



MEMORANDUM

TO: Sparta Municipal Planning Commission Members
FROM: Tommy Lee, Staff Planner
DATE: August 27, 2024
SUBJECT: September 3, 2024 Planning Commission Meeting

The Sparta Municipal Planning Commission will hold its regularly scheduled meeting on Tuesday September 3, 2024 at 4 P. M. in the Sparta City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Roll Call.
3. Approval of the June 4, 2024 minutes.
4. Staff Report—Horne Division and Sims Division*
5. Discussion regarding the adoption of new subdivision regulations.
6. Other Business as Necessary.
7. Adjourn.

CTL

***See 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: _____

Agenda Review

Horne Division—Final

Suzanne Horne submitted a final subdivision for the purpose of subdividing 0.572 acres into two (2) proposed new lots for property located on Walker Street. Lot 1 would consist of 0.315 acres, an existing mobile home and an existing accessory structure. Lot 2 would consist of 0.257 acres and is currently vacant. The proposed new lot is zoned R-B (Multi-Family Residential), are served by an existing one (1) inch water line, an existing eight (8) inch sewer line and would comply with both the zoning ordinance and the subdivision regulations.

Sims Division—Final

Jade Sims submitted a final subdivision for the purpose of subdividing 0.623 acres into two (2) proposed new lots for property located on Windsor Drive and Oak Street. Lot 1 would consist of 0.323 acres and an existing residential structure. Lot 2 would consist of 0.300 acres and an existing accessory structure. The proposed new lot is zoned R-A (Single Family Residential), are served by an existing six (6) inch water line, an existing six (6) inch sewer line and would comply with both the zoning ordinance and the subdivision regulations.

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
JUNE 4, 2024**

MEMBERS PRESENT

Emilie Roberts
Karen Benningfield
Robert Oakes
Mayor Jerry Lowery
John Farris
David Vidrine
Jason Del Toro
Hoyt Jones
James Leftwich

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

Daniel Marcum, City GIS
Tonya Tindle, City Administrator
Mike O’Neal, Building Inspector
Kyle Goff
Meredith Shuler

MEMBERS ABSENT

Robert Officer

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, June 4 2024 at 4:00 P. M. at Sparta City Hall.

ITEM 2: APPROVAL OF MAY 7, 2024 MINUTES

After calling the meeting to order, Chairman Vidrine asked for approval of the minutes from the May 7, 2024 meeting. After discussion, Emilie Roberts made a motion that the minutes be approved as submitted. Hoyt Jones seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF FINAL SITE PLAN FOR A CHILD CARE FACILITY TO BE ESTABLISHED AT 515 EAST BOCKMAN WAY (EAST SPARTA CHURCH OF GOD REQUEST)

Kyle Goff and Meredith Shuler presented a final site plan on behalf of East Sparta Church of God to establish a child care facility at 515 East Bockman Way. Building Inspector Mike O’Neal stated that the PC must approve the traffic flow and parking for the site plans of child care facilities. Goff stated that the facility would have approximately seventy-five (75) children and ten (10) employees. The submitted site plan only depicted one (1) ingress/egress point on the western end of the property. It was the consensus of the PC that another ingress/egress point should be established on the eastern end of the property. It was also the consensus of the PC that the eastern end should be restricted to ingress and the western end should be reserved for egress with a one-way flow of traffic. Goff and Shuler agreed to these stipulations. After discussion, Mayor Jerry Lowery made a motion to approve the final site plan pending that the recommended ingress/egress changes be made. Karen Benningfield seconded and the motion passed with a vote of all ayes.

ITEM 4: STAFF REPORT

Staff Planner presented a report for one (1) subdivision plat that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plat is as follows:

Crockett Division—Final

Kenton Crockett submitted a final subdivision for the purpose of subdividing 5.01 acres into two (2) proposed new lots for property located on Turn Table Road. Lot 1 would consist of 0.57 acres and is currently vacant. Lot 2 would consist of 4.44 acres, an existing residential structure and an existing accessory structure. The proposed new lot is zoned R-A (Single Family Residential), are served by an existing six (6) inch water line, an existing eight (8) inch sewer line and would comply with both the zoning ordinance and the subdivision regulations

With no other business to discuss, Karen Benningfield made a motion to adjourn the meeting. Mayor Jerry Lowery seconded and the motion passed with a unanimous vote. The next meeting of the Sparta Municipal Planning Commission is August 5, 2024.

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 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

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

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 - 06/17/2024
- D: DATUM/EPOCH - NAD83 (2011)/ EPOCH: 2010.0000
- E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
- F: GEIOD MODEL - GEIOD 2018
- G: COMBINED GRID FACTOR(S) - 0.99990818
- H: CONVERGENCE ANGLE - 0°18'58"

CERTIFICATION OF APPROVAL OF PROPERTY NUMBERS

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON, AND PROPERTIES THEREIN, HAVE BEEN ASSIGNED PROPERTY NUMBERS, AS PER THE WHITE COUNTY ROAD NAMING AND PROPERTY NUMBERING SYSTEM AND THAT HEREAFTER, THE PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

DATE _____ DIRECTOR, WHITE COUNTY E-911 BOARD

DONALD AMBROSE & MARY GERSKI
 RB:461 PG:248
 MAP:59B 'C' PARCEL:31.01

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 RB:461 PG:248
 MAP:59B 'C' PARCEL:31.01

MOLLIE CLARK & SHELBY PINKSTON
 RB:265 PG:588
 MAP:59B 'C' PARCEL:34

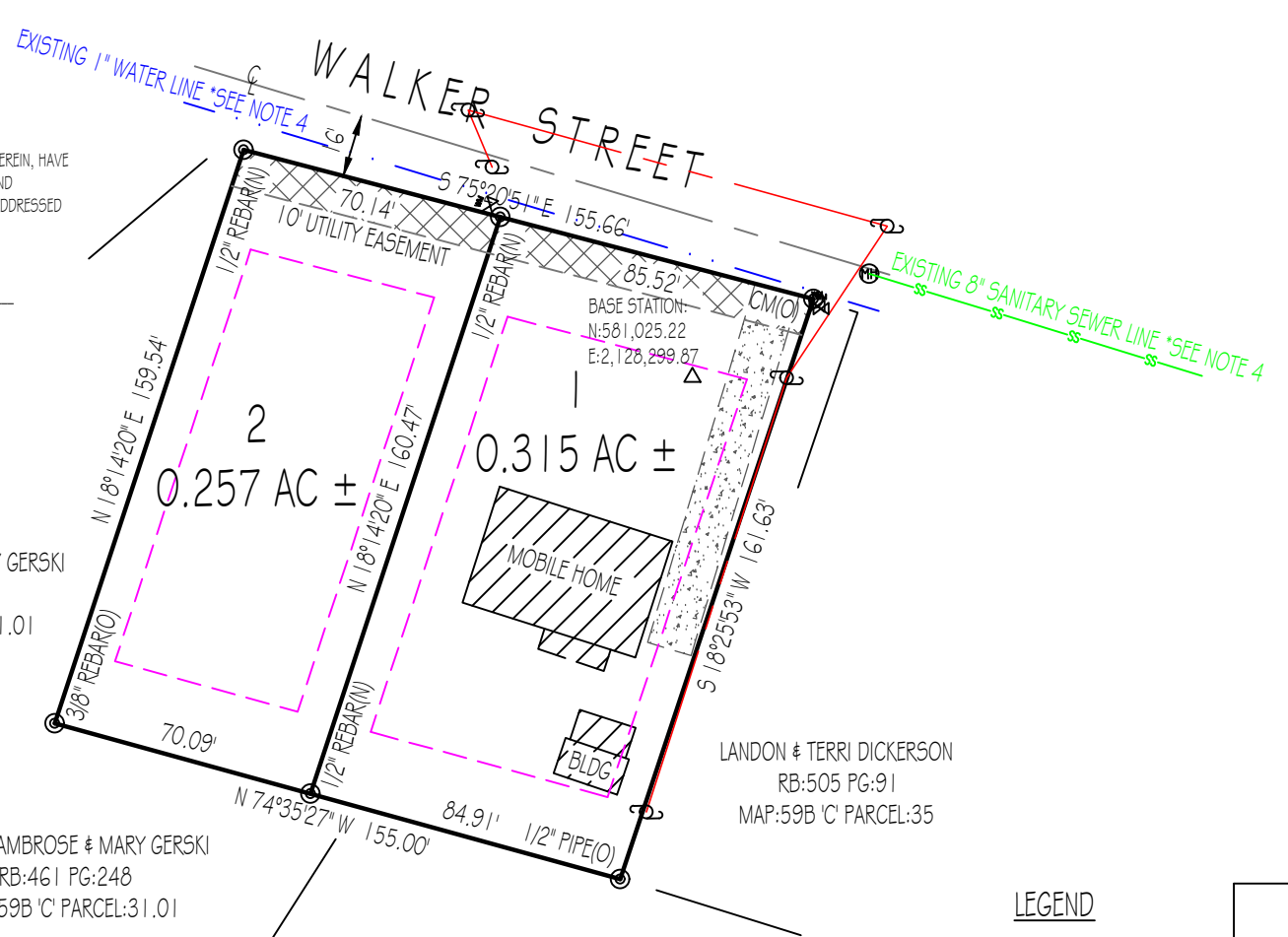
LANDON & TERRI DICKERSON
 RB:505 PG:91
 MAP:59B 'C' PARCEL:35



GRAPHIC SCALE

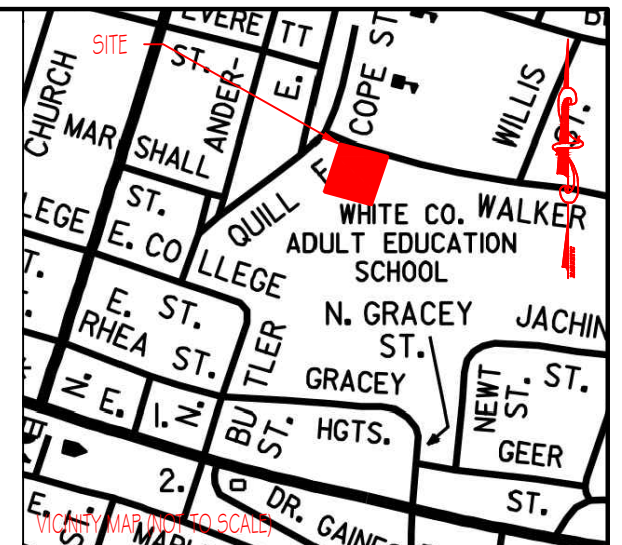


(IN FEET)
 1 inch = 50 ft.



LEGEND

- (N) (NEW)
- (O) (OLD)
- ⊕ CENTERLINE
- ⊕ POWER POLE
- CM CONCRETE MONUMENT
- W — WATER LINE
- SS — SANITARY SEWER
- ⊕ MANHOLE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT



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. PROPERTY IS LOCATED IN ZONE R-B WITHIN SPARTA CITY LIMITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONES R-B.
6. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 25'
 SIDE: 10'
 REAR: 20'

FINAL PLAT FOR	
SUZANNE & TIMOTHY HORNE DIVISION	
PRESENTED TO CITY OF SPARTA PLANNING COMMISSION	
OWNER: SUZANNE HORNE	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 111 WALKER STREET SPARTA, TN 38583	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (931) 316-2069	TELEPHONE: (931) 837-5446
P/L RB:465 PG:696	TAX MAP:59B 'C' PARCEL:31
DATE: 06/17/2024	1ST C.D. - WHITE COUNTY, TN
SCALE: 1"=50'	ACREAGE SUBDIVIDED: 0.572 AC ±
DRAWING #24-195 A3	NUMBER OF LOTS: 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

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DATE _____ OWNER _____
 DATE _____ OWNER _____

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DATE _____ REGISTERED ENGINEER OR SURVEYOR
 RLS #2171

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DATE _____ SPARTA SEWER DEPT. SUPERVISOR

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- A: POSITIONAL ACCURACY - 0.05 FEET
- B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
- C: DATES OF SURVEY - 04/23/2024
- 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) - 0.99990965
- H: CONVERGENCE ANGLE - 0°19'5"

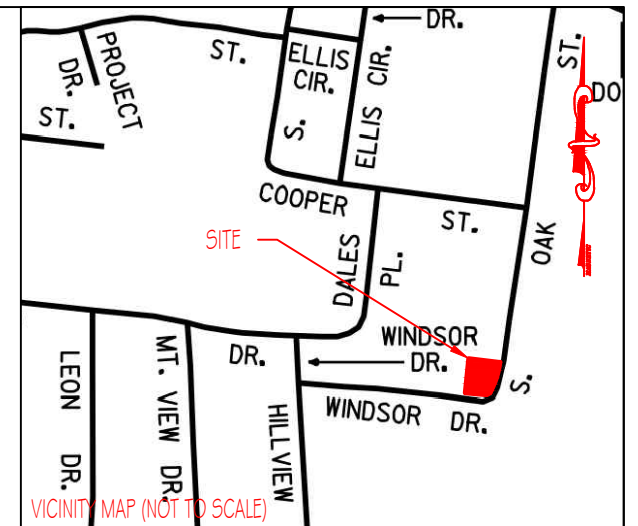
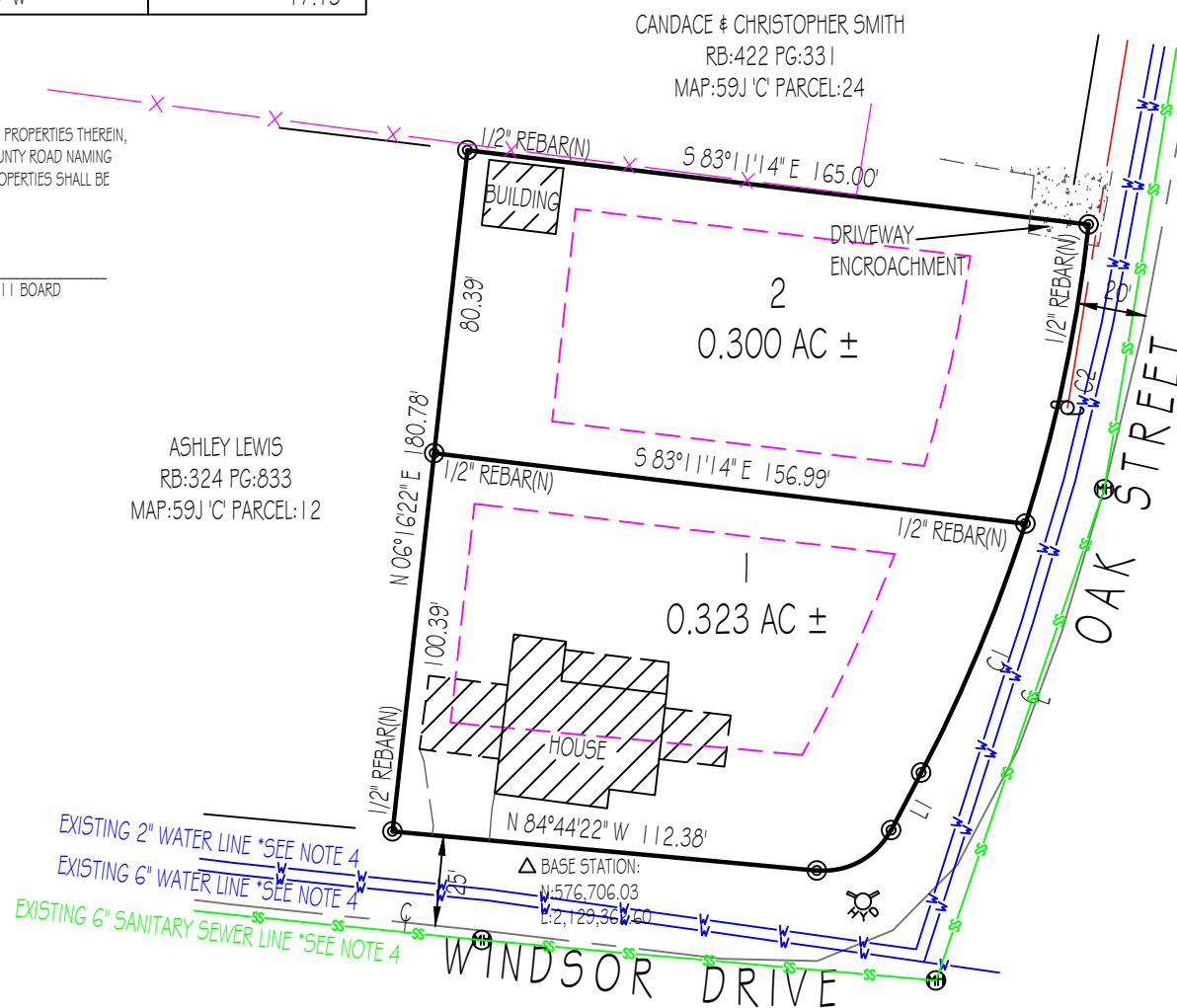
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	407.04'	71.27'	71.18'	S 22°40'29" W	10°01'57"
C2	407.04'	80.85'	80.71'	S 11°58'07" W	11°22'48"

LINE	BEARING	DISTANCE
L1	S 27°41'28" W	17.13'

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DATE _____ DIRECTOR, WHITE COUNTY E-911 BOARD

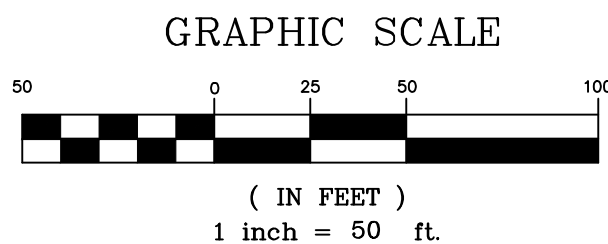


NOTES:

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- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47185C0165D, EFFECTIVE SEPTEMBER 28, 2007.
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- PROPERTY IS LOCATED IN ZONE R-A WITHIN SPARTA CITY LIMITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONE R-A.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 30'
 SIDE: 12'
 REAR: 30'

LEGEND

- (N) (NEW)
- (O) (OLD)
- CL CENTERLINE
- PP POWER POLE
- FC FENCE CORNER
- FL FENCE LINE
- WP WOOD POST
- SP STEEL POST
- WL WATER LINE
- SS SANITARY SEWER
- ⊕ MANHOLE
- ⊗ FIRE HYDRANT
- ⊕ WATER VALVE



FINAL PLAT FOR RE-DIVISION OF LOTS 30-34 OF BLOCK 4 OF MOUNTAIN VIEW HEIGHTS SUBDIVISION (PB:96 PG:50 & 50A) PRESENTED TO CITY OF SPARTA PLANNING COMMISSION	
OWNER: JADE SIMS	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 334 WINDSOR DRIVE SPARTA, TN 38583	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
EMAIL: JLSTHEGEM@AOL.COM	TELEPHONE: (931) 837-5446
P/L RB:516 PG:516	TAX MAP:59J 'C' PARCEL:11
DATE: 04/23/2024	1ST C.D. - WHITE COUNTY, TN
SCALE: 1"=50'	ACREAGE SUBDIVIDED: 0.623 AC ±
DRAWING #24-140 A3	NUMBER OF LOTS: 2