



MEMORANDUM

TO: Sparta Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: February 26, 2025

SUBJECT: March 4, 2025 Planning Commission Meeting

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The Sparta Municipal Planning Commission will hold its regularly scheduled meeting on Tuesday March 4, 2025 at 4 P.M. in Sparta City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Roll Call.
3. Approval of the January 7, 2025 minutes.
4. Staff Report—Rybakov Division.\*
5. Discussion regarding the adoption of new subdivision regulations.
6. Other Business as Necessary.
7. Adjourn.

CTL

**Agenda Review\***

**Agenda Review**

Chairman David Vidrine \_\_\_\_\_ Secretary Karen Benningfield \_\_\_\_\_ Mayor Jerry Lowery \_\_\_\_\_ Robert Officer \_\_\_\_\_

John Farris \_\_\_\_\_ Jason Del Toro \_\_\_\_\_ Robert Oakes \_\_\_\_\_ Hoyt Jones \_\_\_\_\_ James Leftwich \_\_\_\_\_ Emilie Roberts \_\_\_\_\_

Building Inspector Mike O’Neal \_\_\_\_\_

Others: \_\_\_\_\_

**Rybakov Division—Final**

Daniel Rybakov submitted a final subdivision plat for the purpose of subdividing 0.567 lots into two (2) proposed new lots for property located on Lee Street. Lot 1 would consist of 0.272 acres and an existing residential structure. Lot 2 would consist of 0.295 acres and is currently vacant. The proposed new lots are zoned R-B (Multiple-Family, are served by an existing eight (8) inch water line, an existing sewer line and would comply with both the subdivision regulations and the zoning ordinance.

Chairman David Vidrine \_\_\_\_\_ Secretary Karen Benningfield \_\_\_\_\_ Mayor Jerry Lowery \_\_\_\_\_ Robert Officer \_\_\_\_\_

John Farris \_\_\_\_\_ Jason Del Toro \_\_\_\_\_ Robert Oakes \_\_\_\_\_ Hoyt Jones \_\_\_\_\_ James Leftwich \_\_\_\_\_ Emilie Roberts \_\_\_\_\_

Building Inspector Mike O’Neal \_\_\_\_\_

Others: \_\_\_\_\_

**REPORT OF MEETING  
SPARTA MUNICIPAL PLANNING COMMISSION  
JANUARY 7, 2025**

**MEMBERS PRESENT**

Emilie Roberts  
Karen Benningfield  
Robert Officer  
Mayor Jerry Lowery  
John Farris  
David Vidrine

**STAFF PRESENT**

Tommy Lee, UCDD

**OTHERS PRESENT**

Daniel Marcum, City GIS  
Bob Young  
Mike O’Neal, Building Inspector

**MEMBERS ABSENT**

Robert Oakes  
Jason Del Toro  
Hoyt Jones  
James Leftwich

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, the regular meeting of the Sparta Municipal Planning Commission (PC) meeting was called to order by Chairman David Vidrine on Tuesday, January 7, 2025 at 4:00 P. M. at Sparta City Hall.

**ITEM 2: APPROVAL OF DECEMBER 3, 2024 MINUTES**

After calling the meeting to order, Chairman Vidrine asked for approval of the minutes from the December 3, 2024 meeting. After discussion, Emilie Roberts made a motion that the minutes be approved as submitted. John Farris seconded and the motion passed with a vote of all ayes.

**ITEM 3: DISCUSSION REGARDING PHASE DEVELOPMENT SCHEDULE FOR THE GILLEN FARMS DEVELOPMENT.**

Bob Young addressed the PC to discuss the phase development schedule for the Gillen Farms Development. Young stated that Phase I would consist of twenty-eight (28) lots, of which the infrastructure for those lots should be completed within the upcoming months. Young stated that once Phase I was completed, Phase II, which would consist of twenty-four (24) new lots, would begin. Young then stated that once Phase II was completed, Phase III, which would consist of twenty-nine (29) new lots, would begin. Young also stated that the Spring Street connector, which is a 1,400-foot street that would connect the development to Spring Street, would begin construction in the upcoming months. Finally, Young stated that the development would have a common mailbox and would be governed by a home owner’s association.

With no other business to discuss, Mayor Jerry Lowery made a motion to adjourn the meeting. John Farris seconded and the motion passed with a unanimous vote. The next meeting of the Sparta Municipal Planning Commission is February 4, 2025.

CTL

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_  
 DATE \_\_\_\_\_ OWNER \_\_\_\_\_

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF SPARTA PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY OF SPARTA SUBDIVISION REGULATIONS.

DATE \_\_\_\_\_ REGISTERED ENGINEER OR SURVEYOR  
 RLS #2171

CERTIFICATION OF EXISTING STREET(S)

I HEREBY CERTIFY THAT THE STREET(S) SHOWN ON THIS PLAT HAS (HAVE) THE STATUS OF AN ACCEPTED PUBLIC STREET(S) REGARDLESS OF CURRENT CONDITION.

DATE \_\_\_\_\_ SPARTA STREET DEPARTMENT  
 SUPERVISOR

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE SPARTA PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE SPARTA PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF WHITE COUNTY, TENNESSEE.

DATE \_\_\_\_\_ SECRETARY  
 SPARTA MUNICIPAL PLANNING COMMISSION

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

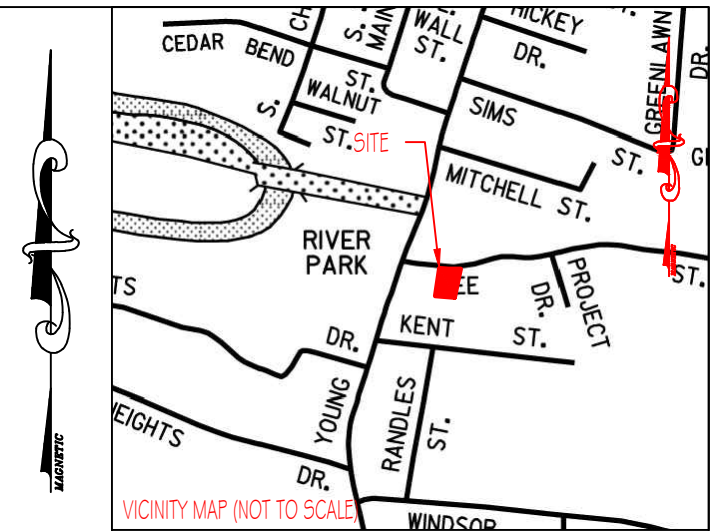
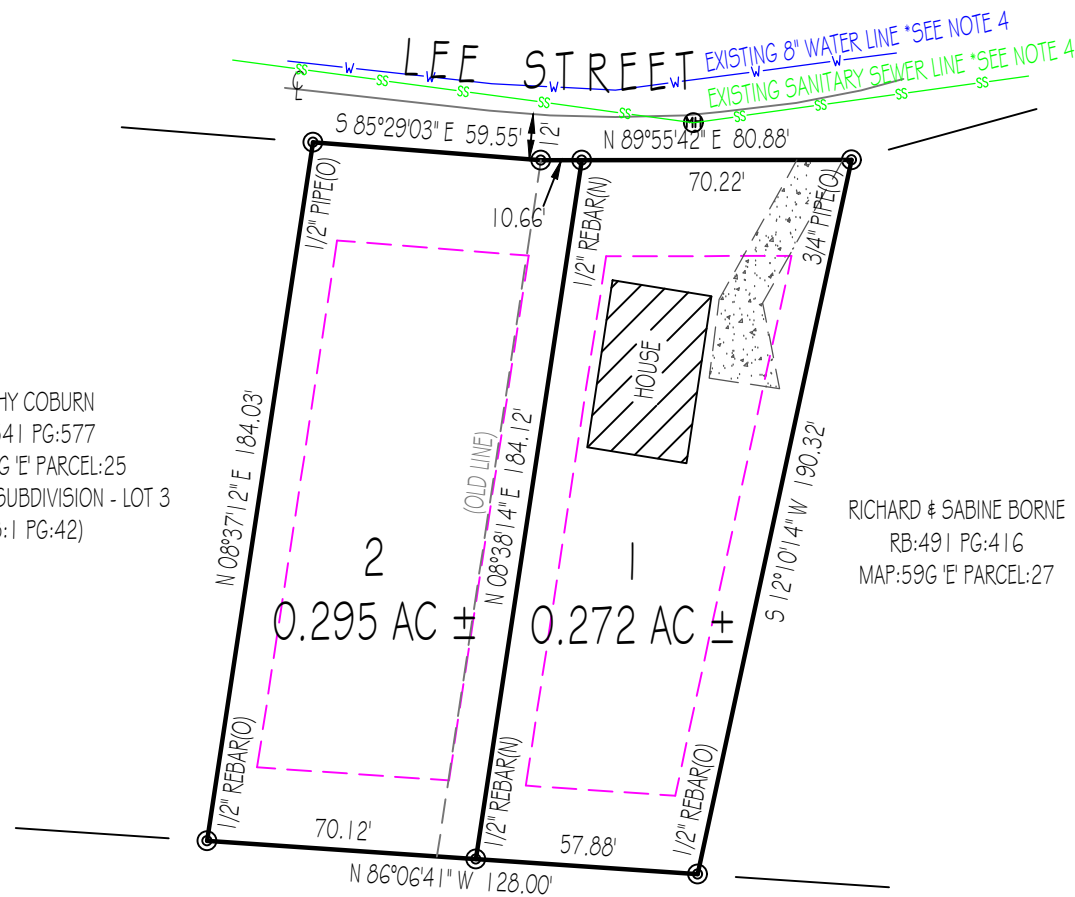
I HEREBY CERTIFY THAT THE WATER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE.

DATE \_\_\_\_\_ SPARTA SEWER DEPT. SUPERVISOR

CATHY COBURN  
 RB:541 PG:577  
 MAP:59G 'E' PARCEL:25  
 J.T. GRACEY SUBDIVISION - LOT 3  
 (PB:1 PG:42)

RICHARD & SABINE BORNE  
 RB:491 PG:416  
 MAP:59G 'E' PARCEL:27

SPARTA HOUSING AUTHORITY  
 WDB:112 PG:331  
 MAP:59G 'E' PARCEL:32



NOTES:

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47185CO165D, EFFECTIVE SEPTEMBER 28, 2007.
4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
5. BEING LOTS 1 & 2 OF J.T. GRACEY SUBDIVISION, RECORDED IN PLAT BOOK: 1, PAGE: 42.
6. PROPERTY IS LOCATED IN ZONE R-B WITHIN SPARTA CITY LIMITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONE R-B.
7. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: 25'  
 SIDE: 10'  
 REAR: 20'

GPS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- A: POSITIONAL ACCURACY - 0.05 FEET
- B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
- C: DATES OF SURVEY - 01/23/2025
- D: DATUM/EPOCH - NAD83 (2011) / EPOCH: 2010.0000
- E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
- F: GEOID MODEL - GEOID 2018
- G: COMBINED GRID FACTOR(S) - 0.99991074
- H: CONVERGENCE ANGLE - 0°18'50"



**LEGEND**

- (N) (NEW)
- (O) (OLD)
- ℄ CENTERLINE
- w— WATER LINE
- ss— SANITARY SEWER
- ⊕ MANHOLE

**GRAPHIC SCALE**

( IN FEET )  
 1 inch = 50 ft.

FINAL PLAT FOR <b>RE-DIVISION OF LOTS 1 &amp; 2 OF J.T. GRACEY SUBDIVISION (PB:1 PG:42)</b> PRESENTED TO CITY OF SPARTA PLANNING COMMISSION	
OWNER: DANIEL RYBAKOV	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 464 FORKED LANE SPARTA, TN 38583	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (931) 316-0210	TELEPHONE: (931) 837-5446
P/L RB:525 PG:745	TAX MAP:59G 'E' PARCEL:26 & 26.01
DATE: 01/23/2025	1ST C.D. - WHITE COUNTY, TN
SCALE: 1"=50'	ACREAGE SUBDIVIDED: 0.567 AC ±
DRAWING #25-026 A3	NUMBER OF LOTS: 2