

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 7, 1999

MEMBERS PRESENT

Bill Bennett
Ralph Dunn
Greg Brown
Ronnie Lafever
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Patrick Rinks
Alfred Bartlett
Greg Mabe
E.J. Mackie
Doug Little
Eddie Gaw

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, December 7, 1999 at 7:00 p.m. in the conference room of the Local Planning Office, 621 E. 15th Street.

Chairman Bennett called the meeting to order at 7:00 p.m. and the Minutes of the previous meeting were approved on a motion by Greg Brown, seconded by Ralph Dunn. Motion carried all aye.

WHITEHALL ESTATES--EDDIE GAW

Mr. Eddie Gaw presented a final plat of Whitehall Estates requesting final approval subject to bond in lieu of completed improvements. Staff advised that the Bangham Utility District has confirmed the subdivision is served by an 8 inch water line on Dodson Branch Road. The road is completed through 4 inches of base and bond would be for additional stone and paving in the spring of 2000. Mr. Rinks estimated amount of bond at \$15,000.

Motion by Greg Brown to approve final plat subject to purchase of street signs and posting a letter of credit as bond in lieu of completed improvements in the amount of \$15,000 for a period of 1 year. Motion seconded by Dunn and carried all aye.

FINAL PLAT--ALLEN SUBDIVISION--MIKE ALLEN

Mr. Alfred Bartlett presented a final plat of Allen Subdivision located on the Gainesboro Grade near the Jackson County line. Staff advised the road is graveled to 4" and water line with hydrant installed. Staff recommended approval subject to posting of bond in lieu of completed improvements and purchase of street signs. Mr. Rinks estimated the amount for bond at \$12,000.

Motion by Lafever to approve final plat subject to purchase of street signs and posting of letter of credit in the amount of \$12,000 as bond in lieu of completed improvements. Motion seconded by Brown and carried all aye.

TABLETOP ESTATES--ROAD PLAT--5 ACRE TRACTS--PLATEAU PROPERTIES

Mr. Doug Little presented a final plat of Tabletop Road Estates off Jim Garrett Road, requesting final approval subject to posting of bond in lieu of completed improvements for completion of road in spring of 2000. Mr. Little requested approval of an escrow account as bond. Mr. Rinks estimated the amount of the bond at \$45,000.

Motion by Brown to approve final plat subject to completion of final plat, showing road as loop, purchase of street signs and posting an escrow account in the amount of \$45,000 as bond for a period of 1 year. Motion seconded by Dunn and carried all aye.

FINAL PLAT--RIVERBEND SUBDIVISION--LARRY BURGESS

Mr. Alfred Bartlett presented a final plat of Riverbend Subdivision located off Old Sparta Road requesting final approval. Staff noted that roads are cut, some gravel tailgated and drainage and water lines installed. Staff recommended final approval subject to placement of road names, clipping streets and pulling ditches, placement of 4" of base stone and posting bond in lieu of completed improvements. Mr. Rinks estimated the amount of bond at \$80,000.

Motion to approve final plat as recommended and posting of letter of credit in the amount of \$80,000 for a period of 1 year by Dunn. Motion seconded by Turnbow.

GREG MABE--3 HOUSES WITH DRIVE ON 1 PROPERTY

Mr. Greg Mabe advised the Commission that he is tracking a 50 acre tract of land and building 3 houses for a Mr. Myers who intends to keep the property as 1 parcel. The commission advised Mr. Mabe that if and when the property is divided it would need to comply with standards.

2-LOT PLAT REVISION--BLACKBURN HILLS

Mr. E.J. Mackie and Mr. Bartlett presented a two-lot redivision of Lots 8 and 9 whereon the side property line was moved due to a driveway, with the second tract being sold to an adjoining land owner. Motion to approve as presented and requested by Turnbow. Motion seconded by Lafever and carried all aye.

PRELIMINARY PLAT--ELLER PLANTATION PHASE II

Mr. Bartlett presented a preliminary plat of Eller Plantation Phase II. Staff advised that he and staff engineer had reviewed the plat in the field and recommended approval. Motion by Brown to approve preliminary plat. Motion seconded by Dunn and carried all aye.

FINAL PLAT--HEARTLAND PHASE II

Mr. Alfred Bartlett presented a final plat of Phase II Heartland Subdivision. Staff advised that the water line and hydrants have been installed and base stone. However, the base is not compacted well enough for paving this fall. Staff recommended final approval subject to posting of bond in lieu of completed improvements in the amount of \$16,500 as estimated by Mr. Rinks. Motion to approve as recommended subject to posting a letter of credit as bond in the amount of \$16,500 for a period of 1 year by Lafever. Motion seconded by Turnbow. Motion carried all aye.

PRELIMINARY PLAT--FRED CLEMONS PROPERTY--OLD BAXTER ROAD NEAR SILVER POINT

Mr. Bartlett presented a preliminary plat of Phase I of the Clemons property. Staff advised that a field review indicates a need for and location of second entrance in later phases. Mr. Bartlett concurred. Motion by Dunn to grant preliminary approval of Phase I subject to soil suitability for septic systems and water for domestic use and fire protection with second entrance to be developed in later phase. Motion seconded by Brown and carried all aye.

STREET NAME CHANGE--STONEHENGE

Staff noted that the final plat as approved had a duplication of street name, "Brookstone Drive" at end of Pebblestone Drive. Staff recommended entire street running east to west be named Pebblestone Drive. Staff noted that E-911 director and developer concurred. Motion by Turnbow to approve name change as recommended. Motion seconded by Brown and carried all aye.

RENAMING OF HIGHWAY 42 NORTH--HIGHWAY 111 NORTH

Staff advised that, due to a route number change since the initial naming, Highway 42 North has been changed to Highway 111. Staff recommended that the highway be renamed Highway 111 North subject to renaming by Cookeville and Algood and petition by property owners. Motion to approve name change subject to conditions listed by Brown, seconded by Dunn. Motion carried all aye.

PUTNAM COUNTY GROWTH PLAN

Staff distributed copies of the Growth Plan with revisions after Public Hearings held by Coordinating Committee. The Commission reviewed the plan and changes. Motion to adopt revised Growth Plan by Greg Brown. Motion seconded by Turnbow and carried all aye.

With no other business at hand, the meeting was adjourned at 9:15 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 2, 1999

MEMBERS PRESENT

Bill Bennett
Greg Brown
Ralph Dunn
Joe Floyd

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Thurman Maxwell
Alfred Bartlett
John Mohler

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, November 2, 1999 at 7:00 p.m. in the conference room of the Local Planning Office, 621 E. 15th Street. Chairman Bennett called the meeting to order and Minutes of the previous meeting were approved on a motion by Joe Floyd, seconded by Brown. Motion carried all aye.

REPLAT LOT 55--RIVERVIEW SUBDIVISION

Mr. John Mohler presented a 2 lot replat of Lot 55, Riverside Subdivision. This subdivision having been developed prior to subdivision regulations and recorded afterward. Does not have streets completed to standards. The lot in question fronted by a county road and the rear portion to be lotted off would be served by an unimproved dedicated street. Motion to approve redivision subject to access, numbering and addressing of nearest county road by Floyd, seconded by Dunn. Motion carried all aye.

FINAL PLAT--RIVERBEND SUBDIVISION

Mr. Bartlett requested action be deferred on this plat until the December meeting. The commission concurred.

THURMAN MAXWELL--7 LOT SUBDIVISION--BUNKER HILL & BURGESS SCHOOL ROAD

Mr. Thurman Maxwell presented a plat of a proposed subdivision at the corner of Bunker Hill Road and Burgess School Road. Staff noted that in a meeting with the Cookeville Boatdock Utility District, a fire hydrant will not be installed on less than 6" water lines as in this case. Motion by Greg Brown to deny approval of subdivision on this property until such time as there is water available for a fire hydrant. Motion seconded by Dunn and carried all aye.

PUTNAM COUNTY GROWTH PLAN

The commission then reviewed the Putnam County Growth Plan. Staff reminded commissioners that the Coordinating Committee hearings are scheduled for November 9 and 16.

REPORT ON HYDRANTS ON FALLING WATER ROAD

Staff and Mr. Rinks reported that a flow of hydrants on Falling Water Road indicates a need for a check valve after the Habitat for Humanity Subdivision so as to avoid loss of water south along Falling Water and Canada Flatt. Also a flow of the hydrant at the Maxine Smith Subdivision indicates a need for a check valve south of it also. Staff will advise the fire department of the flow problems in the area and contact county attorney concerning liability.

WESTBROOK SUBDIVISION

Staff reported streets have been paved, however, some fill needs to be installed on shoulders near two large culverts.

With no other business at hand, a motion to adjourn was entertained at 9:00 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
OCTOBER 5, 1999

MEMBERS PRESENT

Greg Brown
Ralph Dunn
Dan Turnbow
Bill Bennett
Joe Floyd
Gary Carwile
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Patrick Rinks
Jim Helton
Alfred Bartlett
Mr. & Mrs. Al Glover
John Stites

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, October 5, 1999 at 7:30 p.m. in the conference room of the Local Planning Office. Chairman Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Lafever, seconded by Brown. Motion carried all aye.

PUBLIC HEARING--PUTNAM COUNTY GROWTH PLAN

Chairman Bennett opened the hearing for comments regarding the Putnam County Growth Plan as required by Public Chapter 1101. Staff Whitehead then presented a map outlining the urban growth areas of Algood, Baxter, Cookeville and Monterey. These areas were then reviewed by those present. Staff then outlined the planned growth areas of Putnam County as well as the areas included as rural. The hearing was closed by Chairman Bennett at 8:00 p.m. Staff noted that the next hearing is scheduled for noon on October 12, 1999 in the Local Planning Office.

FINAL PLAT--VICTORY HILL PLACE--J&S CONSTRUCTION, DEVELOPERS

Mr. John Stites presented a final plat of Victory Hill Place Subdivision, requesting final approval subject to completion of work items as required. Staff advised of the punch list which includes widening of northernmost cul-de-sac, locate drainage easements on plat, no-building zone around sinkhole, grout joints in concrete culverts, install childproof cover grill over inlet to sinkhole, trim road bank for increased visibility on Old Sparta Road on Lot 36, widen roadbed at fill area on Long Street Drive, install guard rail, map soils and adjust lot lines accordingly, install water lines and hydrants, install 4" base stone. Motion to grant final approval subject to completion of above list and posting of bond in lieu of completed improvements by Carwile. Motion seconded by Brown and carried all aye.

PRELIMINARY PLAT REVISIONS

Mr. Bartlett presented a revised plat of Riverbend with changes in road on northernmost entrance and the addition of a cul-de-sac and requested a variance to 30 feet front yard on lots along river due to topography and floodplain along rear of lots. Staff noted they had reviewed the revisions and recommended approval as requested. Motion to approve by Joe Floyd. Motion seconded by Greg Brown and carried all aye.

DANNY MARTIN--PLAT--COOKEVILLE BOATDOCK ROAD

Mr. Bartlett presented a preliminary/final plat of lots along Window Cliff and Cookeville Boatdock Road and requested approval subject to the installation of a fire hydrant, distance to last lot along Window Cliff to be varied due to 6" line being located on Cookeville Boatdock Road. Staff recommended approval. Motion by Ralph Dunn to approve plat as requested. Motion seconded by Carwile and carried all aye.

PRELIMINARY/FINAL PLAT--COUNCIL DIVISION--ELMORE TOWN ROAD

Mr. Jim Helton and Al Glover presented a preliminary/final plat of lots along Elmore Town Road requesting final approval subject to the installation of a fire hydrant as required. Motion to approve subject to installation by Turnbow. Motion seconded by Dunn and carried all aye.

ROADS RECOMMENDED FOR ACCEPTANCE

Staff advised that streets in Matthews Court off Blackburn Fork Road and Whitson Estates off Clemons Road have been completed to standards and recommended acceptance. Motion to recommend acceptance by Lafever, seconded by Carwile. Motion carried all aye.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
SEPTEMBER 7, 1999

MEMBERS PRESENT

Greg Brown
Bill Bennett
Ronnie Lafever
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Patrick Rinks, Co. Engr.
Alfred Bartlett
Daryl Johns
David Andrews
Bethel Newport
Victor Jones
Nelson Chancey

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, September 7, 1999 at 7:30 p.m. Chairman Bennett called the meeting to order and Minutes of the previous meeting were approved on a motion by Lafever. Motion carried all aye.

FINAL PLAT--DAVID ANDREWS SUBDIVISION--NULL ROAD

Staff and staff engineer reviewed with the Commission the results of recent test on water flow in the area of Mr. Andrews' proposed subdivision. Test indicated an unacceptable low water pressure in the area south of the subdivision when a hydrant in an adjoining subdivision was opened. The Commission then discussed alternatives and, on a motion by Turnbow, voted to vary standards and to approve the development with the installation of a 4" flush hydrant with 2-2 1/8 inch openings together with a check valve to prevent backflow or loss of water from the areas above or south of the development. Motion seconded by Brown and carried all aye.

FINAL PLAT--ELLER PLANTATION PHASE I

Mr. Bartlett presented a final plat of Phase I Eller Plantation. Staff advised that the water line had been increased serving the development and that the cul-de-sac with water and hydrant was installed through 4" of base stone. Staff engineer advised the bond amount was estimated at \$6,000.00. Motion by Lafever to approve final plat subject to the posting of bond in lieu of completed improvements in the amount of \$6,000 for a period of 1 year. Motion seconded by Turnbow and carried all aye.

FINAL PLAT--MATTHEWS COURT--KENNETH JUDD, DEVELOPER--BLACKBURN FORK ROAD

Mr. Bartlett presented the final plat requesting approval subject to the paving of the road therein. Staff advised that the road is to be paved any day and base is ready. Motion by Turnbow to approve subject to completing paving. Motion seconded by Lafever and carried all aye.

PRELIMINARY PLAT--RIVER BEND SUBDIVISION--LARRY BURGESS, DEVELOPER--OLD SPARTA ROAD

Mr. Alfred Bartlett presented a preliminary plat of River Bend Subdivision off Old Sparta Road. Staff advised that the plat had been reviewed in the field and recommended approval subject to the availability of water and suitability of soils. Motion to approve as recommended by Turnbow. Motion seconded by Greg Brown and carried all aye.

ROADS RECOMMENDED FOR ACCEPTANCE

The following roads were recommended for release of bonding and acceptance as county roads subject to completion of punch list items on some roads:

1. Commodore Heights--punch list
2. Rebecca Place, Phase I & II--punch list
3. Huntland Hills
4. Stonehenge--all phases
5. Westminster Heights
6. Middlebrook Estates--signs
7. North Hampton
8. Beckner Estates
9. Brookstone--all phases

Motion by Greg Brown, seconded by Lafever and carried all aye.

Chairman Bennett then set the October meeting date, October 5, at 7:30 p.m. as a hearing date on the Putnam County Growth Plan.

With no other business at hand, a motion to adjourn was entertained at 9:00 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
AUGUST 3, 1999

MEMBERS PRESENT

Bill Bennett
Greg Brown
Ronnie Lafever
Dan Turnbow
Joe Floyd

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Alfred Bartlett
Patrick Rinks
Ms. Massa & residents requesting road

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, August 3, 1999 at 7:30 p.m. Chairman Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Greg Brown, seconded by Ronnie Lafever. Motion carried all aye.

REQUEST FOR COUNTY STATUS—ROAD OFF MINE LICK CREEK ROAD

Ms. Massa and other property owners along a road off Mine Lick Creek Road were present and requested the road serving their property be accepted as a county road. The road is graveled, has a 20 foot right-of-way and serves property divided by their father and given to each of 5 children. Staff and the Commission explained that regulations governing road acceptance require 50 feet right-of-way and street construction through asphalt surface. Staff presented a copy of street requirements to the property owners.

DAVID K. ANDREWS—SUBDIVISION—NULL ROAD

Mr. Daryl Johns presented a preliminary/final plat of a proposed subdivision of lots along Null Road. Staff advised that there is a 4" line serving property and a flush hydrant has been proposed for fire protection. Motion by Ronnie Lafever to approve preliminary/final plat of subdivision subject to crossing road with 6" line and installation of a full hydrant with flow data to be presented to county engineer for review prior to installation to insure adequacy of supply for flow and pressure. Motion seconded by Greg Brown and carried all aye.

PRELIMINARY/FINAL PLAT—LARRY SUGGS—PIPPEN ROAD

Mr. Alfred Bartlett presented a preliminary/final plat of lots along existing roads—Pippen Road and Carlise Road. Staff recommended final approval subject to installation of fire hydrant with water sufficient for domestic use and fire protection and soil suitability. Motion by Dan Turnbow to approve final plat subject to flow and pressure information water and installation of fire hydrant. Motion seconded by Joe Floyd and carried all aye.

REQUEST FOR VARIANCE—FINAL PLAT—HABITAT FOR HUMANITY

Ms. Candace Thompson presented a request to vary the front yard requirement from 40 feet to 30 feet for two lots around cul-de-sacs. Staff recommended variance be granted. Motion by Greg Brown to grant variance to amend final plat to 30 feet front yard for lots along cul-de-sac. Motion seconded by Lafever and carried all aye.

REQUEST FOR RELEASE A PORTION OF FUNDS—BILL HORN—WESTMINISTER HEIGHTS

Staff advised that this request had been received for a portion of funds to be released. Motion by Lafever to release all funds after work has been completed and inspected. Motion seconded by Joe Floyd and carried all aye.

With no other business at hand, a motion to adjourn was entertained at 9:00 p.m.

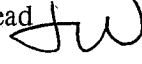
JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JULY 6, 1999

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Ronnie Lafever
Greg Brown

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Patrick Rinks
John Stites
Clarence Tayes

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, July 6, 1999 at 7:30 p.m. in the conference room of the Local Planning Assistance Office. Chairman Bennett called the meeting to order and minutes of the previous meeting were approved on a motion by Brown. Motion seconded by Lafever and carried all aye.

PRELIMINARY PLAT—J & S PROPERTY ON OLD SPARTA ROAD

Mr. John Stites presented a preliminary plat of a proposed subdivision off Old Sparta Road. Staff and commission advised Mr. Stites of the need for topographic information and site distances of proposed streets at their intersection with Old Sparta Road. Motion to grant preliminary approval subject to soil suitability for septic systems and availability of water for fire protection and domestic use and the preparation of a complete preliminary plat with topo lines by Carwile. Motion seconded by Lafever and carried all aye.

ONE LOT SUBDIVISION—AUSTIN BOTTOM ROAD—CLARENCE TAYES REALTY & AUCTION

Mr. Clarence Tayes presented a final plat of one lot being a portion of a farm sell to be sold in larger tracts. Staff recommended approval. Motion to approve as presented by Carwile. Motion seconded by Lafever and carried all aye.

REQUEST FOR EXTENSION—LETTER OF CREDIT—HAWTHORNE HILLS

The bonding in lieu of completed improvements for Hawthorne Hills was extended for a period of twelve months on a motion by Lafever. Motion seconded by Carwile and carried all aye.

With no other business at hand, a motion to adjourn was entertained at 8:30 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JUNE 1, 1999

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Greg Brown
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Alfred Bartlett
Patrick Rinks

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, June 1, 1999. Chairman Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Carwile. Motion seconded by Lafever. Motion carried all aye.

COMMODORE HEIGHTS—FINAL PLAT—RODRIQUEZ

The Commission approved a final plat of Commodore Heights Phase II subject to adding stone to cul-de-sac slipping streets and stabilizing road banks and posting of a bond in lieu of completed improvements for \$35,000 for a period of 1 year on a motion by Lafever. Motion seconded by Brown and carried all aye.

FINAL PLAT—REBECCA PLACE PHASE III

Mr. Alfred Bartlett presented a final plat of Rebecca Place Phase III. Staff explained that a portion of the roads have been paved during the paving of Phase I and II. Mr. Rinks estimated the cost to complete remaining road at \$20,000. Staff recommended final approval subject to posting of a bond in the amount of \$20,000 for a period of 1 year. Motion by Lafever to grant final approval as recommended. Motion seconded by Greg Brown and carried all aye.

WHITSON ESTATES PHASE II

Mr. Alfred Bartlett presented a preliminary/final plat of lots along the road in Whitson Estates Subdivision. Staff advised that he and staff engineer had reviewed the plat and recommended approval. Motion by Carwile that the subdivision (Phase II of Whitson Estates) 7 lots with a replat of a portion of Lots 30 and 31 of Phase I be approved. Motion seconded by Lafever and carried all aye.

EXTENSION REQUEST

Bond in lieu of completed improvements:

Middlebrook Estates—Staff advised the Commission that Ms. Smith, Developer of Middlebrook Estates, has requested an extension until September 5, 1999 and plans to pave the development during this period.

Castlebrook Estates—Pat Davis, Developer, has requested an extension of her letter of credit as bond in lieu of completed improvements until September 5, 1999. This development is also expected to be paved during this period.

Motion by Lafever, seconded by Brown to extend the bonding period on Castlebrook Estates and Middlebrook Estates until September 5, 1999. Motion carried all aye.

With no other business at hand, a motion to adjourn was entertained at 9:00 p.m.

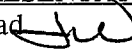
JL.W/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MAY 4, 1999

MEMBERS PRESENT

Bill Bennett
Ronnie Lafever
Greg Brown
Gary Carwile

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Alfred Bartlett
Ms. Judy Dronebarger
Patrick Rinks, Co. Engr.

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, May 4, 1999 at 7:30 p.m. in the Local Planning Office. Chairman Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Brown, seconded by Carwile. Motion carried all aye.

MOUNTAIN BROOK SUBDIVISION-HABITAT FOR HUMANITY

Ms. Dronebarger presented a request for final approval of the subdivision plat. According to Ms. Dronebarger the project must be completed through final approval by May 25, 1999. Motion by Lafever to approve final plat subject to completion of water line, road through 4" of gravel and purchase of traffic signs and posting of bond in the amount of \$16,500.00 for a period of six months. Motion seconded by Carwile and carried all aye.

PRELIMINARY PLAT--HEARTLAND SUBDIVISION--PHASE II (renewal)

Mr. Alfred Bartlett presented a request to renew preliminary plat approval for Heartland Subdivision, Phase II. The circumstances and the plat have not changed since its initial submission. The developer has chosen to delay development. Motion by Carwile to renew preliminary approval of Heartland Subdivision, Phase II. Motion seconded by Brown and carried all aye.

FINAL PLAT--BROOKSTONE SUBDIVISION--PHASE III

Mr. Bartlett presented a final plat of Brookstone Subdivision, Phase III. Staff noted that field review indicates that fire hydrants have been installed at locations different from those on the plat but coverage remains. Chairman Bennett noted that the 6" water line on Bennett Road should be shown as connected to the line serving the subdivision.

Staff recommended approval subject to correcting the plat as noted, completion of base stone to 4", purchase of road signs and posting of bond in lieu of completed improvements. Mr. Rinks estimated the amount of the bond to be \$26,000. Motion by Carwile to grant final approval as recommended. Motion seconded by Lafever and carried all aye.

Staff then reported on current projects and noted that TDOT has agreed to prepare plans for the 5th interchange west of Mine Lick on I-40.

With no other business at hand, a motion to adjourn was entertained at 9:00 p.m.


JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
APRIL 6, 1999

MEMBERS PRESENT

Bill Bennett
Dan Turnbow
Ronnie Lafever
Gary Carwile
Greg Brown

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Patrick Rinks
Jim Helton
William A. Emmott
Alfred Bartlett
Tracey Lafever

The regular monthly meeting of the Putnam County Regional Planning Commission was held on April 6, 1999 at 7:30 p.m. in the Local Planning Assistance Office. Chairman Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved.

ELLISON A. EMMOTT DIVISION--ELLISON GOOLSBY ROAD

Mr. Emmott presented a preliminary/final plat of lots along Ellison Goolsby Road. The road originates in Jackson County and adjoins Mr. Emmott's property which is in Putnam County. Mr. Emmott advised that neither road supervisor (Putnam or Jackson County) will sign the plat signifying the road as a county road. Chairman Bennett suggested a meeting of road supervisors to determine the status of the road. Motion by Turnbow to approve plat subject to road being determined to be a county road. Motion seconded by Carwile and carried all aye.

DIVISION OF LOT 11 HEATHWOOD SUBDIVISION

Mr. Jim Helton presented a final plat of a division of a large lot in Heathwood Subdivision, Phase I. The plat was approved on a motion by Carwile. Motion seconded by Lafever and carried all aye.

KENNETH JUDD DIVISION—BLACKBURN FORK ROAD

Mr. Bartlett presented a preliminary/final plat of lots along Blackburn Fork Road. Staff recommended approval subject to installation of fire hydrant and soil suitability for septic systems. Motion by Lafever to grant final approval as recommended. Motion seconded by Greg Brown and carried all aye.

PRELIMINARY/FINAL PLAT—ELLER PLANTATION

Mr. Alfred Bartlett presented a preliminary plat of Eller Plantation, a subdivision off Plunk Whitson Road proposed for development by Ron Brown and Gene Allred. The development will consist of phases along existing county roads and proposed new road construction. Preliminary/final approval was granted lots along existing roads subject to flow test on water and installation of fire hydrants on a motion by Carwile, seconded by Turnbow. Motion carried all aye.

FINAL PLAT—MOUNTAIN VIEW ESTATES

Mr. Bartlett presented a final plat of Mountain View Estates, Phase II. Staff recommended final approval subject to completion of 4" of base stone and bonding for completion of improvements. Patrick Rinks estimated the bond amount at \$40,000. The plat was granted final approval subject to installation of required improvements to standards for bonding and posting of bond in the amount of \$40,000.00 for a period of 1 year. Motion seconded by Carwile and carried all aye.

TWIN CREEKS—PLAT AMENDMENT

Mr. Bartlett presented a plat amendment to portions of Twin Creeks Subdivision. The major change was increasing building front setback line to 60 feet. Motion to grant approval as presented by Greg Brown, seconded by Ronnie Lafever. Motion carried all aye.

WESTHAVEN—PLAT AMENDMENT

Mr. Alfred Bartlett presented plat amendment to Westhaven Subdivision which would consolidate two lots into one for the purpose of building a house in the center of the new lot. Motion to approve by Carwile, seconded by Turnbow. Motion carried all aye.

OTHER BUSINESS

The Commission then discussed the proposed new highway connecting Highway 111 with 56.

With no other business at hand, the motion to adjourn was entertained at 9:00 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MARCH 2, 1999

MEMBERS PRESENT

Ronnie Lafever
Bill Bennett
Dan Turnbow
Joe Floyd
Feei Trobaugh

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Alfred Bartlett
Patrick Rinks, Co. Engr.

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, March 2, 1999 at 7:00 p.m. in the Local Planning Assistance Office, 621 E. 15th Street.

The first item of business was a public hearing on amendments to the Putnam County Subdivision Regulations. Chairman Bennett opened the hearing at 7:00 p.m. and the amendments were reviewed. One change was noted: Regarding fire hydrant spacing to read: Fire hydrant shall be so spaced that every lot has coverage at the building setback line. Mr. Bartlett then questioned as to the requirement for easement notations on the plat. The hearing was closed by Chairman Bennett at 7:30 p.m. and a motion to approve the amendments to become effective March 3, 1999 was made by Turnbow. Motion seconded by Trobaugh and carried all aye.

ROAD REQUEST—EMERALD DRIVE—EXTENSION

Staff advised, as requested at the previous meeting, that the Emerald Drive extension to Fox Ridge Road has a 50 foot right-of-way. That portion of the road serves three property owners, all of whom believe the road to be a county road. The county currently maintains the road according to Mr. Lamb.

Motion to recommend correction of the official road map to reflect Emerald Drive running from Dodson Branch Road St. Rt. 135 to Fox Ridge Road by Lafever. Motion seconded by Trobaugh. Motion carried all aye.

PRELIMINARY/FINAL PLAT—TERRY PROPERTY—OLD SPARTA ROAD

Mr. Alfred Bartlett presented a preliminary/final plat of lots along the Old Sparta Road property to be sold at auction. Motion to approve as presented subject to installation of a fire hydrant and suitability of soils for septic systems by Greg Brown. Motion seconded by Turnbow and carried.

REVIEW OF PROPOSED HIGHWAY (HWY. 290) FROM HIGHWAY 111 TO STATE RT. 56

The Commission reviewed an initial sketch by TDOT relative to the approximate location of the new road to be constructed along the Old 111 corridor connecting Hwy. 111 with State Route 56 north of Cookeville. Staff also distributed 1998 traffic count maps.

With no other business at hand, the meeting was adjourned at 8:00 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY 2, 1999

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Greg Brown
Joe Floyd
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Patrick Rinks
Noel Tolbert
Jim Helton

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, February 2, 1999 at 7:00 p.m. in the conference room of the Local Planning Office, 621 E. 15th Street.

Chairman Bennett called the meeting to order and Minutes of the previous meeting were approved on a motion by Greg Brown, seconded by Floyd. Motion carried all aye.

FINAL PLAT—J.B. DAVIS DIVISION

Mr. Jim Helton presented a final plat of the J.B. Davis Subdivision off Neely Road. Staff recommended approval subject to covering of culvert, completion of base stone to 4", locate drainage easement on plat purchasing road signs and posting of bond in lieu of completed improvements. Patrick Rinks estimated the bond amount at \$13,000.

Motion by Carwile to grant final approval as recommended with a bond to be posted in the amount of \$13,000.00 for a period of one year. Motion seconded by Turnbow and carried all aye.

FINAL PLAT—OAKLEY GAW DIVISION—BLACKBURN FORK ROAD

Mr. Jim Helton presented a final plat of lots along Blackburn Fork Road at its intersection with Claude Loftis Road. Staff noted that the final plat was in order and the fire hydrant had been installed as required. Staff then recommended final approval be granted subject to the clearing of the lot corner at Blackburn Fork Road and Claude Loftis Road for visibility. Motion by Turnbow to approve as recommended. Motion seconded by Greg Brown and carried all aye.

REBECCA PLACE—PHASE III—NOEL TOLBERT

Mr. Noel Tolbert presented a preliminary plat of Phase III which would connect the development to the Bunker Hill Road at its intersection with Pigeon Roost Creek Road. Staff advised they had reviewed the plat and recommended approval subject to clearing of trees along Bunker Hill Road to afford site distance.

Motion by Carwile to approve preliminary plat as recommended. Motion seconded by Joe Floyd and carried all aye.

BILL HORN—REQUEST FOR DRAW DOWN—ESCROW FUND

Staff advised the Commission that Mr. Horn desires to access a portion of the \$30,000.00 fund established to insure improvements in Westminster Estates. The Commission advised Staff that until a good faith effort—completion of waterline, drainage and street to 4" base, no consideration will be given to a draw of funds.

REQUEST FOR COUNTY STATUS—EMERALD ROAD

Staff advised that this road has been submitted for county status by the Highway Department in that the remaining portion connecting to Fox Ridge Road. The Commission requested additional information i.e., right-of-way and number of properties affected.

PROPOSED SUBDIVISION REGULATION AMENDMENTS

The Commission reviewed the proposed amendments and suggested Staff address hydraulic flow analysis—water systems, standardizing fire hydrants, require hot mix in all cases, address drainage with notes on plat as to easements and retaining ditches, identify plats as to FEMA Maps #'s along with tax map parcel.

With no other business at hand, a motion to adjourn was entertained at 8:30 p.m.


JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JANUARY 5, 1999

MEMBERS PRESENT

Bill Bennett
Dan Turnbow
Greg Brown
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Charles Malin
Donald Buckner
Jim Helton
H.S. Bouton
Patrick Rinks, Co. Engr.

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, January 5, 1999 at 7:00 p.m. in the Local Planning Assistance Office. Chairman Bennett called the meeting to order at 7:00 p.m. and Minutes of the previous meeting were approved on a motion by Greg Brown. Motion seconded by Dan Turnbow and carried all aye.

PRELIMINARY PLAT—TRACT 7—CLAUDE LOFTIS FARM—OAKLEY GAW

Mr. Jim Helton presented a preliminary plat of lots along Blackburn Fork Road and Claude Loftis Road. Staff recommended preliminary approval subject to installation of 6" water line and hydrants to serve properties and soil suitability for septic systems. Motion by Turnbow to approve as recommended. Motion seconded by Brown and carried all aye.

PRELIMINARY PLAT—TRACT 6—WHITEHALL ESTATES—EDDIE GAW

Mr. Jim Helton presented a preliminary plat of lots off Dodsons Branch Road north of the Whitehall Road. Staff recommended approval of the preliminary plat subject to water in sufficient amounts for domestic use and fire protection with flow and pressure analysis to be submitted to county engineer, clipping and shaping front of adjoining lot to increase site distance at Dodson Branch Road to the north, alignment of entrance as close as possible with Timber Trail so as to avoid street jog. Motion by Ronnie Lafever to approve as recommended by Staff. Motion seconded by Greg Brown and carried all aye.

MOUNTAIN VIEW ESTATES—FIRE HYDRANT QUESTION

Mr. Buckner and Mr. Malin requested clarification on number of hydrants to require on Phase II of their subdivision. The plat was approved using a radius of 500 feet around hydrants as is current policy. The Commission confirmed that as the plat was previously approved using this method that approval should stand on a motion by Turnbow. Motion seconded by Lafever and carried.

CRYSTAL SPRINGS SUBDIVISION PHASE IV—H.S. BOUTON

Mr. Bouton presented a final plat of Phase IV of Crystal Springs Subdivision requesting final approval subject to completion of utility district water line improvement to serve development and completion of remaining base stone to 4". Staff agreed subject to these things being completed and posting of bond for a period of 12 months. Motion by Greg Brown to approve as requested and recommended by Staff with bond amount to be determined by Staff Engineer. Motion seconded by Ronnie Lafever and carried all aye.

The Commission then discussed proposed amendments to the subdivision regulations. (This study to continue at next meeting) and set public hearing date on amendments for March 2, 1999 on a motion by Greg Brown. Motion seconded by Ronnie Lafever and carried all aye.

With no other business at hand, the meeting was adjourned at 8:45 p.m.

JLW/kam