


REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
DECEMBER, 1992

The Putnam County Regional Planning Commission did not meet during the month of December, 1992.

JLW/kam 

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 17, 1992

MEMBERS PRESENT

Bill Bennett
Jim Burchett
Gary Carwile
Ronnie Lafever
Joe Pritchard

STAFF REPRESENTATIVE

John Whitehead JW

OTHERS PRESENT

Greg Brown

MEMBERS ABSENT

Dan Turnbow

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, November 17, 1992 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 October, 1992 meeting were approved as prepared on a motion by Lafever. Motion seconded by Pritchard. Motion carried all aye.

ROAD COMPLETION REPORT-RECOMMENDATIONS FOR ACCEPTANCE

Meadow Oak Subdivision--Meadow Circle

Staff advised that this street is under contract and is expected to be completed soon. Staff advised that in order to expedite the acceptance process the road be recommended for acceptance subject to completion to standards, installation of appropriate signs and inspection and recommendation by staff engineer and county road supervisor.

Motion by Pritchard to recommend street for acceptance subject to the above conditions. Motion seconded by Lafever. Motion carried all aye.

CUMBERLAND LAKES-ROAD OFF HIGHWAY 62

Staff advised that General Development has completed a road, a short portion of which is in Putnam County near the Fentress County line off Highway 62 (Cumberland Lakes Drive) running into Cumberland County and their Cumberland Lakes development. Staff recommended acceptance subject to installation of signs and inspection by county engineer and county road supervisor.

Motion to recommend acceptance subject to above conditions by Burchett. Motion seconded by Carwile. Motion carried all aye.

ROAD NAME

Diamond Padgett Road to Elmore Road

Staff advised that the mail carrier for this area out of Monterey has called and requested Diamond Padgett Road be changed to Elmore Road running from Highway 62 to the Cumberland County line. The road is named Elmore Road in Cumberland County and a Diamond Padgett Road is shown running off this road in Cumberland County.

Staff field checked and verified by three residents of the road that the road is known as the Elmore Road. Mr. Porter has been advised of the proposed change as has the Putnam County Highway Department. Motion to change name as requested from Diamond Padgett to Elmore Road by Burchett. Motion seconded by Pritchard. Motion carried all aye.

STAFF REPORTS

Staff and Engineer Greg Brown reported two subdivision roads are expected to be carried through the winter before paving next season, The Farms at South Pointe and Camden Woods. Both have adequate base stone and should hold up well.

The commission then discussed the county zoning plan currently being considered by the county commission committee.

Motion by Pritchard to cancel the December meeting except in case of emergency. Motion seconded by Carwile. Motion carried all aye.

With no other business at hand, a motion to adjourn was entertained at 8:15 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
OCTOBER 20, 1992

MEMBERS PRESENT

Ronnie Lafever
Dan Turnbow
Gary Carwile
Joe Pritchard
Bill Bennett

STAFF REPRESENTATIVE

John Whitehead

OTHERS PRESENT

Tom Thaxton
Lynn Wallace
Greg Brown

MEMBERS ABSENT

Jim Burchett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, October 20, 1992 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 Turnbow. Motion seconded by Lafever. Motion carried all aye.

FINAL PLAT-PHASE I BUCK VALLEY ESTATES

Mr. Tom Thaxton presented a final plat of Phase I, Buck Valley Estates. This portion would involve lots along Buck Mountain Road. Fire hydrants are in place. Staff recommended final approval be granted subject to appropriate signatures being attached. Motion to grant final approval subject to all appropriate signatures being affixed by Lafever. Motion seconded by Pritchard. Motion carried all aye.

FINAL PLAT-CAMDEN WOODS

Mr. Lynn Wallace presented a final plat of Camden Woods Subdivision off Herbert Garrett Road. Staff advised that the plat lacked certificates for water service and property numbering and delineation of drainage easement.

Road work prior to bonding including pulling ditches to required width, drainage and installation of base stone to 26' in width--4" in depth. Mr. Wallace agreed and requested final approval subject to these being accomplished and posting of bond in lieu of completed improvements. Engineer Greg Brown advised that the bond for the road, once it is brought to the above standards, including additional base stone, hot mix surface, and seeding would be estimated at \$10,100.00.

Motion by Pritchard to grant final approval subject to plat being completed to final standards complete with appropriate signatures and road work advancing to bonding stage. Bond amount to be \$10,100.00 for a period of one (1) year. Motion seconded by Carwile. Motion carried all aye.

ROAD NAMES

Staff presented a petition to name road off Rice Road--Kermit Lafever Road. Motion by Turnbow to approve same. Motion seconded by Pritchard. Motion carried all aye.

LETTER OF CREDIT AMENDMENT RECEIVED

Staff advised that a letter of credit amendment being held on bond in lieu of completed improvements for South Pointe Subdivision, in the amount of \$12,000.00 to expire 9/30/93, has been received as required by the planning commission.

ROADS RECOMMENDED FOR ACCEPTANCE-SOUTHMEADE/WYNDEMERE
SUBDIVISIONS

Staff advised that roads have been completed in Wyndemere and Southmeade Subdivisions and have been inspected by staff and Mr. Lamb, County Road Supervisor, and recommended for acceptance. These are:

Southmeade Dr.
Riveroaks Dr.
N. Riveroaks Dr.
Wyndemere Court

Motion that the above roads be recommended for acceptance by the county commission by Pritchard. Motion seconded by Carwile. Motion carried all aye.

With no other business at hand, a motion to adjourn was entertained at 8:15 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
SEPTEMBER, 1992

The Putnam County Planning Commission did not meet during the month of September, 1992 due to lack of business.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
AUGUST 18, 1992

MEMBERS PRESENT

Gary Carwile
Ronnie Lafever
Bill Bennett
Dan Turnbow
Jim Burchett
Joe Pritchard

STAFF REPRESENTATIVE

John Whitehead JW

OTHERS PRESENT

Greg Brown
Tom Thaxton
Greg Maybe
Mrs. Cooper

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, August 18, 1992 at 7:30 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 July meeting were approved as prepared on a motion by Carwile.

BUCK VALLEY ESTATES-PRELIMINARY PLAT

Mr. Tom Thaxton presented a preliminary plat of Buck Valley Estates, a subdivision off Buck Mountain Road.

Staff advised that he and Mr. Greg Brown had reviewed the plat and recommended approval subject to water and fire hydrants as shown and suitability for septic systems.

Motion by Carwile to grant preliminary approval as recommended. Motion seconded by Pritchard. Motion carried all aye.

PRELIMINARY PLAT-BROTHERTON PLACE

Mr. Tom Thaxton presented a preliminary plat for Fred Brown of lots along existing road, "The Lane", near Brotherton. Staff advised that the plat should reflect the installation of fire hydrants to serve the development and recommended approval subject to fire hydrants and soil suitability for septic systems.

Motion to approve plat as per recommendations by Pritchard. Motion seconded by Lafever. Motion carried all aye.

BOND IN LIEU OF COMPLETED IMPROVEMENTS-EXTENSION REQUEST-WYNDEMERE-SOUTHMEADE SUBDIVISION

Staff advised that the bond in lieu of completed improvements is to expire September 9, 1992. Mr. Brown is intending to pave the streets excepting possible cul-de-sac of approximately 300 feet which he would like the option to bond until next year.

In the discussion that followed, it was felt by the commission that the project should be completed while the contractors are on-site. Motion by Burchett to grant a 9 month extension from September 9, 1992 for the cul-de-sac in the amount of \$5,600.00 but that the developer be encouraged to complete the project while on-site. Motion seconded by Carwile. Motion carried. Pritchard voted no. All others aye.

SOUTH POINTE

Staff advised that Mr. Fred Brown had requested a 12 month extension on the bond in lieu of completed improvements in South Pointe Subdivision. Motion to grant extension as requested for a period of 12 months from September 9, 1992 in the amount of \$12,000.00 by Pritchard. Motion seconded by Carwile. Motion carried all aye.

STAFF REPORTS

Staff reported that subgrade is completed, excepting drainage, and water lines and hydrants are currently being installed in the subdivision. Currently being developed by Mr. Lynn Wallace off Herbert Garrett Road.

With no other business at hand, a motion to adjourn was entertained at 8:00 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JULY 21, 1992

MEMBERS PRESENT

Dan Turnbow
Joe Pritchard
Ronnie Lafever
Gary Carwile
Bill Bennett

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Greg Brown, Co. Engr.
Tom Thaxton

MEMBERS ABSENT

Jim Burchett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, July 21, 1992 at 7:30 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 May, 1992 meeting were approved on a motion by Turnbow. Motion seconded by Pritchard. Motion carried all aye.

PRELIMINARY PLAT-OAKHURST SUBDIVISION, PHASE II

Tom Thaxton presented a preliminary plat of Oakhurst Subdivision, Phase II. Staff advised that he and Mr. Brown had reviewed the plat and the site and recommended preliminary approval subject to showing 6" water line and fire hydrants to serve development and soil suitability for subsurface sewer. The plat was approved as per the above recommendation on a motion by Lafever. Motion seconded by Pritchard. Motion carried all aye.

OLD BUSINESS

Staff reported that the memorandum of agreement had been signed by First Tennessee Bank on Meadow Oaks Subdivision bond in lieu of completed improvements. Also reports were given on other subdivisions under development and proposals reviewed since last meeting.

APR

The commission approved the FY '92-93 Annual Performance Report and Program Design.

ROAD NAMES

The commission renamed the following roads for E-911 addressing clarification:

East Victory View Drive-East end off Shady Lane-as road is not connected.

J. Farley Drive-outside Monterey to avoid duplication with street in Town of Monterey.

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

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JUNE, 1992

The Putnam County Regional Planning Commission did not meet in June, 1992.


JLW/kam *sw*

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MAY 19, 1992

MEMBERS PRESENT

Bill Bennett
Jim Burchett
Gary Carwile
Ronnie Lafever
Joe Pritchard
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Greg Brown, Co. Engineer
Bill Gill

MEMBERS ABSENT

None

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, May 19, 1992 at 7:30 p.m. in the conference room of the Local Planning 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 Lafever. Motion seconded by Burchett. Motion carried all aye.

BILL GILL-PRELIMINARY PLAT-BUCK MOUNTAIN

Mr. Bill Gill presented a proposed division of two tracts at the southern end of Buck Mountain Estates. Preliminary approval was requested using the provision that all tracts be larger than five acres and restricted from further subdivision. After review, preliminary approval was granted subject to preparation of showing cul-de-sac, water line and road to be constructed to standards, allowing existing fire hydrant to serve on a motion by Pritchard. Motion seconded by Burchett. Motion carried all aye.

STAFF REPORTS

Staff then reported on subdivisions currently under construction including Wyndemere, Southmeade, and Meadow Oaks. The commission requested that a memo of understanding be written to Mr. Bill Ray regarding the method of payment on the Letter of Credit currently held by the Commission from 1st Tennessee Bank on Meadow Oaks Subdivision.

With no other business at hand, the meeting was adjourned at 8:05 p.m.


JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
APRIL 21, 1992

MEMBERS PRESENT

Bill Bennett
Dan Turnbow
Jim Burchett
Joe Pritchard
Gary Carwile

STAFF PRESENT

John Whitehead 

OTHERS PRESENT

John Mason
Randall Hensley

MEMBERS ABSENT

Ronnie Lafever

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, April 21, 1992, at 7:00 p.m. in the conference room of the Local Planning Office at 621 E. 15th St. Chairman Bennett called the meeting to order and Minutes of the March meeting were approved on a motion by Turnbow and second by Burchett.

RANDALL HENSLEY PLAT

Mr. Hensley presented a three-lot plat of properties off Bartlett Rd. The plat was approved on a motion by Burchett and second by Pritchard, subject to signature on plat by owners involved and installation of fire hydrant by Mr. Hensley. All voted aye.

BURTON TWO-LOT PLAT OFF BARTLETT RD.

The Commission reviewed a two-lot final plat by Burton off Bartlett Rd. This plat was approved on a motion by Pritchard and second by Burchett. All voted aye. Staff was instructed to see if the right-of-way dedication could be increased from 20 ft. from centerline to 25 ft.

JOHN MASON--PURCHASE OF ADJOINING PROPERTIES

Mr. Mason was present to request a ruling as to whether the purchase of a strip of land and an easement from adjoining property involved planning commission approval. Both properties are larger than five acres and have road frontage. Mr. Mason was advised by the commission that this being the case and no public access is involved or expected that the sale or transfer does not involve planning commission jurisdiction.

ROAD NAME

The commission named a short dead end road near the Overton County line (off Bell Rd.) East Bell Rd. on a motion by Pritchard and second by Burchett. Motion carried all aye.

LETTER OF CREDIT MEADOW OAKS

Staff presented a Letter of Credit drawn on First Tennessee Bank as bond in lieu of completed improvements on Meadow Oaks in the amount of \$7650.00. Staff advised that all conditions have been met, water line and hydrants installed and 4 in. of base stone applied. Final plat had been previously approved subject to these being completed and Letter of Credit being posted. Staff noted that language needs to be amended on last portion of Letter of Credit. Motion was made by Pritchard to accept

Report of Meeting
Putnam County Regional Planning Commission
April 21, 1992, page 2

Letter of Credit with language to be clarified with Mr. Bill Ray of First Tennessee Bank.
Motion was seconded by Burchett and carried. (Turnbow abstained.)

ELECTION OF OFFICERS

The current officers were unanimously reelected for the coming year on a motion by Carwile and second by Pritchard.

With no other business at hand a motion to adjourn was entertained at 8:10 p.m.

JLW:gds

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MARCH 17, 1992

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Jim Burchett
Ronnie Lafever
Joe Pritchard
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Greg Brown, Co. Engineer
Alfred Bartlett
Paul Stephenson

MEMBERS ABSENT

Roach

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, March 17, 1992 at 7:00 p.m. in the conference room of the Local Planning Office, 621 E. 15th St. Chairman Bennett called the meeting to order at 7:00 p.m. and the minutes of the February, 1992 meeting were read and approved as read.

FINAL PLAT-OAK HILL SUBDIVISION

Mr. Paul Stephenson presented a final plat of Oak Hill Subdivision. Mr. Stephenson also advised the commission of and presented a contract with the Double Springs Utility District wherein he has prepaid for the installation of 6" water line along Oak Hill Drive to serve a hydrant and for the installation of a hydrant on Buffalo Valley Road.

Mr. Stephenson's request was for final approval subject to final signatures by Health and Environment for septic tank suitability.

Staff recommended approval be granted as requested and subject to review of final plat. Motion by Carwile to grant final approval as requested and as recommended with paid contract to serve as bond in lieu of completed improvements. Motion seconded by Lafever. Motion carried all aye.

SOUTHERN HILLS-PHASE I, SECTION A, SECTION B, PHASE III

Mr. Bartlett presented a final plat of 2-lot portion of Phase I on Ben Jared Road, requesting final approval subject to completion of water lines and approval by Utility District.

Motion to grant final approval subject to completion and approval of water line with fire hydrants by Pritchard. Motion seconded by Burchett. Motion carried all aye.

Mr. Bartlett then presented a final plat of 3 lots of Phase III along Ben Jared Road under the same circumstances. Motion by Lafever to grant final approval subject to the same conditions as per 2 lots of Phase I. Motion seconded by Pritchard. Motion carried all aye.

RANDALL HENSLEY-SALE OF LOTS OFF BARTLETT ROAD

The commission then discussed courses of action relative to the sale of lots by Mr. Hensley and family. Motion by Burchett that staff planner meet with Mr. Hensley to review the situation as it exists and hopefully develop methods by

which the subdivision can be brought into substantial compliance. Motion seconded by Pritchard. Motion carried aye--Bennett, Lafever, Burchett, Pritchard-abstained, Carwile, Turnbow. Motion carried.

Mr. Bennett advised the commission of the need to hold election of officers at the next meeting.

With no other business at hand, a motion to adjourn was entertained at 8:45 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY 18, 1992

MEMBERS PRESENT

Bill Bennett
Ronnie Lafever
Joe Pritchard
Gary Carwile

MEMBERS ABSENT

Turnbow
Burchett
Roach

STAFF REPRESENTATIVE

Whitehead *JW*

OTHERS

Paul Stephenson
Alfred Bartlett
R. Rinks

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, February 18, 1992 at 7:00 p.m. in the conference room of the Local Planning Office, 621 E. 15th St.

Chairman Bennett called the meeting to order at 7:00 p.m. and minutes of the previous meeting were approved on a motion by Pritchard. Motion seconded by Lafever. Motion carried all aye.

PRELIMINARY PLAT-PAUL STEPHENSON SUBDIVISION

Mr. Paul Stephenson presented a preliminary plat of a proposed subdivision along Buffalo Valley Road and Oak Hill Drive at their intersection.

Staff advised that the plat met the requirements excepting the location of two (2) fire hydrants, one (1) to be installed along an existing 6" line on the Buffalo Valley Road and the installation of 6" line replacing 2" line along Oak Hill Drive to serve a hydrant to be located approximately 600 feet from its intersection with Buffalo Valley Road.

Staff recommended approval subject to agreement to install hydrants and lines as recommended and subject to Public Health approval for septic tank suitability.

Motion to approve preliminary plat as subject to above conditions by Carwile. Motion seconded by Lafever. Motion carried all aye.

PRELIMINARY PLAT-SOUTHERN HILLS-PHASE I

Mr. Bartlett presented a preliminary plat of Phase I-Southern Hills. Mr. Bartlett requested a variance in lot size requirements for lots backing up to fairways and roughs of the golf course. These lots would contain approximately 15,000 sq. ft. and each lot would have a permanent easement on the course for duplication of the subsurface sewer system. This method would be subject to approval by Department of Environment and Conservation.

Staff recommended the variance be granted based on approval by Environment and Conservation and due to open space involved with the golf course itself. After review and discussion, the plat was granted preliminary approval subject to:

- 5-27 6
1. Change 4" water line to 6" line to provide loop along Southern Hills Drive.
 2. Remove 5' reserve strip along east right-of-way of Southern Hills Drive, allowing abutting property access to road.
 3. Installation of 6" line along Ditty Road as per requirement of Utility District.
 4. Provide for temporary cul-de-sac on Southern Hills Drive.
 5. Change alignment of Southern Hills Drive at its entrance to Ben Jared Road to approximate 90°.
 6. Variance as requested on lot sizes to approximately 15,000 sq. ft. with evidence of permanent easement on golf course and approval by Environment and Conservation.

On a motion by Pritchard, seconded by Carwile, motion carried all aye.

The commission then discussed the sale of lots off Bartlett Road by Burton and Hensley. No action was taken pending further study.

With no other business at hand, a motion to adjourn was entertained at 8:40 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JANUARY 21, 1992

MEMBERS PRESENT

Dan Turnbow
Ronnie Lafever
Jim Burchett
Joe Pritchard
Gary Carwile
Bill Bennett

STAFF REPRESENTATIVE

Whitehead *W*
Greg Brown, Co. Engineer

MEMBERS ABSENT

Roach

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, January 21, 1992 at 7:00 p.m. in the conference room of the Local Planning Office, 698 South Willow Avenue.

Chairman Bennett called the meeting to order at 7:00 p.m. and minutes of the November, 1991 meeting were approved as read on a motion by Turnbow, seconded by Lafever. Motion carried all aye.

FINAL PLAT-MEADOW OAKS SUBDIVISION

The commission considered a final plat of Meadow Oaks Subdivision being developed by E.J. Maxwell and Fred Brown off Bear Creek Road. Staff advised that the road had been cut and recommended final approval subject to:

- Installation of water lines and fire hydrants as per requirements.
- Installation of 4" of base stone and culverts.
- Public health approval for septic tank suitability.
- Posting of bond in the amount estimated by staff engineer to be \$7650.00 for completion of road improvements for a period of one (1) year.

Motion to grant final approval as listed above by Lafever. Motion seconded by Pritchard. Motion carried all aye.

ROAD NAME REQUEST

Staff presented a request for road name petition a road off Phifer Mountain Road recently added by the county commission to the county road map. Motion to name road Uncle Jim Road as per petition by Pritchard. Motion seconded by Burchett. Motion carried all aye.

Staff advised the commission of subdivisions apparently in violation of regulations one off Highway 164 at the Putnam County line and one off Bartlett Road. The commission authorized staff to advise the developers of the need to comply with appropriate regulations.

Staff distributed copies of the new subdivision regulations to commission members.

With no other business at hand, a motion to adjourn was entertained at 8:15 p.m. Meeting adjourned.

JLW/kam