

MEMORANDUM

TO: Sparta Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: April 28, 2026

SUBJECT: May 5, 2026 Planning Commission Meeting

---

The Sparta Municipal Planning Commission will hold its regularly scheduled meeting on Tuesday May 5, 2026 immediately following the Board of Zoning Appeals meeting that begins 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 April 7, 2026 minutes.
4. Consideration of request to rezone property located at 427 West Bockman Way from R-B (Multiple-Family Residential) to C-D (General Business) (Life Church Request).
5. Consideration of request to rezone property located on North Spring Street (further described as Map 040, Parcel 084.00) from M-I (Manufacturing-Industrial) to C-D (General Business) (Brown Request).
6. Staff Report—Watson Combination.
7. Other Business as Necessary.
8. 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**

**Watson Combination—Final**

Linda Watson submitted a final combination plat for the purpose of combining five (5) existing lots into three (3) proposed new lots located on South Young Street. After the combination, Lot 1 would consist of 1.512 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 0.802 acres and is currently vacant. Lot 3 would consist of 0.779 acres and is currently vacant. The proposed new lots are zoned R-A (Single Family Residential) and are served by an existing six (6) inch water line.

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  
APRIL 7, 2026**

**MEMBERS PRESENT**

Emilie Roberts  
Karen Benningfield  
Hoyt Jones  
John Farris  
Robert Oakes  
Mayor Jerry Lowery

**MEMBERS ABSENT**

James Leftwich  
Jason Del Toro  
David Vidrine  
Robert Officer

**STAFF PRESENT**

Tommy Lee, UCDD

**OTHERS PRESENT**

Mike O’Neal, Building Inspector  
Tonya Tindle, City Administrator  
Daniel Marcum, GIS Technician  
Ben Clark

**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 Vice-Chairman Hoyt Jones on Tuesday, April 7, 2026 at 4:00 P. M. at Sparta City Hall.

**ITEM 2: APPROVAL OF JANUARY 6, 2026 MINUTES**

After calling the meeting to order, Vice-Chairman Jones asked for approval of the minutes from the January 6, 2026 meeting. After discussion, Mayor Jerry Lowery made a motion that the minutes be approved as submitted. Emilie Roberts seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF AMENDING THE ZONING ORDINANCE TO ALLOW MORE THAN ONE (1) PRINCIPAL STRUCTURE ON A COMMERCIALY ZONED PARCEL**

Staff Planner and GIS Technician Daniel Marcum presented an amendment to the zoning ordinance to allow for more than one (1) principal structure on a commercially zoned parcel. Staff stated that this would give the city more flexibility to recruit commercial businesses and also allow more flexibility for local entrepreneurs. After discussion, Karen Benningfield made a motion to recommend that the city council amend the zoning ordinance to allow more than one (1) principal structure on a commercially zoned parcel. John Farris seconded and the motion passed with a vote of all ayes.

**ITEM 4: CONSIDERATION OF AMENDING THE ZONING ORDINANCE TO ALLOW LAUNDRY AND DRY-CLEANING ESTABLISHMENTS IN ALL COMMERCIAL DISTRICTS (WITH THE EXCEPTION OF C-C) AS A PERMITTED USE.**

Staff Planner and GIS Technician Daniel Marcum presented an amendment to the zoning ordinance to allow laundry and dry-cleaning establishments in all commercial districts (with the exception of C-C) as a permitted use. Staff Planner stated that the aforementioned uses are a permitted use in the residential/commercial districts and thus they should be a permitted in all commercial districts with the exception of the downtown area. (C-C district) After discussion, Mayor Jerry Lowery made a motion to recommend that the city council amend the zoning ordinance to allow laundry and dry-cleaning establishments in all commercial districts (with the exception of C-C) as a permitted use. Karen Benningfield seconded and the motion passed with a vote of all ayes.

**ITEM 5: 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:

**Crosland Combination—Final**

Cole Crosland submitted a final combination plat for the purpose of combining three (3) existing lots into two (2) proposed new lots located on Nob Hill Drive. After the combination, Lot 1 (shown as Lot 57) would consist of 0.608 acres and is currently vacant. Lot 2 (shown as Lot 58) would consist of 0.607 acres and is currently vacant. The proposed new lots are zoned R-A (Single Family Residential) and are served by an existing six (6) inch water line.

With no other business to discuss, Karen Benningfield made a motion to adjourn the meeting. Emilie Roberts seconded and the motion passed with a unanimous vote. The next meeting of the Sparta Municipal Planning Commission is May 5, 2026.

CTL

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

May 5<sup>th</sup> 2026  
4:00 PM

# City of Sparta

Please return with \$50.00 application fee.

### Request for Action of Sparta:

Municipal Planning Commission  Board of Zoning Appeals  Board of Codes Appeals

Owner Name: Life Church Inc. Owner Phone#: 931-743-9855  
Owner Address: 3223 North Washington Ave. Cookeville, TN.  
Address of Property: 427 W Bochner Way  
Parcel ID of Property: Map: 059A Group: A Parcel: 033.00, 028.01, 038.00

### Action Requested:

Request for Subdivision of property (Requires additional fee of \$25.00 per lot). 5 copies of subdivision plat must accompany this request.

Request for Change in Zoning Classification from R-B to C-D

Request for Variance:

Explain: \_\_\_\_\_

Request for Use Permitted on Appeal:

Explain: \_\_\_\_\_

Appeal from Interpretation:

Explain: \_\_\_\_\_

### Property Identification Requirements:

Platted Land (Attach Copy of Plat):

Name of Subdivision: \_\_\_\_\_ Map: \_\_\_\_\_ Group: \_\_\_\_\_ Parcel: \_\_\_\_\_

Deed (Attach Copy of Deed)

**Petition:** As owner/agent, I hereby petition the City of Sparta, TN for approval of the above described request as provided by the laws of the State of Tennessee and the ordinances of the City of Sparta.

Sign: Manda Rogan Date: 4-15-26

----- DO NOT WRITE BELOW THIS LINE. FOR INTERNAL USE ONLY. -----

Hearing Scheduled for: 5/5/26

Disposition:  Approved  Denied  Appeal Requested  Referred to Board of Mayor/Aldermen

Date: \_\_\_\_\_



Tennessee Comptroller of the Treasury - Division of Property Assessments

Map/Data For Illustrative Purposes Only.

City of Sparta is not responsible for misuse, misinterpretation, or inaccuracy of data.

Not a substitute for OneCall.

4/16/2026

## Proposed Rezoning

427 W Bockman Way

Map: 059A Group: A Parcels: 033.00, 028.01, 038.00

R-B to C-D



1 inch = 100 feet

PAID  
APR 21 2026

# City of Sparta

Please return with \$50.00 application fee.

## Request for Action of Sparta:

Municipal Planning Commission    Board of Zoning Appeals    Board of Codes Appeals

Owner Name: Sam L Brown Owner Phone# \_\_\_\_\_

Owner Address: 5698 ~~Cherry~~ Cherry Creek Rd Sparta 38583

Address of Property: N Springs St

Parcel ID of Property: Map: 040 Group: - Parcel: 084.00

### Action Requested:

Request for Subdivision of property (Requires additional fee of \$25.00 per lot). *5 copies of subdivision plat must accompany this request.*

Request for Change in Zoning Classification from M-1 to C-D

Request for Variance:

Explain: \_\_\_\_\_  
\_\_\_\_\_

Request for Use Permitted on Appeal:

Explain: \_\_\_\_\_  
\_\_\_\_\_

Appeal from Interpretation:

Explain: \_\_\_\_\_  
\_\_\_\_\_

### Property Identification Requirements:

Platted Land (*Attach Copy of Plat*):

Name of Subdivision: \_\_\_\_\_ Map: \_\_\_\_\_ Group: \_\_\_\_\_ Parcel: \_\_\_\_\_

Deed (*Attach Copy of Deed*)

**Petition:** As owner/agent, I hereby petition the City of Sparta, TN for approval of the above described request as provided by the laws of the State of Tennessee and the ordinances of the City of Sparta.

Sign: Sam L Brown Date: 4-21-26

----- DO NOT WRITE BELOW THIS LINE. FOR INTERNAL USE ONLY. -----

Hearing Scheduled for: 5/5/26

Disposition:  Approved    Denied    Appeal Requested    Referred to Board of Mayor/Aldermen

Date: \_\_\_\_\_



Map/Data For Illustrative Purposes Only.  
 City of Sparta is not responsible for misuse, misinterpretation, or inaccuracy of data.  
 Not a substitute for OneCall.  
 4/20/2026

## Proposed Rezoning

N Spring St  
 Map: 040 Parcel: 084.00  
 M-I to C-D



1 inch = 200 feet

Tennessee Comptroller of the Treasury - Division of Property Assessments