



CITY OF
COOKEVILLE
T E N N E S S E E
Community Development Department
Planning Division

45 E. Broad Street ♦ Cookeville, TN 38501
931-520-5271 ♦ www.cookeville-tn.gov

February 17, 2026

Dear Property Owner/Resident,

This letter serves as official notice that the Cookeville City Council will conduct a public hearing regarding a proposed annexation by referendum and the associated Plan of Services for the **Dodson Branch Road Annexation Area**.

Enclosed with this letter is a copy of **Resolution R26-02-02**, which was adopted by the City Council on **February 5, 2026**. This resolution sets the date for the public hearing as follows:

Date: March 19, 2026

Time: 5:30 PM

Location: Cookeville City Hall, 45 East Broad Street, Cookeville, TN 38501

You are receiving this notice because you are either:

- Own property or reside within the area proposed for annexation; or
- Own property located within 200 feet of the proposed annexation boundary.

The purpose of the public hearing is to present the proposed annexation and Plan of Services, and to receive comments from affected property owners and the public. Your participation and input are welcome.

If you have any questions or need further information, please contact me at your convenience.

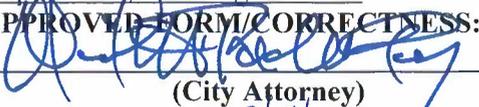
Sincerely,

Jon Ward
Director, Department of Community Development

enclosure

RESOLUTION NUMBER R26-02-02

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF COOKEVILLE BY REFERENDUM AND A PLAN OF SERVICES FOR THE DODSON BRANCH ROAD ANNEXATION AREA

RESOLUTION NUMBER: R26-02-02
REQUESTED BY: Planning Commission
PREPARED BY: Community Development
Department, Planning Division
APPROVED FORM/CORRECTNESS:

(City Attorney)
ADOPTED: 2/5/26
MINUTE BOOK _____, **PAGE** _____

WHEREAS, the City of Cookeville, has been petitioned by a property owner to annex a certain territory located within its urban growth boundary, further identified as Tax Map 027, Parcel 090.00 consisting of approximately 65.3 acres; and

WHEREAS, to effectively and efficiently deliver public services, the City of Cookeville, upon its own initiative, is proposing the extension of its corporate limits by the annexation of certain territories adjoining its existing boundaries and within its urban growth boundaries by referendum; and

WHEREAS, the proposed annexation area is contiguous with territory the City has been petitioned to annex, said area consists of approximately 280.57 acres and is depicted on Exhibit 1; and

WHEREAS, a Plan of Services for the territory proposed for annexation by referendum has been reviewed by the Cookeville Municipal Planning Commission and is attached as Exhibit 2; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the City of Cookeville, Tennessee as follows:

A. That a public hearing is hereby scheduled for 5:30 *pm* on March 19th, 2026, at Cookeville City Hall, 45 East Broad Street, in the Council meeting room, on the proposed annexation of territory by referendum, and Plan of Services, to wit:

BEGINNING AT A POINT, said point being the city limits and CL zone boundary; Thence in a westerly direction (N78°39'28"W) along the city limits and CL zone boundary approximately 145 feet to a point, said point being the city limits and CL zone boundary; Thence leaving said point in a northerly direction (N9°46'18"E) along the city limits and CL zone boundary approximately 20 feet to a point, said point being the city limits and CL zone boundary; Thence leaving said point in a westerly direction (N78°34'06"W) along the city limits and CL zone boundary approximately 5 feet to a point, said point being the city limits and CL zone boundary; Thence leaving said point in a northerly direction (N11°48'51"E) approximately 313 feet to a point, said point being the city limits and CL zone boundary; Thence leaving said point in a westerly direction (N61°31'09"W) along the city limits and CL zone boundary approximately 316 feet to a point, said point being the city limits and CL zone boundary; Thence leaving said point in a westerly direction (S68°50'57"W) along the city limits and CL zone boundary approximately 8 feet to a point, said point being the city limits and CL/RS15 zone boundary; Thence leaving said point in a northerly direction (N20°28'01"W) along the city limits and RS15

zone boundary approximately 487 feet to a point, said point being the city limits and RS15 zone boundary; Thence leaving said point in a northerly direction (N16°44'37"W) along the city limits and RS15 zone boundary approximately 198 feet to a point, said point being the city limits and RS15 zone boundary; Thence leaving said point in a westerly direction (S59°22'02"W) along the city limits and RS15 zone boundary approximately 315 feet to a point, said point being the Shipley Road centerline; Thence leaving said point in a southeasterly direction (S38°48'56"E) along the Shipley Road centerline approximately 29 feet to a point, said point being the Shipley Road centerline; Thence leaving said point in a westerly direction (N82°25'37"W) along the city limits and RS15 zone boundary approximately 515 feet to a point, said point being the city limits and RS15 zone boundary; Thence leaving said point in a southerly direction (S16°58'22"E) along the city limits and RS15 zone boundary approximately 110 feet to a point, said point being the city limits and RS15 zone boundary; Thence leaving said point in a westerly direction (N82°10'46"W) along the city limits and RS10 zone boundary approximately 173 feet to a point, said point being the city limits and RS10 zone boundary; Thence leaving said point in a northerly direction (N8°02'40"E) along the parcel boundary approximately 329 feet to a point, said point being the parcel boundary; Thence leaving said point in a northeasterly direction (N55°09'30"E) along the parcel boundary approximately 29 feet to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N8°09'05"W) approximately 45 feet to a point, said point being the parcel boundary; Thence leaving said point in a northwesterly direction (N37°15'55"W) along the parcel boundary approximately 505 feet to a point, said point being the parcel boundary; Thence leaving said point in a southwesterly direction (S65°23'59"W) along the parcel boundary approximately 82 feet to a point, said point being the parcel boundary; Thence leaving said point in a westerly direction (N87°01'32"W) along the parcel boundary approximately 98 feet to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N4°10'09"E) approximately 33 feet to a point, said point being the parcel boundary; Thence leaving said point in a westerly direction (N68°26'43"W) along the parcel boundary approximately 62 feet to a point, said point being the parcel boundary; Thence leaving said point in a westerly direction (N69°20'27"W) along the curved parcel boundary approximately 46 feet to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N3°08'47"E) along the parcel boundary approximately 330 feet to a point, said point being the parcel boundary; Thence leaving said point in a northwesterly direction (N42°16'41"W) along the curved parcel boundary approximately 57 feet to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N3°26'57"W) along the parcel boundary approximately 84 feet to a point, said point being the parcel boundary; Thence leaving said point in an easterly direction (S87°26'39"E) along the parcel boundary approximately 203 feet to a point, said point being the parcel boundary; Thence leaving said point in an easterly direction (S89°39'40"E) along the parcel boundary approximately 286 feet to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N4°10'56"E) along the parcel boundary approximately 83 feet to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N1°06'57"W) along the parcel boundary approximately 467 feet to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N5°43'25"W) along the parcel boundary approximately 426 feet to a point, said point being the parcel boundary; Thence leaving said point in an easterly direction (N90°00'00"E) along the parcel boundary approximately 6 feet to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N7°37'47"W) along the parcel boundary approximately 69 feet to a point, said point being the parcel boundary; Thence leaving said point in a northeasterly direction (N29°37'24"E) along the parcel boundary approximately 139 feet to a point, said point being the parcel boundary; Thence leaving said point in a southeasterly direction (S65°49'34"E) along the parcel boundary approximately 313 feet to a point, said point being the parcel boundary; Thence leaving said point in a northeasterly direction (N23°13'10"E) along the parcel boundary approximately 794 feet to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N19°38'16"E) along the parcel boundary approximately 222 feet

to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N15°59'56"E) along the parcel boundary approximately 791 feet to a point, said point being the parcel boundary; Thence leaving said point in a northerly direction (N17°05'10"W) along the parcel boundary approximately 725 feet to a point, said point being the parcel boundary; Thence leaving said point in an easterly direction (S84°01'23"E) along the parcel boundary approximately 293 feet to a point, said point being the parcel boundary; Thence leaving said point in an easterly direction (S74°33'01"E) along the curved parcel boundary approximately 50 feet to a point, said point being the parcel boundary; Thence leaving said point in a southerly direction (S18°40'53"E) along the parcel boundary approximately 17 feet to a point, said point being the parcel boundary; Thence leaving said point in an easterly direction (N72°23'54"E) along the parcel boundary approximately 24 feet to a point, said point being the Dodson Branch Road centerline; Thence leaving said point in a northerly direction (N19°04'49"W) along the Dodson Branch Road centerline approximately 80 feet to a point, said point being the Dodson Branch Road centerline; Thence leaving said point in an easterly direction (S84°49'25"E) along the parcel boundary approximately 1581 feet to a point, said point being the parcel boundary; Thence leaving said point in a southerly direction (S10°44'46"W) along the curved parcel boundary approximately 1097 feet to a point, said point being the Kinniard Road centerline; Thence leaving said point in a southwesterly direction (S22°56'56"W) along the curved parcel boundary approximately 1978 feet to a point, said point being the parcel boundary; Thence leaving said point in a westerly direction (S73°19'57"W) along the parcel boundary approximately 223 feet to a point, said point being the parcel boundary; Thence leaving said point in a southwesterly direction (S22°37'25"W) along the parcel boundary approximately 216 feet to a point, said point being the parcel boundary; Thence leaving said point in a southerly direction (S5°39'23"W) along the parcel boundary approximately 595 feet to a point, said point being the parcel boundary; Thence leaving said point in a southwesterly direction (S42°59'45"W) along the parcel boundary approximately 882 feet to a point, said point being the parcel boundary; Thence leaving said point in a southwesterly direction (S45°29'36"W) along the parcel boundary approximately 718 feet to a point, said point being the parcel boundary; Thence leaving said point in an easterly direction (S79°20'23"W) along the parcel boundary approximately 59 feet to a point, said point being the parcel boundary; Thence leaving said point in a southerly direction (S9°27'49"W) along the parcel boundary approximately 343 feet to a point, said point being the parcel boundary; Thence leaving said point in a southeasterly direction (S39°20'35"E) along the parcel boundary approximately 195 feet to a point, said point being the parcel boundary; Thence leaving said point in a southwesterly direction (S48°28'40"W) along the parcel boundary approximately 196 feet to a point, said point being the parcel boundary; Thence leaving said point in a northwesterly direction (N43°00'30"W) along the parcel boundary approximately 10 feet to a point, said point being the parcel boundary; Thence leaving said point in a southwesterly direction (S38°46'24"W) along the parcel boundary approximately 76 feet to a point, said point being the parcel boundary; Thence leaving said point in a westerly direction (N77°31'41"W) along the parcel boundary approximately 105 feet to a point, said point being the parcel boundary; Thence leaving said point in a southerly direction (S11°44'56"W) along the parcel boundary approximately 140 feet to a point, said point being the **POINT OF BEGINNING**, said property containing **280.57 +/- acres**.

Said area is depicted on Exhibit 3A, 3B, and 3C.

B. That a copy of this Resolution, describing the territory proposed for annexation, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this Resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public

places in the City of Cookeville and by publishing notice of the Resolution at or about the same time in the Herald Citizen, a newspaper of general circulation in such territory and the City of Cookeville.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by referendum and the Plan of Services shall be published in a newspaper of general circulation in the City of Cookeville not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing.

E. That written notice of the proposed annexation by referendum shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

ADOPTED AND EFFECTIVE THIS 5th DAY OF FEBRUARY 2026.

THE CITY OF COOKEVILLE, TENNESSEE


Laurin Wheaton, Mayor

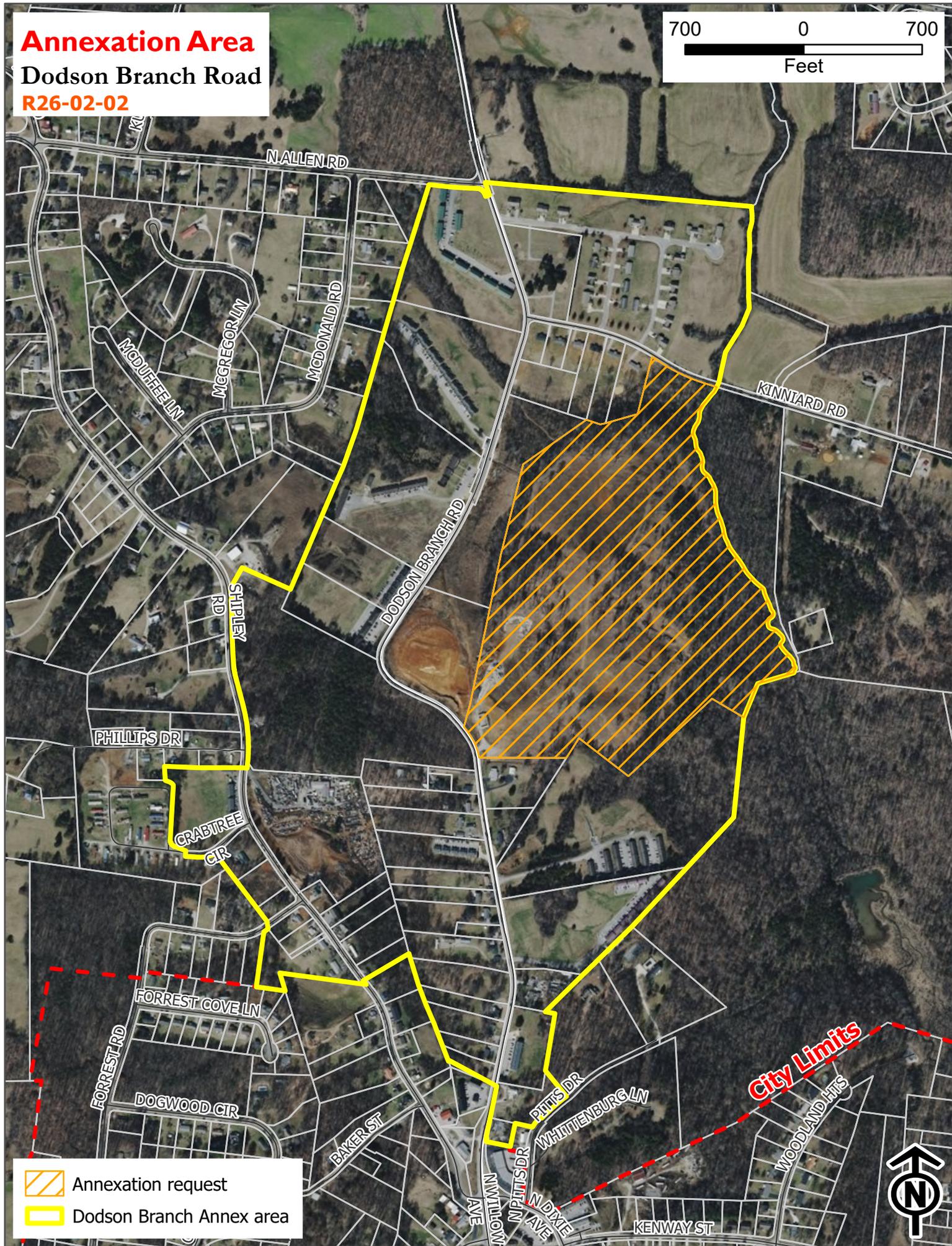
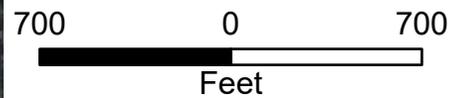
ATTEST:


Darian Coons, City Clerk

Annexation Area

Dodson Branch Road

R26-02-02



-  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.

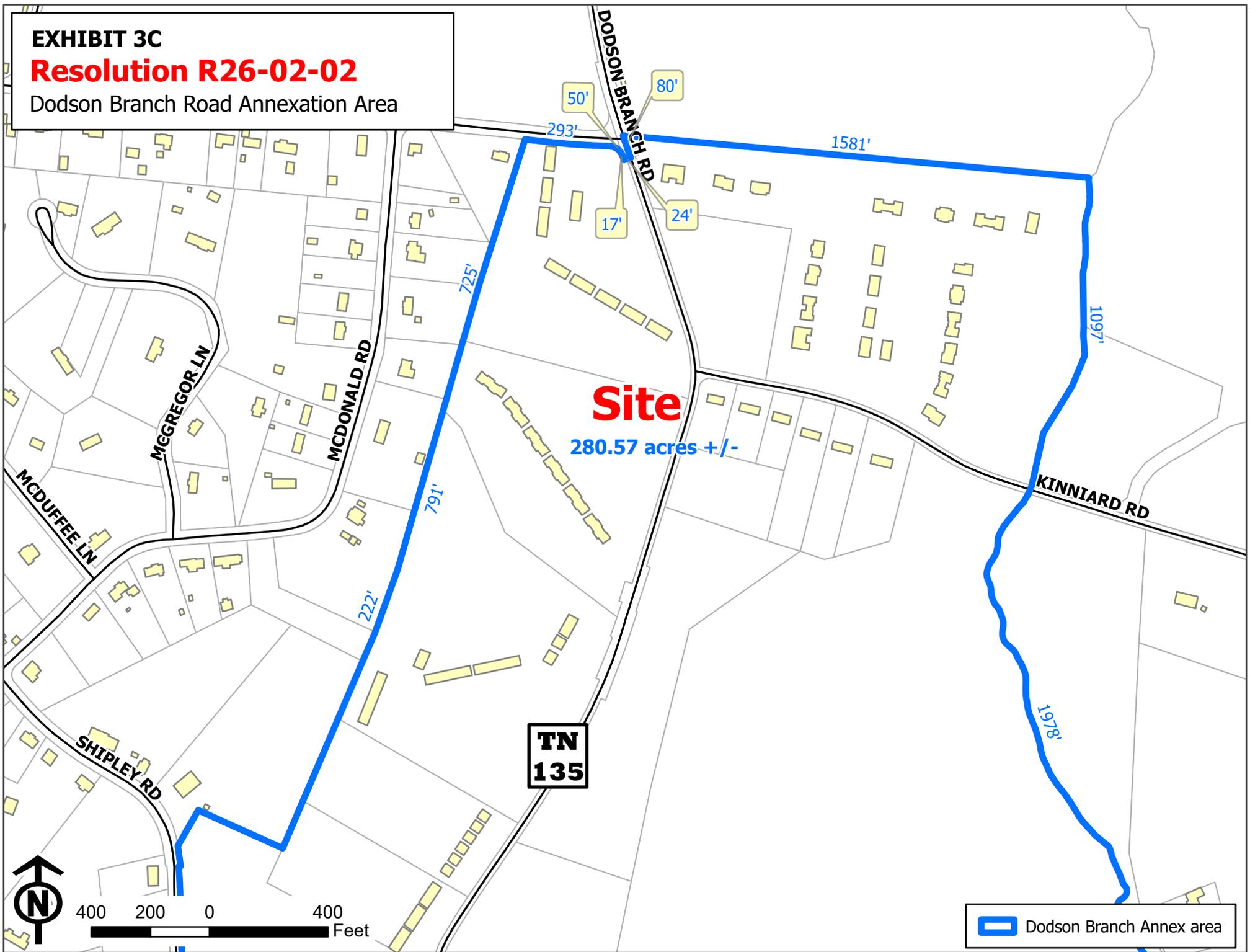
K. Natural Gas Service

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.

EXHIBIT 3C

Resolution R26-02-02

Dodson Branch Road Annexation Area



Site

280.57 acres +/-

**TN
135**

 Dodson Branch Annex area

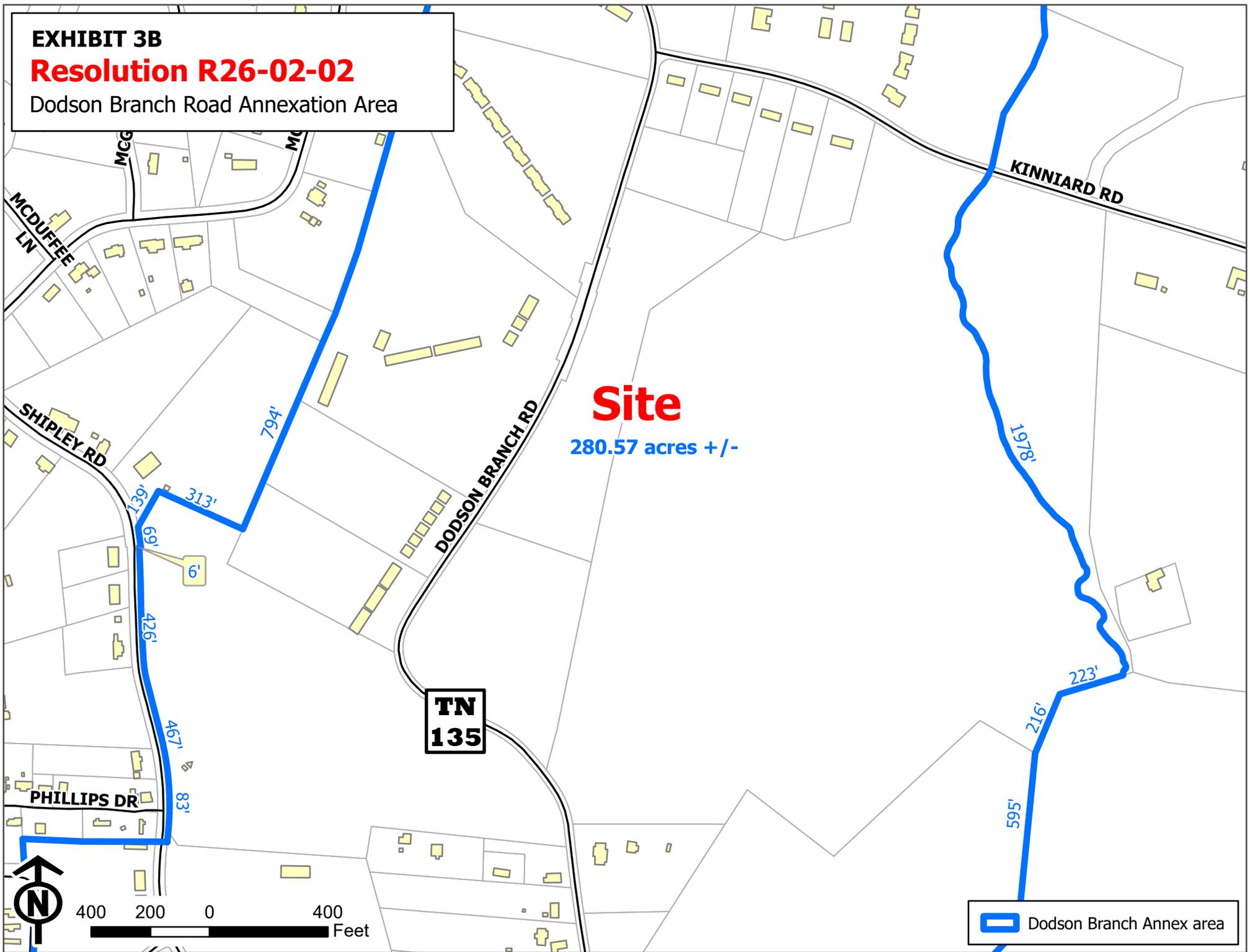


400 200 0 400 Feet

EXHIBIT 3B

Resolution R26-02-02

Dodson Branch Road Annexation Area



**TN
135**

Site
280.57 acres +/-

 Dodson Branch Annex area

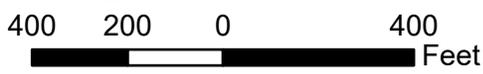
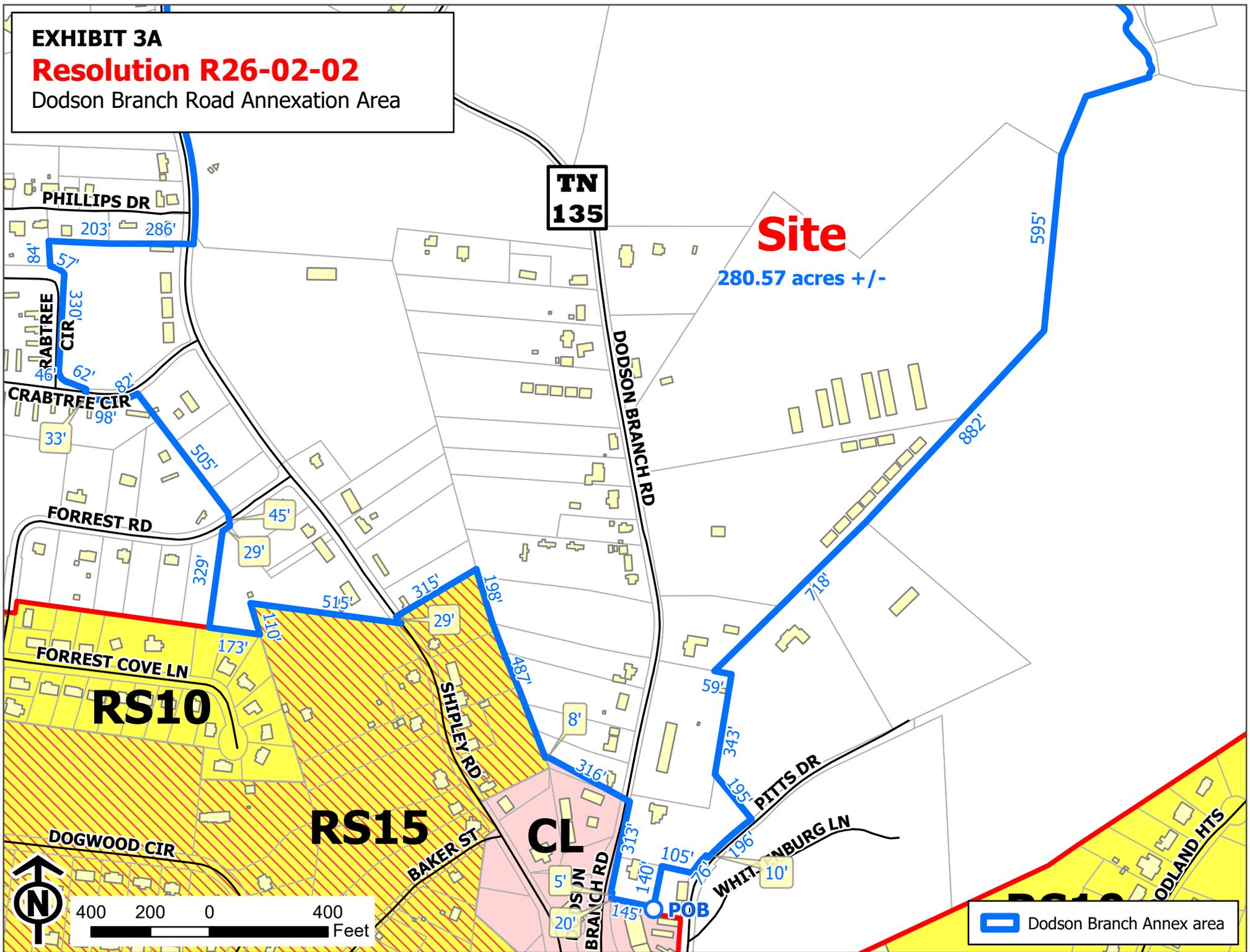


EXHIBIT 3A

Resolution R26-02-02

Dodson Branch Road Annexation Area



**TN
135**

Site

280.57 acres +/-

RS10

RS15

CL

Dodson Branch Annex area

400 200 0 400 Feet