

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 4, 2001

MEMBERS PRESENT

Bill Bennett
Ronnie Lafever
Dan Turnbow
Greg Brown
Ralph Dunn
J. Richard Wright

STAFF PLANNER

Don Martin *DM*

OTHERS PRESENT

Co. Engr. Patrick Rinks
Mrs. Mack Rogers

MEMBER ABSENT

Gary Carwile

ITEM ONE--APPROVAL OF MINUTES

The meeting began at 7:05 p.m. with the approval of the Minutes of the November 6, 2001 planning commission meeting, subject to making a correction therein noting that Ralph Dunn and not Bill Bennett made the motion that the preliminary plat of the Southern Hills Subdivision be denied approval. Motion for approval made by Ronnie Lafever and seconded by J. Richard Wright.

ITEM TWO--PRELIMINARY PLAT--MACK ROGERS SUBDIVISION

Mrs. Mack Rogers came before the planning commission with a preliminary plat entitled the Mack Rogers Subdivision. This proposed 8.6 acre subdivision contains 3 lots fronting Hulon Ferrell Road. At the present time, there is only a 4 inch water line adjoining Hulon Ferrell Road. After a brief discussion, a motion was made by Greg Brown that the preliminary plat be approved contingent upon the following items: (1) that the servicing water line be capable of providing adequate flow and pressure to allow the installation of a functional fire hydrant thereon, and that it be acceptable to the county engineer. In this respect, Mrs. Rogers stated that the Double Springs Utility District is planning to install a larger size of water line along Hulon Ferrell Road; (2) that there be a right-of-way dedication of 25 feet from the centerline of Hulon Ferrell Road to the adjoining edge of the subject property; and (3) that each of the 3 lots be approved by the Putnam County Environmentalist for the installation of subsurface disposal systems. This motion was seconded by Ronnie Lafever. Motion passed.

ITEM THREE--ROAD NAME CHANGE REQUEST

The staff planner presented a request from Randy Porter, the Putnam County 911 Director, for a road name change. This request was to change the name of a section of road running approximately 1600 feet in a north/south direction between Burton Cove Road and Plantation Drive, from Burton Cove Road to Enclave Road. On a motion by Ronnie Lafever and seconded by Ralph Dunn, a recommendation was made to the Putnam County Board of Commissioners that the name of a subject portion of Burton Cove Road be changed to Enclave Road.

ITEM FOUR--CHANGE OF MEETING DATE

The staff planner notified all those present that the next regularly scheduled meeting of the Putnam County Regional Planning Commission falls on January 1, 2002. A motion to hold the next planning commission meeting on January 8, 2002 was made by Ronnie Lafever, and seconded by J. Richard Wright. Motion passed.

ITEM FIVE--OTHER BUSINESS DISCUSSION

Under other business, the chairman of the planning commission requested that the staff planner have a large display map prepared showing all the various subdivisions that are located within the unincorporated portion of Putnam County. Once prepared, small pins of different colors could be utilized to distinguish preliminary plats from final plats, to identify when each subdivision was approved by the planning commission, and the status of any outstanding surety instrument(s). An effort will be made to have this map available for review by the February meeting of the commission.

The staff planner was asked to contact a representative from the Tennessee Department of Environment and Conservation with regard to minimum fire flows and pressures required to install fire hydrants on public water lines. It is hoped that this information will aid in allowing the county engineer and the planning commission to establish a regulatory standard or threshold pertaining to flow rates and pressure, that can be applied to subsequent subdivision projects.

On a motion by J. Richard Wright and seconded by Greg Brown, the meeting was adjourned at 8:00 p.m.

DM

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 6, 2001

MEMBERS PRESENT

Bill Bennett
Ronnie Lafever
Gary Carwile
Greg Brown
Ralph Dunn
J. Richard Wright

MEMBER ABSENT

Dan Turnbow

STAFF REPRESENTATIVE

Don Martin *DM*

OTHERS PRESENT

Patrick Rinks, Co. Engineer
Randy Richards
Jane Hall
Kevin Gilliam
Pam Gilliam
Skip Bartlett
Mack Rogers

The meeting was held at 7:30 p.m. in the conference room of the Local Planning Assistance Office at 621 E. 15th Street. The Minutes of the previous meeting were approved on a motion from Greg Brown, seconded by Ronnie Lafever.

PRELIMINARY PLAT--SOUTHERN HILLS ESTATES

A proposed preliminary plat entitled Southern Hills Estates was reviewed by the Commission. This proposed 23-lot subdivision situated on Southern Hills Drive adjoins Ditty Road near its intersection with Ben Jared Road. This proposal is being made by Reed Welch. The Putnam County Planning Commission reviewed this request at its October 2, 2001 meeting wherein a number of deficiencies pertaining to the preliminary plat as submitted were addressed. The major deficiencies which were enumerated to Mr. and Mrs. Welch at that time included: (1) no servicing water lines and fire hydrants were shown on the plat and, (2) the intersection of the proposed Southern Hills Road with Ditty Road, Cowan Road and Ben Jared Road as shown on the plat is unacceptable, and must be re-designed on a revised preliminary plat in accordance with the design standards cited in the county's Subdivision Regulations. The project applicant was asked to subsequently submit a revised preliminary plat addressing these deficiencies.

As none of the pre-cited deficiencies have been rectified, and as no one was currently in attendance to represent this proposal, a recommendation that approval of the preliminary plat of the Southern Hills Estates Subdivision be denied was made by Bill Bennett, being seconded by Greg Brown. Motion passed unanimously. The staff representative concurred with this motion.

PRELIMINARY PLAT--MACK ROGERS SUBDIVISION

The Planning Commission reviewed a preliminary plat entitled the Mack Rogers Subdivision. This proposed 7-lot subdivision is located between Sulpher Ridge Road and Hulon Ferrell Road on 13.2 acres of property. The project applicant, Mack Rogers, was told that all existing water lines should be shown on the plat, and that fire hydrants must be shown on the plat as required in the Subdivision Regulations. On a motion by J. Richard Wright, seconded by Ronnie Lafever, the Planning Commission deferred action on the plat for 30 days to allow this information to be placed on the plat.

PRELIMINARY PLAT (LOTS 1-53) AND FINAL PLAT (LOTS 1-11)--PARAN ESTATES SUBDIVISION

Skip Bartlett came before the Planning Commission asking for preliminary plat approval of a proposed 53-lot subdivision entitled the Paran Place (Danny Martin) Subdivision, and final plat approval be granted to Lots 1-11 therein which adjoins Paran Road. This proposal is located between Paran Road and Bear Creek Road. Following a short discussion, the Planning Commission recommended on a motion from J. Richard Wright, seconded by Ralph Dunn, that preliminary plat approval be given to the entire subdivision, and that final approval be given to Lots 1-11 based on the contingencies that: (1) a water line and 2 servicing fire hydrants be installed along Paran Road to service these lots, (2) that all such lots can be adequately served by subsurface disposal systems as certified by the county environmentalist, and (3) that all required final plat certificates be signed. Motion unanimously passed.

VARIANCE REQUEST--FRONT YARD BUILDING SETBACK, LOT 25, HEATHWOOD WEST SUBDIVISION

Randy Richards addressed the Planning Commission asking them to consider granting a 6 foot variance in relation to a front yard building setback violation of a portion of a house that has recently been constructed on Lot 25 within the Heathwood West Subdivision. Approximately 6 feet of a 45 foot wide attached garage extends beyond the minimum 40 foot front building setback line, as required in the county's Subdivision Regulations. Mr. Richards stated that an error was inadvertently made in his determination of the minimum building setback line. The staff representative told all those present that the centerline of the roadway of Heathwood West Drive is located approximately 5 feet to the south side of the centerline of Heathwood West Drive right-of-way, giving the appearance from the roadway that the front of the garage is only 1 foot too close to the edge of the roadway. Following a short discussion, a motion was made by J. Richard Wright which was seconded by Ralph Dunn to approve this variance request partially due to the fact that the travel way of Heathwood West Drive is currently located in a manner that gives the impression that the garage portion of the subject house is not noticeably constructed too close to said drive. This motion for approval is contingent upon Mr. Richards obtaining consensual signatures of the owners of the two lots on either side of Lot 25, as well as the owners of the four lots that are situated directly in front of Lot 25. Motion passed. Moreover, it is Mr. Richard's responsibility to obtain an approval and recordation of an amended minor subdivision plat of Lot 25, prior to transferring this lot and house to another party.

VARIANCE REQUEST--FRONT YARD BUILDING SETBACK, LOT 13, HEATHWOOD WEST SUBDIVISION

Kevin Gilliam came before the Planning Commission asking that the Planning Commission approve a slight variance to the minimum front yard building setback requirement of 40 feet, as applies to several feet of the northwestern corner of a house located on Lot 13 of the Heathwood West Subdivision. After review of an amended final plat of Lot 13, the Planning Commission on a motion by Ralph Dunn, seconded by Gary Carwile, ruled that the supposed front setback violation was not in fact a setback violation, as the Commission's interpretation of this condition was that the northwestern corner of the subject house is in fact in a side yard and not in the front yard. This being the case, there is no longer any need for the approval of a variance.

It should be noted that Lot 13 is located partially on the roadway of Heathwood West Drive, and partially on the Heathwood West Drive cul-de-sac. It is this precise location that lends to varying interpretations concerning the actual location of the boundaries of the westerly side yard and the northerly front yard. Mr. Gilliam must subsequently obtain approval and recordation of the amended plat of Lot 13, prior to transferring this lot and house to another party.

With no further business, the meeting adjourned at 9:00 p.m.

DM

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
OCTOBER 2, 2001

MEMBERS PRESENT

Bill Bennett
Greg Brown
Ronnie Lafever
Ralph Dunn
J. Richard Wright

STAFF REPRESENTATIVE

Don Martin *DM*

OTHERS PRESENT

Patrick Rinks, Co. Engr.
Alfred Bartlett, Bartlett Surveying
Joe Miller
Augusta Miller
Beverly Good
Reed Welch
Rachel Welch
Al Hensel

The regular meeting of the Putnam County Regional Planning Commission was held on Tuesday, October 2, 2001 at 7:30 p.m. in the conference room of the Local Planning Assistance Office at 621 E. 15th Street. Chairman Bennett called the meeting to order at 7:30 p.m., and the Minutes of the previous Planning Commission meeting were approved on a motion by Ronnie Lafever, seconded by Greg Brown, and carried all aye.

PUBLIC HEARING--CLOSURE OF WEST END OF BRANGUS LANE ADJOINING BEAR CREEK

Chairman Bennett opened a public hearing to solicit comments from any interested party concerning the proposed closure of Brangus Lane. Mr. Joe Miller and Beverly Good spoke in favor of closing Brangus Lane. Following the public hearing, it was stated that the Putnam County Road Superintendent has recommended that this lane be closed. Also, the staff planner had a petition signed by all property owners adjoining Brangus Lane, in favor of its closure. On a motion by J. Richard Wright, seconded by Ralph Dunn, the Planning Commission recommended to the Putnam County Commission that Brangus Lane be closed, and that it be removed from the county's Official Road List.

PRELIMINARY PLAT--CAVE ESTATES--RICHARD DYER, DEVELOPER

Mr. Alfred Bartlett presented a preliminary plat to those present entitled Cave Estates. This proposed subdivision contains 16 lots situated on 10.4 acres of property. The servicing street, Cave Drive, is to be located off West Cemetery Lane between Long Lane and Joe Rawlings Road. Unique to this subdivision is a large spring fed depression that is to become a portion of Lot 1, which adjoins West Cemetery Road. Mr. Bartlett stated that the developer intends to rename this subdivision in the near future.

Following a short discussion on a motion by Ronnie Lafever, seconded by J. Richard Wright, the Planning Commission recommended that the preliminary plat be approved contingent upon the following items: (1) that the proposed water line and fire hydrant will be capable of supplying adequate flow and pressure for fire protective purposes, (2) that each of the subject lots can be adequately served by septic systems, (3) that the flood note on the plat incorporate the applicable FEMA map panel number and date, (4) that Cave Drive access West Cemetery Lane at or near a level grade, and (5) that the existing culverts adjoining the point of access of Cave Drive and West Cemetery Road be improved, to more effectively handle stormwater runoff within the area. The planning staff concurred with this recommendation.

STATUS REPORT--PHASE IV SUBDIVISION

The staff planner stated that as indicated in the September Minutes of the Planning Commission, all improvements in Phase IV of the Rebecca Place Subdivision have been completed, inspected, and approved, and are soon to be made a part of the county road system. Accordingly, the staff planner stated that a letter has recently been written to Regions Bank and the developer, Noel Tolbert, terminating the escrow agreement Mr. Tolbert has had in effect with the county.

DISCUSSION--DITTY ROAD SUBDIVISION--REED WELCH, DEVELOPER

The staff planner told those present that a letter was written to Mr. Reed Welch on September 11, 2001 from Bill Bennett, asking Mr. Welch to attend the next Planning Commission meeting and discuss his apparent subdivision of

property off Ditty Road, near its intersection with Ben Jared Road, and that Mr. and Mrs. Welch were in attendance. Mrs. Welch addressed the Planning Commission and stated that the subject property was in fact being subdivided, and that she and her husband have an old preliminary plat of the current project. The Welches were instructed by the chairman of the Planning Commission that any preliminary plat approval that might have been granted with regard to this subdivision during past years has terminated and is no longer valid. The staff planner stated that he and the county engineer will visit the site as soon as is possible. Mrs. Welch stated that she would make copies of the preliminary plat for staff review purposes. A brief discussion was held pertaining to extending water to the site, as well as relates to a potential intersection design problem near the entrance to the subject property and Ditty Road. A preliminary plat of this item will be formally entertained at the regular November Planning Commission meeting.

STATUS REPORT--REVISED ESCROW ACCOUNT AGREEMENT FORM

The staff representative explained that a revised escrow account agreement form has recently been prepared, as a type of surety instrument for use by the Planning Commission. This agreement contains new provisions that have recently been incorporated into the Tennessee Code Annotated, that enable county planning commissions to utilize performance bonds in the process of regulating the development of subdivisions. A copy of this new form is to be sent to the county attorney.

REVISION OF RESOLUTION AUTHORIZING ACCESS TO PLANNING COMMISSION'S SAFE DEPOSIT BOX

As Staff Planner John Whitehead has recently retired from the Local Planning Assistance Office, and is therefore no longer serving as a staff advisor to the Putnam County Planning Commission, there is a need to authorize someone else other than Dan Turnbow, the secretary of the Planning Commission, to access the Commission's safe deposit box. Heretofore, John Whitehead had been granted this access. This safe deposit box is largely utilized to hold certified checks that may be filed with the Planning Commission as subdivision improvement guarantees. After a brief discussion, on a motion by Bill Bennett which was seconded by Ronnie Lafever, the Planning Commission recommended that Greg Brown be authorized to access the commission's safe deposit box. Mr. Brown was subsequently given a key to this box.

REVISED PUTNAM COUNTY ROAD ATLAS AND LIST

The staff planner disseminated copies of road atlas revisions that were made in August 2001 to the Official Road Atlas and Road List for Putnam County to all Planning Commission members. This new information replaces the previous road atlas and road names listing that was prepared in September, 2000.

NEW PLANNING COMMISSION REAPPOINTMENTS

The staff planner explained that the Putnam County Commission has recently ratified several current planning commissioners to another 4-year term of service on the Putnam County Regional Planning Commission. They are Ronnie Lafever, Dan Turnbow, and Greg Brown.

DISCUSSION--PUTNAM COUNTY LAND USE AND TRANSPORTATION POLICY PLAN

The staff planner stated that prior to his retirement John Whitehead had largely completed a new Land Use and Transportation Policy Plan for Putnam County. When finalized, this document should serve as a guide to the future development of Putnam County, effecting a development pattern which is both efficient and effective, as well as being harmonious to the natural environment. It is anticipated that this plan will be ready for presentation to the Planning Commission by January, 2002.

FINAL PLAT--RESUBDIVISION OF LOTS 22, 23, AND 24 OF THE WHITE'S POINT SUBDIVISION

Alfred Bartlett brought a final subdivision plat before the Planning Commission for approval entitled a Resubdivision of Lots 22, 23, and 24 of the White's Point Subdivision. This plat combines these 3 lots into 2 lots (Lots 22 and 24). The subject resubdivision is situated off White's Point Drive just south of Buck Mountain Road. On a motion by Greg Brown, seconded by Ronnie Lafever, the Planning Commission approved this final plat.

With no other business at hand, the meeting was adjourned at 8:40 p.m.

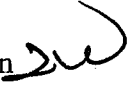
DM/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
SEPTEMBER 4, 2001

MEMBERS PRESENT

Bill Bennett
Greg Brown
Ronnie Lafever
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead & Don Martin 

OTHERS PRESENT

Mr. Hawkins, Clinton Engineers
Mr. Salvatore Petralia
Patrick Rinks, County Engineer
Doug Little, Plateau Properties

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, September 4, 2001 at 7:30 p.m. in the conference room of the Local Planning Assistance Office at 621 E. 15th Street. 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. Motion seconded by Dan Turnbow and carried all aye.

PRELIMINARY PLAT--SECTIONS II AND III TABLETOP ESTATES--PLATEAU PROPERTIES, DEVELOPERS

Mr. Doug Little presented a preliminary plat of Tabletop Estates off Jim Garrett Road and State Highway 62. Mr. Little explained that the tracts were to be five acres and that water lines and hydrants are scheduled to be installed concurrent with the water line extension CDBG grant for the area. Staff recommended preliminary approval be granted as presented. Motion by Turnbow to grant preliminary approval. Motion seconded by Brown and carried all aye.

REQUEST TO CLOSE A PORTION OF BRANGUS LANE

Staff presented a request to close Brangus Lane at Bear Creek and noted a public hearing should be scheduled for the October meeting. Chairman Bennett then set a hearing date for October 2, 2001 at 7:30 p.m. and requested staff to prepare public notice for publication.

ROAD RECOMMENDATIONS FOR ACCEPTANCE

Staff advised that the following roads have been completed to standards and recommended for acceptance:

High Meadow Drive and Parker Court--streets in Hawkins Hills Subdivision
Helen Place and Laura Place--streets in Rebecca Place Phase IV
Madison Lane--street in Graceland Subdivision subject to selection of another name to avoid duplication and purchase of street signs

Motion by Ronnie Lafever to recommend acceptance into the county system as recommended by staff. Motion seconded by Greg Brown and carried all aye.

Chairman Bennett advised that work is underway on a new street into Southern Hills off Ditty Road and that the owner/developer be advised that any previous approvals have expired and also relay the need to comply with current regulations. Staff agreed to check on the project and prepare a letter.

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


JLW

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
AUGUST 7, 2001

MEMBERS PRESENT

Bill Bennett
Dan Turnbow
Gary Carwile
Ralph Dunn
Richard Wright
Greg Brown

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Alfred Bartlett
Patrick Rinks, Co. Engr.

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, August 7, 2001 at 7:30 p.m. in the conference room of the Local Planning Assistance Office, 621 E. 15th Street.

Chairman Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Gary Carwile, seconded by Richard Wright. Motion carried all aye.

FINAL PLAT--OVERLOOK AT BROTHERTON-PHASE I--BEAR LAKE PROPERTIES,
DEVELOPERS

Mr. Alfred Bartlett presented a final plat of Overlook at Brotherton, formerly Farms at Brotherton. Staff noted preliminary and a final of roads had been presented earlier. This plat being a final plat of the first portion. Mr. Bartlett advised that the waterline and hydrants have been installed throughout the property. However, the Commission questioned whether the improvements to the line serving the property had been installed.

Staff recommended final approval subject to completion of road through 4" of base stone, verification of 6" waterline installation along the Lane Road and Brotherton Road serving the development and pumps to raise the flow and pressure. Chairman Bennett pointed out that road signs need to be installed and bond posted for road completion.

Motion by Greg Brown that final approval be granted subject to the above being completed and a letter of credit posted as bond in lieu of completed improvements in the amount of \$13,000.00 for a period of 1 year. Motion seconded by Dunn and carried all aye.

Staff then reported that paving has been completed in Graceland Subdivision. Phase IV Rebecca Place has final base prepared for paving within two weeks. Other subdivisions expected to be completed this fall include Heathwood West and Bear Lake.

Staff then reviewed GIS progress noting that purchase of system and hardware is currently in next year's budget.

With no other business at hand, the meeting was adjourned at 8:30 p.m.


JLW

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JULY 3, 2001

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Richard Wright
Greg Brown
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Ms. Frank Pigg & daughter
Doug Garrison
Patrick Rinks

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, July 3, 2001 at 7:30 p.m. in the conference room of the Local Planning Assistance Office, 621 E. 15th Street. 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 Lafever. Motion carried all aye.

RESUBDIVISION--BALLAL DIVISION

Mr. Doug Garrison presented a resubdivision of Tract 2 of the recently approved Ballal Division. Chairman Bennett questioned as to whether there are covenants against further division. Mr. Garrison advised that this being a portion of former plat Tract 28 was exempted from covenants. Mr. Bennett requested that all divisions reference former plats. Staff noted a variance on lot frontage and width at building setback would be required and recommended approval based on tract size and available building sites on the tracts. Motion by Carwile to approve the plat with variances and references to former divisions. Motion seconded by Lafever and carried all aye.

PRELIMINARY DISCUSSION--MS. FRANK PIGG

Ms. Pigg presented a proposal to subdivide three acres adjoining Stonehenge Subdivision. Ms. Pigg reviewed subdivision requirements and presented a proposed layout with 6 lots. The commission generally agreed that given compliance with the regulations they were looking forward to receiving the preliminary plat.

STAFF REPORTS

Staff reported that Graceland Subdivision is in the process of final paving.

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

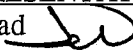
JLW

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JUNE 5, 2001

MEMBERS PRESENT

Bill Bennett
Greg Brown
Ralph Dunn
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Patrick Rinks, Co. Engr.
Sonja Henry
Alfred Bartlett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, June 5, 2001 at 7:30 p.m. in the conference room of the Local Planning Assistance Office, 621 E. 15th Street. 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 Lafever. Motion carried all aye.

REQUEST TO CLOSE PORTION OF BURTON COVE ROAD

Ms. Sonja Henry presented a request to close a portion of old Burton Cove Road. Staff advised that the road has since been straightened near the entrance to White Plains Golf Course and Subdivision. The old portion is no longer needed or used as a county road and recommended closing the portion of the road as requested and removing same from the county road map. Motion by Lafever to recommend to the County Commission that the portion of old Burton Cove Road, as requested, be closed and removed from the official county road list and map. Motion seconded by Dunn and carried all aye.

PRELIMINARY/FINAL PLAT--PHASE III--PARK WEST SUBDIVISION

Ms. Henry and Mr. Bartlett presented a preliminary/final plat of Park West Subdivision, Phase III. The plat showed all lots facing existing road with water lines and hydrants having previously been installed except for 1 tract along Mine Lick Creek Road. Motion by Greg Brown to grant preliminary/final plat of Park West Phase III and to grant variance on required distance to fire hydrant on 5 acre tract located on Mine Lick Creek Road so as to be serviced from existing hydrant. Motion seconded by Dunn and carried.

RECOMMENDATION FOR ACCEPTANCE--STREETS IN ELLER PLANTATION PHASE II

Staff reported the streets in Eller Plantation have been completed to standards and recommended acceptance of Charlton Square and Savannah Trace. Motion by Lafever to release letter of credit and recommend acceptance subject to addition of shoulder stone where needed. Motion seconded by Dunn and carried all aye.

ANNUAL PERFORMANCE REPORT AND PLANNING PROGRAM DESIGN

Staff presented the Annual Performance Report and Planning Program Design which was accepted as prepared and signed by Chairman Bennett.

The Commission also reviewed population growth and distribution.

With no other business at hand, the meeting was adjourned at 8:30 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY PLANNING COMMISSION
MAY, 2001

THE PUTNAM COUNTY PLANNING COMMISSION DID NOT MEET DURING THE
MONTH OF MAY.

JLW

A handwritten signature in cursive script, appearing to be the initials 'JLW'.

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
APRIL 3, 2001

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Ronnie Lafever
Greg Brown

MEMBERS ABSENT

Dan Turnbow
Ralph Dunn
Joe Floyd

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Patrick Rinks, Co. Engr.
Arthur Montgomery
Alfred Bartlett
Sonja Henry

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, April 3, 2001 at 7:30 p.m. in the conference room of the Local Planning Assistance Office at 621 E. 15th Street. Chairman Bennett called the meeting to order at 7:30 p.m. and the Minutes of the previous meeting were approved on a motion by Brown, seconded by Lafever. Motion carried all aye.

PRELIMINARY PLAT--LIBERTY ESTATES

Mr. Art Montgomery presented a preliminary plat of Liberty Estates Subdivision located on the Jackson County/Putnam County line off the Liberty Church Road. The majority of the development lies in Jackson County. The Commission reviewed the portion of the development lying in Putnam County and approved the preliminary of that portion subject to soil suitability for septic systems and extension of a 6" water line with hydrants to serve lots in Putnam County on a motion by Brown, seconded by Carwile. Motion carried all aye.

COOKEVILLE PLANNING REGION AS PER GROWTH BOUNDARY

Staff presented a Resolution to align the Cookeville Planning Region with the growth boundary as established by the 1101 Plan and the Local Planning Advisory Committee as attached. Motion by Greg Brown to approve Resolution. Motion seconded by Gary Carwile and carried all aye.

FINAL PLAT--THE FARMS AT BROTHERTON

Mr. Alfred Bartlett and Sonja Henry presented a final plat of The Farms at Brotherton requesting final approval of the road with development to be in phases due to the scale of the development. The Commission approved the plan subject to preparation of the final plat or plats with road bond to accompany final plat water line and hydrants having been installed, on a motion by Ronnie Lafever, seconded by Greg Brown. Motion carried all aye.

FINAL PLAT PHASE I OF BEAR LAKE ESTATES

Mr. Bartlett and Ms. Henry presented a final plat of Phase I of Bear Lake Estates requesting final approval subject to posting of bond for the entire road with future phases to follow prior to tract sales. Motion to approve as requested by Greg Brown, seconded by Gary Carwile. Motion carried all aye.

With no other business at hand, a motion to adjourn was entertained at 8:25 p.m.


JLW

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MARCH 6, 2001

MEMBERS PRESENT

Bill Bennett
Greg Brown
Gary Carwile
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead 

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, March 6, 2001 at 7:00 p.m. in the conference room of the Local Planning Assistance Office, 621 E. 15th Street. Chairman Bennett called the meeting to order at 7:15 p.m. and Minutes of the previous meeting were approved on a motion by Brown, seconded by Lafever. Motion carried all aye.

REQUEST TO REMOVE J&J GENTRY LANE FROM COUNTY ROAD MAP AND LIST

Staff presented a request from 11th District Commissioner Mason and the property owner involved to close J&J Gentry Lane as a public county road and remove same from the official road map and road list. Chairman Bennett inquired if all affected property owners had been notified. Staff advised that the road is entirely on one property serving one house and the owner had requested the road be removed so he may maintain it as a private drive. Motion to recommend closing road and removing it from the official county road map and list by Lafever, seconded by Carwile. Motion carried all aye.

ROADS RECOMMENDED FOR ACCEPTANCE

Staff advised that the following roads have been constructed to standards and recommended acceptance:

1. Streets in Phase III Castlebrook Estates Subdivision off Shipley Road including:
 - a. Castlebrook Lane
 - b. Kings Court
 - c. Countess Trail
 - d. Bishop Trace

2. Street in Countrywood Estates---Countrywood Circle

REVIEW OF STATE ROUTE 451 (APPALACHIAN CORRIDOR J) FROM STATE ROUTE 111 TO STATE ROUTE 56

Staff presented a letter to Putnam County from Tennessee Department of Transportation, requesting the review and comment on the proposed construction of SR 451. The Commission again reviewed the proposed routes. Motion by Brown to advise the Tennessee Department of Transportation that the Putnam County Regional Planning Commission continues to support TDOT efforts to construct SR 451 north of Cookeville connecting Highway 111 and SR 56 as not only a completion of the Corridor J program but also providing a valuable leg of a northern loop around Cookeville. Motion seconded by Carwile and carried all aye.

The Commission then reviewed TDOT contract dates for projects in Putnam County including North Washington and SR 135, I-40 and 5 lanes of South Willow.

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

JLW

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY, 2001

The regular meeting of the Putnam County Regional Planning Commission for the month of February was cancelled due to lack of agenda items.

JLW

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JANUARY 9, 2001

MEMBERS PRESENT

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

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Alfred Bartlett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, January 9, 2001 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 Minutes of the previous meeting were approved on a motion by Dunn. Motion seconded by Lafever and carried all aye.

FINAL PLAT--HAWKINS HILLS SUBDIVISION

Mr. Bartlett presented a final plat of Hawkins Hills Subdivision, Young and Parker Developers, requesting final approval subject to installation of water lines and hydrants, and gravel on streets and signs, and posting of bond in lieu of improvements for completion of roads.

Mr. Rinks estimated the amount of bond to be \$25,000. Motion by Brown to approve final plat of Hawkins Hills Subdivision subject to installation of water lines and hydrants, installing 4" of gravel, purchase of street signs and posting of \$25,000 for completion of roads. Motion seconded by Dunn and carried all aye.

ROADS RECOMMENDED FOR ACCEPTANCE

Staff advised that the following roads have been completed to standards and recommended acceptance:

1. Whitehall Court--a street in Whitehall Estate Subdivision off Dodson Branch Road (Hwy. 135).
2. Burks Lane--a street in Mountain Brook Subdivision off Falling Water Road.

Mr. Dan Turnbow made a motion that Whitehall Court and Burks Lane be recommended for acceptance as county roads and placed on the Official County Road Map. Motion seconded by Carwile and carried all aye.

The Commission then discussed elements of the Land Use and Transportation Plan including meeting with Utility District Boards regarding their plans for system improvements.

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

JLW/kam