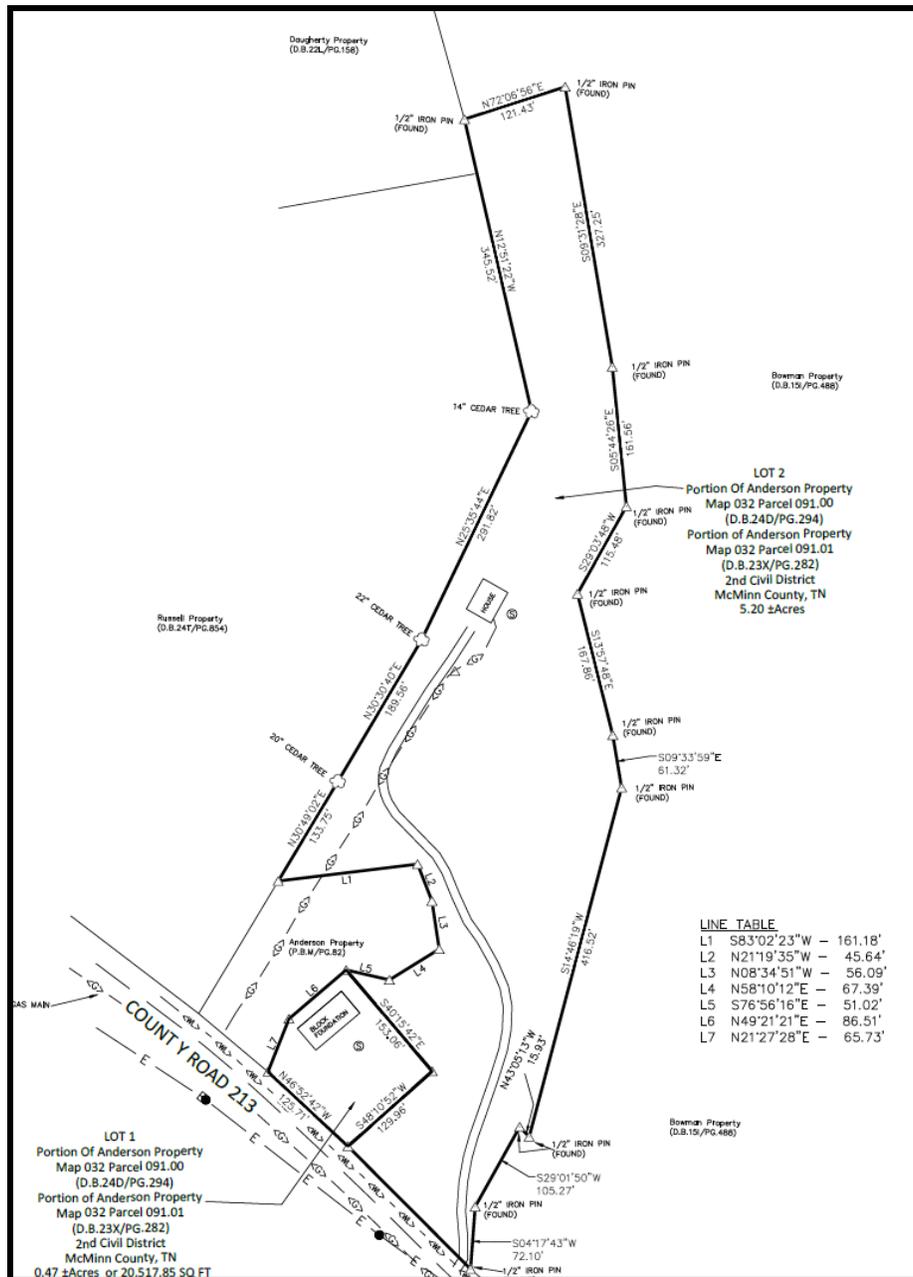




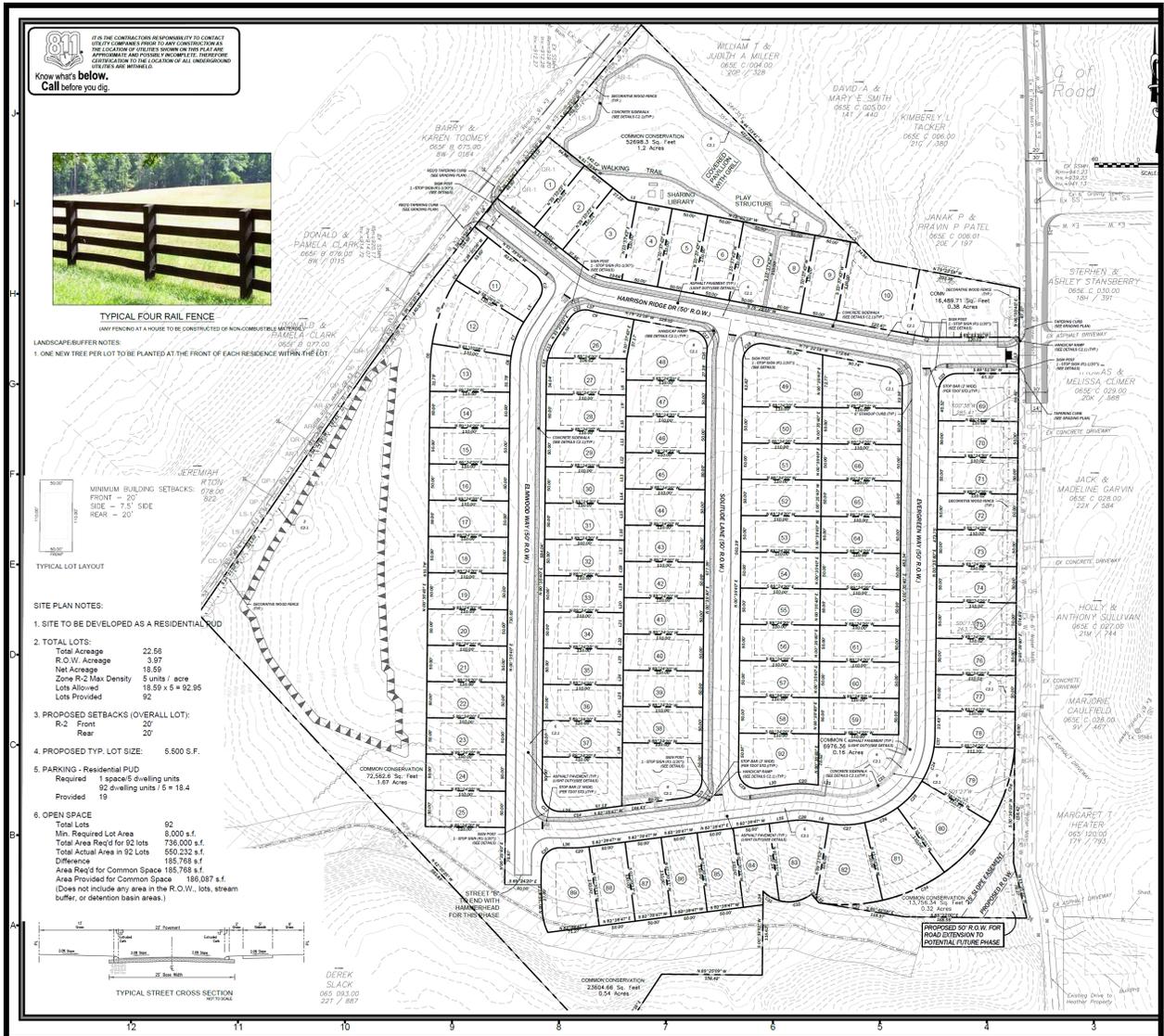
The plat has been reviewed by all departments and meets the requirements of the subdivision regulations. **Staff recommends approval of the plat subject to all signature certification blocks being completed and the plat being presented at the meeting.**

- Public Comments and Final Plat approval for Jessica Anderson on property shown as Tax Map 032 Parcels 091.00 on the Tennessee Real Estate Property Assessment Data Website. The property is in the Urban Growth Boundary and is located off County Road 213 and contains 5.67 acres and one (1) lot.**



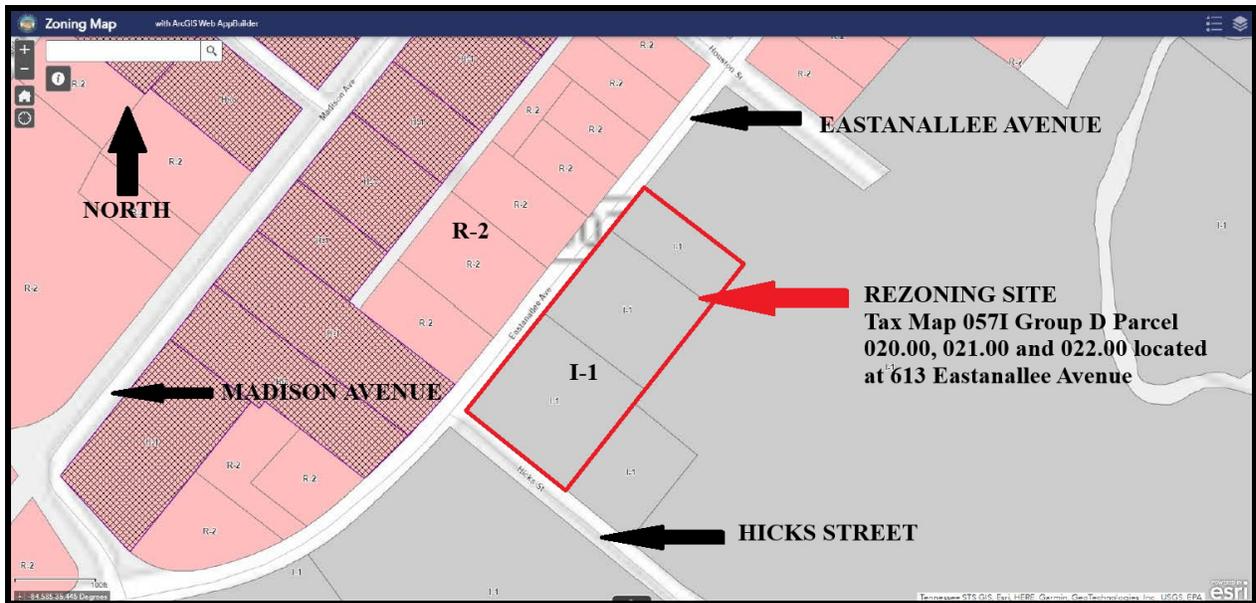
The plat has been reviewed by all departments and meets the requirements of the subdivision regulations. **Staff recommends approval of the plat subject to all signature certification blocks being completed and the plat being presented at the meeting.**

**3. Public Comments and Patio Home Preliminary Plat renewal for Hector Jaramillo on property shown as part of Tax Map 065 Parcels 094.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located on Cedar Springs Road and Keith Lane and contains 22.56 acres and a possible 92 lots. The property is zoned R-2 Medium Density Residential.**



The plat was reviewed and approved in February 2025. The owner has gained approval for a Residential Planned Unit development from the Board of Zoning Appeals, and the approved patio home plat has been revised to include the new front and side setback and the required extra





The property is adjacent to the R-2 Medium Density Residential zone to the west and is not large enough for any substantial industrial uses. The owner wishes to tear down the existing structures, rezone the parcel to residential and build much needed duplex apartments in this area. **Staff recommends approval of the rezoning request.**

**5. Public Comments and Review and Approval on Eureka Trail and Prof Powers Park improvements**

**TO:** Anthony Casteel, Director of Community Development

**FROM:** Kevin L. Helms, Project Manager

**Cc:** Matt Siniard, Parks and Recreation Director

**DATE:** February 26, 2026

**SUBJECT:** Request for Agenda Placement – LPRF Grant Project Review and Approval

I respectfully request this matter be placed on the agenda for the next meeting of the Athens Regional Planning Commission to obtain the necessary approval to allow the City to apply for funding from the Local Parks and Recreation Fund (LPRF) administered by the State of Tennessee.

At the February City Council meeting, a resolution authorizing the Parks and Recreation Department to apply for LPRF grant funding was approved. Per grant requirements, the project must be reviewed and approved by the local Planning Commission with jurisdiction over the property where the project will be constructed. Pursuant to TCA 13-4-104, the proposed project must be presented to the Planning Commission for approval, and upon approval, a copy of the meeting minutes reflecting that action must be submitted with the

grant application. Additional details related to the approval process are provided within the statute should you wish to review the process in full.

The proposed project includes two intertwined components which are as

follows: Eureka Trail Extension

This phase would extend the Eureka Trail from the current trailhead to Prof Powers Park, creating a terminus at the intersection of Slack Road and E. Madison Avenue. This extension is consistent with the McMinn County Parks and Recreation Master Plan, the City of Athens Master Plan for Prof Powers Park, and the City of Athens Bike and Pedestrian Master Plan. It represents the first phase of a multi-phase expansion intended to ultimately connect the trail to Market and Veterans Parks.

#### Prof Powers Park (Lake Area and Trail Improvements)

Improvements within the park boundary are planned to benefit both the expanded Eureka Trail and the Lake Area of Prof Powers Park. Proposed elements include:

- Milling and paving asphalt from the park entrance at Slack Road to the pier
- Installation of lighting and sidewalks adjoining the newly paved area
- Addition of parking, lighting, and sidewalks in the Lake Area
- Extension of the Eureka Trail within the park boundary, ending in a loop at Slack Road and E. Madison Avenue with connection to a pedestrian pathway within the right-of-way of E Madison Avenue, Slack Road, and Forrest Avenue
- Landscaping and signage improvements at the park entrance and Lake Area
- Construction of restrooms and a pavilion in the Lake Area
- Clearing and grubbing of undergrowth along the north, west, and south sides of the lake
- Removal of chain-link fencing and installation of decorative fencing within areas that have been cleared along the sides of the lake
- Miscellaneous improvements to address ADA non-compliance within the limits of the project

This request is based upon the broadest anticipated scope for the project. The final scope of this phase of the project may be reduced, if necessary, to align with the updated opinion of probable cost once provided by the project architect. Future phases are planned to both extend the Eureka Trail toward downtown Athens and make further improvements within the boundary of Prof Powers Park.

I have included an attachment with this memo that provides a visual concept of the project described above. I plan to attend the meeting to answer any questions the Commission may have. Please advise if any further information is needed in advance of the meeting.