

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, July 16, 2015

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

Mike Moser called the meeting to order with the following members present: Gordon Atchley, Rob Harrison, Mayor Pro Tem Pamala Harris, Mayor James Mayberry, and Kevin Poore.

Agenda Items

- 1 Approval of minutes 06/18/15

Rob Harrison made a motion to approve the minutes. Motion was seconded by James Mayberry and motion carried on voice vote.

- 2 Annexation of 1176 Old Lantana Road (Dishman)

Steve Dishman has requested annexation of the remaining portion of his property at 1176 Old Lantana Road to allow access to city sewer. His property is currently split by the City limits. Staff recommends approval of proposed Plan of Services and annexation.

Kevin Poore made a motion to approve the Plan of Services and annexation request for Dishman (1176 Old Lantana Road). Motion was seconded by Rob Harrison and motion carried on voice vote.

- 3 Setback Variance Request for Northside Family Dentistry

Dr. Johnny V. Shanks, DDS, is requesting a five (5) foot setback variance for his property along Dunn Avenue for the construction of a pavilion. He has stated that the purpose of the pavilion is to provide an area to accommodate employee activities. Staff questions why the pavilion could not be rotated to comply with the building setback requirements, Greg Barnwell (Dr. Shanks' representative) stated that due to the location of underground utility service lines, the pavilion cannot be rotated. Also, Dr. Shanks has plans to expand the clinic on the eastern side.

The setback from Dunn Avenue is 30 feet. The dentist office is located on the corner of Matherly Street and Dunn Avenue with a 30 foot setback from both.

VARIANCE REQUEST: Dr. Shanks is requesting a 5 foot variance from Dunn Ave. bringing the total setback from Dunn to 25 feet instead of 30.

STAFF RECOMMENDATION: Based on the existing subdivision regulations, the amount of remaining property that could be another location for proposed pavilion, and the possibility that underground utilities could be moved or built over, staff recommends denial of the variance request.

Gordon Atchley made a motion to approve the variance request. Motion was seconded by Mayor Mayberry and motion carried on voice vote.

- 4 Staff Reports & Other Business, Kevin Dean Local Planner

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- *In House Plats (In Progress)*
 - o *Resubdivision of lots in Highland View Subdivision. Plat is still out for corrections.*

- *In House Plats (Completed)*
 - o *Replat of Lots 6 & 7 of the Hale Subdivision has been recorded at the Register of Deeds office as Plat Book 11 page 670. A copy is on file in the Planning Office.*
 - o *Thompson Division has been recorded at the Register of Deeds office as Plat Book 11 page 663. A copy is on file in the Planning Office.*

- *Regular Plats (In Progress)*
 - o *The Grove, by Crossville Housing Authority. Staff is working with the engineer of record on the development of the new subdivision for the Crossville Housing Authority.*

- *Regular Plats (Completed)*
 - o *The Gardens Revision Lots 36 & 38 Phase VI, a lot combination, has been recorded at the Register of Deeds office as Deed Book 1454 page 1423. A copy is on file in the Planning Office.*
 - o *Cheely Property, a small 3 lot subdivision along Lantana Road has been recorded at the Register of Deeds office as Plat Book 11 page 665. A copy is on file in the Planning Office.*

- *Other*
 - o *Action on Letters of Credit for the Garden Phase VI & VII (Road) Gardens Inc. has two letters of credit due to expire August 19, 2015 \$4,775.40,-Completion of road, base, and stone \$19,837.65-Completion of road, asphalt, and curbs*

All work has been completed and Street Superintendent, Kevin Music, has signed off on the inspection sheet.

Rob Harrison made a motion to release the letters of credit. Motion was seconded by Mayor Pro Tem Harris and motion carried on voice vote.

- o *Year End Planning Report*

Monthly Planning Report: July 1, 2014 to June 30, 2015

- *Planning Items reviewed: 29*
- *Number of Preliminary Lots: 50*
- *Number of Final Lots: 89*
- *Number of New Lots Created: 27*
- *Fees Collected: \$2,050.00*
- *Acres Subdivided: 109.863*
- *New Roads: 3105 feet*
- *New Water Lines: 2847 feet*
- *New Sewer Lines: 2886 feet*

Staff report is on file in the planning office.

Adjournment

Without any other business to discuss, Rob Harrison made a motion to adjourn. Motion was seconded by Kevin Poore and meeting adjourned.