

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
AUGUST 3, 2021**

The Putnam County Regional Planning Commission met on August 3, 2021 at the Cookeville Community Center at 6:00 PM. Members attending were Chairman Jere Mason, Vice-Chairman Dale Moss, Secretary Mike Atwood, Jim Martin, David Mattson, Ted McWilliams, and Phil Wilbourn. Jeff Jones and Ron Williamson were absent. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, County Attorney Jeff Jones, Putnam Road Supervisor Randy Jones, Anthony Leonard, Lambres Lianos, Helen Lianos, Robert Riddle, Rich Ranne, Ed DeGroat, Rob Harrison, Benjamin Armstrong, and Taylor Dillehay of Whittenburg Surveying.

ITEM 1: CALL TO ORDER AND ROLL CALL

Chairman Jere Mason called the meeting to order after a quorum was established.

ITEM 2: APPROVE THE AUGUST 3, 2021 AGENDA

Planning Director Rush informed the commission that item 8E, The Ed and Suzanne Buck plat had been withdrawn by the developers and a discussion item was added. Jim Martin moved to approve the agenda for the August 3, 2021 meeting. Motion was seconded and approved unanimously.

ITEM 3: MINUTES OF THE JUNE 1, 2021 MEETING

Ted McWilliams moved to approve the June 1, 2021 Minutes. Motion was seconded and approved unanimously. The planning commission did not meet during the month of July 2021.

ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS

- **Autumn Woods Preliminary Plat (All Phases)**, Vick Surveying. Conditional preliminary approval 4/7/2020.
- **Willow Estates Subdivision Preliminary Plat**, Clinton Surveying. Conditional preliminary approval 7/7/2020.
- **Mountain Brooke Subdivision Preliminary Plat**, Vick Surveying. Conditional preliminary approval 12/8/2020.
- **West Fork Estates Preliminary Plat**, Whittenburg Surveying. Conditional preliminary (revised) approval 6/1/2021.
- **Glen Oaks Preliminary Plat**, Whittenburg Surveying. Conditional preliminary approval 6/1/2021.

ITEM 5: OUTSTANDING LETTERS OF CREDIT: NONE

ITEM 6: ACCEPTANCE OF NEW STREETS: NONE

ITEM 7: ADMINISTRATIVELY APPROVED PLATS

A. LOT 1 OF BO SHERRELL PROPERTY SUBDIVISION FINAL PLAT, VICK SURVEYING

Created one flag lot on Verble Sherrell Road from parcel 095-092.00.

B. PAPIETRO DIVISION FINAL PLAT, WHITTENBURG SURVEYING

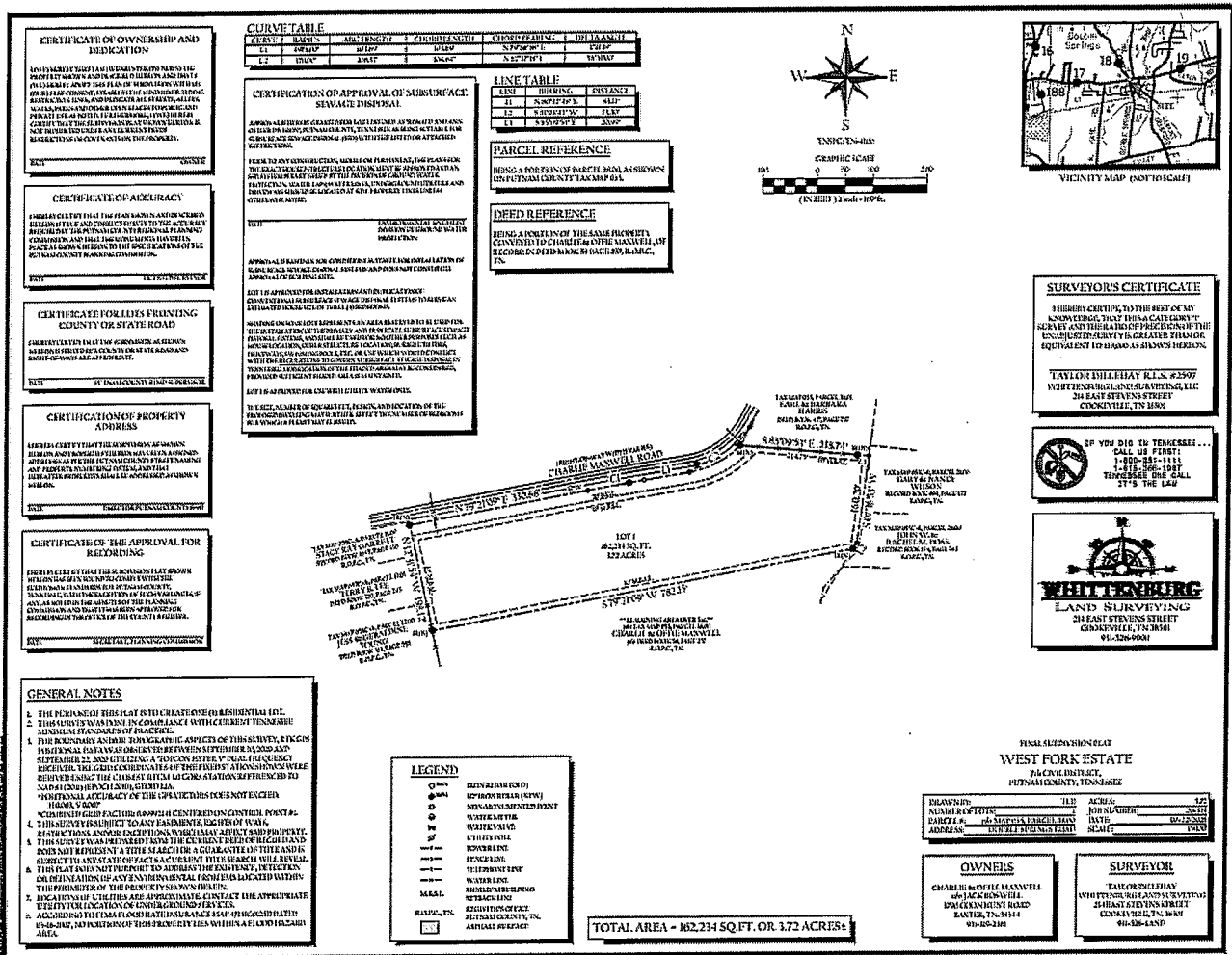
Divided parcel 047-033.02 on Lake Hill Rd into 2 lots, each with an existing house.

ITEM 8: SUBDIVISION PLATS:
A. WEST FORK ESTATES REVISED PRELIMINARY PLAT, WHITTENBURG SURVEYING

This is the preliminary plat from last meeting. Charles Maxwell Rd is a county road with 12-foot-wide surface width and 36 foot of right-of-way, according to the county road list. The plat was conditionally approved on June 1, 2021, subject to developer widening Charlie Maxwell Rd by four feet plus ditching along Mr. Leonard's side of road along the proposed development to the specifications for roads found in the subdivision regulations (without paving).

In an email, Mr. Leonard stated "Due to all the issues with Charlie Maxwell Rd, I would like to withdrawal my 6 lot plat that was approved by the planning commission.

Whittenburg Land Surveying will be submitting a new plat for consideration. This plat will combine the 6 lots into 1 lot and will be approximately 4 acres."



Staff stated that this should be done in a two-step process. First, the approval of the preliminary plat from the June meeting should be rescinded. Then this plat should be considered.

Jim Martin moved to rescind the preliminary approval as per the developer's request. The motion was seconded and all members voting yes.

Mike Atwood moved to approve this final plat of one 3.72-acre lot subject to signatures. Motion was seconded with all members voting to approve.

B. RANDY MANSELL DIVISION FINAL PLAT, WHITTENBURG SURVEYING

This plat is to create one vacant lot from 106-002.00 on Pleasant Ridge Rd. This had been previously administratively approved, but the soils came back poor. The request is to allow the septic to be on an easement instead of being fee simple part of the lot.

CERTIFICATE OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL

APPROVAL BASED UPON THE DATA SUBMITTED AS PART OF THE SURVEY AND THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS REVIEWED THE DATA FOR THE PURPOSES OF THIS CERTIFICATE.

THE CLIENT HAS BEEN ADVISED OF THE REQUIREMENTS FOR THE INSTALLATION AND MAINTENANCE OF A SEWAGE DISPOSAL SYSTEM AND HAS AGREED TO FOLLOW THESE REQUIREMENTS.

DATE: _____

APPROVED BY: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY APPROVE THIS PLAN OF SURVEY WITH ALL OTHERS FREE CONSENT, ESTABLISHING THE BOUNDARIES, RESTRICTIONS, EASEMENTS, AND PUBLIC UTILITIES, WELLS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE, AND ANY OTHER MATTERS PERTAINING TO THE PROPERTY THAT ARE SHOWN ON THIS PLAN AND PROHIBITTING UNDER ANY CURRENT OR FUTURE RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE: _____

OWNER: _____

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DISTANCE
C1	74.52'	74.52'	0.00'	90.00° E	74.52'
C2	74.52'	74.52'	0.00'	90.00° E	74.52'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81° 22' 27" E	8.26'
L2	S 81° 22' 27" E	74.52'
L3	S 81° 22' 27" W	8.26'
L4	S 81° 22' 27" E	74.52'

VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

BEING A PORTION OF PARCEL 106-002.00 AS SHOWN IN PUTNAM COUNTY TAX MAPS.

DEED REFERENCE

BEING A PORTION OF THE SAID PROPERTY CONTAINED IN DEED MANSELL, OF RECORD IN PUTNAM COUNTY, TN, PAGE 218, 219, 220.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE CAN BE SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT ACCORDING TO THE ACCURACY REQUIREMENTS OF THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PUTNAM COUNTY PLANNING COMMISSION.

DATE: _____

REGISTERED SURVEYOR: _____

CERTIFICATE OF THE APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBMISSION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTED AREAS, PARCELS, IF ANY, AS SHOWN IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: _____

SECRETARY, PLANNING COMMISSION: _____

CERTIFICATE FOR LOTS FRONTING COUNTY OR STATE ROAD

I HEREBY CERTIFY THAT THE SUBMISSION AS SHOWN HEREON IS SITUATED BY A COUNTY OR STATE ROAD AND RIGHT-OF-WAY ARE APPROXIMATE.

DATE: _____

PUTNAM COUNTY REGISTERED SURVEYOR: _____

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE SURVEYING STANDARDS OF PRACTICE.
- FOR BOUNDARY AND NON-BOUNDARY ADJACENTS OF THIS SURVEY, THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS REVIEWED THE DATA FOR THE PURPOSES OF THIS CERTIFICATE. THE CLIENT HAS BEEN ADVISED OF THE REQUIREMENTS FOR THE INSTALLATION AND MAINTENANCE OF A SEWAGE DISPOSAL SYSTEM AND HAS AGREED TO FOLLOW THESE REQUIREMENTS.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND/OR EASEMENTS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS FORWARDED FROM THE CLIENT WITH THE ORIGINAL DATA AND THE CLIENT HAS BEEN ADVISED OF THE REQUIREMENTS FOR THE INSTALLATION AND MAINTENANCE OF A SEWAGE DISPOSAL SYSTEM AND HAS AGREED TO FOLLOW THESE REQUIREMENTS.
- THIS SURVEY WAS FORWARDED FROM THE CLIENT WITH THE ORIGINAL DATA AND THE CLIENT HAS BEEN ADVISED OF THE REQUIREMENTS FOR THE INSTALLATION AND MAINTENANCE OF A SEWAGE DISPOSAL SYSTEM AND HAS AGREED TO FOLLOW THESE REQUIREMENTS.
- THE LOCATION OF UTILITIES ARE APPROXIMATE CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND UTILITIES.
- ACCORDING TO THE TITLE PUBLIC RECORDS SEARCH AND CONSOLIDATED ONE-SIX-SIX NOTATION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA.

LEGEND

- BOUNDARY
- NON-BOUNDARY ADJACENT
- WOOD FENCE POST
- UTILITY POLE
- POWER LINE
- FENCE LINE
- TRAILER FENCE
- WALK LINE
- SURVEYOR'S BOUNDARY
- REGISTERED SURVEYOR
- ADJACENT SURVEYOR

TOTAL AREA = 21,951 SQ. FT. OR 0.50 ACRES

WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COCKEVILLE, TN 38420
931-526-6000

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS CERTIFICATE OF SURVEY AND THE RATE OF PRECISION OF THE SURVEY IS GREATER THAN OR EQUAL TO THAT AS SHOWN HEREON.

TAYLOR DILLEHAY R.L.S. #1597
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COCKEVILLE, TN 38420

OWNER'S

RANDY MANSELL
106-002.00
PLEASANT RIDGE ROAD
WHITTEBURG, TN 38420
931-238-0101

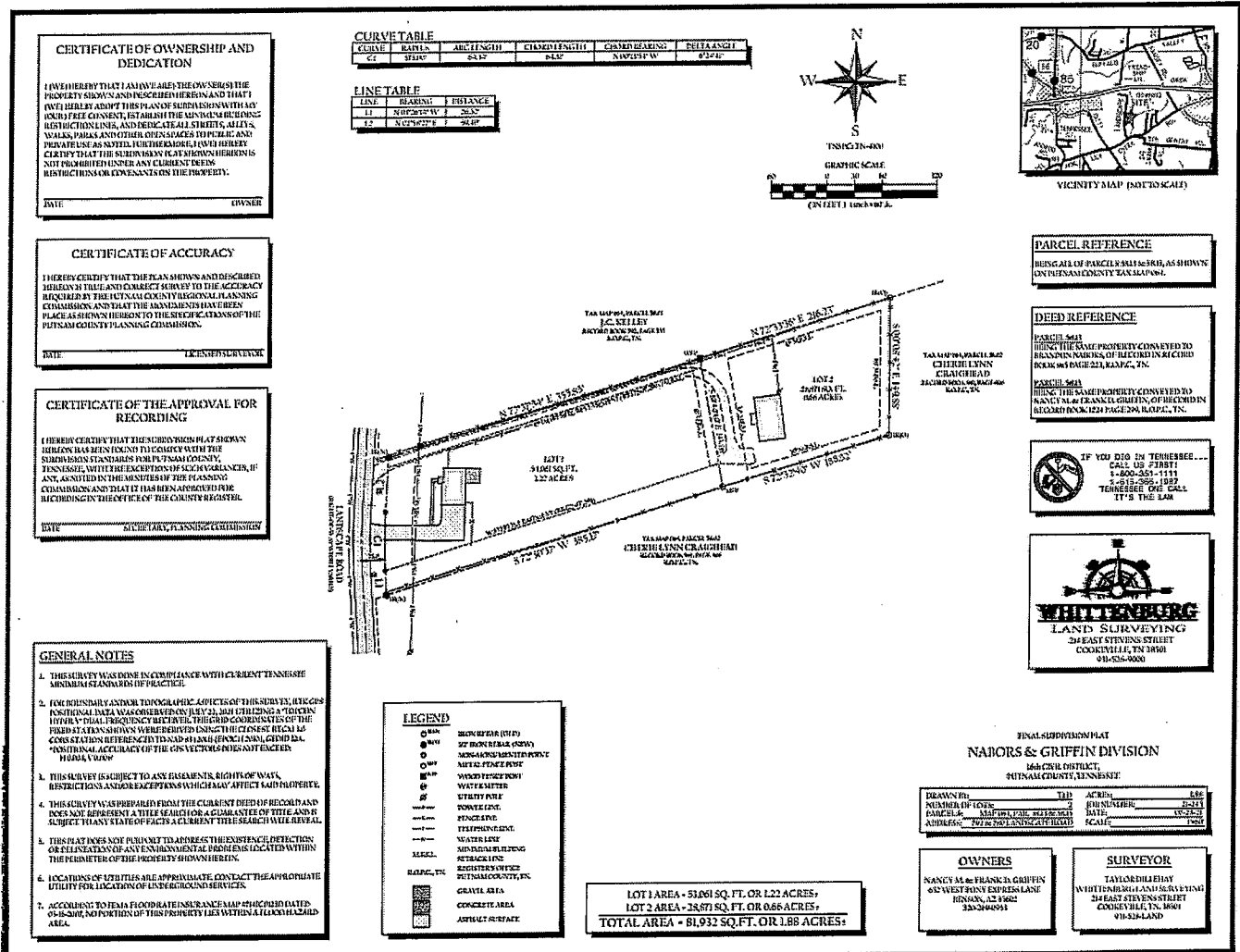
SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COCKEVILLE, TN 38420
931-526-6000

Taylor Dillehay stated that based on the size of the remainder, the rest of the tract may be too small to qualify for greenbelt tax status, but the rest of the tract had not been surveyed. Staff recommended against easement indicating it would be cleaner if kept septic on same lot with fee simple. Time was of essence with approval due to a family illness. After much discussion, Jim Martin moved to approve the plat with a variance to allow the septic to be in an easement. Motion was seconded and approved with Chairman Jere Mason, Vice-Chairman Dale Moss, Jim Martin, David Mattson, and Ted McWilliams voting aye. Secretary Mike Atwood and Phil Wilbourn voted nay. Jeff Jones and Ron Williamson were absent.

C. NABORS AND GRIFFIN DIVISION FINAL PLAT, WHITTENBURG SURVEYING

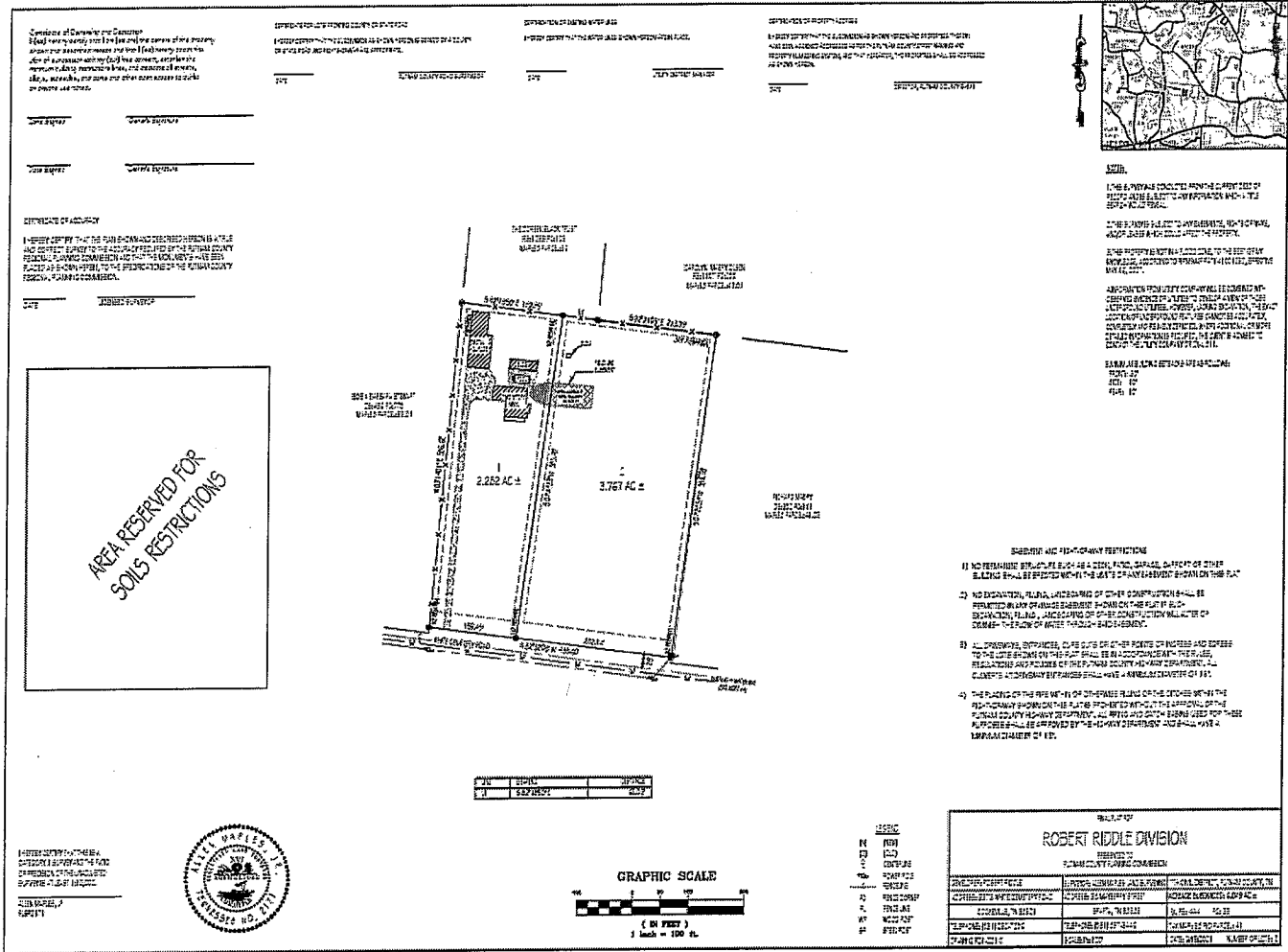
Two lot subdivision on Landscape Road, from parcels 064-058.13 and 064-058.15. This was illegally subdivided and the owners of lot 2 are wanting to sell. They had an attorney tell them they needed to get this platred legally. Lot 2 is accessed by a 10' ingress/egress easement.



Surveyor was unsure when originally it was subdivided illegally. Citing that this is only to clean up the title and not to create any new lots, Dave Mattson moved to approve the plat subject to signatures, with a variance to allow the easement instead of having fee simple road frontage for the rear lot. Motion was seconded and passed unanimously.

D. ROBERT RIDDLE DIVISION FINAL PLAT, MAPLES SURVEYING

This plat is to divide parcel 038-041.00 into two lots. Lot 1 will have an existing house and lot 2 will be vacant. They have had both lots soil tested. They propose using an easement for the existing septic system of lot 1 that will be on lot 2. Lot 1 will have soil approval so that if the septic system fails, a new septic installed on lot 1.



Robert Riddle stated that he intends to build a house on lot 2 and sell lot 1. Because of the location where he wants to build on the lot, it is impractical to make the septic part of the proposed lot. He has had lot 1 soil mapped and approved for septic in case the existing system fails, so the easement will only be for the existing system and not for any type of repair to the system. Mike Atwood moved to approve the plat with the septic easement subject to signatures and the addition of a note stating the easement is only for the existing septic system and if it fails or has to be repaired, then the septic system must be on lot 1 and not in the easement. Motion was seconded and unanimously approved.

E. ED & SUZANNE BUCK FINAL PLAT, WHITTENBURG SURVEYING

This is to change the boundary between parcels 018-090.00 and 018-092.00 on Hutcheson Road. As currently drawn, the driveway will be split between the two parcels. If it is not changed, then a driveway maintenance agreement will be required. However, this may be modified to make both the lot and the remainder over 5 acres. This plat was withdrawn by the owners.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY GRANT THIS PLAT OF SUBDIVISION WITHOUT COLLUSION OR COERCION, ESTABLISH THE ADDITIONAL BEHINDING RESTRICTIONS, AND DEPLICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEEDS RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE: _____ DW/SZE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3048.90	144.00	144.00	S72°23'21"	274.12

LINE TABLE

LINE	BEARING	DISTANCE
1	S72°23'21" W	24.37
2	S72°23'21" W	73.27
3	N1°44'09" E	111.97
4	N1°47'21" E	32.29

VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT ACCORDING TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MEASUREMENTS HAVE BEEN MADE AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PUTNAM COUNTY PLANNING COMMISSION.

DATE: _____ TIL/EN/SUBJECTIVE

CERTIFICATE FOR LOTS FRONTING COUNTY OR STATE ROAD

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY OR STATE ROAD AND RIGHT-OF-WAYS ARE APPROPRIATE.

DATE: _____ PUTNAM COUNTY PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS FOR RECORDING IN PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE: _____ REGISTERED CLERK, COUNTY CLERK

PARCEL REFERENCE

BEING ALL OF PARCEL 010, AS SHOWN ON PUTNAM COUNTY TAX MAPS.

DEED REFERENCE

PARCEL 0100 BEING THE SAME PROPERTY CONVEYED TO EDWARD BUCK, TRUSTEE AND SUZANNE BUCK TRUSTEE, OF BIRMINGHAM RECORD BOOK 47 PAGE 28, 1/10/2017, TN.

PARCEL 0102 BEING THE SAME PROPERTY CONVEYED TO EDWARD BUCK, OF RECORD IN RECORD BOOK 40 PAGE 30, 8/21/2017, TN.

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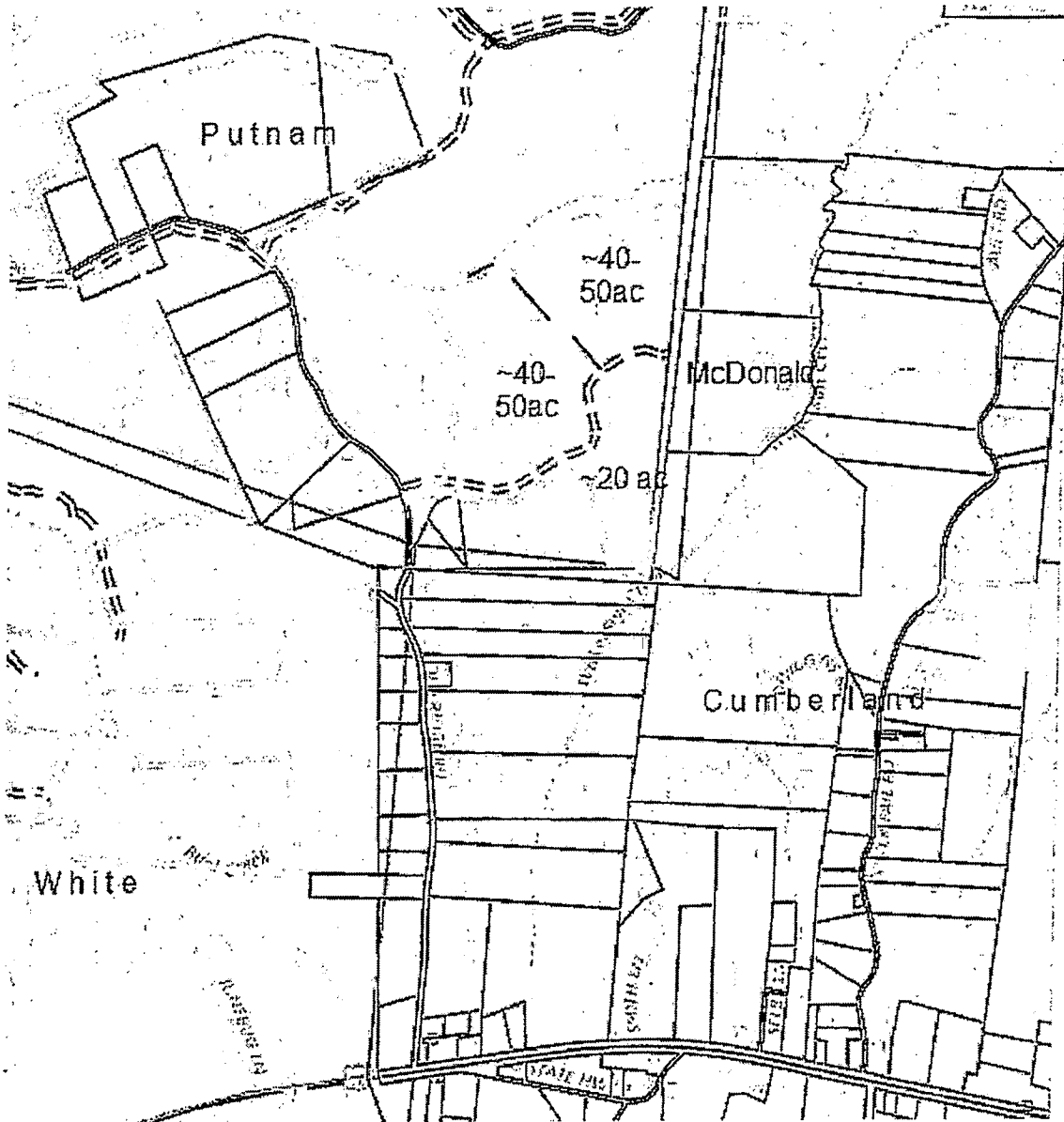
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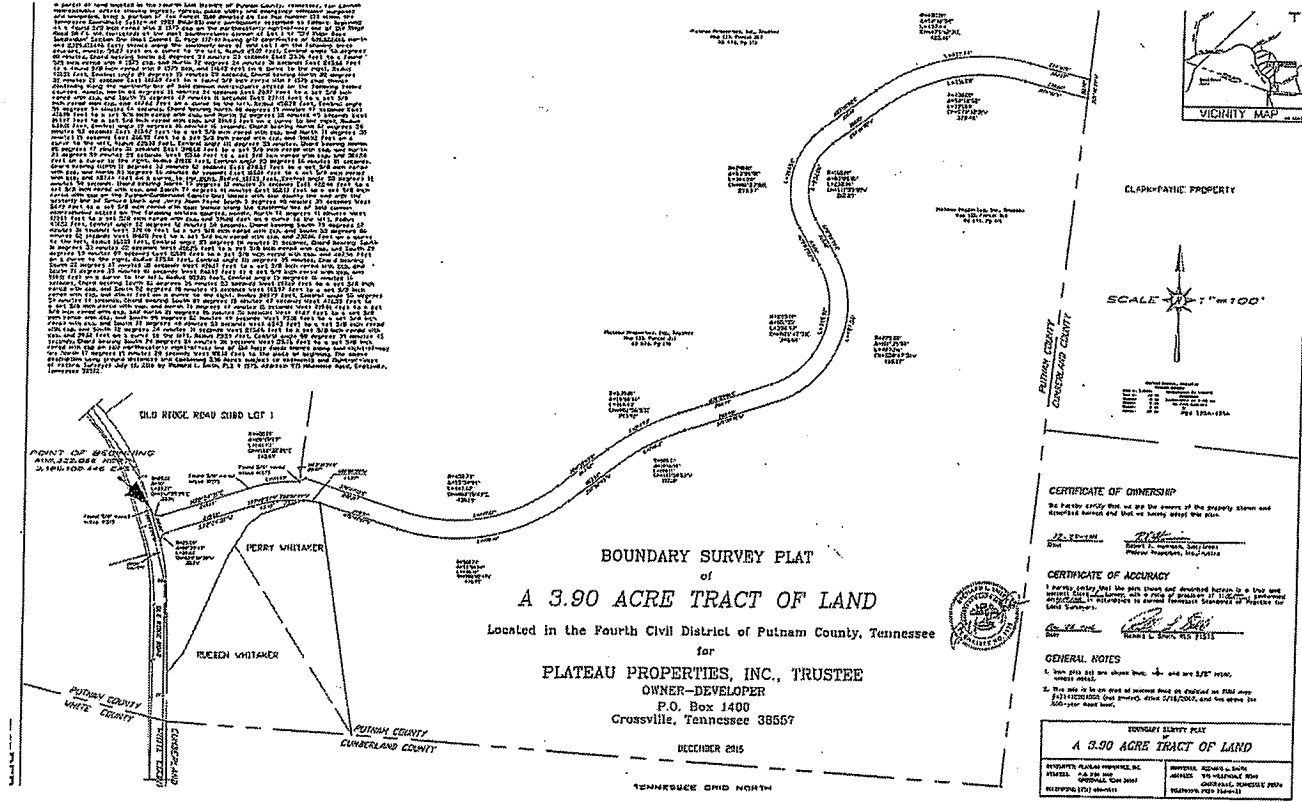
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F. DISCUSSION ITEM: ROB HARRISON

Rob Harrison stated that he would like to discuss the potential of a 3 lot subdivision with very large lots to be accessed off an easement to start. Mr. Harrison stated that he is the secretary of the Crossville Municipal planning commission, so he wants to do this the right way. Plateau Properties has approximately 1500 acres and has buyers that want to buy about 100 to 120 acres in three tracts in land contracts. Each tract would be over 20 acres and would use wells instead of utility district water service. The proposed area is currently served by an access easement from Old Ridge Road. Mr. Harrison stated that easement would be converted into a parcel with an undivided interest between the 3 tracts when they close on the sell. Property is located along the Putnam/Cumberland County border. He presented a survey of the easement.



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After some discussion, the planning commission told Mr. Harrison that they would consider such a subdivision but would need to see it platted out before any decision is made. No action was taken on this item as Mr. Harrison only wanted to discuss it with the planning commission and was only looking for guidance.

ITEM 9: STAFF REPORTS

- Report from Chairman-None
- Report from Planning Commission Engineer-None
- Report from Planning Director-None
- Report from other Members- None.

ITEM 10: ADJOURNMENT

With no further business to discuss, the meeting was adjourned by mutual consent.

[Signature]
Chairman

9-7-21
Date

[Signature]
Secretary

9-7-21
Date