R.O.P.C., TN.

ZONED RS-20

SINGLE FAMILY RESIDENTIAL DISTRICT SETBACKS:
 FRONT - 30'
 REAR - 30'
 SIDE - 10' (ONE AND TWO STORY BUILDINGS)

IF YOU DIG IN TENNESSEE...
 CALL US FIRST!
 1-800-381-1111
 615-886-1887
 TENNESSEE ONE CALL
 IT'S THE LAW

WLS
 WHITTENBURG LAND SURVEYING
 214 East Stevens St., Cookeville, TN 38501 615-886-6100



FINAL SUBDIVISION PLAT
ROY AND BEER DIVISION
 1st CIVIL DISTRICT,
 PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	2.68
NUMBER OF LOTS:	4	JOB NUMBER:	25-297
PARCEL #:	MAP 085 PAR. 79.00 & 79.01	DATE:	11-03-2025
ADDRESS:	2254 MENE LICK CREEK ROAD	SCALE:	1"=100'

OWNERS
 FRANCIS B. ROY
 AND DANA BEER
 1888 COOKEVILLE ROAD/DOCK RD.
 BAXTER, TN 38544
 931-267-0554

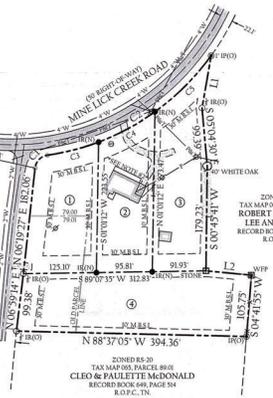
SURVEYOR
 TAYLOR DILLEHAY
 WHITTENBURG LAND SURVEYING
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501
 931-338-1240

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) RESIDENTIAL LOTS.
- AFTER THE APPROVAL OF THIS PLAT, THE EXISTING STRUCTURES SHOWN HEREON WILL BE DEMOLISHED AND REMOVED.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- GNSS INFORMATION:
 GNSS EQUIPMENT: DUEL FREQUENCY - TOPCON HIPER XR
 GNSS SURVEY REAL TIME KINEMATIC (RTK)
 DATES OF OBSERVATION: OCTOBER 22, 2025
 HORIZONTAL DATUM: NAD83(2011) EPOCH: 2020
 VERTICAL DATUM: GEOID: NAVD83 GEOID: 2A
 ORIGIN POINT: (N) 657,850.4400 (E) 2,100,317.7730
 COMBINED SCALE FACTOR: 1.00009449275
 GNSS PRECISION: GNSS VECTORS DO NOT EXCEED H (0.03') V (0.08')
 DISTANCES SHOWN HEREON: GROUND
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS 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 TITLE SEARCH WILL REVEAL.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREON.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.

LEGEND

- (old) IRON REBAR (OLD)
- (new) 1/2" IRON REBAR (NEW)
- IRON PIPE (OLD)
- NON-MONUMENTED POINT
- SET STONE (OLD)
- WOOD FENCE (OLD)
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- FENCE LINE
- TELEPHONE LINE
- WATER LINE
- PUBLIC UTILITY EASEMENT
- MINIMUM BUILDING SETBACK LINE
- REGISTER'S OFFICE PUTNAM COUNTY, TN
- GRAVE AREA
- CONCRETE AREA
- ASPHALT SURFACE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY "T" SURVEY AND THE RATIO OF PRECISION OR THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

Taylor Dillehay
 TAYLOR DILLEHAY R.L.S. #2597
 WHITTENBURG LAND SURVEYING, LLC
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501

LOT 1 AREA = 24,080 SQ. FT. OR 0.55 ACRES+
 LOT 2 AREA = 23,335 SQ. FT. OR 0.54 ACRES+
 LOT 3 AREA = 27,748 SQ. FT. OR 0.64 ACRES+
 LOT 4 AREA = 41,470 SQ. FT. OR 0.95 ACRES+
TOTAL AREA = 2.68 ACRES+

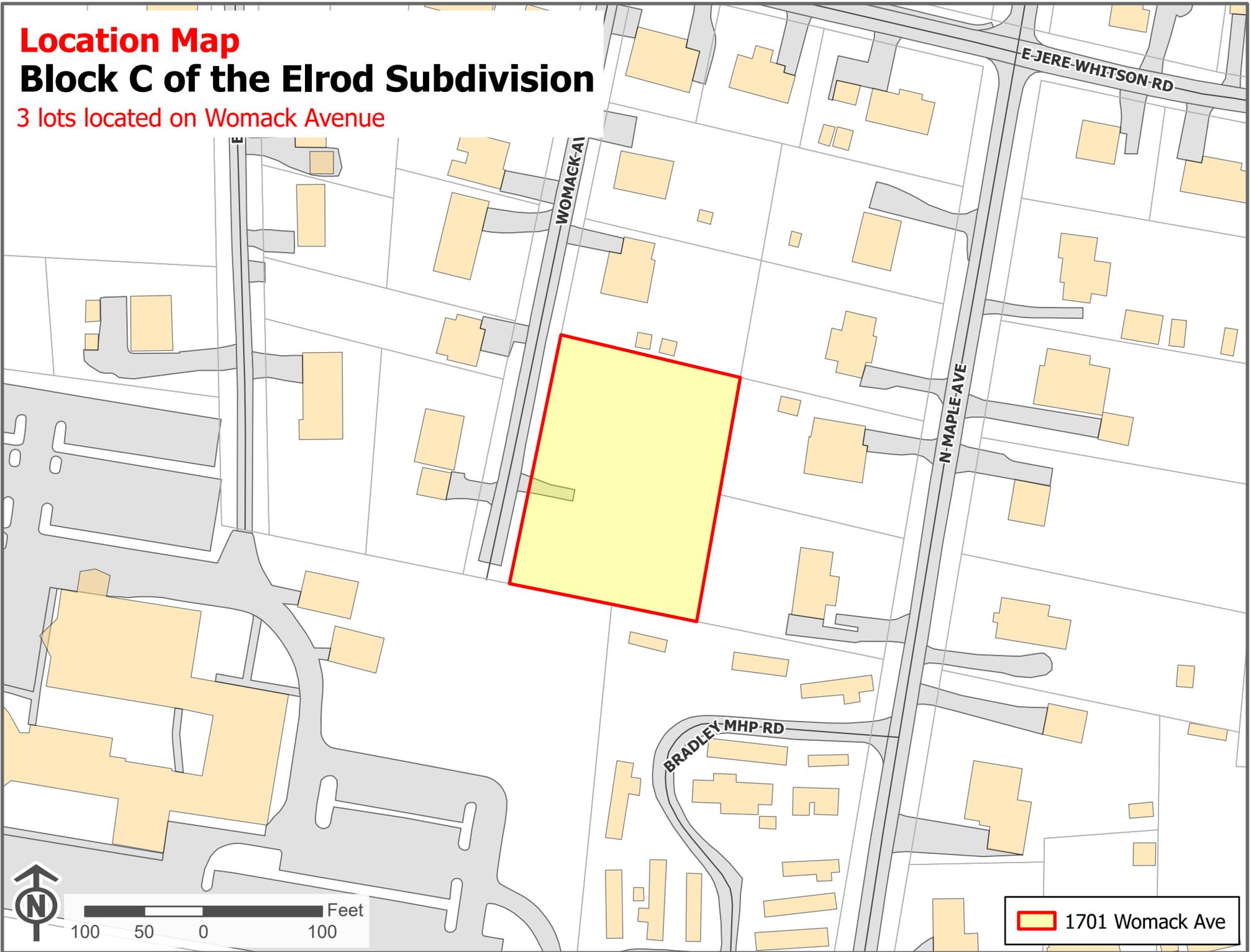
Action Item 6

Consider for action the final plat of Lots #13-20, Block C of the Elrod Subdivision, three (3) lots located on Womack Avenue (Tax Map 040F-G-020.00). Request submitted by Jeremiah Wheat.

Location Map

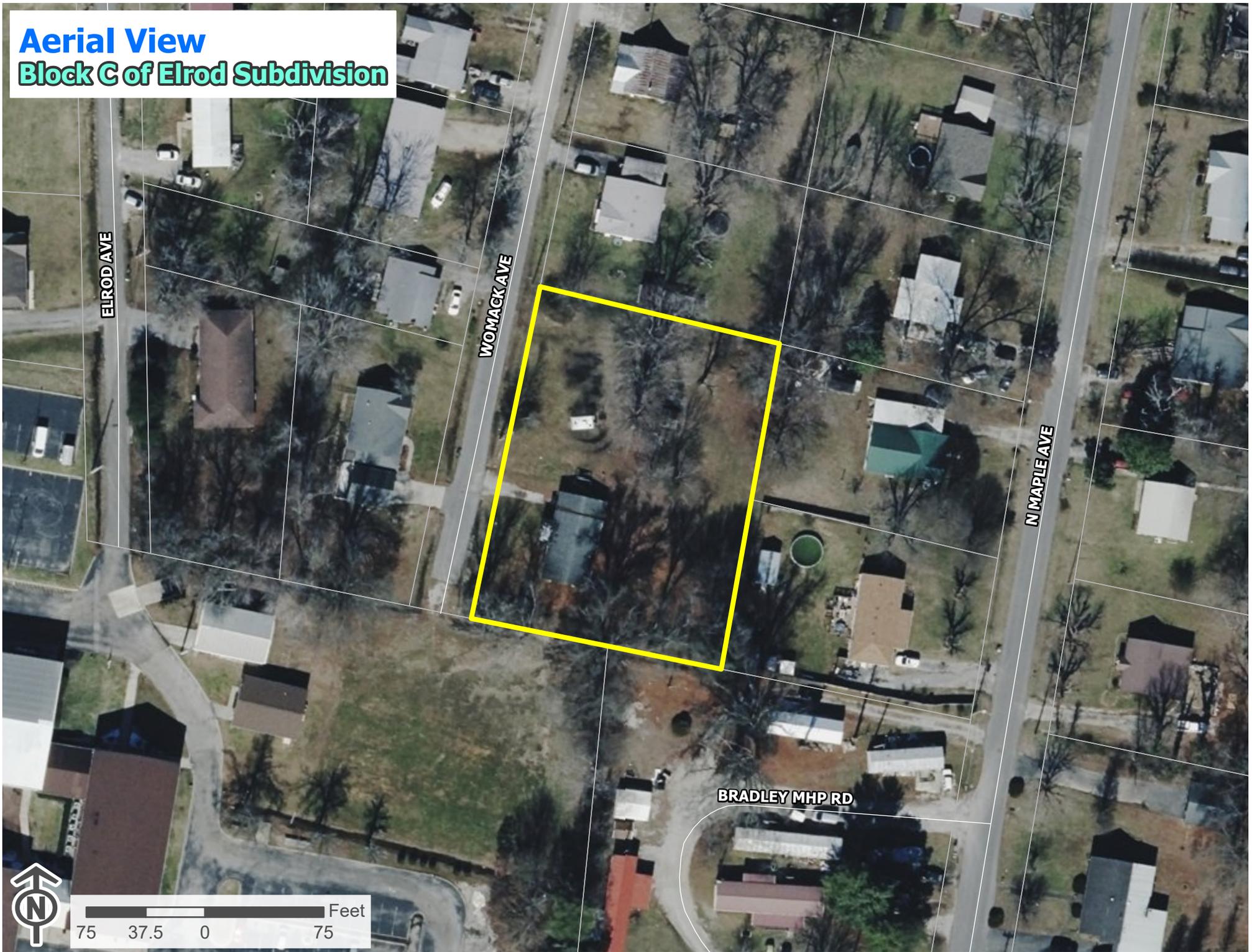
Block C of the Elrod Subdivision

3 lots located on Womack Avenue



1701 Womack Ave

Aerial View
Block C of Elrod Subdivision



ELROD AVE

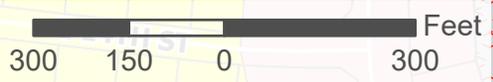
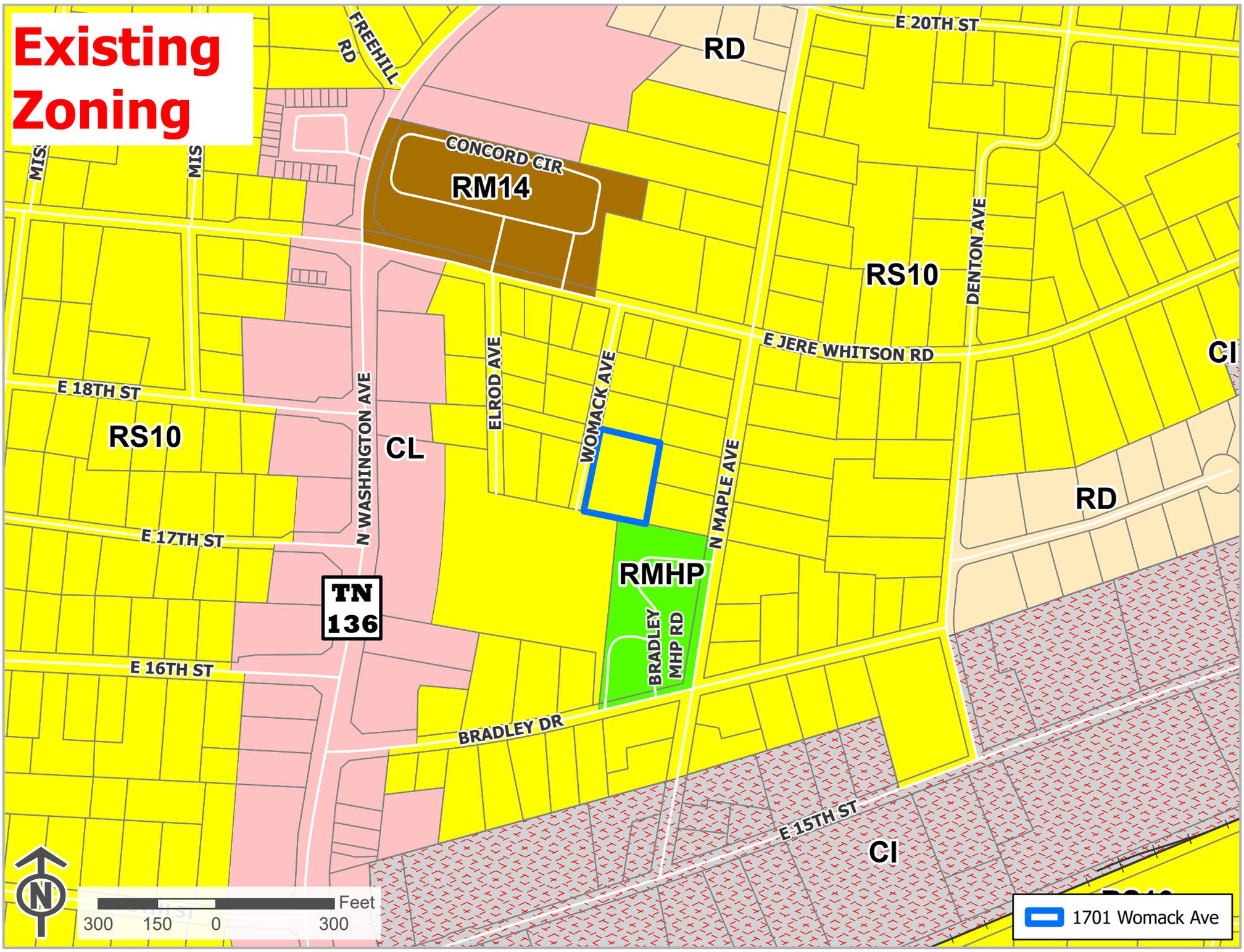
WOMACK AVE

N MAPLE AVE

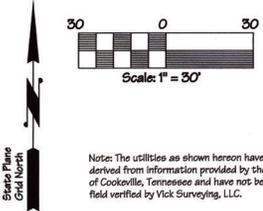
BRADLEY MHP RD



Existing Zoning



 1701 Womack Ave



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0140D.

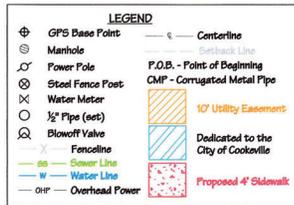
Date: 5/16/2027

Check One:

- X: No areas of the subject property depicted on this plat are in a SFHA
- ___: All of the subject property depicted on this plat is in a SFHA
- ___: Shaded area(s) of the subject property depicted on this plat are in a SFHA

Note: The utilities as shown hereon have been derived from information provided by the City of Cookeville, Tennessee and have not been field verified by Vick Surveying, LLC.

On 11/13/2025 the Cookeville Board of Zoning Appeals approved a variance reduction of the minimum lot widths at the setback line from 75 feet to 71.46 feet for three (3) proposed residential building lots.



Zoned RS-10 - Single Family Residential

- Setbacks:**
 Minimum depth of front yard (Local Streets) - 25'
 Minimum depth of rear yard - 20'
 Minimum Interior Side Yard:
 1. Residential structures - 10 feet, plus 5 feet for each story over 2 stories
 2. Zero lot line detached - 20 feet, one side, plus 5 feet for each story over 2 stories
 3. Nonresidential structures - 20 feet, plus 5 feet for each story over 2
- Front setback lines for the Lots shown hereon are calculated from original boundary line.

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.06 feet
 (c) Date of survey: 26 September 2025
 (d) Datum/EPOCH: NAD83(2011) Epoch 2010.00
 (e) Published/Field-control used: TD01 CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	675657.90	217761.04

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. 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 that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

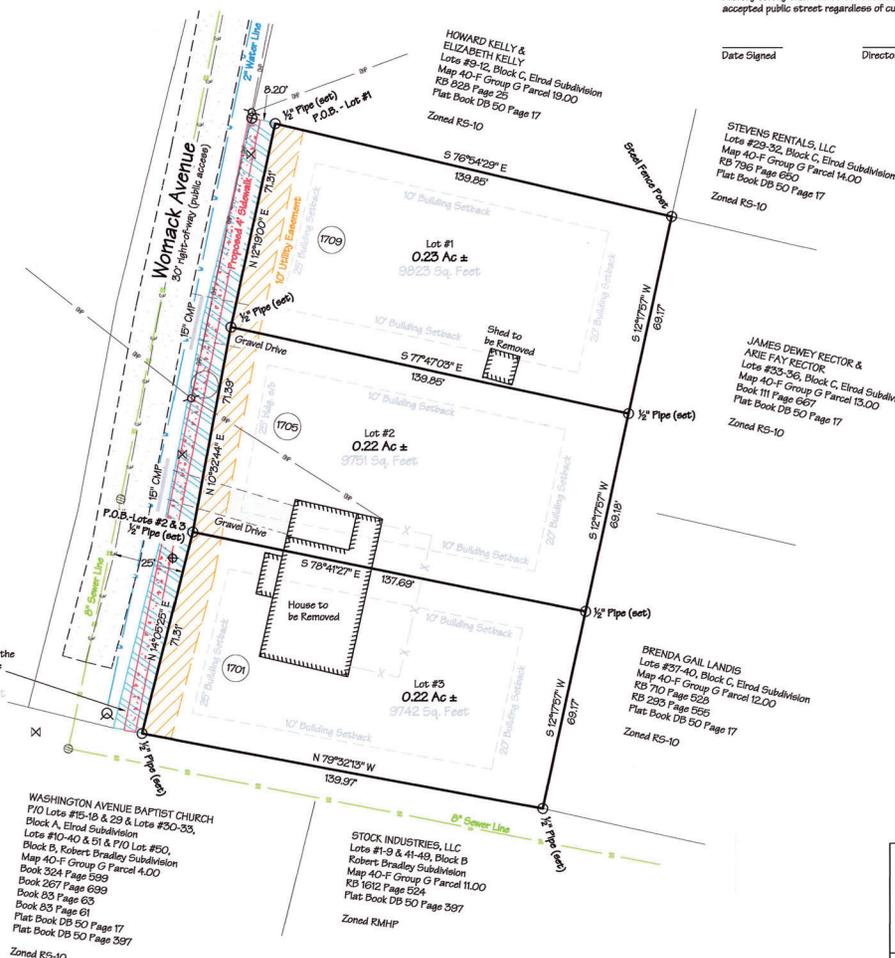
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLN File: 25-466c1



WASHINGTON AVENUE BAPTIST CHURCH
 P/O Lots #15-18 & 20 & Lots #30-33,
 Block A, Elrod Subdivision
 Lots #10-40 & 51 & P/O Lot #50,
 Block B, Robert Bradley Subdivision
 Map 40-F Group G Parcel 4,00
 Book 324 Page 593
 Book 297 Page 689
 Book 83 Page 63
 Book 83 Page 61
 Plat Book DB 50 Page 17
 Plat Book DB 50 Page 397
 Zoned RS-10

STOCK INDUSTRIES, LLC
 Lots #1 & #4-49, Block B
 Robert Bradley Subdivision
 Map 40-F Group G Parcel 11,00
 RB 1032 Page 524
 Plat Book DB 50 Page 397
 Zoned RMHP

Note: The point of beginning for Lot #1 is a 1/2" pipe (set) being the northwestern corner of this parcel located in the eastern right-of-way of Womack Avenue as well as being located N 38°03'09" E 13.42 feet from a water meter and furthermore being located N 13°17'19" E 152.91 feet from a GPS Base Point.

Note: Area for Lot #1 was 10,473 sq. ft. before a portion was dedicated to the City of Cookeville.
 Area for Lot #2 was 10,466 sq. ft. before a portion was dedicated to the City of Cookeville.
 Area for Lot #3 was 10,456 sq. ft. before a portion was dedicated to the City of Cookeville.

Christopher M. Vick, RLS #2164
 VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286

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 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



CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with 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. We further acknowledge that any change to this subdivision constitutes a subdivision and requires the approval of the Planning Commission. Furthermore, we 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

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 Districts Rep.

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 Planning Commission, and that said plat has been approved for recording in the Office of the Registrar of Deeds of Putnam County, Tennessee.

Date Signed: _____ Director of Planning

Date Signed: _____ Secretary, Cookeville Municipal Planning Commission

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 (horizontal and angle) meets the standards required of an Urban and Subdivision Survey as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that all monuments and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.

15 Feb 2026
 Date Signed: _____ Surveyor's Signature

1st Civil District Ref: Plat Book DB 50 Page 17

**Final Plat
 For the Revision of
 Lots #13-20, Block C of the Elrod Subdivision**

Presented to
 City of Cookeville Municipal Planning Commission

DEVELOPER: Jeremiah Wheat	SURVEYOR: Christopher M. Vick
ADDRESS: 1701 Womack Avenue Cookeville, TN 38501	ADDRESS: 2772 Hidden Cove Road Cookeville, TN. 38506
TELEPHONE: 931-854-6692	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: JEREMIAH BRITT WHEAT & AMANDA DAWN WHEAT
ADDRESS: _____	ADDRESS: 1701 Womack Avenue Cookeville, TN 38501
TELEPHONE: _____	TELEPHONE: 931-854-6692
ACREAGE SUBDIVIDED: 0.67 LOTS: 3	TAX MAP: 40F Grp: G PARCEL NO: 20.00
DEED BOOK REFERENCE: RB 1646 Pg. 428	SCALE: 1"=30'-0" DATE: 26 September 2025

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.

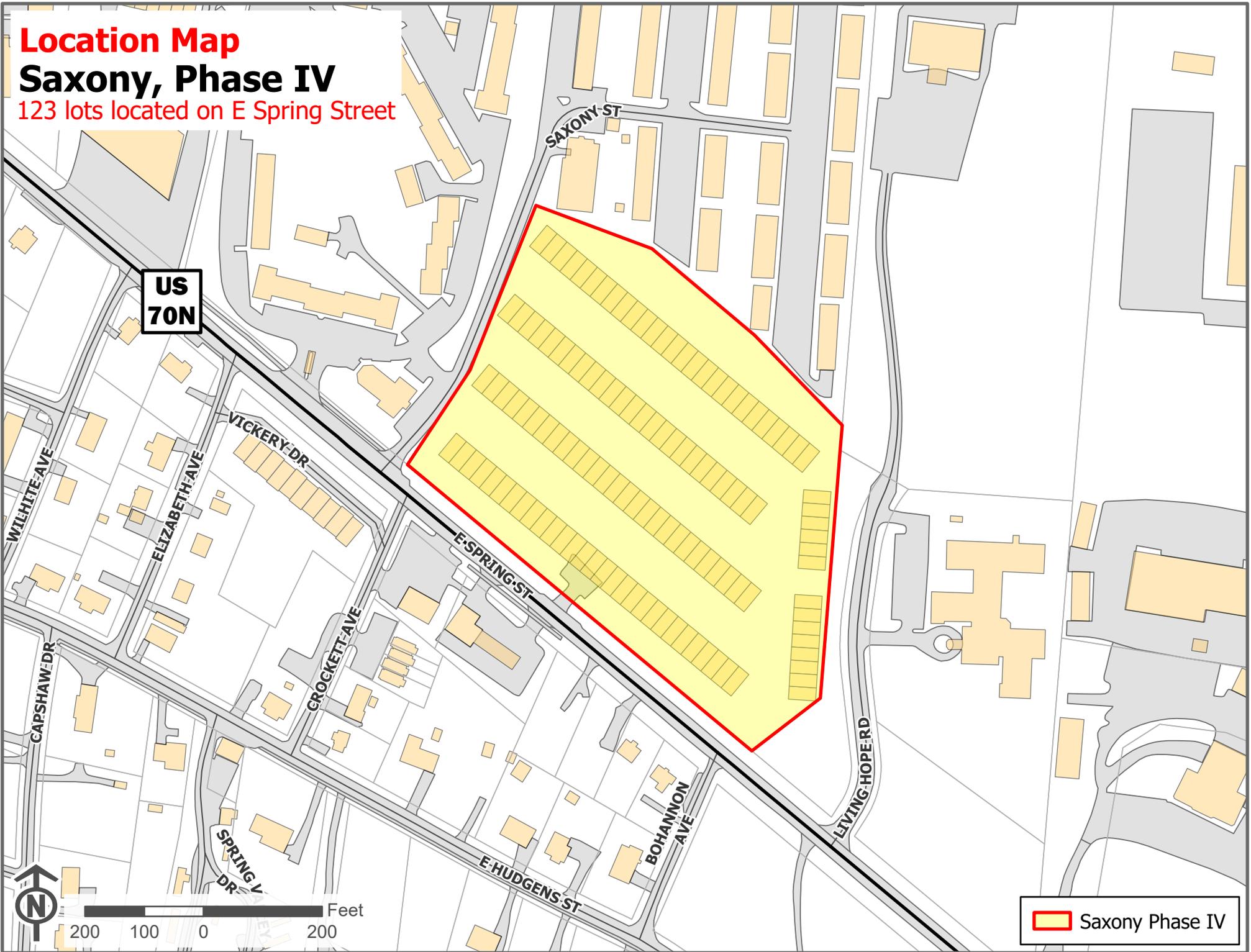
Action Item 7

Consider for action the final plat of Saxony, Phase IV, 123 lots located on East Spring Street (Tax Map 053L-C-017.021). Request submitted by Garry McNabb.

Location Map

Saxony, Phase IV

123 lots located on E Spring Street



Aerial View
Saxony, Phase IV

**US
70N**

ELIZABETH AVE

VICKERY DR

CROCKETT AVE

E HUDGENS ST

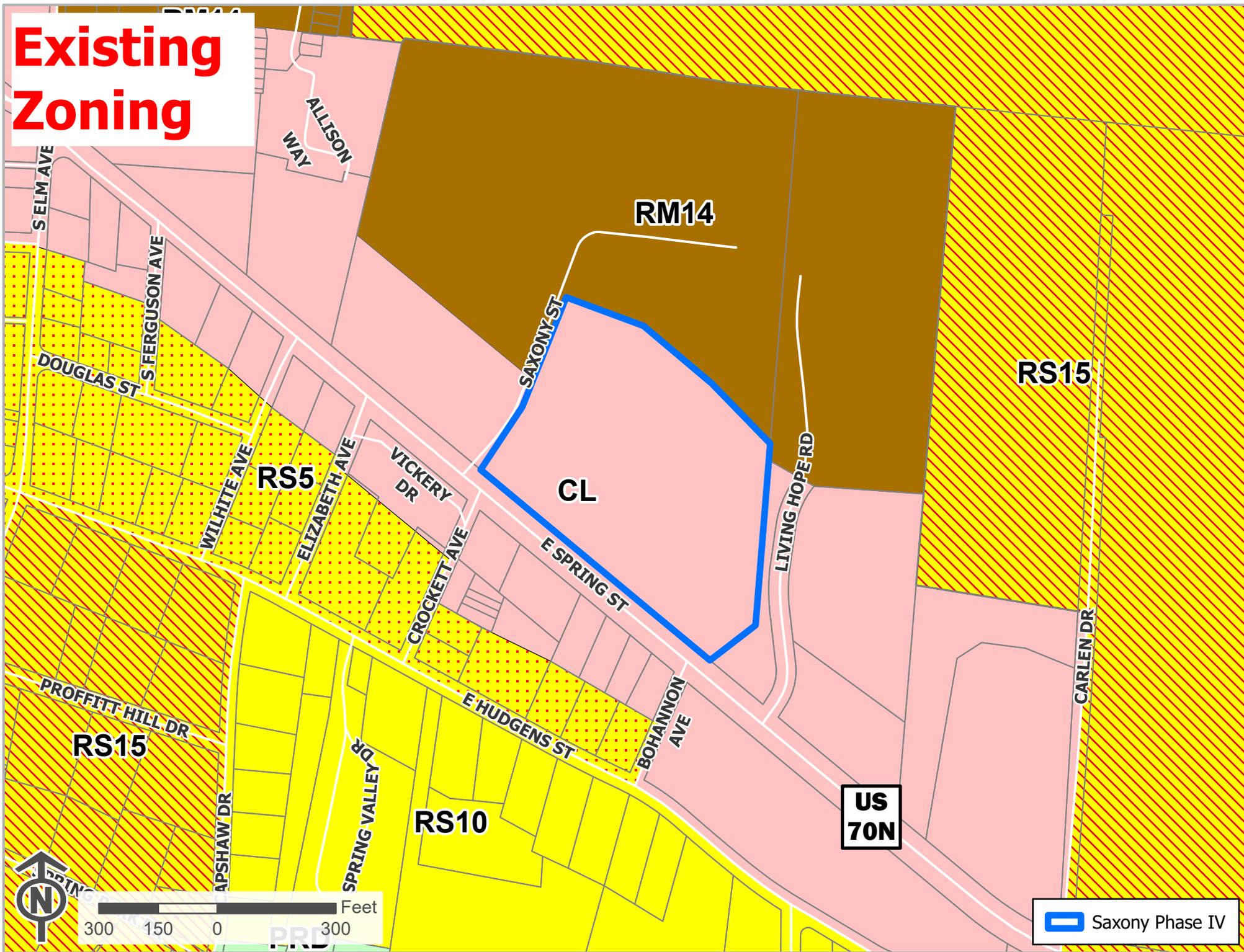
SAXONY ST

E SPRING ST

LIVING HOPE RD



Existing Zoning



 Saxony Phase IV

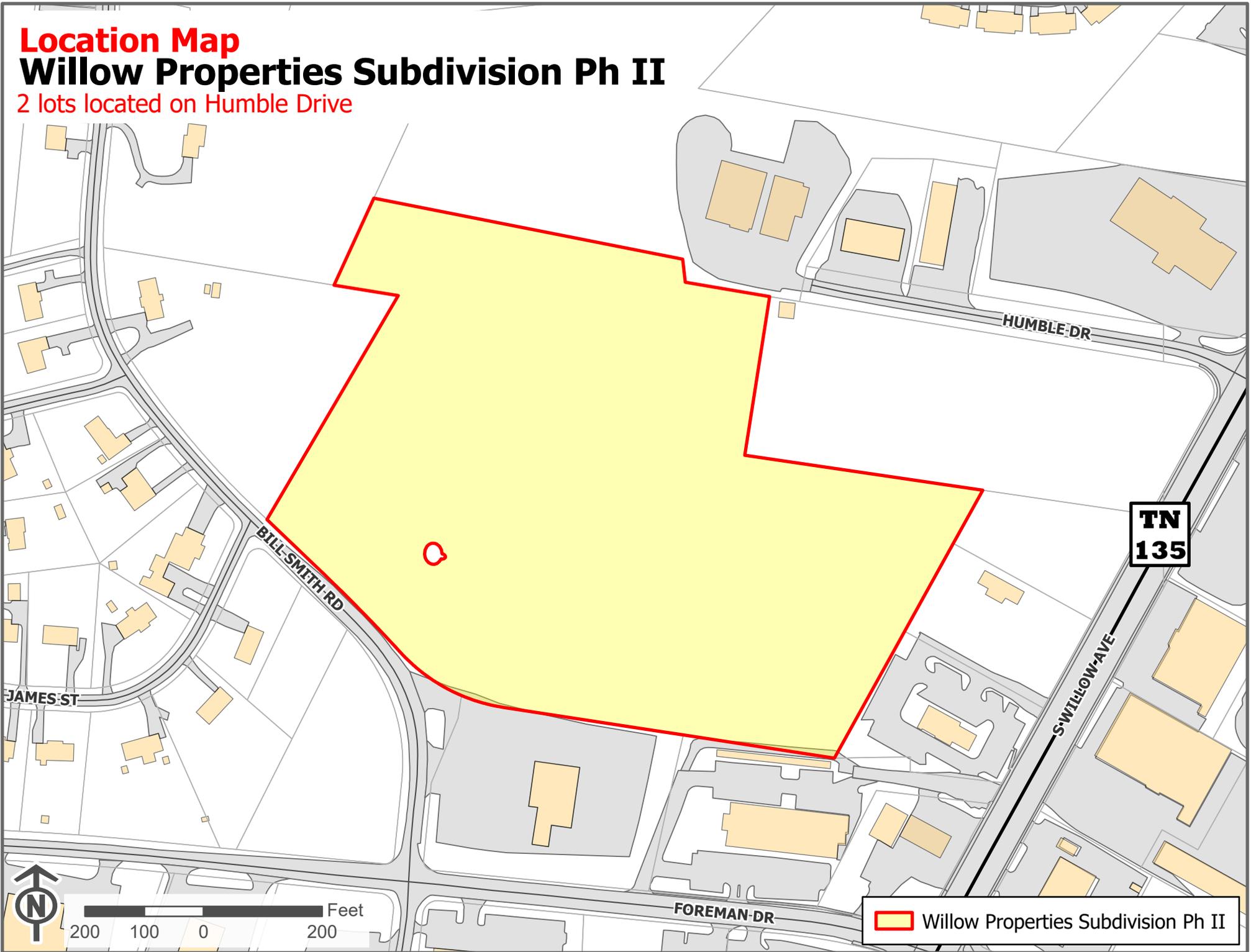
Action Item 8

Consider for action the final plat of the Re-Subdivision of Lot 2, Willow Properties Subdivision Phase II, one (1) lot located off a private permanent vehicular access easement off Foreman Drive (Tax Map 065, a portion of Parcel 058.00). Request submitted by Josh Stites, on behalf of Willow Properties Group.

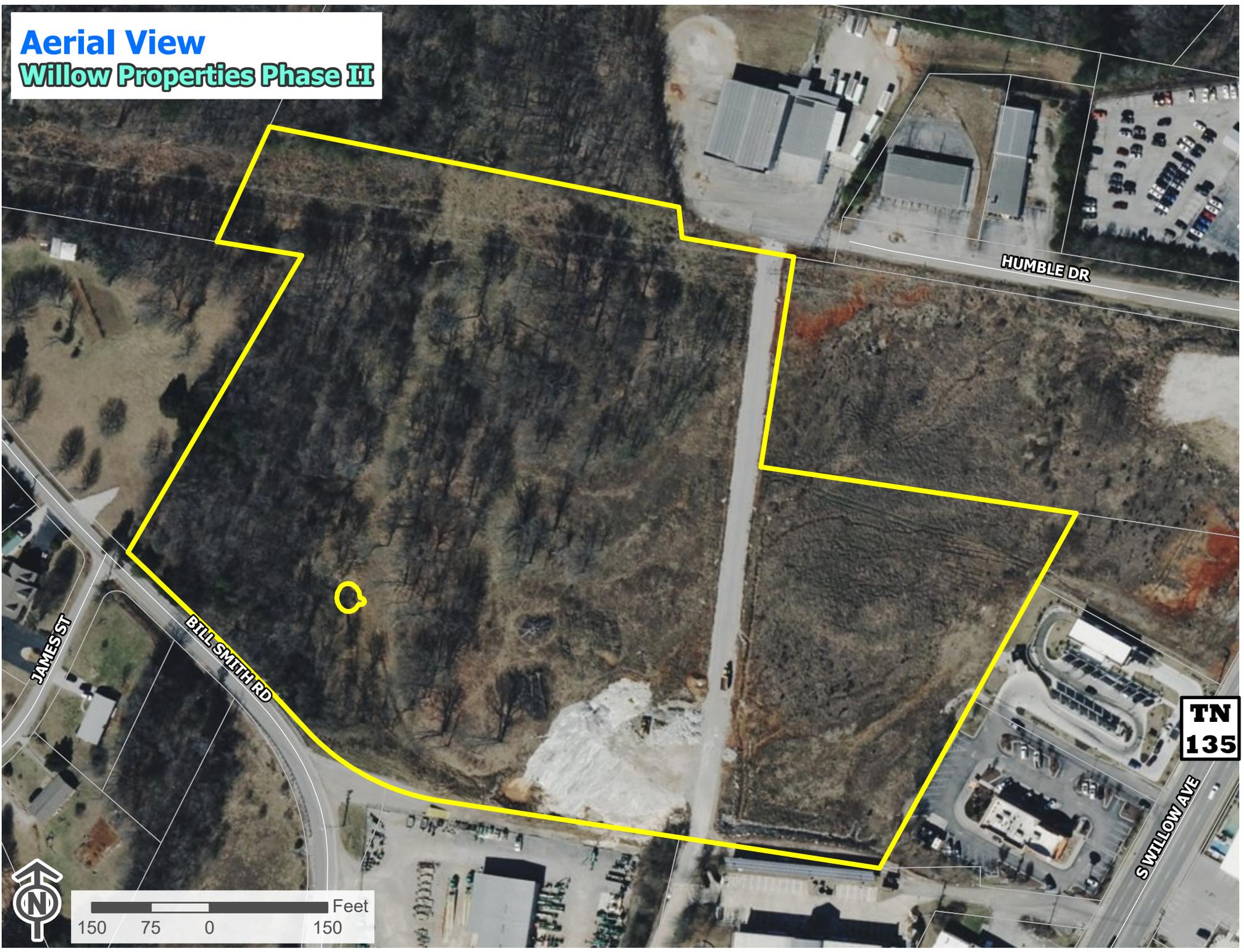
Location Map

Willow Properties Subdivision Ph II

2 lots located on Humble Drive



Aerial View
Willow Properties Phase II



HUMBLE DR

JAMES ST

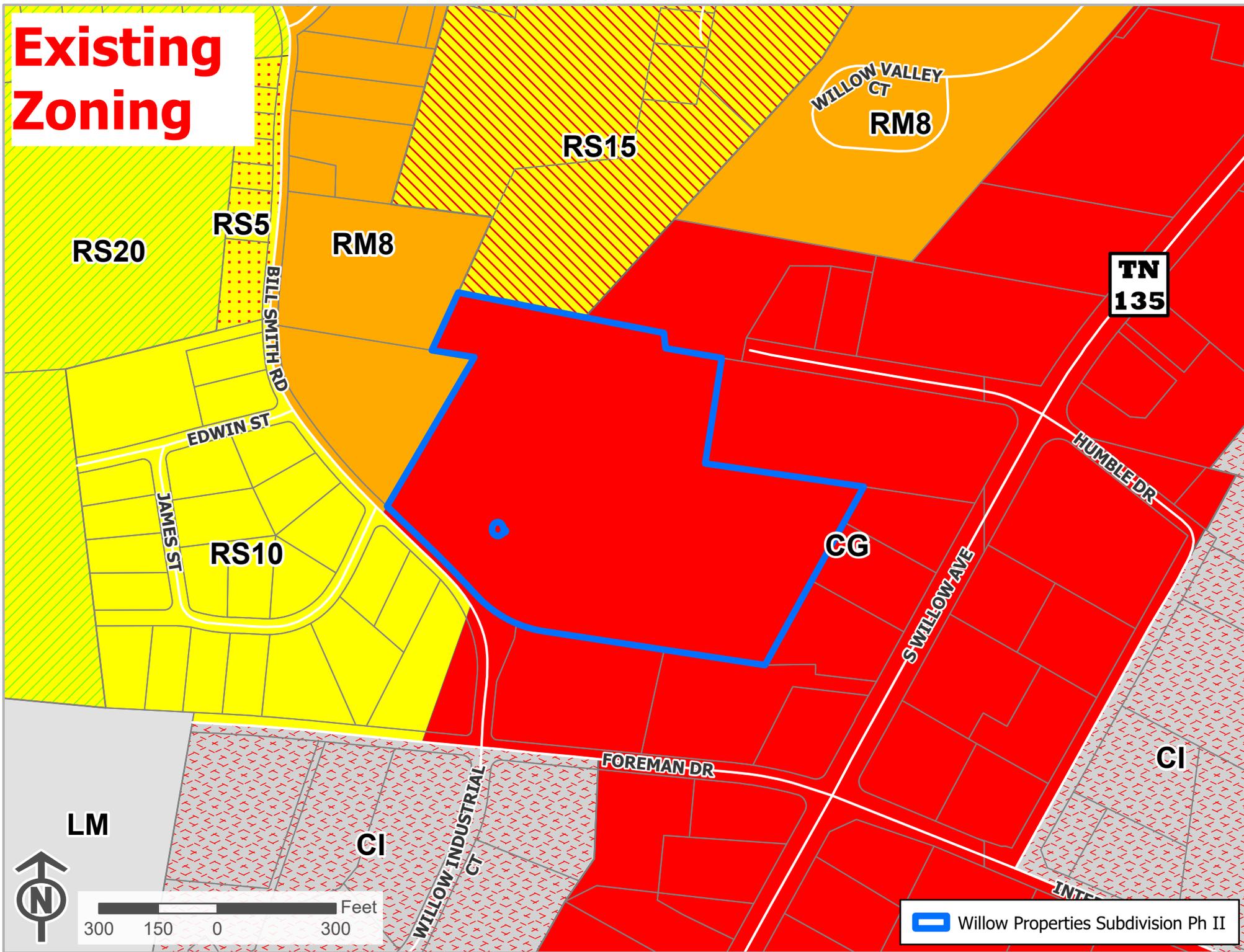
BILL SMITH RD

TN
135

SWILLOW AVE



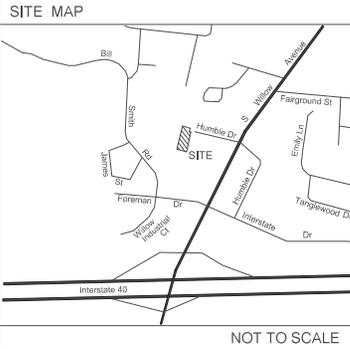
Existing Zoning



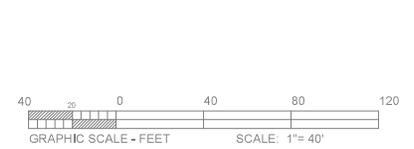
LM



 Willow Properties Subdivision Ph II



Final Plat for the Re-Subdivision of Lot 2, Willow Properties Subdivision Phase II 1st Civil District Putnam County, Tennessee (Inside Cookeville City Limits)



TNS STATE PLANE GRID NORTH NAD 83
1986 Contour Interval 0.5'

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 herein 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 herein 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 ACCURACY AND PRECISION
I hereby certify that the plan shown and described herein 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 Survey 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 herein to the specifications of the Cookeville Planning Commission.

CERTIFICATE OF APPROVAL OF NEW SEWAGE COLLECTION FACILITIES
I hereby certify that (1) public sewage collection facilities are installed in an acceptable manner and according to City of Cookeville's specifications; or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

CERTIFICATE OF APPROVAL OF NEW WATER LINES
I hereby certify that (1) water lines are installed in an acceptable manner and according to the specifications of the Cookeville Planning Commission (or _____); or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

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 herein.

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.

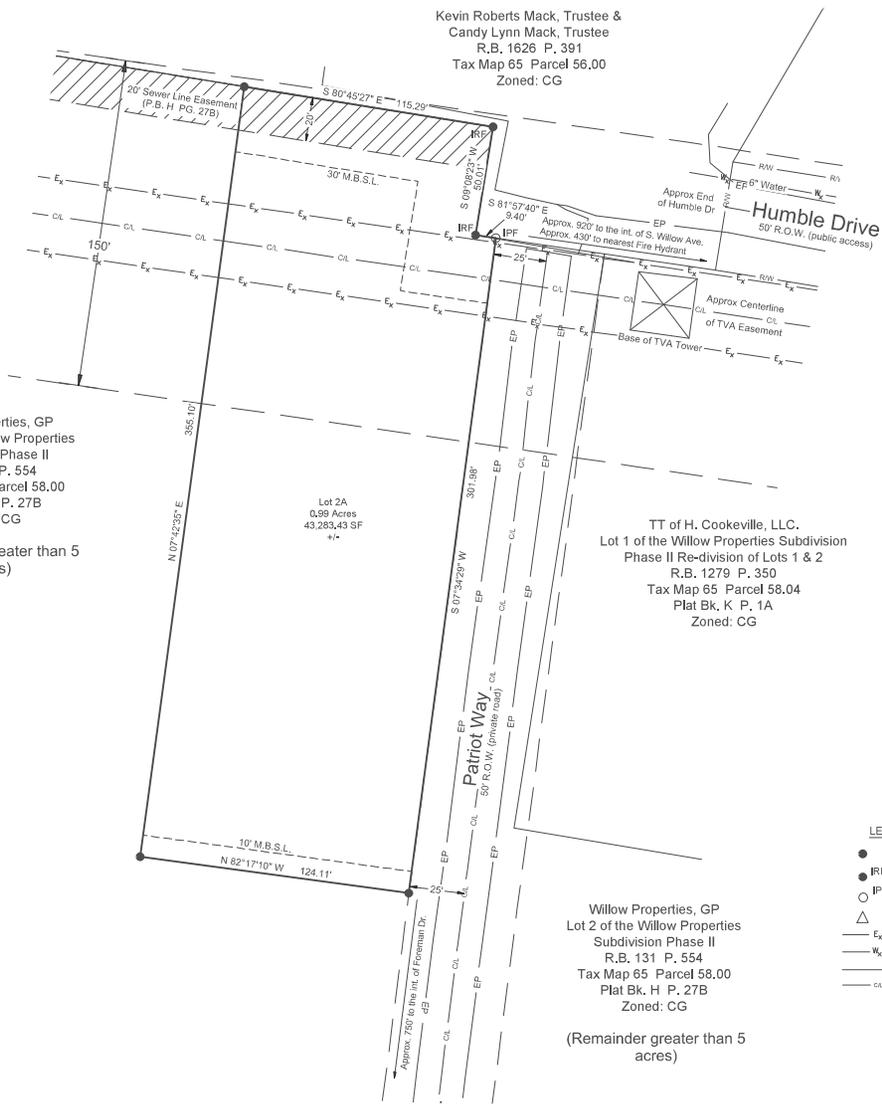
EASEMENT AND RIGHT-OF-WAY RESTRICTIONS
1. No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
2. No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.
3. 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.
4. 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.

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the Subdivision Plat shown herein has been found to comply with the Subdivision Regulations of the Cookeville Municipal Planning Commission with the exception of such instances, if any, as are noted in the Official Minutes of the Cookeville 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 _____

Prepared by:
Willet Mountain Surveying
130 Anson Maxwell Rd
Cookeville, Tn. 38506
Phone: (931) 559-3030
Email: Josh@willetmtnsurveying.com

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
According to the FEMA FIRN # 47141C0120D, Dated: 5-16-2007
Check One:
 No areas of the subject property depicted on this plat are in a SFHA
 All of the subject property depicted on this plat is in a SFHA
 Shaded area(s) of the subject property depicted on this plat are in a SFHA



Kevin Roberts Mack, Trustee &
Candy Lynn Mack, Trustee
R.B. 1626 P. 391
Tax Map 65 Parcel 58.00
Zoned: CG

Willow Properties, GP
Lot 2 of the Willow Properties
Subdivision Phase II
R.B. 131 P. 554
Tax Map 65 Parcel 58.00
Plat Bk. H P. 27B
Zoned: CG
(Remainder greater than 5 acres)

TT of H. Cookeville, LLC,
Lot 1 of the Willow Properties Subdivision
Phase II Re-division of Lots 1 & 2
R.B. 1279 P. 350
Tax Map 65 Parcel 58.04
Plat Bk. K P. 1A
Zoned: CG

Willow Properties, GP
Lot 2 of the Willow Properties
Subdivision Phase II
R.B. 131 P. 554
Tax Map 65 Parcel 58.00
Plat Bk. H P. 27B
Zoned: CG
(Remainder greater than 5 acres)

DEED REFERENCE: R.B. 131 P. 554
SEE ALSO: P.B. H P. 27B

TAX MAP REFERENCE: MAP 65 PARCEL 58.00

THIS SURVEY WAS PERFORMED USING A TOPOCON HIPER VPR DUAL FREQUENCY, REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM POWER AND LOCAL BASE STATION. REDUNDANT AND REPETITIVE MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDS THE ACCURACY STANDARDS FOR A CATEGORY 1 SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING AT LEAST 1:10,000 OR BETTER.

DATE: January 23, 2026

Joshua L. Gentry, Tenn. R.L.S. No. 3478

ZONED: CG (General Commercial)

TOTAL AREA BEING SURVEYED: 0.99 Acres or 43,263.43 SF +-

OWNERS:
Willow Properties, GP
1843 Foreman Drive
Cookeville, TN 38501

DEVELOPERS:
Slingshot Partner, GP
1844 Foreman Drive
Cookeville, TN 38501

SURVEYORS NOTES:

- 1: THE PURPOSE OF THIS PLAT IS TO CREATE A NEW BUILDABLE LOT AS SHOWN HEREON.
- 1: ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.
- 2: THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THIS SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
- 3: ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
- 4: SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
- 5: SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC., THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.
- 6: ACCESS TO THE LOT IS PROVIDED BY A 50' PERMANENT PRIVATE VEHICULAR ACCESS EASEMENT, A PRIVATE ROAD KNOWN AS PATRIOT WAY, AS SHOWN HEREON.

- LEGEND**
- 1/2" Rebar (set)
 - IRF 1/2" Rebar (found)
 - IPF 1/2" Pipe (found)
 - △ PK Nail (found)
 - E_x Overhead Electric
 - W_x Water Line
 - Edge of Pavement
 - CL Centerline

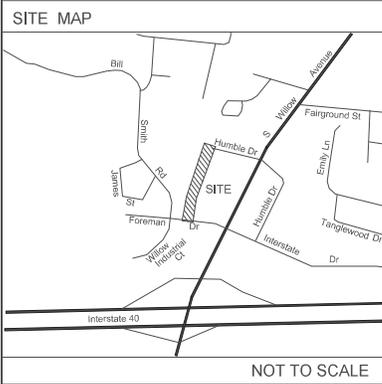
TENNESSEE ONE-CALL SYSTEM



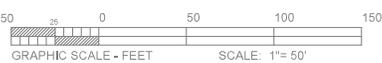
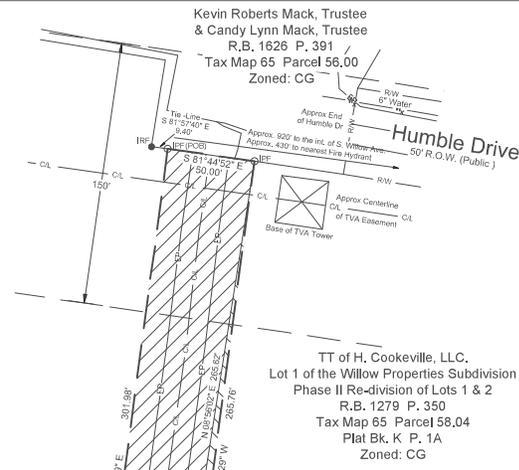
BEFORE YOU DIG CALL
811
UTILITIES SHOWN ARE APPROXIMATE.
ALL UTILITIES ARE NOT SHOWN.



Job # 25-011ML



"Exhibit A" Permanent Private Vehicular Access Easement for Patriot Way 1st Civil District Putnam County, Tennessee (Inside Cookeville City Limits)



TAX MAP REFERENCE: MAP 65 PARCEL 58.00
DEED REFERENCE: R.B. 131 P. 554
SEE ALSO: P.B. H P. 278

TAX MAP REFERENCE: MAP 65 PARCEL 58.04
DEED REFERENCE: R.B. 1279 P. 350
SEE ALSO: P.B. K P. 1A

TAX MAP REFERENCE: MAP 65 PARCEL 57.03
DEED REFERENCE: R.B. 463 P. 563
SEE ALSO: P.B. G P. 173A

TAX MAP REFERENCE: MAP 65 PARCEL 57.01
DEED REFERENCE: R.B. 986 P. 176
SEE ALSO: RB1058 P. 515

THIS SURVEY WAS PERFORMED USING A TOPCON HIPER VR DUAL FREQUENCY, REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM ROVER AND LOCAL BASE STATION. REDUNDANT AND REPETITIVE MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDS THE ACCURACY STANDARDS FOR A CATEGORY 1 SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING AT LEAST 1:10,000 OR BETTER.

ALL COORDINATES AND BEARING DATA IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NAD 83 NAVD 83, GEOID 03, MULTIPLE REDUNDANT MEASUREMENTS WERE TAKEN ON EACH PROPERTY CORNER. EACH MEASUREMENT EXCEEDING A TOLERANCE OF 0.07 PLUS 50 PARTS PER MILLION FOR POSITIONAL ACCURACY.

DATE: January 23, 2026
____Joshua L. Gentry____, Tenn. R.L.S. No. 3478
ZONED: CG (General Commercial)
TOTAL EASEMENT AREA: 1.18 Acres or 51,306.41 SF +-

OWNERS:
Willow Properties, GP
1843 Foreman Drive
Cookeville, TN 38501

TT of HCP, LLC
505 South Flagstar Drive STE 1400
West Palm Beach, FL 33401

South Willow Properties
1843 Foreman Drive
Cookeville, TN 38501

G & P Properties
6750 Walnut Trace
Cookeville, TN 38501



DEVELOPERS:
Slingshot Partner, GP
1844 Foreman Drive
Cookeville, TN 38501

SURVEYORS NOTES:

1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE VEHICULAR EASEMENT FOR PATRIOT WAY.
1. ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.
2. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVERSE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
3. ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
4. SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
5. SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.

Line	Bearing	Distance
L1	S 07°34'29" W	35.48
L2	S 07°13'55" W	2.89
L3	N 84°23'18" W	6.94
L4	N 84°23'18" W	43.26

Curve	Radius	Tangent	Delta	Length	Chord	Chord Bearing
C1	14.33'	5.57'	42°29'00"	10.63'	10.38'	N 04°56'51" W

G & P Properties
R.B. 988 P. 176
R.B. 1058 P. 515
Tax Map 65 Parcel 58.01
Zoned: CG

Area in Easement
Parcel 58.01
0.14 Ac
6,042.80 SF
+/-

Area in Easement
Parcel 58.03
0.18 Ac
7,923.14 SF
+/-

South Willow Properties
Lot 1 of the Willow Properties
Subdivision Phase I
R.B. 463 P. 563
Tax Map 65 Parcel 58.03
Plat Bk. G P. 173A
Zoned: CG

Willow Properties, GP
Lot 2 of the Willow Properties Subdivision
Phase II
R.B. 131 P. 554
Tax Map 65 Parcel 58.00
Plat Bk. H P. 27B
Zoned: CG

LEGEND

- 1/2" Rebar (set)
- 1/2" Rebar (found)
- 1/2" Pipe (found)
- △ PK Nail (found)
- Catch Basin
- ⊙ FH
- ⊙ WV
- ⊙ PP
- ⊙ Water Meter
- ⊙ Sewer Manhole
- E_x — Overhead Electric
- G_x — Gas Line
- W_x — Water Line
- EP — Edge of Pavement
- CL — Centerline
- Unmonumented Point

TENNESSEE ONE-CALL SYSTEM



BEFORE YOU DIG CALL
811
UTILITIES SHOWN ARE APPROXIMATE.
ALL UTILITIES ARE NOT SHOWN.



Job # 25-011PVE

Prepared by:
Willet Mountain Surveying
130 Anson Maxwell Rd
Cookeville, TN, 38506
Phone: (931) 559-3030
Email: Josh@willetmtnsurveying.com

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
According to the FEMA FIRM # 47141C0120D, Dated 5-18-2007

Check One:
 No areas of the subject property depicted on this plat are in a SFHA
 All of the subject property depicted on this plat is in a SFHA
 Shaded area(s) of the subject property depicted on this plat are in a SFHA

Action Item 9

Consider for action rezoning property located at 69 Messenger Road (Tax Map 083, Parcel 080.18) from RS-10, "Single-Family Residential" to CG, "General Commercial." Request submitted by Ken Stone, on behalf of Preferred Properties.

APPLICATION FOR REZONING

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.

Location of Property to be Rezoned: 69 Messenger Rd

Tax Map Identification Number: 083 080.18

Existing Zoning: RS-10 Proposed Zoning: CG

Property Owner

**Person Making Request
(Authorized Agent*)**

Name: Preferred Properties

Name: Ken Stone

Address: 1571 Clemmons Rd

Address: 850 Providence Rd

Cookeville, TN 38501

Cookeville, TN

(City, State, Zip)

(City, State, Zip)

* 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.

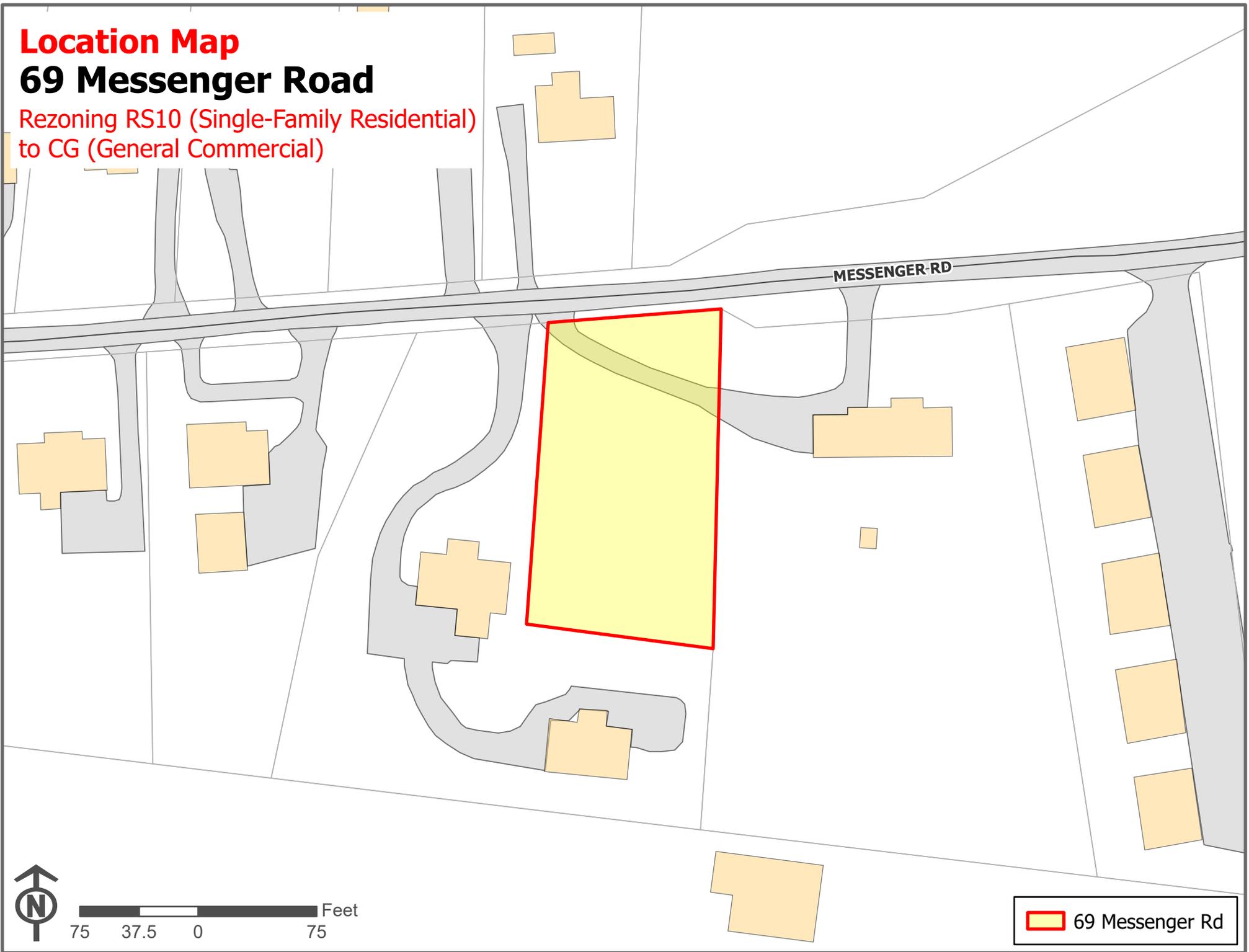
Reason for Requesting Rezoning:

Requesting rezoning from RS-10 to CG, Future Land Use designates property as best suited for lower-density residential AND Regional Commercial. Rezoning request to allow for town home development

Location Map

69 Messenger Road

Rezoning RS10 (Single-Family Residential)
to CG (General Commercial)



MESSENGER-RD



75 37.5 0 75 Feet

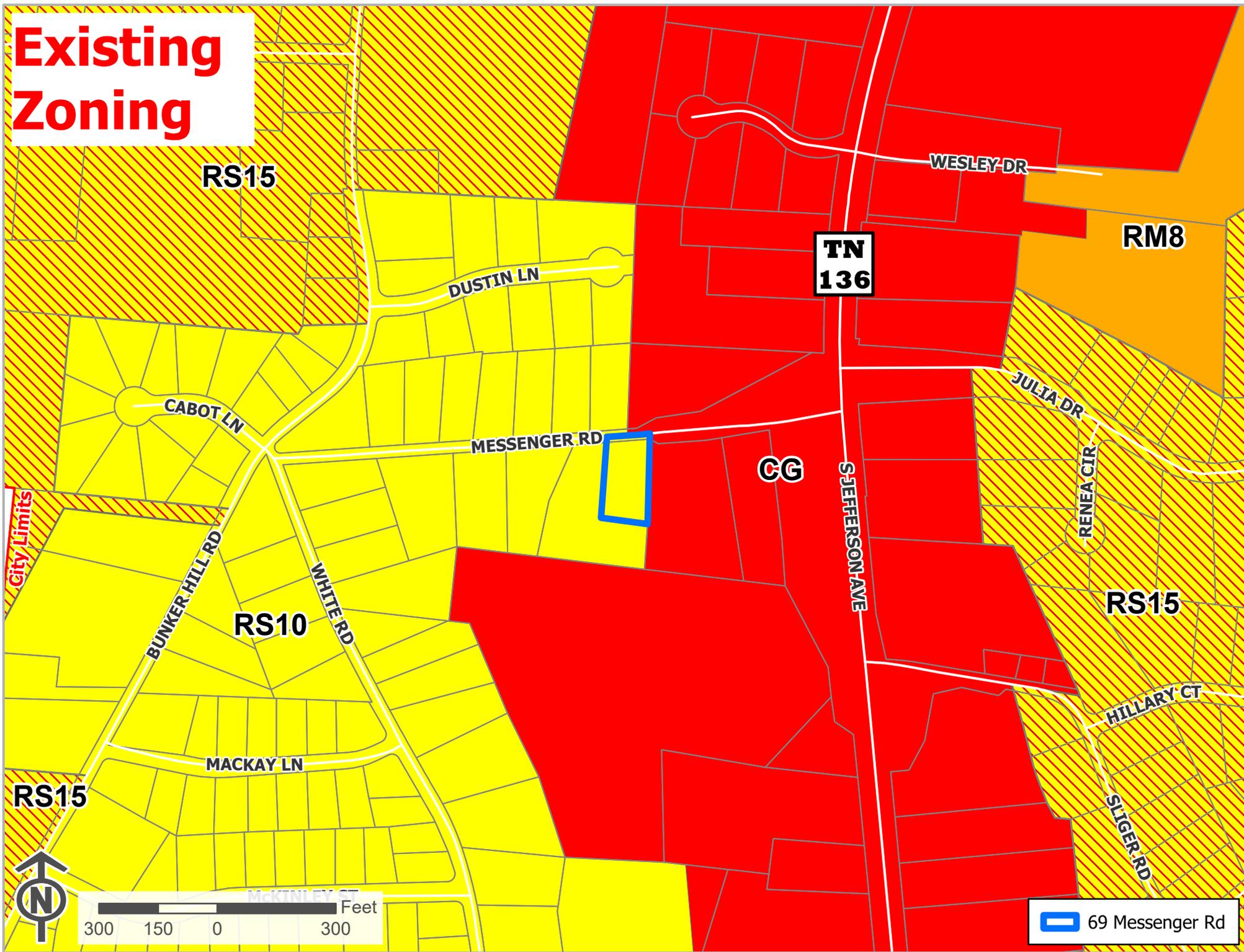
69 Messenger Rd

Aerial View
69 Messenger Rd

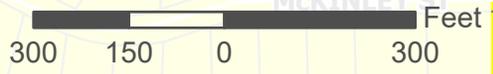
MESSENGER RD



Existing Zoning



City Limits



69 Messenger Rd

Future Land Use

PUBLIC/SEMI-PUBLIC/INSTITUTIONAL

REGIONAL COMMERCIAL

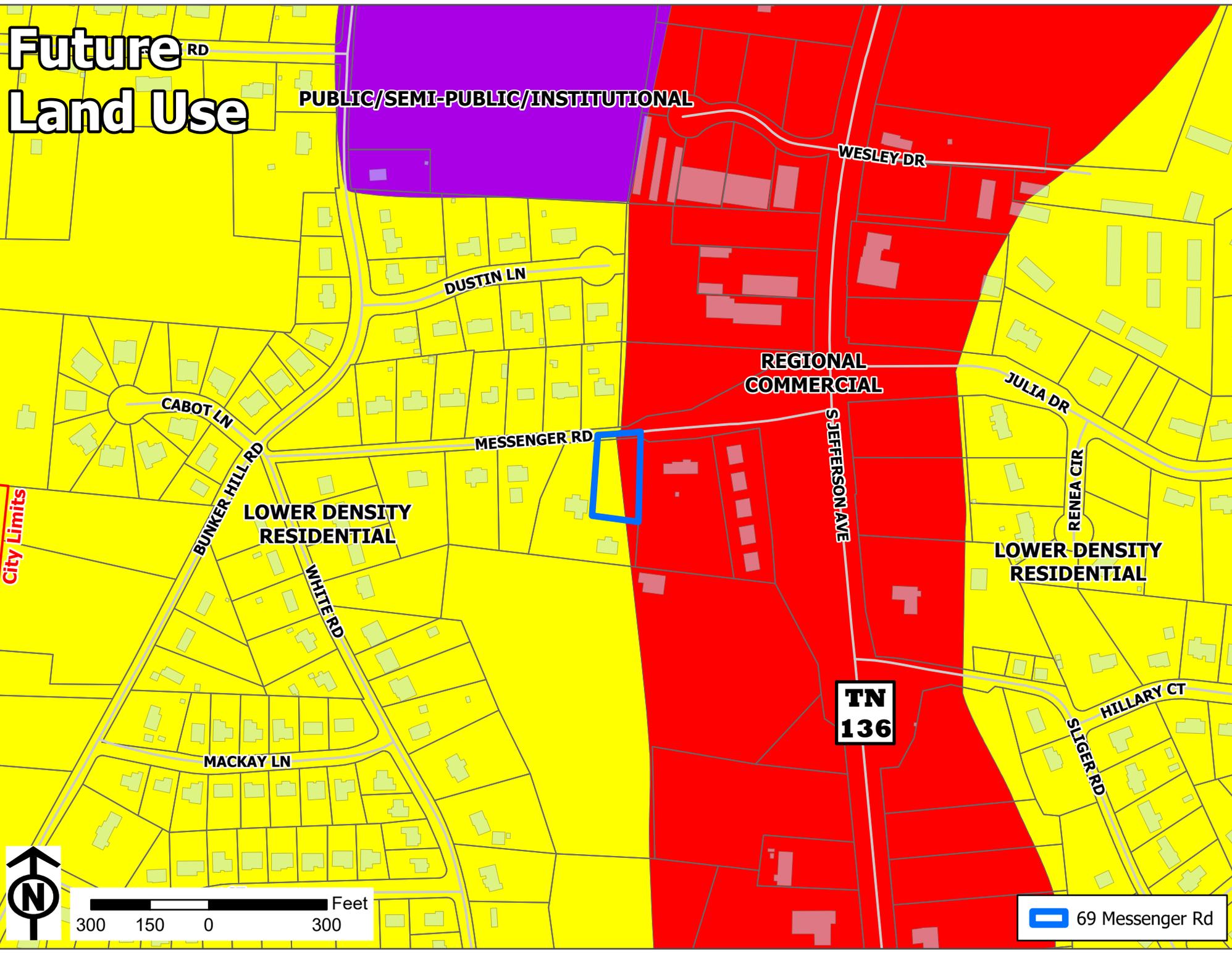
LOWER DENSITY RESIDENTIAL

LOWER DENSITY RESIDENTIAL

City Limits

TN 136

69 Messenger Rd



Action Item 10

Consider for action rezoning property located on Boyd Farris Road (Tax Map 083, Parcel 057.00) from CI, “Commercial-Industrial Mixed-Use” and RS-20, “Single-Family Residential) to RS-5, “Single-Family Residential. Request submitted by Stefan Claar, on behalf of Brian Hartbarger.

APPLICATION FOR REZONING

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.

Location of Property to be Rezoned: Boyd Farris Rd

Tax Map Identification Number: 083-057.00

Existing Zoning: CI & RS-20 Proposed Zoning: RS-5

Property Owner

**Person Making Request
(Authorized Agent*)**

Name: Brian Hartbarger

Name: Sefan Claar

Address: 807 4th Avenue

Address: 300 Letterman Rd

Parkersburg, IA 50665

Knoxville, TN 37919

(City, State, Zip)

(City, State, Zip)

* 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.

Reason for Requesting Rezoning:

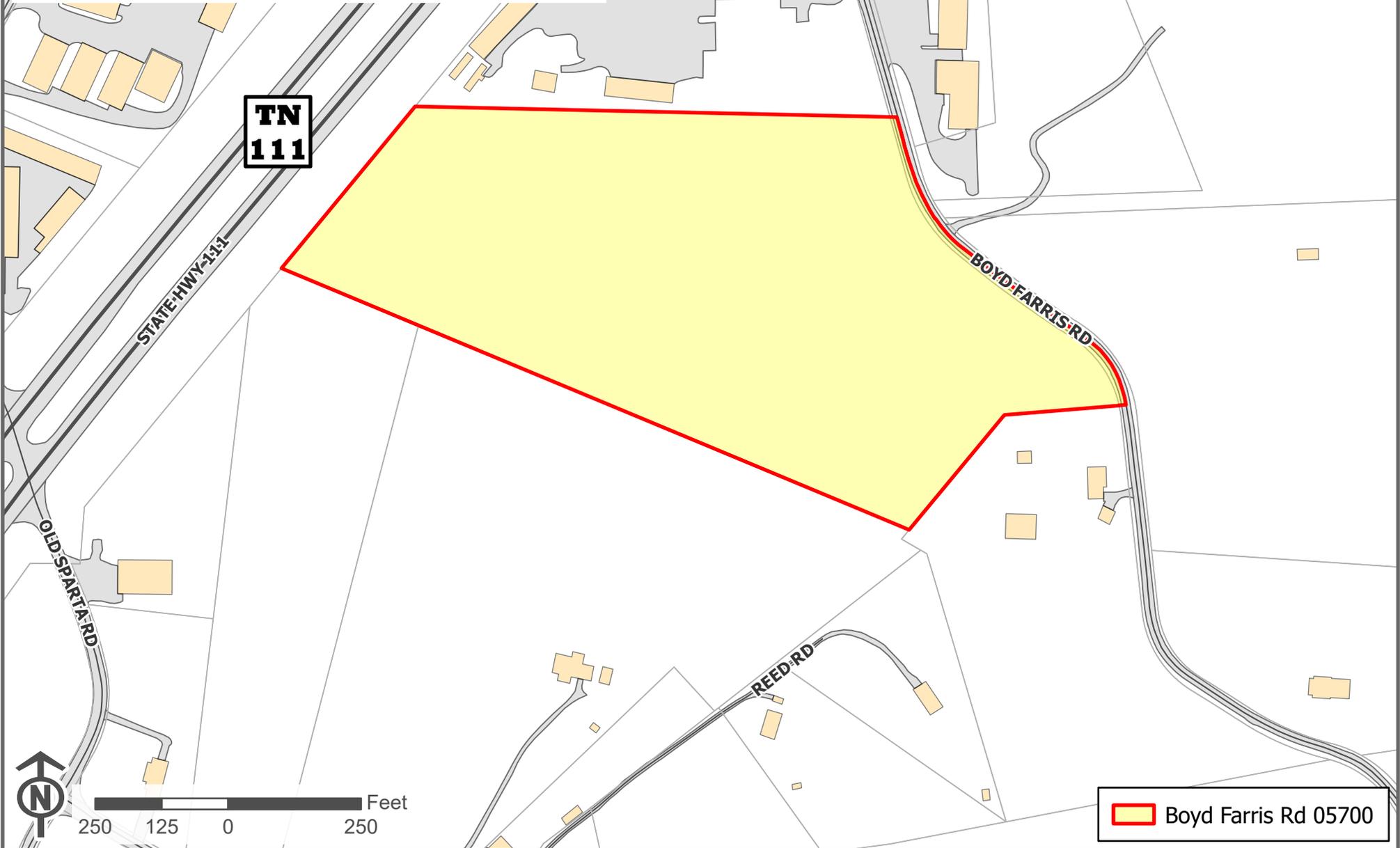
Requesting rezoning for the ability to develop a single-family home neighborhood that is fee simple for sale and contains one level ranch homes with attached garages.

*Sewer: We have received approval from COC for up to 40 homes and to exceed it is noted that 2,200 LF of low pressure forced main will need to be upgraded. We plan to perform this upgrade at our own cost and at the discretion of the City of Cookeville Utility.

Location Map

Boyd Farris Rd property

Rezoning CI (Commercial-Industrial Mixed-Use)
& RS20 (Single-Family Residential)
to RS5 (Single-Family Residential)



Aerial View
Boyd Farris Rd 05700

STATE HWY 111

STATE HWY 111

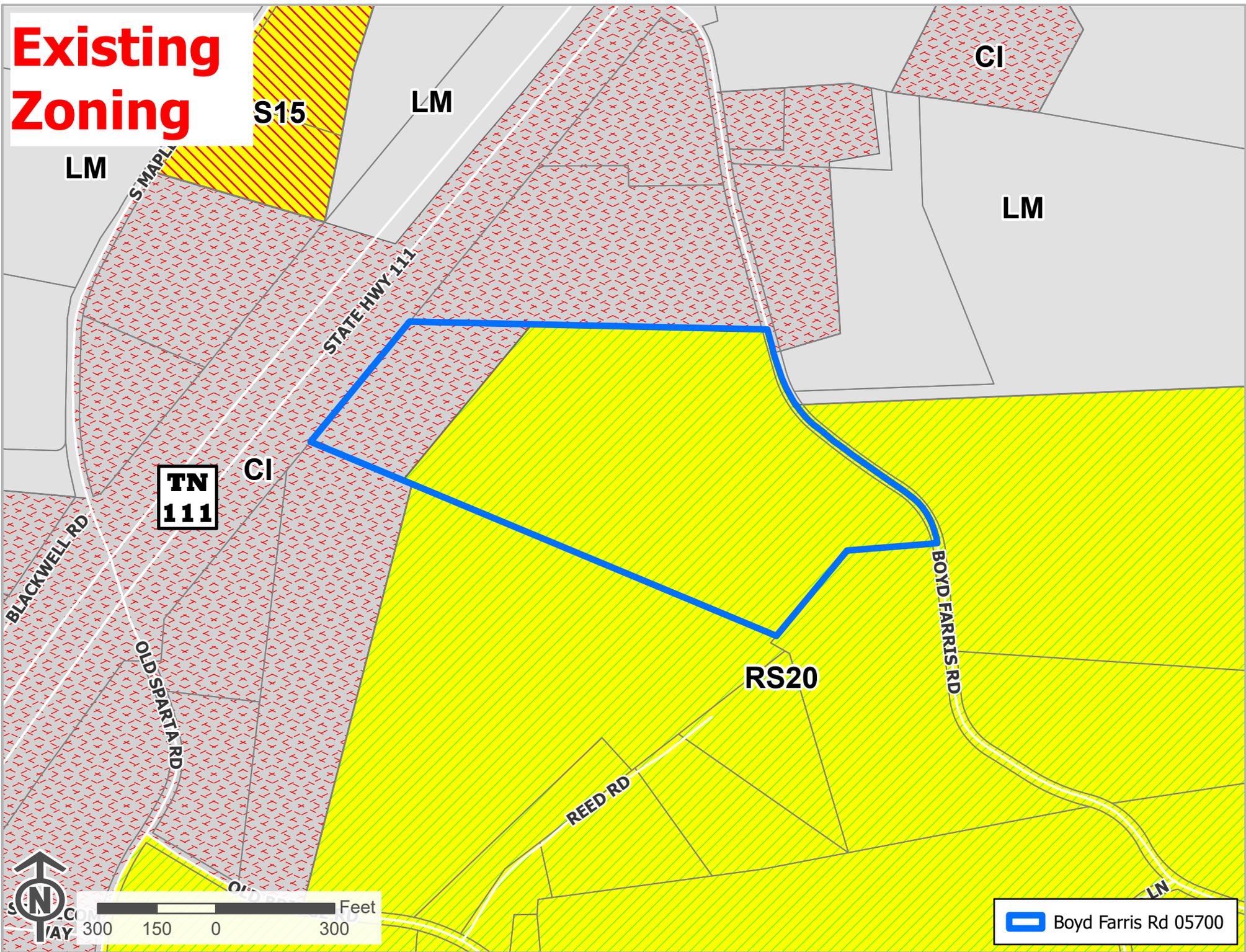
TN
111

BOYD FARRIS RD

REED RD



Existing Zoning



 Boyd Farris Rd 05700

Future Land Use

LOWER DENSITY RESIDENTIAL

TN
111

GENERAL INDUSTRIAL

MIXED USE -
COMMERCIAL/INDUSTRIAL

LOWER DENSITY RESIDENTIAL

BLACKWELL RD

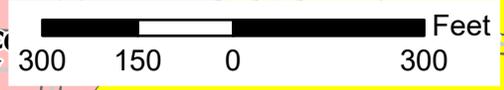
S MAPLE LN

STATE HWY 111

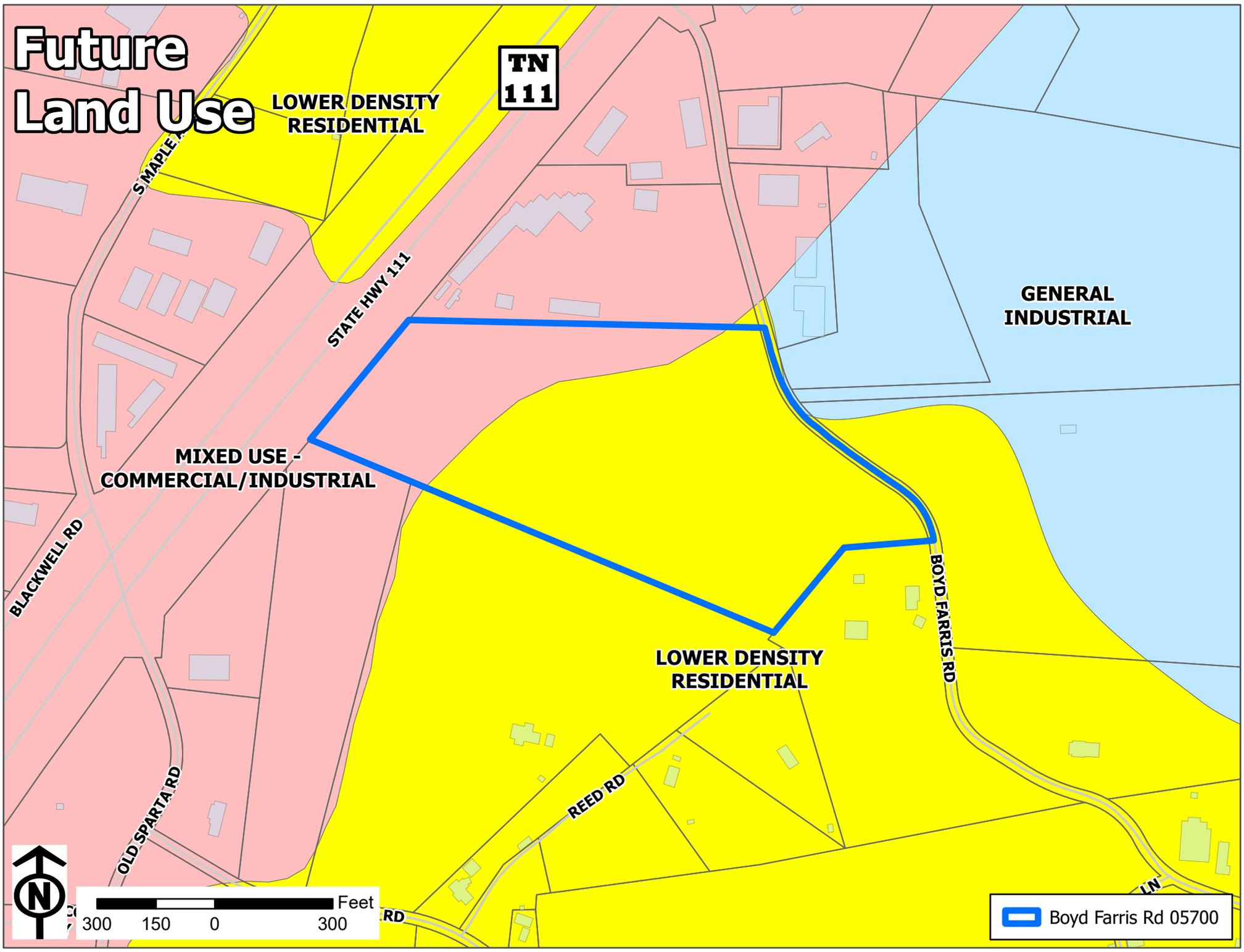
BOYD FARRIS RD

OLD SPARTA RD

REED RD



 Boyd Farris Rd 05700



300 Letterman Drive
Knoxville, TN 37919
www.1222development.com



ZONING AUTHORIZATION LETTER

Date: 01/02/2026

To:

City of Cookeville Planning Department
City of Cookeville
Cookeville, Tennessee

Re: Authorization to Request Rezoning and Land Use Actions
Property Address: 0 Boyd Farris Road Cookeville, TN 38506
Parcel Number(s): 083 057

I, **Brian S Hartbarger**, am the legal owner of the real property located within the **City of Cookeville, Tennessee**, as identified above (the “Property”).

I hereby authorize **1222 Development, LLC**, and/or its members, managers, officers, agents, consultants, engineers, attorneys, and assigns (the “Authorized Representative”), to act on my behalf in connection with any and all zoning, land use, and development matters relating to the Property, including but not limited to:

- Submitting and prosecuting applications for **rezoning**,
- Requesting **special exceptions, variances, conditional uses**, and other zoning approvals,
- Preparing and submitting **concept plans, site plans**, and supporting documentation,
- Communicating with and appearing before the **City of Cookeville Planning Commission, Board of Zoning Appeals, City Council**, and any other applicable board or staff, and
- Receiving notices, staff comments, conditions, and decisions related to such requests.

This authorization includes the authority to sign applications and related submittals required by the City of Cookeville, **but expressly excludes the authority to convey title to the Property or to incur any financial obligation on my behalf.**

This authorization shall remain effective unless revoked by me in writing.

OWNER: BRIAN S HARTBARGER

Signature: *Brian Hartbarger*
Brian Hartbarger (Jan 5, 2026 17:33:57 CST)

Date: 01/05/26

Entity Name (if applicable): Brian S Hartbarger Trust

Owner Zoning Authorization Letter-0 Boyd Farris-010226

Final Audit Report

2026-01-05

Created:	2026-01-02
By:	Stefan Claar (stefan@1222development.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxLvksARLU8pYEZILR1vRQHfY8e-B8leC

"Owner Zoning Authorization Letter-0 Boyd Farris-010226" History

-  Document created by Stefan Claar (stefan@1222development.com)
2026-01-02 - 4:02:37 PM GMT
-  Document emailed to Brian Hartbarger (hartbarger.brian@gmail.com) for signature
2026-01-02 - 4:02:41 PM GMT
-  Email viewed by Brian Hartbarger (hartbarger.brian@gmail.com)
2026-01-05 - 8:17:09 PM GMT
-  Document e-signed by Brian Hartbarger (hartbarger.brian@gmail.com)
Signature Date: 2026-01-05 - 11:13:57 PM GMT - Time Source: server
-  Agreement completed.
2026-01-05 - 11:13:57 PM GMT

City of Cookeville
Sewer Service Availability Request

Building Permit # _____

EMAIL TO: Matthew Phillips, PE (mdp@cookeville-tn.gov)
OR

MAIL TO: Matthew Phillips, PE
 City of Cookeville
 Department of Water Quality Control
 1860 South Jefferson Ave
 Cookeville, TN 38501

<p>Proposed Development Site:</p> <p>Street Address: <u>0 Boyd Farris Road, Cookeville, TN 38506</u></p> <p>Parcel Number for Primary Parcel: Control Map Group Parcel#</p> <p style="text-align: center;"> <input style="width: 50px; height: 20px; border: 1px solid black;" type="text" value="083"/> <input style="width: 50px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 50px; height: 20px; border: 1px solid black;" type="text" value="057.00"/> </p> <p>Additional Parcel Numbers: _____</p> <p>Describe the proposed/current/prior land use and any existing structures, as well as proposed structures: The proposed land use is a detached single family home development. The current land use is home/field. There are no structures on the property at this time.</p>	<p style="text-align: center;">WQC Use Only</p> <p>Date Rec'd <u>9.30.25</u></p> <p>Processed by: _____ <u>M. PHILLIPS</u></p> <p>Basin <u>COOKEVILLE</u></p> <p>Prior Usage (gpd) <u>0</u></p> <p>Proposed (gpd) <u>7,200</u></p> <p>Change (gpd) <u>+ 7,200</u></p> <p>Cap Available (gpd) <u>> 7,200</u></p> <p>Credits Used <u>N/A</u></p>
--	---

<p>Proposed Development:</p> <p><input checked="" type="checkbox"/> Single Family Residence: # Residences: < 69 Single Family Homes _____ gpd</p> <p><input type="checkbox"/> Condos/Townhomes: # 1-BR _____ # 2-BR _____ # 3-BR _____ # 4-BR _____ gpd</p> <p><input type="checkbox"/> Apartments: # 1-BR _____ # 2-BR _____ # 3-BR _____ # 4-BR _____ gpd</p> <p><input type="checkbox"/> Office Building: Finished Square Footage: _____ # Employees: _____ gpd</p> <p><input type="checkbox"/> Retail: Finished Square Footage: _____ # Employees: _____ gpd</p> <p><input type="checkbox"/> Warehouse: Square Footage of Finished Office Space: _____ # Employees including office: _____ gpd</p> <p><input type="checkbox"/> Restaurant/Food Service: # of Seats: _____ gpd</p> <p><input type="checkbox"/> School/Daycare: Elementary or Below Middle School or Above # Students: _____ gpd</p> <p><input type="checkbox"/> Doctor/Dental Care: # Doctors: _____ # Staff: _____ # Patients: _____ gpd</p> <p><input type="checkbox"/> Veterinary Clinic/Dog Kennel: # Staff: _____ # Runs: _____ # Cages _____ gpd</p> <p><input type="checkbox"/> Hospital: # Beds: _____ gpd</p> <p><input type="checkbox"/> Nursing Home/Assisted Living: # Patients: _____ # Residential Staff: _____ # Non-Residential Staff: _____ gpd</p> <p><input type="checkbox"/> Hotel/Motel: # Rooms: _____ gpd</p> <p><input type="checkbox"/> Church: # Sanctuary Seats: _____ Kitchen? <input type="checkbox"/> Yes <input type="checkbox"/> No _____ gpd</p> <p><input type="checkbox"/> Other (describe below – include square footage, occupancy, number of parking spaces, etc as applicable): _____ gpd</p> <p style="text-align: right;">Total Flow: _____ gpd</p>	<p>Est. Sewage Flow, gpd (WQC Use Only)</p>
---	--

I certify that I am the (check one) owner developer _____ engineer or architect representing the owner and that all information provided is true and accurate to the best of my knowledge.

Phone: 865.804.9802 Signature:  Date: 09/30/25

Email: stefan@1222development.com Printed Name: Stefan Claar

Company: 1222 Development, LLC

Mailing Address: 300 Letterman Road
Knoxville, TN 37919

APPROVED AS NOTED: Matthew Phillips

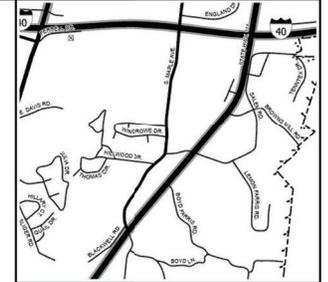
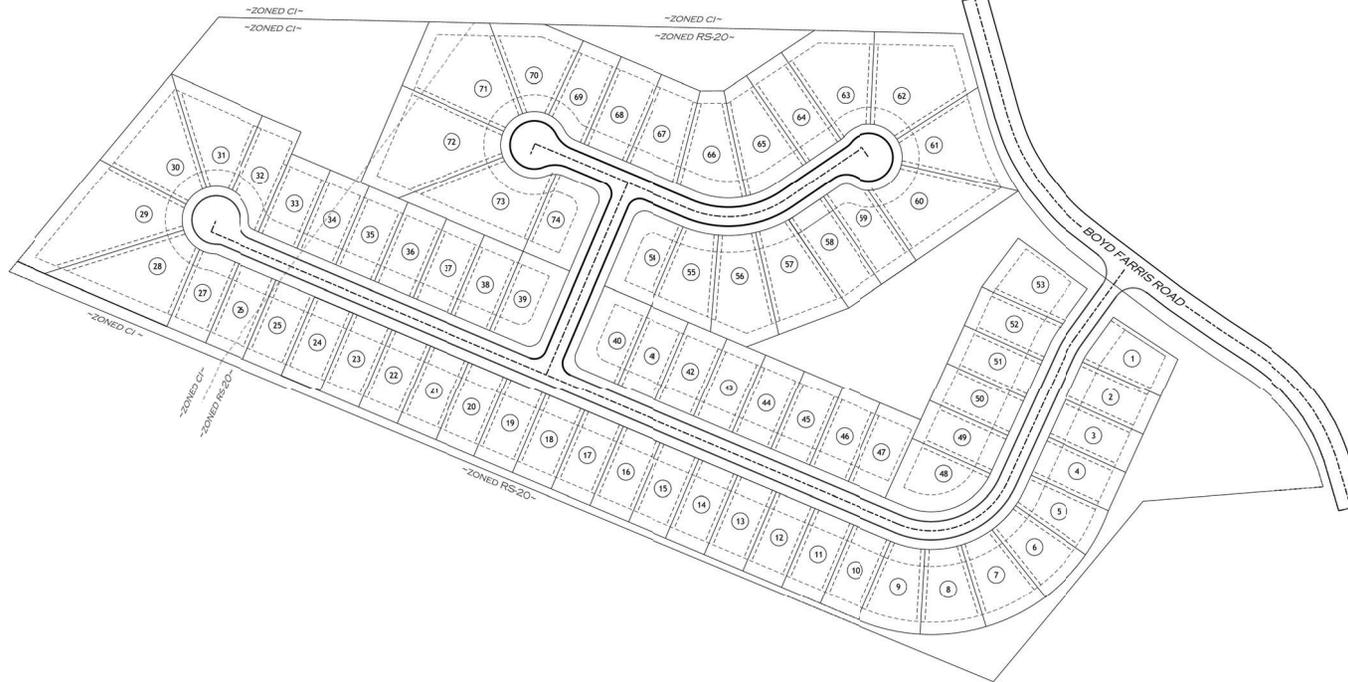
14

NOTE: 40 SFU'S APPROVED FOR CURRENT FORCEMAIN CONDITIONS.
 IF MORE THAN 40 ARE DESIRED, APPROXIMATELY 2,200 CF OF FORCEMAIN
 WILL NEED TO BE UPGRADED.

NORTH



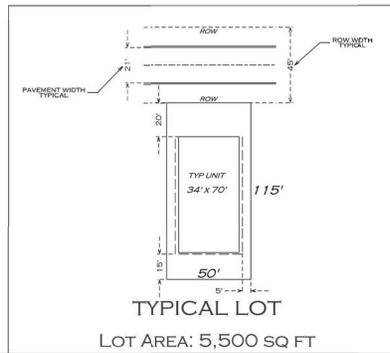
TOTAL LOT YIELD - 74 SINGLE FAMILY



LOCATION MAP

SITE PLAN NOTES

1. THE SITE IS CURRENTLY ZONED CI & RS-20. SITE PLAN IS BASED ON THE RS-5 ZONING ORDINANCE AND COC SUB REGULATIONS.
2. SETBACKS SHOWN :
 - A. FRONT: 20'
 - B. SIDE: 5' (ONE STORY HOMES PROPOSED)
 - C. REAR: 15'
3. TOTAL AREA OF PARCEL: 16.18 ac (704,800 SQ FT)
4. TOTAL AREA OF DEVELOPMENT: 13.38 ac (582,832 SQ FT = 82.7% TOTAL AREA)
5. PROPOSED OPEN SPACE (INCLUDING EASEMENTS AND STORMWATER AREAS) : 2.8 ac (122,156 SQ FT = 17.3% TOTAL AREA)
6. MINIMUM LOT AREA SHOWN: 5,550 SQ FT (.13 ac)
7. ROW WIDTH: 45'
8. PAVEMENT WIDTH: 21'
9. CURB: 8" EXTRUDED
10. ACCESS PROVIDED BY BOYD FARRIS ROAD
11. TOTAL LOT YIELD: 74 LOTS
12. DENSITY SHOWN: 4.57 DU/AC



**0 BOYD FARRIS ROAD
COOKEVILLE, TN 38506**

MAP #: 083	ACREAGE: 16.18
LOT #: 057	CURRENT ZONING: RS-20
COUNTY: PUTNAM	PROPOSED ZONING: RS-5

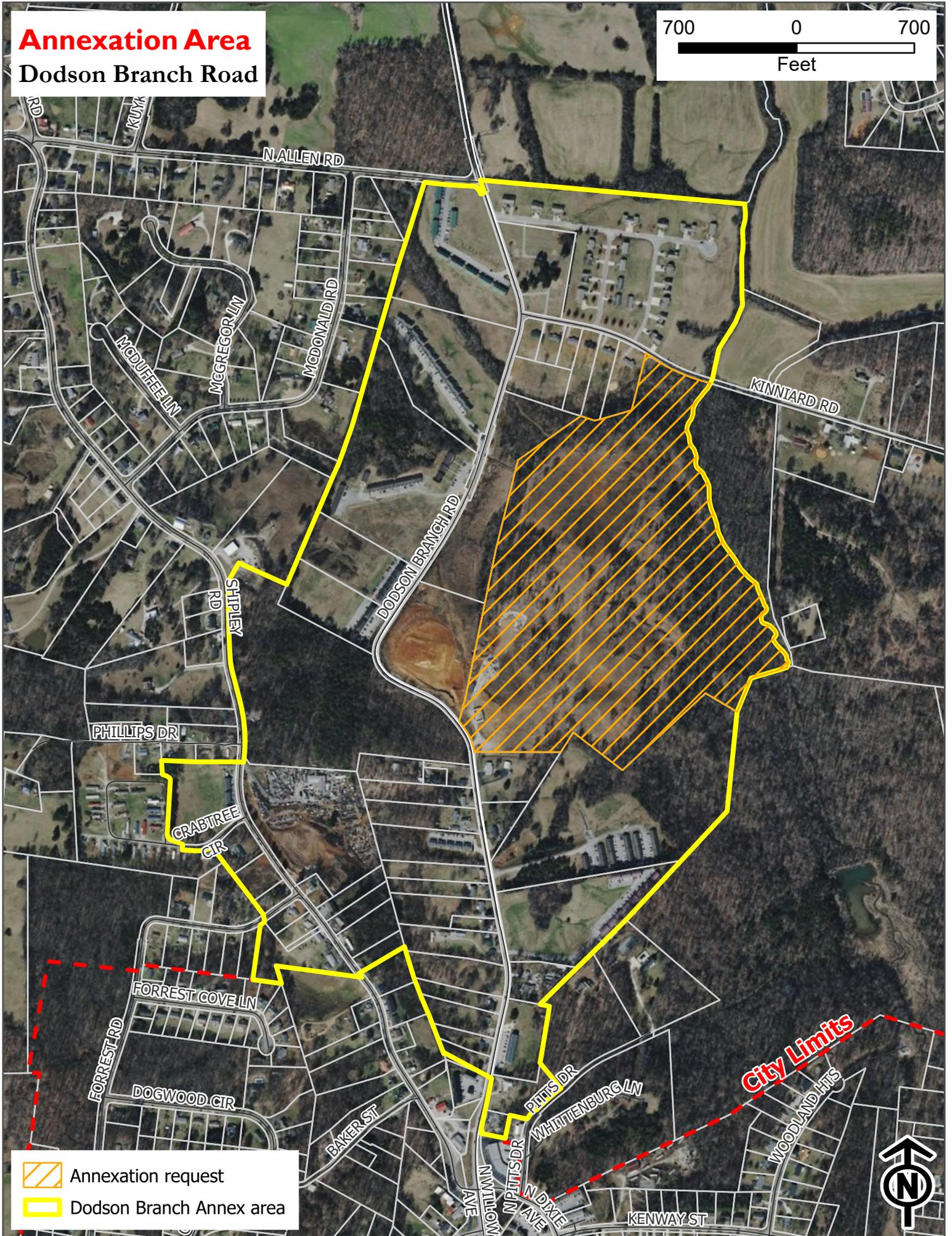
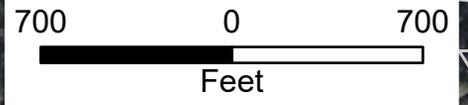


Action Item 11

Hold a public hearing and consider for action review and recommendation on the proposed Dodson Branch Road Annexation Plan of Services. Request submitted by Staff.

Annexation Area

Dodson Branch Road



-  Annexation request
-  Dodson Branch Annex area

PLAN OF SERVICES
DODSON BRANCH ANNEXATION AREA

Introduction

The City of Cookeville has received a petition requesting annexation from an owner of a property within the Urban Growth Boundary. A territory has been identified to annex the property requested for annexation, including adjacent properties contiguous with the City Limits. The purpose of this document is to present a Plan of Services for the territory. For identification purposes the territory has been designated as the Dodson Branch Annexation Area. This document was prepared by the Cookeville Community Development Department – Planning Division with consultation with applicable city departments.

Description of Area

The original area considered for annexation extends north from the current Cookeville corporate limits running along with Dodson Branch Road. The area consisted of a total of approximately 129.81 acres of land. At the present time, the proposed annexation area can be generally characterized as residential development with some undeveloped areas. Topographically the area can be described as level to gently rolling. There are identified sinkholes located in the area.

The study area included 25 parcels in their entirety comprising a total of approximately 129.81 acres. Located on these 25 parcels of land are 24 occupied single-family residential housing units and 116 multi-family housing units. Using the 2020 Census estimate of 2.25 persons per household indicates that the area contains approximately 315 persons. The estimated population results in an average density of 2.43 people per acre. Also located in the area is commercial structure which is currently identified as a body shop located along with a single-family residential unit. The area also included an estimated 1.71 acres of right-of-way from Dodson Branch Road.

An expanded annexation area included a total of 42 parcels in their entirety comprising a total of approximately 247.58 acres. Located on these 42 parcels of land are 30 single-family residential housing units and 327 multi-family housing units. Using the 2020 Census estimate of 2.25 persons per household indicates that the expanded area contains approximately 803 persons. The estimated population results in an average density of 3.24 people per acre. The expanded study area included an estimated 0.81 acres of right-of-way from Kinniard Road.

A third Revised Dodson Branch Annexation Area scenario included a total of 55 parcels in their entirety comprising a total of approximately 275.58 acres, including street rights-of-way. Located on these 55 parcels of land are 37 single-family residential housing units and 337 multi-family residential housing units. Using the 2020 Census estimate of 2.25 persons per household indicates that the revised annexation area contains approximately 842 persons. The estimated population results in an average density of 3.13 people per acre.

The third Revised Dodson Branch Annexation Area was proposed for study. This area also included an estimated 1,129 linear feet and 0.03 acres of right-of-way from Shipley Road and 256 linear feet and 0.006 acres of right-of-way from Forrest Road.

During the public hearing process, a property owner located adjacent to the proposed annexation area requested consideration to being included within the Dodson Branch Annexation Area. The final revised annexation area being considered for review and recommendation contains approximately 280.58 acres and includes additional right-of-way along Crabtree Circle.

Plan of Services

A. Police Protection

Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided upon the effective date of annexation.

B. Fire Protection

Fire protection by present personnel and equipment of the fire fighting force, within the limitations of available water supply and distances from existing fire stations; will be provided upon the effective date of annexation.

C. Water

Water service is currently provided to the annexation area by the City of Cookeville and will be provided at city rates upon the completion of annexation. Improvements to provide fire hydrants necessary to provide fire protection to the area are to be completed within 5 years after the effective date of annexation.

D. Sanitary Sewer

Sanitary sewer service will be provided to the annexation area by the City of Cookeville when economically feasible and based on the same criteria, standards and policies used to determine the expansion of sanitary sewer service in the unserved portions of the present corporate limits.

E. Solid Waste Collection and Disposal

The same regular refuse collection service now provided within the city shall be extended to the annexed area within sixty (60) days after the effective date of annexation.

F. Streets

Emergency maintenance of streets (repair of hazardous chuckholes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.

Routine maintenance, on the same basis as the present city, will begin in the annexed area on the effective date of annexation.

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other major improvements will be accomplished under the current policies of the city.

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

G. Inspection Services

All inspection services now provided by the city (building, plumbing, gas, housing, fire etc.) will begin on the effective date of annexation.

H. Planning and Zoning

The planning and zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area. An Ordinance establishing zoning for the area shall be adopted following the referendum on annexation.

I. Recreational Facilities

Residents of the annexed area may use all existing recreational facilities, parks, etc. on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational programs and facilities in the enlarged city.

J. Electrical Service and Street Lighting

Electric service for domestic, commercial, and industrial use to the annexed area will continue to be provided by the Upper Cumberland Electric Membership Cooperative. The City of Cookeville will provide street lighting improvements within two years of annexation.

K. Natural Gas Service

Natural gas is provided by the City of Cookeville in the annexation area and is available. Natural Gas will be extended based on customer demand and when economically feasible.

Action Item 12

Consider for action the 2025 Annual Report & Program Design. Request submitted by Staff.

Annual Report & Program Design

City of Cookeville Planning Department



2026

I. PURPOSE OF REPORT

This Annual Report and Program Design has four primary purposes. First, it presents the status of memberships of the Planning Commission, Board of Zoning Appeals, and Historic Zoning Commission. Second, it summarizes the meetings of these bodies from the previous year. Third, it provides an annual assessment of the city's planning program, including the activities of the Planning Commission, Board of Zoning Appeals, Historic Zoning Commission, and the Planning Department. Fourth, it establishes a general schedule of future work activities for the Planning Commission and its staff.

II. MEMBERSHIP STATUS

A. Planning Commission 4-year & 5-year terms appointed by City Council

<u>Member</u>	<u>Appointed</u>	<u>Term Expires</u>
Jim Woodford, <i>Chairman</i>	12/2020	01/2029
Judy Jennings, <i>Vice-Chairman</i>	09/2014	01/2027
Ali Bagci (<i>Council Member</i>)	09/2022	08/2026
Jim Cobb	11/2015	01/2028
Bob Faulhaber (<i>Mayor's Representative</i>)	08/2022	08/2026
Jason Fowler	12/2023	01/2028
Lauren Metts	01/2021	01/2031
Kay Starkweather	01/2013	01/2030
Mallie Rogers	12/2022	01/2029

B. Board of Zoning Appeals 3-year terms appointed by City Council

<u>Member</u>	<u>Appointed</u>	<u>Term Expires</u>
James Dial, <i>Chairman</i>	02/2014	1/2029
Elwood Ervin, <i>Vice-Chairman</i>	02/2015	1/2027
Nancy Bohannon	11/2016	1/2027
Michael Detwiler	03/2021	1/2029
Connie McCormick	9/2019	1/2028

C. Historic Zoning Commission 5-year terms appointed by Mayor

<u>Member</u>		<u>Term Expires</u>
Cathy Lamb, <i>Chairman</i>	Cream City Representative	01/2031
Megan Atkinson	Local Preservation Organization	04/2030
Peter Metts	Architect	04/2026
Susan Vandergriff	Local Patriotic Organization	04/2027
Lee Carney	E. Broad & Freeze St Rep.	01/2031
Judy Jennings	Planning Commission Member	04/2029
Jenna Hillis	Community in General	05/2028

III. 2025 MEETING SUMMARIES

A. Planning Commission (January - December)

Meetings Held	12
Special Called Meetings Held	0
Meetings Cancelled	0
No Quorum Meeting	0

B. Summary of Planning Commission Meetings

January 27th, 2025:

Approved:

- Southland Heights Addition, Redivision of Lots 1 & 2 final plat and right-of-way dedication variance, 2 lots located at 325 Highland Ave
- Revised Nelson Townhomes Final RAO and Preliminary Plat, 10 lots located on North Hickory Ave, W 2nd St & Montgomery Ave

Postponed

- West End Neighborhood, Phase IV preliminary plat, 10 lots located on Ealey Ave, Jake Hoot Dr, and Public Alley
- Big Oak Tree Commons preliminary plat, 101 lots located on S Jefferson Ave & Old Sparta Rd

Minor Plats:

- Cada Combination Plat, 1 lot located at 1325 Sherwood Ln
- Lewis, James Division, 1 lot located on Holladay Rd & Buffalo Valley Rd
- McKenzie & Crabtree Property Final Plat, 4 lots located on E 20th St & Denton Ave

February 24th, 2025:

Approved:

- Johnny Hammock Division preliminary plat 6-month extension, 16 lots located on Huddleston Dr
- Stewart Cemetery Road ROW Dedication final plat, 1 lot located on Highlands Park Blvd
- Rezoning property on W Broad St & Ridgedale Dr from RS-20 to CL
- Rezoning of 1211 S Jefferson Ave from CR to CG
- Request to declare as surplus property a portion of 125 Chestnut Ave
- Amendments to the Official Street Map
- 2025 Annual Report & Program Design

Withdrawn

- West End Neighborhood, Phase IV preliminary plat, 10 lots located on Ealey Ave, Jake Hoot Dr, and Public Alley
- Big Oak Tree Commons preliminary plat, 101 lots located on S Jefferson Ave & Old Sparta Rd

Minor Plats:

- Perimeter Place Phase II Re-division of Lots 4 & 5, 2 lots located on Perimeter Place
- Liberty 1 Lot Final Plat, 1 lot located at Salem Church Rd & England Dr

March 24th, 2025:

Approved:

- Callie Square preliminary plat resubmission, 5 lots located on S Jefferson Ave

- Northpointe Preserve preliminary plat 6-month extension, 5 lots located on W Jere Whitson Ave

Conditional Approval:

- Maple Heritage Homes Subdivision preliminary plat, 12 lots located on S Maple Ave
- Sergeant Properties Combination Plat final plat, 1 lot located on Bunker Hill Rd
- Lone Oak Townhomes final plat, 15 lots located on Lone Oak Dr
- Event Center Drive Right-of-Way Dedication final plat, 1 lot located on Tennessee Ave
- Red Bud Village final plat, 1 lot located on Eagles Landing Dr

Minor Plats:

- Mitchell James Blk A Lots 7-14, 32-40 & 58-66, 2 lots located on S Jefferson Ave
- Polly Drive Division, 2 lot located on Polly Dr
- Windle Subdivision Final Plat, 2 lots located on W Broad St
- Westbrook Farms Phase II Lots 1-3 Amendment, 3 lots located on Cora Rd
- Young & Metzgar Combination Plat, 1 lot located at 725 & 735 Locust Grove Rd
- Hawkins Crawford Division, 1 lot located at 2175 Hawkins Crawford Rd

April 28th, 2025:

Approved:

- Calia Subdivision, (formerly Frontier) preliminary plat 6-month extension, 22 lots located at Hughes St & S Franklin Ave
- Franklin Court preliminary plat 6-month extension, 5 lots located on S Franklin Ave & Hughes St
- Brook View Phase I preliminary plat 6-month extension, 4 lots located on Cora Rd
- Brook View Phase II preliminary plat 6-month extension, 16 lots located off Cora Rd
- River Ranch at Cookeville (formerly the Bungalows at Cookeville) preliminary plat six-month extension, 49 lots located on Mine Lick Creek Rd
- Ellington Subdivision, Phase II preliminary plat resubmission, 5 lots located on Wall Ave & Inglewood Dr

Conditional Approval:

- Madewell & Springdale Lot Revisions flag lot variance and final plat, 4 lots located on Springdale Dr & CC Camp Rd
- Reserves at the Country Club Phase VI final plat, 31 lots located on Couple Dr & Nicholas Ave
- Variance for two flag lots and the final plat of J&S Construction Subdivision, 3 lots located on Kenway St

Denied:

- Rezoning property located at 36 Gibson Ave from RS-10 to CG

Minor Plats:

- Wheeler, Trudy & Earl Combination Plat, 1 lot located at 55 Paris St
- McCrary, Albert Property Tract #2 Division, 3 lots located on Miller Ave

May 19th, 2025:

Approved:

- Liberty Subdivision preliminary plat 6-month extension, 68 lots located on England Dr & Salem Church Rd
- Emerald Forest Estates preliminary plat resubmission, 73 lots located on Shag Rag Rd

- Amendment to the Zoning Code regarding drive-thru restaurants as a use permitted within the CN District, as established by Ordinance O18-05-10
- Review and recommendation for annexation, and Plan of Services for the Dodson Branch Annexation Area, 42 parcels consisting of a total of 252.74 acres located on Dodson Branch Rd

Conditional Approval:

- Michael Cunningham South Jefferson Avenue Division final plat, 8 lots located at 5320 S Jefferson Ave
- West Side Connection final plat, 21 lots located at S Oak St, S Cedar Ave & W Spring St

Minor Plats:

- McKenzie & Crabtree Lots 1 & 4 Division, 3 lots located on E 20th St & Denton Ave

June 23rd, 2025:

Approved:

- Creek Side preliminary plat resubmission, 9 lots located on Holder Ave
- Rezoning of property located on Bill Smith Road from RS-20 to RS-5
- Review and recommendation for annexation, and Plan of Services for the revised Dodson Branch Annexation Area, 55 parcels consisting of a total of 269.17 acres located on Dodson Branch Rd

Conditional Approval:

- Watts Family Townhomes preliminary plat, 12 lots located at E 12th St, Maddux Ave & Woodland Ave
- Maple Heritage Homes Subdivision revised preliminary plat, 14 lots located on S Maple Ave
- Ashbury Farms Phase I revised preliminary plat, 51 lots located on W Broad St
- Timberwalk Subdivision, Phase V final plat, 44 lots located on Mason Way, Chestnut Oak Cove & Rock Cairn Rd

Minor Plats:

- Elliot Partners & Tier One Properties Lot Line Adjustment, 1 lot located on W Jackson St
- Waller – Cronk Lot Line Adjustment, 2 lots located on County Farm Rd

July 28th, 2025:

Approved:

- Turnberry Subdivision preliminary plat 6-month extension, 61 lots located on Hawkins Crawford Rd
- Variance for a flag lot and the final plat of Waverly East, 2 lots located on S Walnut Ave
- Amendment to the Zoning Code regarding drive-thru restaurants as a use permitted within the CN District, as established by Ordinance O18-05-10
- Rezoning of property located at 1630 Blackwell Rd from LM to CI
- Rezoning of a portion of the property located at 2034 W Broad St from CI to CL

Denied:

- Review and approval of access to a street of lower classification for a double-frontage lot not used for single-family residential purposes, for the proposed Church of Jesus Christ of Latter-Day Saints located at 750 Neal St

Minor Plats:

- Neal Street LLC Development, 2 lots located on Neal St
- LDS Combination Plat, one lot located on Neal St

- City of Cookeville-CRMC Willow Ave Lot Line Revision, 2 lots located at 125 Chestnut Ave & 150 N Willow Ave
- Speedway Subdivision Phase I, Re-division of Lot 2, 2 lots located on S Jefferson Ave & Fairgrounds St
- Highland Terrace Lots 1, 2, 13-15 Revision Plat, 3 lots located on Grandview Dr, E Spring St, & Springboro Dr
- Kensington Lots 29 & 30 Lot Line Revision, 2 lots located on Kensington Cir & Beacon Way
- Bowker Lot Line Adjustment, 2 lots located on E 10th St

August 25th, 2025:

Approved:

- Johnny Hammock Division preliminary plat six-month extension, 16 lots located on Huddleston Drive
- Saxony Phase IV preliminary plat six-month extension, 123 lots located on E Spring St
- Conexus Park Subdivision preliminary plat six-month extension, 27 lots on S Jefferson Ave & Old Sparta Rd
- Western Hills Subdivision final plat, four lots located at 225 Holder Ave
- Amendment to the Zoning Code Illustration 24 – Dumpster Detail
- Amendment to the Zoning Code Section 205.9 relative to driveway surfacing requirements for residential developments

Conditional Approval:

- Variance to the right-of-way dedication for the final plat of Danny & Permelia Elmore Trust Division, 2 lots located on W Spring St, S Franklin Ave & Carr Ave

Postponed:

- Amendment to the Zoning Code relative to subdividing commercial suites on individual lots

Minor Plats:

- Park West Phase II Lots 134-136 Redivision, 2 lots located on Mine Lick Creek Rd & Nova Cir
- Twin Lakes Lot on Bunker Hill Road, 1 lot located on Bunker Hill Rd
- Fansler-Fowler Lot Line Revision, 2 lots located on Winterhill Rd
- Lot Line Revision #1-3, Block B, C. E. Wilson and Lot #1 & P/O Lot #2, Block 3 of the Freeze Addition, 2 lots located on Cherry Ave
- Combination Plat for Sweetland Property, 2 lots located on W Jackson St & Buffalo Valley Rd
- Shepherd Hill Rd 359 Final Plat, 2 lots located at 359 Shepherd Hills Rd
- Fowler Division on Winterhill Drive, 3 lots located on Winterhill Dr & Woodlake Trace
- Villa, Felix Division, 2 lots located on Massa Ave

September 22nd, 2025:

Approved:

- Northpointe Preserve preliminary plat 6-month extension, four lots located at 214 W Jere Whitson Ave
- Jason, Michael, & Madeleine Wyatt Division flag lot variance and the final plat, 2 lots located on N Dixie Ave
- Request to close a portion of Baron Court
- Amendment to the Zoning Code relative to subdividing commercial units on individual lots

Minor Plats:

- Metts & Jermakowicz Lot Line Adjustment, 2 lots located on E 4th St & Holly Ave

- Lot Line Revision, Lots 3 & 4, Block C of Darwin Park, 2 lots located at 1522 Barnes Dr
- Cookeville RaceTrac Combination Plat, 1 lot located on S Willow Ave
- Stewart Cemetery Final Plat, 1 lot located on Stewart Cemetery Rd

October 27th, 2025:

Approved:

- Calia preliminary plat 6-month extension, 22 lots located on Hughes St & S Franklin Ave
- Grand Cascades preliminary plat 6-month extension, 23 lots located on S Maple Ave
- Franklin Court preliminary plat 6-month extension, 5 lots located on S Franklin Ave & Hughes St
- River Ranch preliminary plat 6-month extension, 49 lots located on Mine Lick Creek Rd
- Brook View Phase I preliminary plat resubmission, 4 lots located on Cora Rd
- Brook View Phase II preliminary plat resubmission, 12 lots located on Cora Rd
- Rezoning of 208 East Stevens Street from RD to CL

Conditional Approval:

- Ann Murphy Breeding Division final plat ROW dedication variance, 4 lots located at 1260 E 10th St

Denied:

- Request to close, abandon, and declare as surplus property a portion of the undeveloped right-of-way located at 348 South Walnut Ave

Minor Plats:

- Gaw Bros & Staley Lands Combination Plat, 1 lot located at Maddux, E 12th St & Woodland Ave
- RKB Group Lot Line Adjustment, 2 lots located on Neal St, Salem Church Rd & Guardian Way

November 24th, 2025:

Approved:

- Liberty Subdivision preliminary plat resubmission, 67 lots located on England Drive & Salem Church Rd
- Request to close and abandon a portion of Baron Ct
- Amendment to the Zoning Code relative to subdividing commercial units on individual lots
- Updating the City of Cookeville's Urban Growth Boundary

Conditional Approval:

- Morris Hills Division (formerly the Johnny Hammock Division) final plat, 12 lots located on Sharon Ave & Morris Ln

Minor Plats:

- South Jefferson Avenue 250 Properties, 1 lot located at South Jefferson Ave & Proffitt St
- Buckner Property on North Dixie Avenue, 1 lot located on North Dixie Ave & E 18th St
- Farley, Ann Lots 49-53 Revision, 2 lots located on Kacie Ave & Hughes St
- Farley, Ann Lot 1 of Lots 49-53 Revision, 2 lots located on Kacie Ave & Hughes St
- Wright Heirs Property Amended Plat Re-Subdivision, 1 lot located at 950 E Broad St

December 22nd, 2025:

Approved:

- Rezoning property located on N Willow Ave from RM-8 to CL
- Review and recommendation for annexation, and Plan of Services for the Dodson Branch Annexation Area

Conditional Approval:

- River Ranch at Cookeville Phase I final plat, 16 lots located on Mine Lick Creek Rd
- Highbury Phase III final plat, 9 lots located on Neal St & E Veterans Dr

Minor Plats:

- Shelton Living Trust Combination Plat, 1 lot located on West Broad St
- McCrary, Albert Division Tract #2 Revised Final Plat, 3 lots located on Miller Avenue

C. Board of Zoning Appeals (January - December)

Meetings Held	11
Meetings Cancelled	1
No Quorum Meetings	0
Special Called Meetings	0

D. Summary of Board of Zoning Appeals Meetings

January 9th, 2025:

Approved:

- Variance to the grades for parking lots to allow portions of parking areas to exceed 5% for the property located at 777 South Jefferson Ave
- Variance to the maximum width of driveways to allow a driveway width of 50 feet on the property located at 777 South Jefferson Ave

February 13th, 2025:

Approved:

- Variance to the Zoning Code Section 204.8I to allow a proposed accessory structure over 400 sq ft to be constructed of corrugated metal, a material prohibited but compatible with the principal structure, for the property located at 2678 Lee Seminary Rd
- Variance to the side yard setback requirement on the street side corner lot from 30 feet to 27 feet, for a total variance of 3 feet for a proposed single-family detached development for the property located at 528 N Walnut Ave
- Variance to reduce the parking requirements from 29 to 26 for a total variance of 3 parking spaces for the property located on E 10th St

March 13th, 2025:

Approved:

- Variance to the side yard setback requirement from 10 feet to 2 feet for a total variance of 8 feet to expand an existing nonconforming structure located at 595 E 10th St
- Variance to the location requirement for a free-standing on-premises sign from 15 feet to 0 feet for a total variance of 15 feet for the property located at 1400 Salem Rd

April 10th, 2025:

Approved:

- Variance to reduce the minimum lot width at the setback line from 75 feet to 70 feet for a total variance of 5 feet for 2 proposed new lots located at 645 E 20th St

May 8th, 2025:

The Board did not meet in May.

June 12th, 2025:

Approved:

- Variance to reduce the minimum parking requirements for a total variance of 24 parking spaces for the property located at 707 Mahler Ave
- Variance to reduce the rear yard setback for a total variance of 13.5 feet for a proposed covered patio for the property located at 941 Stonebridge Cir
- Variance to reduce the rear yard setback for a total variance of 3 feet for a proposed covered patio for the property located at 62 Womack Ave
- Variance to reduce the minimum parking requirements for a total variance of 1 parking space, and consider a variance to the screening and buffer requirements, and consider a variance to reduce the side yard setback on street side corner lot for a total variance of 12 feet for a proposed roof over an existing deck, and consider a variance to allow the reconstruction of

the front entry canopy within the front yard setback for the property located at 511 North Peachtree Ave

July 10th, 2025:

Approved:

- Variance to reduce the side yard setback for a total variance of 4 feet for a proposed new pool deck for the property located at 125 E 4th St
- Variance to reduce the rear yard setback for a total variance of 17 feet for a proposed new single-family residential home on the property located at 634 Longstreet Dr
- Variance to the Zoning Code Section 206.11G subject to requiring 2 points of access to a public street for a multi-family development consisting of 50 or more dwelling units for the Ashbury Farms Subdivision Phase I

Denied:

- Administrative review to appeal the Building Official's denial of a building permit for an attached pavilion/ pergola and a variance to reduce the side yard setback for the proposed attached pavilion/ pergola for the property located at 531 North Dixie Ave

August 14th, 2025:

Approved:

- Variance to reduce the rear yard setback for a total variance of 20 feet, for a proposed new single-family residential home on the property located at 3900 Stonewall Dr

Postponed:

- Variance to the Zoning Code Section 205.11D requiring a bypass lane with a minimum width of 12 feet for a proposed restaurant drive-through for the property located at 1151 South Willow Ave

September 11th, 2025:

Approved:

- Variance to the Zoning Code Section 205.11D requiring a bypass lane with a minimum width of 12 feet for a proposed restaurant drive-through for the property located at 1151 S Willow Ave
- Special exception to allow a childcare center within the MS, "Medical Services" Zoning District subject to meeting the Additional Standards Section 206.7 of the Zoning Code for the property located at 135 W 2nd St

Postponed:

- Variance to reduce the front yard setback for a total variance of 29 feet, for a proposed commercial structure located at 540 Ruby Ln

October 9th, 2025:

Approved:

- Variance to reduce the front yard setback from for a total variance of 29 feet, for a proposed commercial structure located at 540 Ruby Ln

November 13th, 2025:

Approved:

- Special exception to allow a recycling center – private within the LM, "Light Manufacturing" Zoning District for the property located at 20 CC Camp Rd
- Variance to the minimum lot widths at the setback line from 75 feet to 71.46 feet for 3 proposed lots located at 1701 Womack Ave

December 11th, 2025:

Approved:

- Variance to the minimum lot requirements within the RD, “Single-Family and Duplex Residential” Zoning District for a total variance of 759 square feet for a proposed duplex located at 348 S Walnut Ave

Postponed:

- Variance to the Zoning Code Section 206.11G requiring 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 St

E. Historic Zoning Commission (January - December)

Meetings Held	2
Meetings Cancelled	10
No Quorum Meetings	0
Special Called Meetings	0

F. Summary of Historic Zoning Commission Meetings

January 14th, 2025: There was no meeting in January.

February 11th, 2025: There was no meeting in February.

March 11th, 2025: There was no meeting in March.

April 8th, 2025:

Approved:

- Supporting the nomination of placement on the National Register, Ralph’s Donut Shop, located at 59 South Cedar Ave

May 13th, 2025: There was no meeting in May.

June 10th, 2025: There was no meeting in June.

July 8th, 2025:

Denied:

- Certificate of Appropriateness for the construction of a new deck/patio addition to the existing single-family residence located at 531 N Dixie Ave in the North Dixie Avenue Historic District

August 12th, 2025: There was no meeting in August.

September 9th, 2025: There was no meeting in September.

October 14th, 2025:

Tabled:

- Certificate of Appropriateness for the construction of a new deck/patio addition to the existing single-family residence located at 531 N Dixie Ave in the North Dixie Avenue Historic District

November 11th, 2025: There was no meeting in November.

December 9th, 2025: There was no meeting in December.

2025 PLANNING PROGRAM EVALUATION

A. Long Range Planning

1. Comprehensive Plan

- The Cookeville 2030 Plan was completed by the Planning Commission in 2010 and adopted by the City Council through Ordinance No. O10-11-14, effective 12/13/10. It replaced the Cookeville Comprehensive Future Land Use Plan adopted by the City Council through Resolution No. R00-10-29, effective October 5, 2000.
- Amendments to the Future Land Use Element relating to Bennett Road Extension Project adopted by City Council by Ordinance #012-06-08, effective 8/17/12.
- Resolution R17-12-18 accepting Cookeville Corridor Analysis and Major Street Plan update prepared by WSP and funded with TDOT Transportation Planning Grant 2017.
- Amendments to the Future Land Use Element relating to the 10th Street Planned Commercial Development, including a new classification, Commercial-Planned, adopted by the City Council by Ordinance #O18-11-31.
- Resolution R20-01-01 accepting Cookeville Bicycle and Pedestrian Circulation Plan update prepared by Gresham Smith and funded with TDOT Transportation Planning Grant 2019.
- Amendments to the Future Land Use Element relating to an area located north of West Broad Street in the vicinity of County Farm Road and Royal Oak Drive as being appropriate for Local Commercial development, adopted by the City Council by Ordinance #O21-03-05, effective May 21, 2021.
- Amendment to the Future Land Use Concept Plan to classify an area located north of Bennie Drive as appropriate for Lower-Density Residential Development, adopted by the City Council by Ordinance #O22-08-19, effective October 21, 2022.

2. Major Street Plan

- Revised Major Street Plan adopted and recorded in 2010, replacing 1999 Plan.
- Amended Major Street Plan approved by Planning Commission on 5/12/2012 and recorded on June 12, 2012. Amendments included access points and proposed connecting streets relative to the Bennett Road Extension Project.

3. Envision Cookeville

- Status Report prepared in 2017.

4. Putnam County Multi-Jurisdictional Hazard Mitigation Plan

- Plan updated by Resolution R22-09-30.

5. Putnam County Multi-Jurisdictional Transportation Plan

- Assisted in development a Top 10 list for improvements on state routes.
- Submitted Community Transportation Planning Request to TDOT for the following Cookeville projects:
 - South Jefferson Avenue (HWY 136) Bunker Hill Road intersection improvements
 - South Jefferson Avenue (Hwy 136) - Interstate 40 intersection improvements – Provide dual eastbound left-turn lanes at the eastbound ramp; Improve channelization of the two right-turn lanes, implement no right-turn on red. Consider converting inner right-turn lane to share right-left turn lane.
 - South Jefferson Avenue (Hwy 136), from I-40 intersection to Interstate Drive-Neal Street intersection –Add dual northbound left-turn lanes on South Jefferson Avenue

- South Jefferson Avenue (Hwy 136)-Interstate Drive-Neal Street, intersection improvements – Add dedicated southbound right-turn lane on Jefferson Avenue; Add dual eastbound turn lanes on Interstate Drive; Add dual westbound left-turn lanes on Neal Street.
- South Willow Avenue (SR 135) from Gould Drive to West Cemetery Road. Widen from two (2) lanes and three (3) lanes to five (5) lanes.
- New east-west route north of Cookeville, including grade separated interchange at SR 111/Quinland Lake Road to Hilham Rd (SR 136)
- East Spring Street (Hwy 70N) widen from two (2) lanes to three (3) or five (5) lanes from East Broad Street to Highway 111.
- East 10th Street at SR 111 northbound ramp. Provide additional northbound right-turn lane. Restrict right turns on red.
- New Route to connect Hwy 70 at the Tennessee Ave to Gainesboro Grade (Hwy 290)
- City Street Projects on State Routes
- Prepared and presented street improvement projects priorities to TDOT
 - South Jefferson Avenue/Interstate Drive/Neal Street Intersection Improvements
 - South Jefferson Avenue (SR 136), from I-40 intersection to Interstate Drive-Neal Street intersection - Add dual northbound left-turn lanes on South Jefferson Avenue. South Jefferson Avenue (SR 136)-Interstate Drive-Neal Street, intersection improvements - Add dedicated southbound right-turn lane on Jefferson Avenue; Add dual eastbound left-turn lanes on Interstate Drive; Add dual westbound left-turn lanes on Neal Street.
 - South Willow Avenue (Sr 135) Interstate Drive/Foreman Drive Intersection Improvements
 - South Willow Avenue (SR 135)/Foreman Drive intersection, add dedicated right-turn lane on Foreman Drive. Add dual southbound left turn lanes on South Willow Avenue onto Interstate Drive.
 - Interstate 40 From MM 283 To MM 290
 - Putnam County, City of Cookeville, Interstate 40 within city limits
 - South Willow Avenue/Burgess Falls Road (Sr 135) Improvements
 - South Willow Avenue (SR 135) from Gould Drive to West Cemetery Road. Widen from two (2) lanes and three (3) lanes to five (5) lanes.
 - East Spring Street (SR 24, US Hwy 70N)
 - East Spring Street (SR 24, US 70 N) widen from two (2) lanes to three (3) or five (5) lanes from East Broad Street to Highway 111.
 - East Spring Street (US Hwy 70N) Improvements
 - East Spring Street (SR24, US 70 N) widen from two (2) lanes to three (3) or five (5) lanes from Highway 111 to Interstate 40.
 - West Broad Street (US Hwy 70N) Improvements
 - West Broad Street (SR 24, US 70 N) widen from two (2) lanes to three (3) or five (5) lanes from West Spring Street to City Limits.
 - Bunker Hill Road/South Walnut Avenue Bridge/Tunnel Construction
 - Bunker Hill Road and South Walnut Avenue bridge/tunnel constructed over/under Interstate 40
 - South Jefferson Avenue 1-40/Bunker Hill Road/Ferrell Drive/South Walnut Avenue/Dubois Street Intersection Improvements

- South Jefferson Avenue (SR 136) Bunker Hill Road intersection improvements - Needs to include solution for One 9 Truck Stop access. South Jefferson Avenue (SR 136) - Interstate 40 intersection improvements - Provide dual eastbound left-turn lanes at the eastbound ramp; Improve channelization of the two right turn lanes, implements no right-turn on red. Consider converting inner right-turn lane to share right-left turn lane.
- Northern East-West Connector
 - New east west route north of Cookeville, including grade separated interchange at SR 111/Quinland Lake Road to Hilham Rd (SR 136)
- North South Connector
 - New Route to connect SR 24, US 70 N at Tennessee Ave to Gainesboro Grade (SR 290)
- S Willow Avenue (SR 135)/S Jefferson Avenue (SR 136) Connecting Street Construction
 - New east/west route connecting S Willow Avenue (SR 135) to Bunker Hill Road and S Jefferson Avenue (SR 136)
- Interstate 40 from MM 291 to MM 300
 - Putnam County, City of Cookeville, Interstate 40 from MM 291 to MM 300

B. Strategic Planning

1. Streets and Right-of-Ways

a. Official Street Inventory and Assessment

- New streets added in 2025, the Official Street Inventory will be updated in February 2026.

b. Official Street Map

- Most recent map adopted by Ordinance #O24-02-02.

c. TDOT Community Transportation Planning Grant

- Cookeville Corridor Analysis and a Major Street Plan update completed by WSP and approved in 2017.
- Cookeville Bicycle and Pedestrian Circulation Plan Update completed by Gresham Smith and approved 2019

d. Street Construction/Improvement Projects

- Assist with East 10th Street improvement project relative to the 10th Street PCD
- Assist with East 10th Street improvement project from terminus of Phase I to Fisk Road
- Assist with West Stevens Street improvement project from South Willow Avenue to Hughes Street.

e. Street Naming

- Street Name Changes: *None (0)*
- New Streets Named: *Six (6)*

f. Requests for Street Closure/R.O.W. Closure and Abandonment and Declaring as Surplus

- Requests for Street/ROW closure, abandonment and declaring as surplus: *two (2)*.
 - *portion of 125 Chestnut Avenue*
 - *portion of Baron Court*

g. Center Hill Rural Planning Organization.

- Technical Committee Member (City Manager), guest (Planning Director)
- Attended all 2023 RPO meetings.
- Widening of State Highway 136 (South Jefferson Avenue) recommended as priority for FY12 - FY13 (ROW), project currently under construction phase, project bid has been let and completion estimated in 2024.
- Widening of US 70N (Spring Street) recommended in 2009 for Transportation Planning Report (TPR).
- North Willow Avenue widening endorsed by RPO in 2016, currently in the Preliminary Engineering Phase.
- Submitted Top 10 projects from Putnam County Joint Transportation Committee 2019.
- North Willow Avenue was reapproved as top-priority projects for Center Hill RPO 2022.

h. Sidewalks/Multimodal

- Continued implementation of TDOT Multimodal Access Grant Application for installing sidewalks along State Route 24 (East Spring Street) from Broad Street to Neal Street, grant approved in 2015.
- Provided technical assistance for sidewalk installation along Interstate Drive and South Jefferson Avenue, no timetable for construction.

- TDOT Community Transportation Planning Grant to update Pedestrian and Bicycle Circulation Plan awarded, Plan Update completed 2019.
- Awarded TDOT Multimodal Access Grant (MMAG) for installation of sidewalks along North Willow Avenue and West 12th Street 2018, currently in NEPA evaluation phase.
- Submitted a TDOT Multimodal Access Grant (MMAG) application for sidewalk construction along West 12th Street and along N. Willow Avenue. Sidewalk grant preapplication was not approved.
- Sidewalk project on East Spring Street was broken into phases, submitted a TDOT Multimodal Access Grant (MAG) application in 2021 for a second phase of the sidewalk project for State Route 24 (East Spring Street). Grant application was awarded in January 2022 for \$950,000.00 to construct sidewalks along the north-side of East Spring Street.
- Submitted TDOT Multimodal Access Grant (MMAG) for Phase 3 of East Spring Street Sidewalk project. Grant was not awarded.

i. Downtown Parking

- Study completed in 2016 updating inventory & analysis of parking prepared in 2004.
- Parking Utilization Study completed in 2018.

j. MPO Designation

- Urbanized area did not meet population thresholds for Metropolitan Planning Organization (MPO) designation. Total population of urbanized area – 49,011, which was 989 persons short of 50,000 population threshold.

k. Census

- Planning Division Staff completed extensive analysis of the designated Urbanized Area provided by the US Census Bureau. Total population of urbanized area – 49,011, which was 989 persons short of 50,000 population threshold. Staff corresponded with Census Bureau staff and had held a virtual meeting to review the urbanized designations.

2. Annexation

- Annexation Studies prepared: *One (1)*.
- Plan of Services prepared: *One (1)*.
- Annexation by Referendum approved: *None*.
- Comprehensive Zoning for Annexation Area: *One (1)*.
- Plan of Services Annual Progress Report prepared & published in January 2025 for 13 areas annexed from 2000 - 2024.

3. Surplus Property Requests

- Request for Declaration of streets as surplus: *None*.
- Request for Declaration of right-of-way as surplus: *Two (2)*.
- Request for Declaration of undeveloped right-of-way as surplus: *None*.
- Request for Declaration of alley as surplus: *None*.
- Request for Declaration of property as surplus: *One (1)*.

4. Deeds

- Quit Claim Deeds prepared: *Two (2)*.
- ROW Deeds prepared: *None*.
- Warranty Deeds prepared: *None*.
- Deed of Correction: *None*.

C. Land Use Controls

1. Municipal Zoning Code

Current Zoning Code and Map originally adopted by Ordinance #O01-11-15, effective 1/4/02.

a. Amendments

- Amendments to the Cookeville Zoning Code approved by Planning Commission:
 - *Relative to drive-thru restaurants as a use permitted within the CN District*
 - *Relative to Illustration 24 – Dumpster Detail*
 - *Relative to driveway surfacing requirements for residential developments*
 - *Relative to subdividing commercial suites on individual lots*
- Amendments to the Cookeville Zoning Code adopted by City Council: *Four (4)*
 - *O25-06-10, Relative to drive-thru restaurants as a use permitted within the CN District*
 - *O25-09-16, Relative to Illustration 24 – Dumpster Detail*
 - *O25-09-17, Relative to driveway surfacing requirements for residential developments*
 - *O25-10-18, Relative to subdividing commercial suites on individual lots*
- Amendments to the Cookeville Zoning Code sent back to Planning Commission by City Council: *Two (2)*.
 - *O25-06-10, Relative to drive-thru restaurants as a use permitted within the CN District*
 - *O25-10-18, Relative to subdividing commercial suites on individual lots*
- Amendments to the Cookeville Municipal Code: *None*.
- Amendments to the Cookeville Municipal Code adopted by City Council: *None*.
- Amendments pending approval by City Council: *None*.

b. Rezoning Requests

- Rezoning requests approved by Planning Commission: *seven (7)*.
 - *West Broad Street and Ridgedale Drive from RS-20 to CL*
 - *1211 South Jefferson Avenue from CR to CG*
 - *Property on Bill Smith Road from RS-2 to RS-10*
 - *1630 Blackwell Road from LM to CI*
 - *2034 West Broad Street from CI to CL*
 - *208 East Stevens Street from RD to CL*
 - *Property on North Willow Avenue from RM-14 to CL*
- Rezoning requests conditional approval: *None*.
- Rezoning requests denied: *One (1)*.
 - *36 Gibson Avenue from RS-10 to CG*
- RAO'S (Redevelopment Area Overlay District): *None*.
- RAO's Withdrawn: *None*.
- Rezoning requests postponed: *None*.
- Rezoning requests withdrawn: *None*.
- Ordinances adopted by City Council: *10*
 - *O25-03-01, Amendments to the Official Street Map*
 - *O25-03-02, Rezoning property on W Broad Street & Ridgedale Drive from RS-20 to CL*
 - *O25-03-03, Rezoning property at 1211 South Jefferson Avenue from CR to CG*
 - *O25-06-10, Amendment to the Zoning Code to remove drive-thru restaurants as a permitted use within the CN District*
 - *O25-07-11, Rezoning property located on Bill Smith Road from RS-20 to RS-10*

- *O25-08-12, Rezoning property located at 1630 Blackwell Road from LM to CI*
 - *O25-08-13, Rezoning property located at 2034 West Broad Street from CI to CL*
 - *O25-08-14, Authorizing a public street access point on Tennessee Avenue for properties located north of the Nashville Eastern Railroad and authorizing a public street access point on Tennessee Avenue for the Putnam County Fairgrounds and proposed Putnam County Bus Garage and Highway Department*
 - *O25-09-16, Amending the Zoning Code, Illustration 24 - Dumpster Detail*
 - *O25-09-17, Amending the Zoning Code relative to driveway resurfacing requirements for residential developments*
 - Ordinance pending City Council approval:
 - *O25-10-18. Amending the Zoning Code, Section 221 CL, "Local Commercial" and Section 222, CG, "General Commercial" to permit subdividing commercial units on individual lots upon review by the Planning Commission.*
 - *O25-10-19, Closing and abandoning a portion of Baron Court*
 - *O25-11-20, Rezoning 208 E. Stevens Street from RD to CL*
 - Ordinance denied by City Council: *None.*
 - Requests appealed to the City Council: *None.*
 - Requests revised by the City Council: *None.*
 - Expiration of PRD Zoning: *None.*
 - Rezoning Repealed: *None.*
 - PCD Planned Commercial Development: *None.*
- c. Zoning Appeals considered:**
- Variances: *24 approved; One (1) denied*
 - *777 South Jefferson Avenue, Variance to the grades for parking lots to allow portions of parking areas to exceed 5%*
 - *777 South Jefferson Avenue, Variance to the maximum width of driveways to allow a driveway width of 50 feet*
 - *2678 Lee Seminary Road, Variance to the Zoning Code Section 204.8I to allow a proposed accessory structure over 400 square feet to be constructed of corrugated metal, a material prohibited but compatible with the principal structure*
 - *528 North Walnut Avenue, Reduction of the side yard setback requirement on the street side corner lot from 30 feet to 27 feet for a proposed single-family detached development*
 - *East 10th Street, Reduction of the parking requirements from 29 to 26 spaces*
 - *595 East 10th Street, Reduction of the side yard setback requirement from 10 feet to 2 feet for an expansion to an existing nonconforming structure*
 - *1400 Salem Road, Reduction of the location requirement for a free-standing on-premises sign from 15 feet to zero feet*
 - *645 East 20th Street, Reduction of the minimum lot width at the setback line from 75 feet to 70 feet 2 proposed new lots*
 - *707 Mahler Avenue, Reduction of the minimum parking requirements from 36 to 12*
 - *941 Stonebridge Circle, Reduction of the rear yard setback from 25 feet to 11.5 feet for a proposed covered patio*

- 62 Womack Avenue, *Reduction of the rear yard setback from 20 feet to 17 feet for a proposed covered patio*
- 511 North Peachtree Avenue, *Reduction of the minimum parking requirements from 24 spaces to 23 spaces*
- 511 North Peachtree Avenue, *Variance to the screening and buffer requirements*
- 511 North Peachtree Avenue, *Reduction of the side yard setback on street side corner lot from 30 feet to 18 feet for a proposed roof over an existing deck*
- 511 North Peachtree Avenue, *Variance to allow the reconstruction of the front entry canopy within the front yard setback*
- 125 East 4th Street, *Reduction of the side yard setback from 10 feet to 6 feet for a proposed new pool deck*
- 634 Longstreet Drive, *Reduction of the rear yard setback from 30 feet to 13 feet for a proposed new single-family residential home*
- Ashbury Farms Subdivision, Phase I, *Variance to the Zoning Code Section 206.11G subject to requiring 2 points of access to a public street for a multi-family development consisting of 50 or more dwelling units*
- 531 North Dixie Avenue, *Reduction of the side yard setback for the proposed attached pavilion / pergola*
- 3900 Stonewall Drive, *Reduction of the rear yard setback from 30 feet to 10 feet for a proposed new single-family residential home*
- 1151 South Willow Avenue, *Variance to the Zoning Code Section 205.11D requiring a bypass lane with a minimum width of 12 feet for a proposed restaurant drive-through*
- 540 Ruby Lane, *Reduction of the front yard setback from 30 feet to 1 foot for a proposed commercial structure*
- 1701 Womack Avenue, *Reduction of the minimum lot widths at the setback line from 75 feet to 71.46 feet for 3 proposed lots*
- 790 State Street, *Variance to the Zoning Code Section 206.11G requiring 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*
- 348 South Walnut Avenue, *Reduction of the minimum lot requirements within the RD Zoning District of 10,000 square feet to 9,241 square feet for a proposed duplex*
- Special Exceptions: *Two (2) approved; None (0) denied.*
 - 135 West 2nd Street, *To allow a childcare center within the MS Zoning District subject to meeting the Additional Standards Section 206.7 of the Zoning Code*
 - 20 CC Camp Road, *To allow a recycling center – private within the LM Zoning District*
- Administrative Interpretations: *None (0) approved; One (1) denied.*
 - 531 North Dixie Avenue, *Request for an administrative review to appeal the Building Official's denial of a building permit for an attached pavilion / pergola*
- Nonconforming Use Changes: *None (0) approved; None (0) denied.*

d. Historic Zoning

- Requests for Historic Overlay Zoning: *None*.
- Proposals for expansion of Historic District: *None*.
- Certificates of Appropriateness issued by Board: *One (1) approved; One (1) denied; One (1) Tabled.*
 - 59 South Cedar Avenue, *Supporting the nomination of placement on the National Register, Ralph’s Donut Shop (approved)*
 - 531 North Dixie Avenue, *Certificate of Appropriateness for the construction of a new deck/patio addition to the existing single-family residence (denied)*
 - 531 North Dixie Avenue, *Certificate of Appropriateness for the construction of a new deck/patio addition to the existing single-family residence*
- Certificates of Appropriateness issued by Staff: *None*
- Submitted materials to Tennessee Historical Commission to maintain status in Certified Local Government Program.

e. Sign Regulations

- Billboard permits issued: *1*
- Billboard permits denied: *1*
- Billboard permit fees: *\$1,344*

f. Flood Plain Regulations

- Current Floodplain Regulations adopted in 2009 by Ordinance #O09-07-13, replacing 2007 regulations.
- Floodplain Regulations (Section 230 Zoning Code) amended in 2018 by Ordinance #O18-03-05
- Community Rating System (CRS) recertification submitted in 2024
- Base Flood Elevation determinations discontinued 2018 at direction of TEMA/FEMA
- Elevation Certificates Issued: *None*
- Staff earned four (4) credit hours for CFM Certification
- Completed CRS (Community Rating System) recertification March 27, 2025.

g. Zoning Confirmation Letters

- Zoning confirmation letters prepared: *31*

h. Zoning Database

- Rezoning, Board of Zoning Appeals & Historic Zoning activities updated.

2. Subdivision Regulations

Current Subdivision Regulations adopted on 4/24/00 superseding and replacing previous regulations adopted on 9/25/89. Amended 3/25/02, 5/23/05, 3/23/09, 6/27/11, 6/26/17, 10/25/2021, & 10/28/2024

a. Amendments

- Subdivision Regulations amendments: *None (0)*.

b. Subdivision Plats

- Final plats: *20 containing 183 lots (excluding minor plats approved by staff)*.

	Final Plat Name	Number of Lots	Date of Approval
1	Southland Heights Addition, Redivision of Lots 1 & 2	2	1/27/2025
2	Stewart Cemetery Road Right of Way Dedication	1	2/24/2025

3	Sergeant Properties Combination Plat	1	3/24/2025
4	Lone Oak Townhomes	15	3/24/2025
5	Event Center Drive Right-of-Way Dedication	1	3/24/2025
6	Red Bud Village	1	3/24/2025
7	Madewell & Springdale Lot Revisions	4	4/28/2025
8	Reserve at the Country Club Phase VI	31	4/28/2025
9	J & S Construction Subdivision	3	4/28/2025
10	Cunningham, Michael S Jefferson Ave Division	8	5/19/2025
11	West Side Connection RAO	21	5/19/2025
12	Timberwalk Subdivision, Phase V	44	6/23/2025
13	Waverly East	2	7/28/2025
14	Elmore, Danny & Permelia Trust Division	2	8/25/2025
15	Western Hills Subdivision	4	8/25/2025
16	Wyatt, Jason, Michael, & Madeleine Division	2	9/22/2025
17	Breeding, Ann Murphy Division	4	10/27/2025
18	Morris Hills Division (formerly Johnny Hammock)	12	11/24/2025
19	Highbury Phase III	9	12/22/2025
20	River Ranch at Cookeville Phase I	16	12/22/2025

- Final plats denied: *None*.
- Final plat extensions: *None*.
- Final plat revisions: *None*.
- Resubmittal of final plat: *None*.
- Preliminary plats: *two (2) containing 24 lots*.

	Preliminary Plat Name	Number of Lots	Date of Approval
1	Maple Heritage Homes Subdivision	12	3/24/2025
2	Watts Family Townhomes	12	6/23/2025

- Preliminary plat extensions: *17 approved containing 515 lots*.

	Plat Name	Number of Lots	Date of Approval
1	Hammock, Johnny Division	16	2/24/2025
2	Northpointe Preserve	5	3/24/2025
3	Calia Subdivision (formerly Frontier)	22	4/28/2025
4	Franklin Court	5	4/28/2025
5	Brook View Phase I	4	4/28/2025
6	Brook View Phase II	16	4/28/2025
7	River Ranch at Cookeville (formerly the Bungalows at Cookeville)	49	4/28/2025

8	Liberty Subdivision	68	5/19/2025
9	Turnberry Subdivision	61	7/28/2025
10	Hammock, Johnny Division	16	8/25/2025
11	Saxony Phase IV	123	8/25/2025
12	Conexus Park Subdivision	27	8/25/2025
13	Northpointe Preserve	4	9/22/2025
14	Calia Division	22	10/27/2025
15	Grand Cascades	23	10/27/2025
16	Franklin Court	5	10/27/2025
17	River Ranch	49	10/27/2025

- Revised preliminary plats: *two (2) approved containing 75 lots.*

	Preliminary Plat Name	Number of Lots	Date of Approval
1	Nelson Townhomes	10	1/27/2025
2	Maple Heritage Homes Subdivision	14	6/23/2025
3	Ashbury Farms Phase I	51	6/23/2025

- Preliminary Plats withdrawn: *Two (2)*
 - *West End Neighborhood, 10 lots located on Ealey Ave, Jake Hoot Dr, & Public Alley*
 - *Big Oak Tree Commons, 101 lots located on S Jefferson Ave & Old Sparta Rd*
- Preliminary Plats postponed: *none (0).*
- Minor plats: *46 containing 82 lots approved.*

	Minor Plat Name	Number of Lots	Date of Approval
1	Cada Combination Plat	1	1/27/2025
2	Lewis, James Division	1	1/27/2025
3	McKenzie & Crabtree Property final plat	4	1/27/2025
4	Perimeter Place Phase II Re-division of Lots 4 & 5	2	2/24/2025
5	Liberty 1 Lot Final Plat	1	2/24/2025
6	Mitchell, James Block A Lots 7-14, 32-40 & 58-66	2	3/24/2025
7	Polly Drive Division	1	3/24/2025
8	Windle Subdivision Final Plat	2	3/24/2025
9	Westbrook Farms Phase II Lots 1-3 Amendment	3	3/24/2025
10	Young & Metzgar Combination Plat	1	3/24/2025
11	Hawkins Crawford Division	1	3/24/2025
12	Wheeler, Trudy & Earl Combination Plat	1	4/28/2025
13	McCrary, Albert Property Tract #2 Division	3	4/28/2025
14	McKenzie & Crabtree Lots 1 & 4 Division	3	5/19/2025
15	Elliot Partners & Tier One Properties Lot Line Adjustment	1	6/23/2025

16	Waller – Cronk Lot Line Adjustment	2	6/23/2025
17	Neal Street LLC Development	2	7/28/2025
18	LDS Combination Plat	1	7/28/2025
19	City of Cookeville-CRMC Willow Ave Lot Line Revision	2	7/28/2025
20	Speedway Subdivision, Phase I, Re-division of Lot 2	2	7/28/2025
21	Highland Terrace Lots 1, 2, 13-15 Revision Plat	3	7/28/2025
22	Kensington Lots 29 & 30 Lot Line Revision	2	7/28/2025
23	Bowker Lot Line Adjustment	2	7/28/2025
24	Park West, Phase II Lots 134-136 Redivision	2	8/25/2025
25	Twin Lakes Lot	1	8/25/2025
26	Fansler-Fowler Lot Line Revision	2	8/25/2025
27	Wilson, C. E. Lot Line Revision #1-3, Block B, & Lot #1 & P/O Lot #2, Block 3 of the Freeze Addition	2	8/25/2025
28	Sweetland Property combination plat	2	8/25/2025
29	Shepherd Hill Rd 359 Final Plat	2	8/25/2025
30	Fowler Division on Winterhill Drive	3	8/25/2025
31	Villa, Felix Division	2	8/25/2025
32	Metts & Jermakowicz Lot Line Adjustment	2	9/22/2025
33	Darwin Park Lot Line Revision, Lots 3 & 4, Block C	2	9/22/2025
34	Cookeville RaceTrac Combination Plat	1	9/22/2025
35	Stewart Cemetery Final Plat	1	9/22/2025
36	Gaw Bros & Staley Lands Combination Plat	1	10/27/2025
37	RKB Group Lot Line Adjustment	2	10/27/2025
38	Gaw Bros & Staley Lands Combination Plat	1	10/27/2025
39	RKB Group Lot Line Adjustment	2	10/27/2025
40	South Jefferson Avenue 250 Properties	1	11/24/2025
41	Buckner Property on North Dixie Avenue	1	11/24/2025
42	Farley, Ann Lots 49-53 Revision	2	11/24/2025
43	Farley, Ann Lot 1 of Lots 49-53 Revision	2	11/24/2025
44	Wright Heirs Property Amended Plat Re-Subdivision	1	11/24/2025
45	Shelton Living Trust Combination Plat	1	12/22/2025
46	McCrary, Albert Division Tract #2 Revised Final Plat	3	12/22/2025

- Variance for a Flag Lot: *four (4) approved containing 11 lots.*
 - *Madewell & Springdale Lot Revisions, 4 lots on Springdale Dr & CC Camp Rd*
 - *J & S Construction Subdivision, 3 lots on Kenway St*
 - *Waverly East, 2 lots on S Walnut Ave*
 - *Wyatt, Jason, Michael, & Madeleine Division, 2 lots on N Dixie Ave*

- Resubmittal of preliminary plat: 7 approved containing 175 lots.

	Plat Name	Number of Lots	Date of Approval
1	Callie Square	5	3/24/2025
2	Ellington Subdivision, Phase II	5	4/28/2025
3	Emerald Forest Estates	73	5/19/2025
4	Creek Side	9	6/23/2025
5	Brook View Phase I	4	10/27/2025
6	Brook View Phase II	12	10/27/2025
7	Liberty Subdivision	67	11/24/2025

- RAO Redevelopment Concept Plan: *None*.
- PRD Concept Plan Denied: *None*.

c. Financial Guarantees, Warranties, Street Surfacing Fees

- Financial guarantees, totaling \$67,250 accepted.
- Financial guarantees, \$15,160.00 released.
- Financial guarantees, totaling \$468,225.24 currently held.
- Warranty of improvements, totaling \$20,000 accepted.
- Warranty of improvements, totaling \$90,000 currently held.
- Warranty of improvements, \$40,000 released
- Final street surfacing fees received: \$83,000.

d. Subdivision database maintained

D. Community Development

- Completed updates to Average Daily Traffic Count Map, map published on the Planning Department website.
- Updated Major Street Plan Map
- Updated Cookeville Regional Medical Center property map
- Completed updates to City Owned Property Map.
- Completed updates and maintenance of Planning Department section of Civic Plus website.
- Maintained and updated street closure database
- Coordinated with Upper Cumberland Human Resource Agency on public transportation routes
- Provided staff support to the Tree Board
- Attended four (4) meetings of the Tree Board.

1. GIS Activities

- Reconfigure replicas from utilities and county servers to better safeguard against future replica breaks.
- Update and maintain Planning Department GIS datasets, including billboards, zoning, streets, building footprints, City of Cookeville Corporate Limits, edge of pavement and sidewalks.
- Publish online maps from our local server to serve City employees and the general public.
- Provide Economic Development with web applications and paper maps upon request

- Administer ArcGIS online organizational account by managing user accounts and troubleshooting issues when they arise.
- Use Phantom 4 quadcopter to take aerial photos in preparation for Board of Zoning Appeals, City Council, Planning Commission and other meetings.
- Digitize features like street pavement, line striping and building footprints from aerial photographs on Google Maps.
- Continued implementation of data sharing agreement and a non-disclosure agreement to ensure a consistent product including AutoCAD, shapefiles and hard copy formats are delivered in a timely fashion to contractors, developers and government entities.
- Produce maps for seasonal events and other events that require road closures and emergency personnel presence.
- Renew three (3) year Enterprise License Agreement with ESRI (2023)
- Use Network Analyst to find best location for a potential fire station by analyzing the service locations and drive time to residences and businesses 1.5 miles from the potential location.
- Utilized ArcGIS Business Analyst to provide additional information for various projects.
- Provide finance department with taxable businesses in the city limits and locations of public housing.
- Export data collection for Codes department to use in a form auto fill application
- Rezoning of various properties.
- Update annual daily traffic map & database.
- Update subdivision plats database.
- Worked on Comp Plan Updates and Illustrations
- Assisted Leisure Services with grant maps, data collection apps, and web maps.
- Assisted Police Department with GIS troubleshooting, mapping, and other requests.
- Assisted other departments with data familiarization for newly hired GIS staff.
- Acquired, reviewed, and analyzed 2020 Census data as it pertains to the City of Cookeville's Urban Area delineation.
- Provide Public Works with Field Maps / Mobile Apps for data collection and mapping.
- Provide Meter Reading Staff with updated maps for efficient routing.
- Developed location tracking/mapping solutions for City of Cookeville vehicles to be integrated with our GIS data and mapping.
- Submitted Boundary and Annexation Survey (BAS) changes.
- Researched and developed the best method and provided assistance for consolidating GIS Databases for the Energy Department.
- Held GIS Day at the Leslie Town Center.

2. Assisted with various Economic Development Activities/Projects.

E. Planning Commission Training

- Completed four (4) hours of required annual training thru MTAS and/or the Tennessee Chapter of the American Planning Association (TAPA)

F. Department Staff

- The Departments of Codes and Planning along with the Economic Development arm of the City were combined into a new Department of Community Development.

IV. 2026 PROGRAM DESIGN

A. Comprehensive Plan

- Continue implementation of Cookeville 2030 Plan.
- Monitor, assist and review as required implementation of Major Street Plan, including the following projects:
 - South Jefferson Avenue widening
 - North Willow Avenue widening
 - East 10th Street Widening (Fisk Road to Highway 111)
- Continued work activities directed at updating the Cookeville 2030 Plan

B. Strategic Planning

- Update Street Inventory and Assessment as necessary.
- Submit Amendments to Official Street Map as necessary.
- Continue representation on Center Hill Rural Transportation Planning Organization.
- Prepare Studies, Plan of Services, Resolutions, and other materials necessary for any other Annexations.
- Complete annual and 6-month progress reports, and schedule Public Hearings for any uncompleted plan of services.
- Continue efforts to maintain and improve rating in FEMA's CRS Program.
- Assist with implementation of TDOT Multimodal Access Grant (State Route 24, Highway 70 sidewalks and N. Willow Ave (Highway 135) and W. 12th Street Sidewalks).
- Continue to assist with implementation of TDOT STBG projects
- Assist with street improvement projects on local streets and State Routes
- Work with West Side downtown property owners to establish West Side Historic District

C. Land Use Controls

- Continue adequate enforcement and administration of regulations.
- Prepare as necessary, amendments to Zoning Code
- Update Zoning Map to reflect 2023 amendments.
- Update Zoning Atlas as necessary.
- Maintain Inventory and Database of Billboards.
- Study parking requirements and determine need for a Zoning Code amendment.

D. Community Development Services

- Update and maintain Traffic Count Map.
- Update and maintain Map of City Owned Properties.
- Maintain and update Planning Department section on City of Cookeville website.
- Continue to provide Tree Board with staff support and assistance as needed.
- GIS Activities
- Continue development and maintenance of GIS system
- Assist with transition to ArcGIS Pro software

E. Planning Commission Training

- Complete the required four (4) hours of annual training.

Adopted this ___ day of _____ 2025.

Chairman, Cookeville Planning Commission

Date

Cookeville City Manager

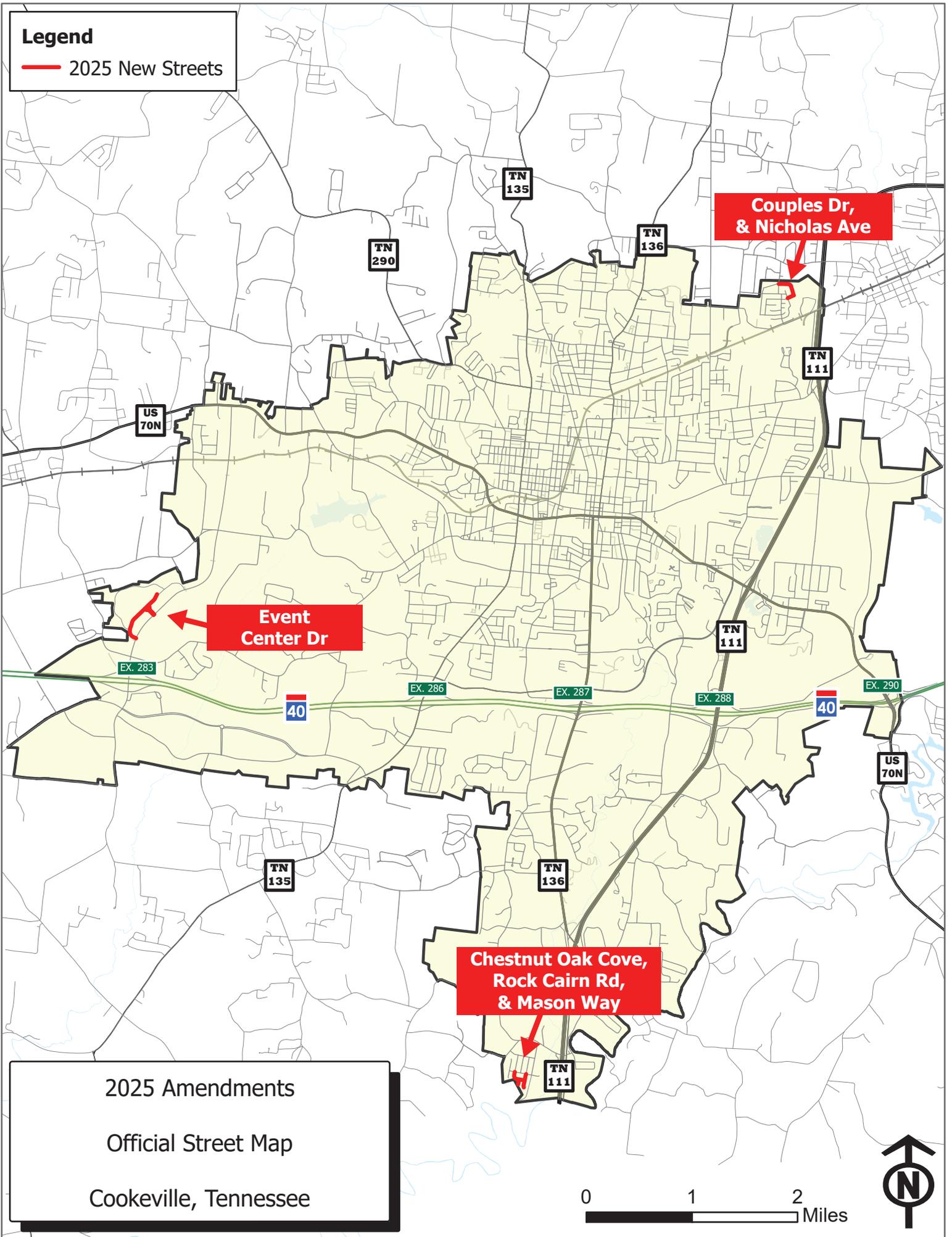
Date

Action Item 13

Consider for action amendments to the Official Street Map. Request submitted by Staff.

Legend

— 2025 New Streets



Event Center Dr

Couples Dr, & Nicholas Ave

Chestnut Oak Cove, Rock Cairn Rd, & Mason Way

2025 Amendments
Official Street Map
Cookeville, Tennessee

0 1 2 Miles

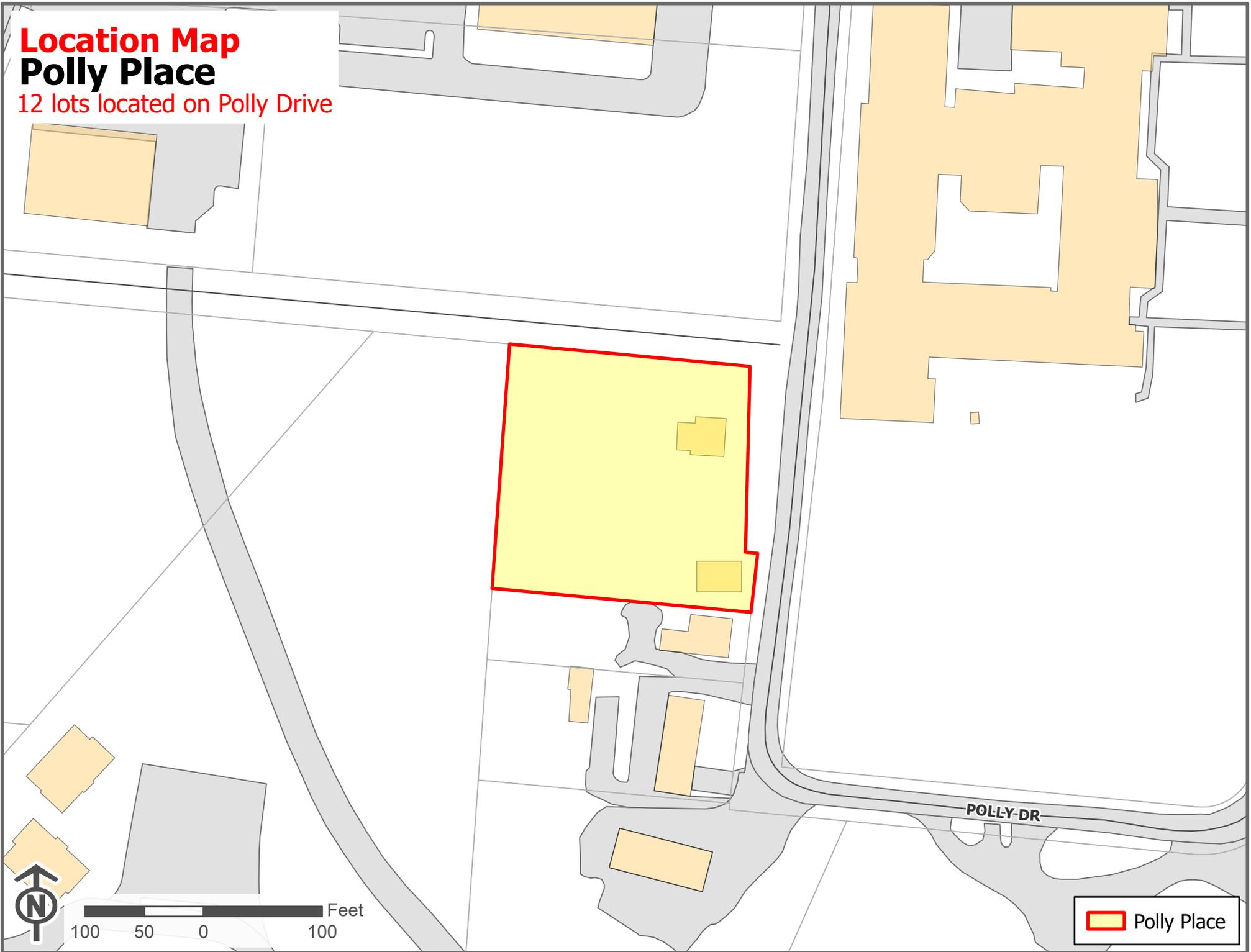


Study Item 1

Consider for study the preliminary plat of Polly Place, 12 lots located on Polly Drive (Tax Map 053-O, Group A, Parcel 007.00). Request submitted by G & C Properties.

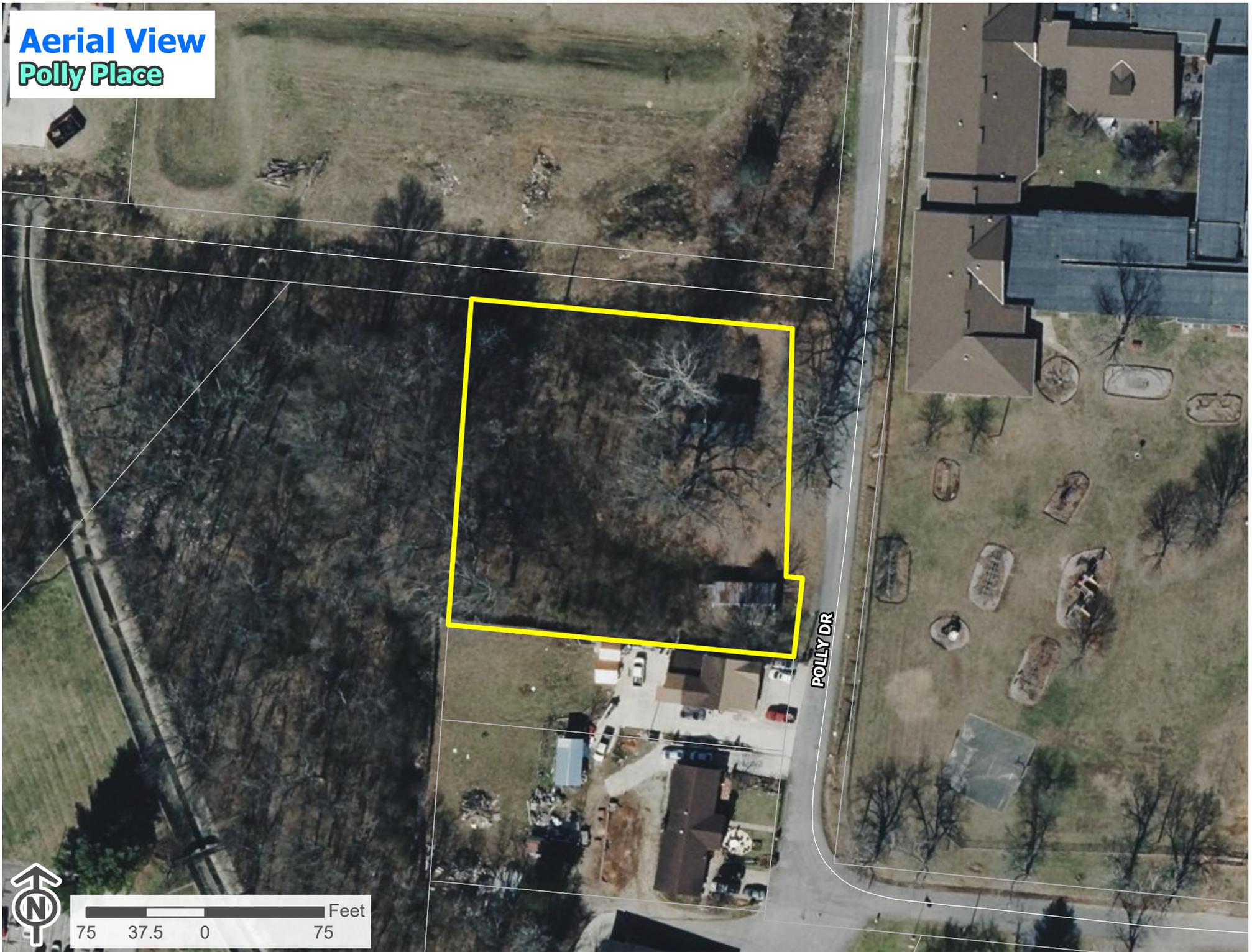
Location Map Polly Place

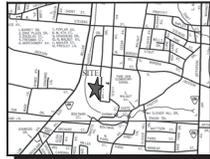
12 lots located on Polly Drive



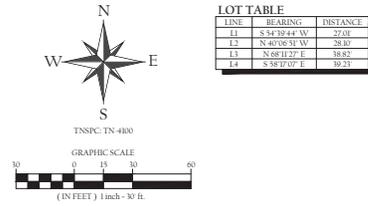
 Polly Place

Aerial View
Polly Place





VICINITY MAP (NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	S 84° 09' 44" W	23.00
L2	N 40° 36' 31" W	28.30
L3	N 68° 11' 27" E	38.82
L4	S 84° 09' 44" E	30.23

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE LEVEL OF ACCURACY REQUIRED BY THE COOKVILLE PLANNING COMMISSION. I/FURTHER CERTIFY THAT THE BEGLES OF PRECISION (LINEAR AND ANGULAR) MEET THE STANDARDS REQUIRED OF AN ELEAN AND SUBDIVISION AS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS OF LAND SURVEYORS. I ALSO HEREBY CERTIFY THAT THE MONUMENTS AND PINNS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE COOKVILLE PLANNING COMMISSION.

DATE: _____ SURVEYOR: _____

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO FEMA FIRM # 17404X020, DATED 05-18-07 CHECK ONE:

NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAN ARE IN A SFHA.

ALL AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAN ARE IN A SFHA.

SHEDD AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAN ARE IN A SFHA.

PARCEL REFERENCE

BEING ALL OF PARCEL 7.0, AS SHOWN ON PUTNAM COUNTY TAX MAP 0750, GROUP 'A'.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO G & C PROPERTIES, OF RECORD IN RECORD BOOK 425 PAGE 36, R.O.P.C., TN.

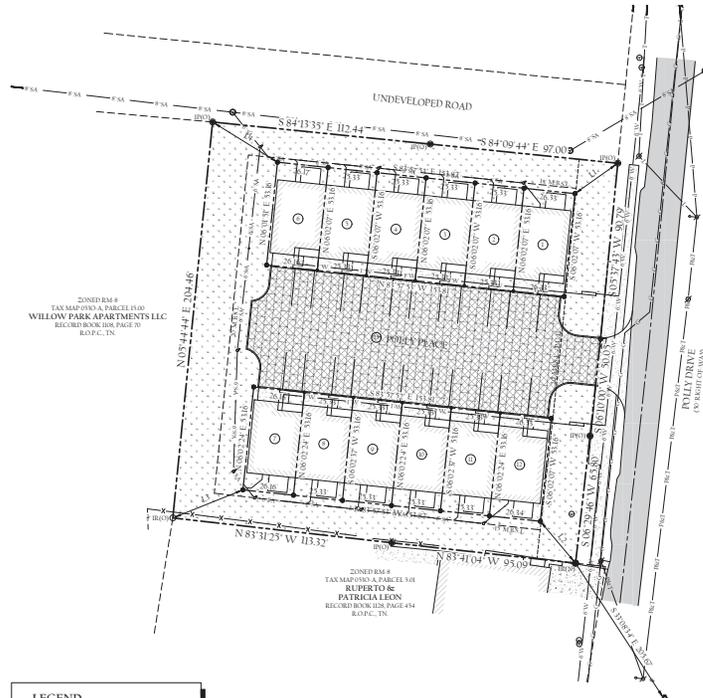
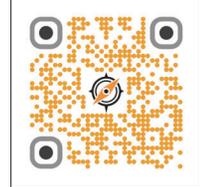
PLAT REFERENCE

BEING LOT 1 OF A PLAT ENTITLED POLLY DRIVE DIVISION, ON RECORD IN PLAT CABINET 1, SEIDE PVA, R.O.P.C., TN.

ZONED RM-8
LOW DENSITY RESIDENTIAL DISTRICT

SETBACKS:
FRONT: 20'
REAR: 20'
SIDE: 15'

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-915-596-1987
TENNESSEE, ONE CALL
IT'S THE LAW



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE TWELVE (12) RESIDENTIAL LOTS AND ONE (1) COMMON OPEN SPACE LOT.
- FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON JULY 26, 2023 UTILIZING A TOPCON HIPER XR DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE PREVIOUSLY USING THE CLOSEST KYCM 10 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010). GEOID IS **THE RELATIVE POSITIONAL PRECISION BETWEEN ALL CONNECTIONS MEET THE TOLERANCE OF 0.009" ± 80 PPM AT THE 99% CONFIDENCE INTERVAL.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- THIS SURVEY WAS PREPARED FROM THE CURRENT NEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR REVELATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.

LEGEND

● 0.015	IRON REBAR (OLD)
● 0.010	1/2" IRON REBAR (NEW)
● 0.005	IRON PIPE (OLD)
○	NON-MONUMENTED POINT
○	SEWER MANHOLE
○	CLEAR CUT
○	WATER METER
○	FIRE HYDRANT
○	UTILITY POLE W/ LIGHT
○	UTILITY POLE
○	POWER LINE
---	FENCE LINE
---	TELEPHONE LINE
---	WATER LINE
---	SEWER LINE
---	GAS LINE
---	MINIMUM BUILDING SETBACK LINE
---	REGISTERED OFFICE PUTNAM COUNTY, TN.
---	PERMISSIBLE RIVERS
---	COMMON AREA UTILITY ESMIT
---	FEED ACCESS/UTILITY ESMIT
---	CONCRETE AREA
---	ASPHALT SURFACE

R.O.P.C., TN.

LOT TABLE

NO.	SQ. FEET	ACRES
1	1460	0.03
2	1347	0.03
3	1347	0.03
4	1347	0.03
5	1347	0.03
6	1398	0.03
7	1398	0.03
8	1346	0.03
9	1346	0.03
10	1347	0.03
11	1346	0.03
12	1400	0.03
13	26,686	0.61

TOTAL AREA = 43,041 SQ.FT. OR 0.99 ACRES

PRELIMINARY SUBDIVISION PLAT
POLLY PLACE
1/4 CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	0.99
NUMBER OF LOTS:	12	JOB NUMBER:	26,164
PARCEL #:	MAP 0750-A, PARCEL 1500	DATE:	03.13.2023
ADDRESS:	320 POLLY DRIVE	SCALE:	1"=30'

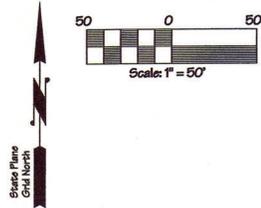
OWNERS
G & C PROPERTIES
751 COVE VIEW CIRCLE
COOKVILLE, TN 38506
931-260-7227

SURVEYOR
TAYLOR PELLEHAY
WHITTENBURG LAND SURVEYING
24 EAST STEVENS STREET
COOKVILLE, TN 38501
931-738-1480

Staff Reports

(1) Minor Plats

- Pigeon Roost Lots 9 & 10 Line Revision, two (2) lots located on Bunker Hill Road (Tax Map 096A-B-009.00 & 010.00) – Jason Bohannon & Jerri Chamberlain
- Willow Properties Phase II Lot 1 Re-subdivision, two (2) lots located at South Willow Avenue & Humble Drive (Tax Map 065, Group B, Parcel 058.04) – TT of HCP, LLC
- Capshaw Subdivision Lots 4-8 Combination Plat, one (1) lot located at East Stevens Street and Barret Drive (Tax Map 053K Group J Parcels 020.00 & 021.00) – Charles T. Whittenburg



LEGEND	
⊕	GPS Base Point
⊗	Power Pole
⊙	Water Meter
○	1/2" Pipe (est)
⊙	Robar (found)
⊙	Telephone Box
⊙	Electric Box
⊙	Manhole
⊙	Tax Hook
—	96 Sewer Line
—	W Water Line
—	OHF Overhead Power
—	Centerline
—	P.O.B. - Point of Beginning
—	Flood

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0285D.
 Dated: 5/18/2007
 Check One:
 All of the subject property depicted on this plat are in a SFHA
 All of the subject property depicted on this plat is in a SFHA
 Shaded area(s) of the subject property depicted on this plat are in a SFHA

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.

Handwritten Signature
 Date Signed: 1/12/26
 Director of Public Works

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.

Handwritten Signature
 Date Signed: 1-27-24
 Cookeville Fire Chief



CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with 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. We further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission. Furthermore, we hereby certify that the Subdivision Plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Handwritten Signature
 Date Signed: 1/12/26
 Owner's Signature
Handwritten Signature
 Date Signed: 1/12/26
 Owner's Signature

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.

Handwritten Signature
 Date Signed: 1/16/26
 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.

Handwritten Signature
 Date Signed: 1/13/2026
 Director of Cookeville Electric Dept.

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 Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

Handwritten Signature
 Date Signed: 1/24/2026
 Director of Planning
Handwritten Signature
 Date Signed: 1/28/2026
 Secretary, Cookeville Municipal Planning Commission

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 by the Urban and Suburban Survey 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.

Handwritten Signature
 Date Signed: 1/12/26
 Surveyor's Signature

2nd Civil District REF: Plat Cab D Slide 33

**Final Plat
 For the Lot Line Revision of
 Lots #9 & 10 of Pigeon Roost**

Presented to
 City of Cookeville Municipal Planning Commission

DEVELOPER: Jason Bohannon ADDRESS: Bunker Hill Road Cookeville, TN 38501 TELEPHONE: 931-310-4294	SURVEYOR: William C. Willhite ADDRESS: 2772 Hidden Cove Road Cookeville, TN. 38506 TELEPHONE: 931-372-1286
OWNER: Ron & Renee Chamberlain ADDRESS: 4150 Bunker Hill Road Cookeville, TN 38501 TELEPHONE: 931-310-4294	OWNER: Jerri Renee & Ronald J. Chamberlain ADDRESS: 4100 Bunker Hill Road Cookeville, TN 38501 TELEPHONE: 931-310-4294
ACREAGE REVISED: 1.67 LOTS: 2 TAX MAP: 96A Grp. B PARCELS NO: 9.00 & 10.00 DEED BOOK REFERENCE: RB 1130 Pg. 209 & RB 1370 Page 462 SCALE: 1"=50'-0" DATE: 16 December 2025	

GPS CERTIFICATION:

I, William C. Willhite, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.03 feet
 (c) Date of survey: 16 December 2025
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Field-control used: TDOT CORS Network
 (f) Control Model: Grid92
 (g) Combined grid factor(s): 0.999999496

State Plane Coordinates		
	Northing	Eastings
GPS Base Point:	644866.97	211407.92

Note: The point of beginning is a 1/2" pipe (est) being the southwestern corner of this parcel located in the eastern right-of-way of Bunker Hill Road as well as being located N 52°21'26" E 58.09 feet from a power pole and furthermore being located N 44°27'39" W 42.52 feet from a GPS Base Point.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. 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 that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; and any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

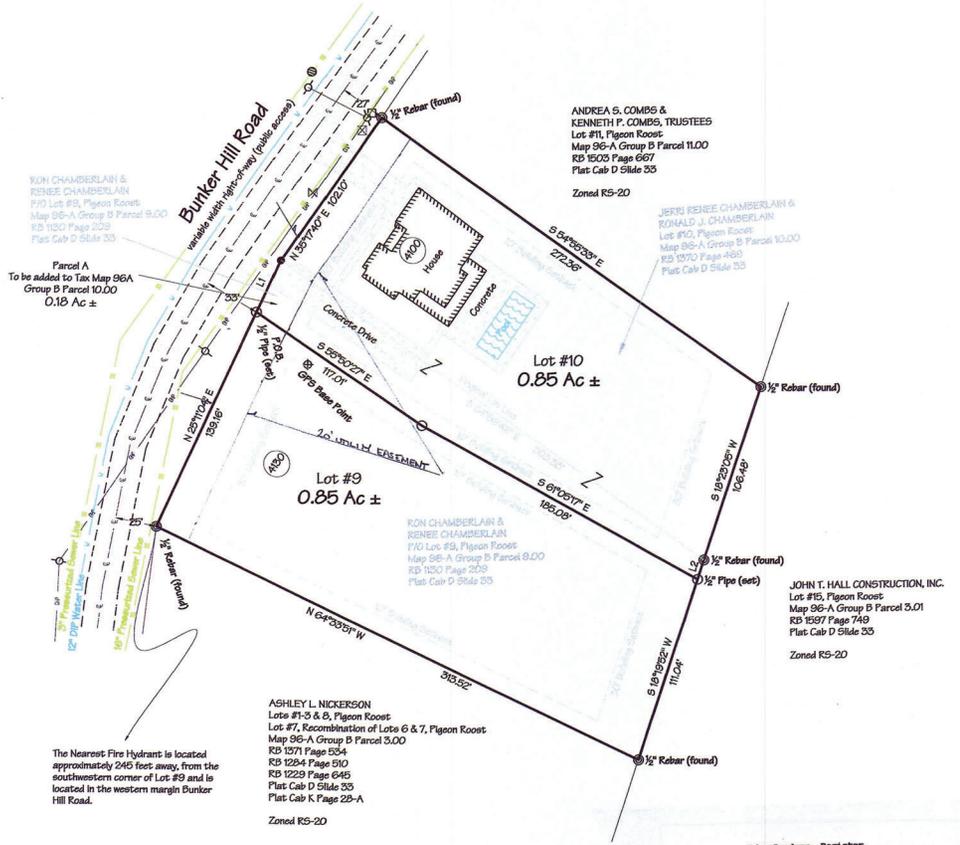
Note: This property may be subject to utility ingress/egress and/or rights-of-way.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLN File: 25-590c1



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 Departments 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.

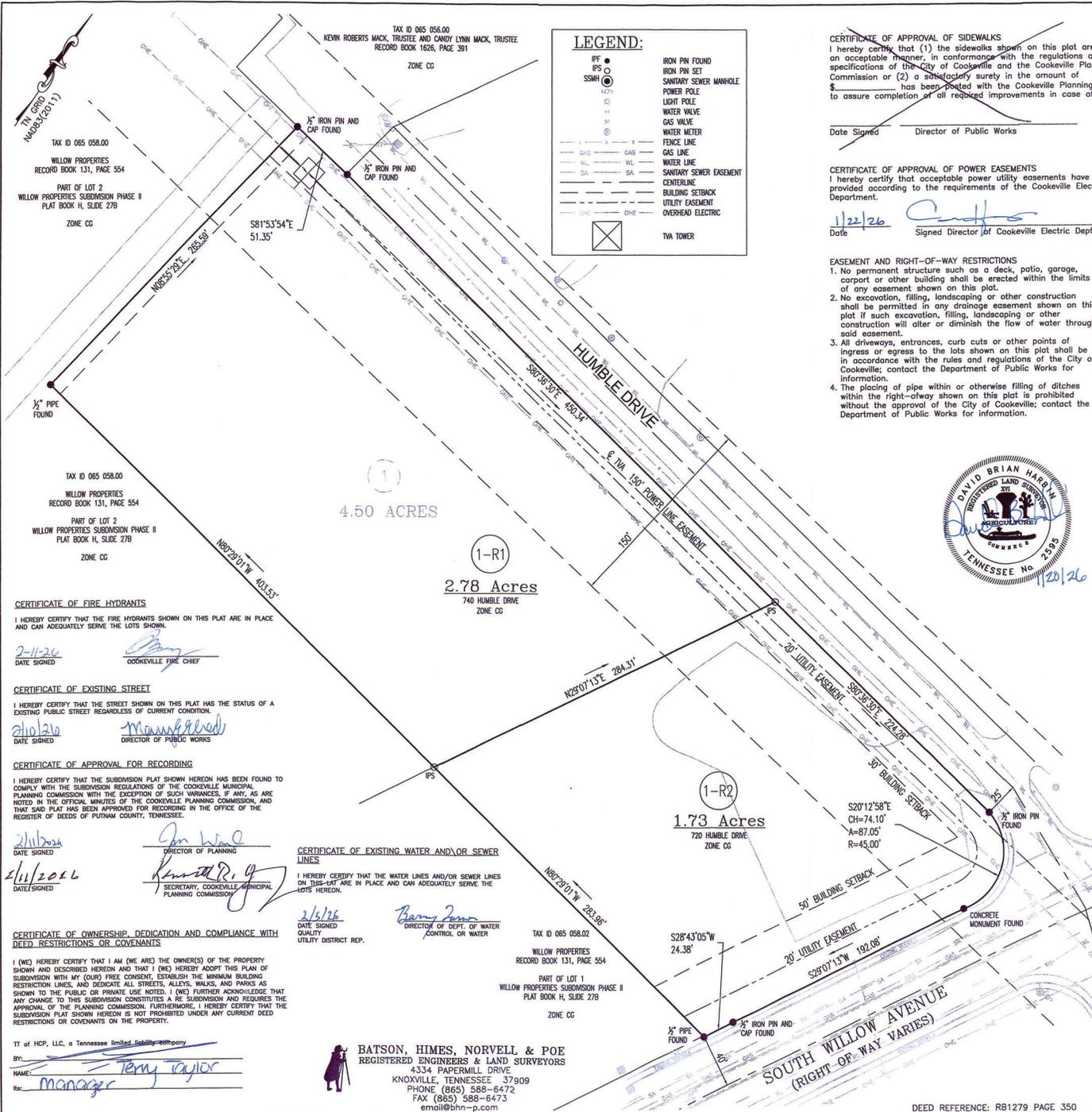
Note: The water and sewer lines as shown hereon are derived from information provided by the City of Cookeville, Tennessee and have not been field verified by Vick Surveying, LLC. As of 29 December 2025 the sewer utilities on Bunker Hill Road are being installed and will be available at a future date.

LINE	BEARING	DISTANCE
L1	N 26°11'04" E	235.62'
L2	S 18°49'52" W	12.00'

Zoned RS-20 (Single Family Residential District)
 Setbacks:
 Front - 30'
 Rear - 30'
 Side (residential) - 10' plus 5' each story over 2
 Side (nonresidential) - 20' plus 5' each story over 2

William C. Willhite, RLS #3346
 VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286

John Sanders, Registrar
 Putnam County
 Rec #: 241645 Instrument #: 320576
 Rec'd: 15.00 Recorded:
 State: 0.00 1/28/2026 at 10:14 AM
 Clerk: 0.00 in Plat Cabinet
 Other: 0.00 M
 Total: 17.00 PGS 66A-66A



LEGEND:

IPF	IRON PIN FOUND
IPS	IRON PIN SET
SMH	SANITARY SEWER MANHOLE
427	POWER POLE
428	LIGHT POLE
429	WATER VALVE
430	GAS VALVE
431	WATER METER
432	FENCE LINE
433	GAS LINE
434	WATER LINE
435	SANITARY SEWER EASEMENT
436	CENTERLINE
437	BUILDING SETBACK
438	UTILITY EASEMENT
439	OVERHEAD ELECTRIC
440	TVA TOWER

CERTIFICATE OF APPROVAL OF SIDEWALKS
 I hereby certify that (1) the sidewalks shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cookeville and the Cookeville Planning Commission or (2) a bond/surety in the amount of \$_____ has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

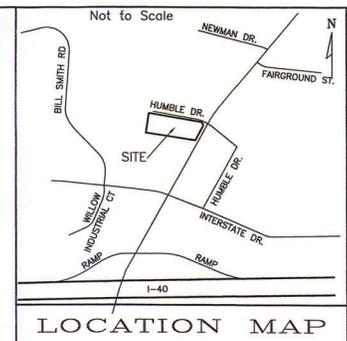
Date Signed _____ Director of Public Works

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.

1/22/26 _____
 Signed Director of Cookeville Electric Dept.

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.



- NOTES:**
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 - THIS PROPERTY CONTAINS 4.5 ACRES OF 2 LOTS.
 - THIS PROPERTY IS ZONED CG (GENERAL COMMERCIAL DISTRICT) BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 50' (MAJOR STREETS, OTHERWISE 30')
 REAR: 10' (20' FOR RESIDENTIAL USE)
 SIDE: NONE (10' FOR RESIDENTIAL USE)
 - THIS PROPERTY HAS BEEN RECORDED BY AN AMENDED FINAL PLAT TITLED "WILLOW PROPERTIES SUBDIVISION PHASE II, Re-Division of Lots 1&2" RECORDED IN PLAT CABINET K, PAGE 1A AT THE PUTNAM COUNTY REGISTER OF DEEDS OFFICE.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
 - ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON BRV7 GPS RECEIVER, MODEL #D2339810203248. POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL, TYPE OF GPS PROCEDURE: REAL TIME KINEMATIC NETWORK. DATUM/EPOCH: HORIZONTAL-NAVD83, VERTICAL-NAVD83 PUBLISHED/FIXED CONTROL USED: TDD7 GNSS REFERENCE NETWORK GEOID MODEL: 2017 COMBINED GRID FACTORS: NONE APPLIED.
 - THE 150' TVA POWERLINE EASEMENT LOCATION IS AS SHOWN ON THE REFERENCED FINAL PLAT.

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 SURVEY 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 HERE ON TO SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION

1/20/26 _____
 DATE SIGNED SURVEYOR'S SIGNATURE

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM #47141G0120D, Dated: MAY-16-2007

Check One:

No areas of the subject property depicted on this plat are in a SFHA

All of the subject property depicted on this plat is in a SFHA

Shaded area(s) of the subject property depicted on this plat are in a SFHA



CERTIFICATE OF FIRE HYDRANTS

I HEREBY CERTIFY THAT THE FIRE HYDRANTS SHOWN ON THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN.

2-11-26 _____
 DATE SIGNED COOKEVILLE FIRE CHIEF

CERTIFICATE OF EXISTING STREET

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAT HAS THE STATUS OF AN EXISTING PUBLIC STREET REGARDLESS OF CURRENT CONDITION.

2/10/26 _____
 DATE SIGNED DIRECTOR OF PUBLIC WORKS

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 PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

2/10/26 _____
 DATE SIGNED DIRECTOR OF PLANNING

CERTIFICATE OF EXISTING WATER AND/OR SEWER LINES

I HEREBY CERTIFY THAT THE WATER LINES AND/OR SEWER LINES ON THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS HEREON.

2/16/26 _____
 DATE SIGNED QUALITY UTILITY DISTRICT REP.

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I (WE) HEREBY CERTIFY THAT I AM (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 RE-SUBDIVISION 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.

TT of HCP, LLC, a Tennessee limited liability company

By: _____
 Name: Terry Taylor
 Title: Manager

BATSON, HIMES, NORVELL, & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473
 email@bhn-p.com

FINAL PLAT
 FOR
WILLOW PROPERTIES SUBDIVISION
PHASE II RESUBDIVISION OF LOT 1

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: _____	SURVEYOR: DAVID B. HARBIN
ADDRESS: _____	ADDRESS: 4334 PAPERMILL DR. KNOXVILLE, TN 37909
TELEPHONE: _____	TELEPHONE: (865)588-6472
ENGINEER: _____	OWNER: TT of HCP, LLC, a Tennessee limited liability company
ADDRESS: _____	ADDRESS: 505 S. FLAGLER DRIVE, SUITE 1400 WEST PALM BEACH, FL 33401
TELEPHONE: _____	TELEPHONE: _____

ACREAGE SUBDIVIDED: 4.51 TAX MAP: 065 PARCEL NO.: 058.04
 NUMBER OF LOTS: 2 SCALE: 1"=50' DATE: SEPT. 16, 2025

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: 2/11/26 OWNER: [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: 2-11-26 COOKEVILLE FIRE CHIEF: [Signature]

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: 1/12/26 DIRECTOR OF COOKEVILLE ELEC. DEPT.: [Signature]

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 SUBDIVISION 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.

DATE: 1-22-26 SURVEYOR: [Signature]

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO FEMA FIRM # 4714C0120D, DATED: 05-16-07 CHECK ONE:

NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS IS IN A SFHA

SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

CERTIFICATE 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: 2/4/26 DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.: [Signature]

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: 2/10/26 DIRECTOR OF PUBLIC WORKS: [Signature]

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO COMBINE TWO COMMERCIAL LOTS.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN APRIL 18, 2018 & MAY 29, 2018 UTILIZING A TOPCON HYPER V PLAT FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A. *POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H:0.4', V:0.08'
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS 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 TITLE SEARCH WILL REVEAL.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREON.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.

LEGEND

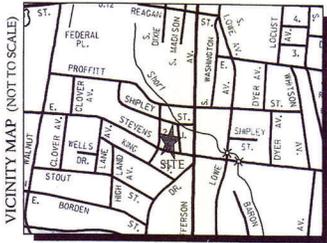
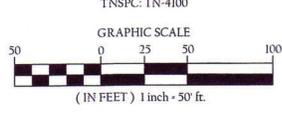
- IR(O)
- S(S)
- IR(N)
- IR(P)
- NON-MONUMENTED POINT
- SEWER MANHOLE
- ⊖ WATER METER
- P — POWER LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SEWER LINE
- X — FENCE LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- REGISTERS OFFICE PUTNAM COUNTY, TN.
- GRAVEL AREA
- CONCRETE AREA
- ASPHALT SURFACE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	698.80'	67.76'	67.74'	N 78°04'28" W	5°33'21"

LINE TABLE

LINE	BEARING	DISTANCE
LI	S 08°46'29" W	9.44'



PARCEL REFERENCE

BEING ALL OF PARCELS 20.00 & 21.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 053K, GROUP 'J'.

DEED REFERENCE

PARCEL 20.00
BEING THE SAME PROPERTY CONVEYED TO CHARLES T. WHITTENBURG, OF RECORD IN RECORD BOOK 966 PAGE 283, R.O.P.C., TN.

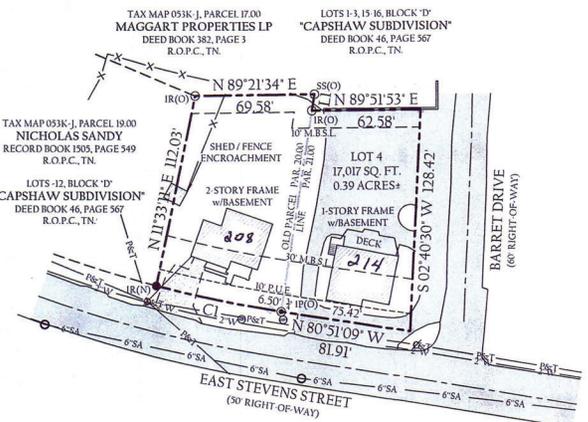
PARCEL 21.00
BEING THE SAME PROPERTY CONVEYED TO CHARLES WHITTENBURG, OF RECORD IN RECORD BOOK 970 PAGE 9, R.O.P.C., TN.

PLAT REFERENCE

BEING LOTS 4-8, BLOCK 'D', OF A PLAT ENTITLED 'CAPSHAW SUBDIVISION', ON RECORD IN DEED BOOK 46, PAGE 567, R.O.P.C., TN.

ZONED CL

LOCAL COMMERCIAL DISTRICT
SETBACKS:
FRONT - 30'
REAR - 10'
SIDE - NONE



John Sanders, Register
Putnam County

Rec #: 242190 Instrument #: 321074
Rec'd: 15.00 Recorded
State: 0.00 2/17/2026 at 1:18 PM
Clerk: 0.00 In Plat Cabinet
Other: 2.00 M
Total: 17.00 PGS 68B-68B

**FINAL SUBDIVISION PLAT
COMBINATION OF LOTS 4-8,
CAPSHAW SUBDIVISION**

1st CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	0.39
NUMBER OF LOTS:	1	JOB NUMBER:	14-432
PARCEL #:	MAP 053K-1, PAR. 20.00 & 21.00	DATE:	01-16-2026
ADDRESS:	208 & 214 EAST STEVENS ST.	SCALE:	1"=50'

OWNERS

CHARLES T. WHITTENBURG
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000

SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-528-LAND

TOTAL AREA = 17,017 SQ.FT. OR 0.39 ACRES±