



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes

Planning Commission

Thursday, September 16, 2021

12:00 PM

City Hall

Regular Meeting

Call to Order

- Present** 6 - Vice Chair Kevin Poore, Gordon Atchley, Council Member Rob Harrison, Greg Tabor, Mayor James Mayberry, and Landon Headrick
- Absent** 1 - Chairman Mike Moser

Others present were Dave Burgess, Richard Smith, Mike Stump, David Bell, Mr. and Mrs. Chris Sexton, Leah Crockett, Kevin Dean and Greg Wood.

Agenda Items

1. Approval of 8/19 minutes

Motion was made by Gordon Atchley, seconded by Council Member Rob Harrison to approve the minutes. Motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick
Absent: 1 - Chairman Moser
2. Release of a Financial Guarantee for Sky View Meadow Phase I, Sewer

The developer has completed the install and it has been inspected and approved for the sewer line extension for Phase I of Sky View Meadow, located along Sparta Drive. The financial guarantee was provided in the form of a cashier's check, which has been deposited, in the amount of \$14,625.00. Staff recommends the release of the financial guarantee which was in the form of a cashier's check and order the issuance of a check to the developer in the full amount.

Motion was made by Council Member Rob Harrison, seconded by Landon Headrick, to release the financial guarantee and issue a check for the full amount. Motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick
Absent: 1 - Chairman Moser

3. Letters of Credit Extension for The Gardens Phase 8 plat 3, Road and Storm Water

The City Planning Commission is currently holding two letters of credit for the Gardens Phase 8 Plat 3, for the completion of the road and the construction of a permanent storm water structure. They are set to expire at the end of this month. The developer has submitted new LOCs for the two existing ones, plus the required 10% for a 12 month extension. The LOCs are as follows, \$27,000 for Completion of Storm Water Facilities and \$77,000 for Finish Roadway Base and Trim, Asphalt and Curbs. Staff recommends the release of the existing LOCs and the acceptance of the new ones.

A motion was made by Council Member Rob Harrison, seconded by Greg Tabor, to release the existing LOCs and accept the new ones. Motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

4. Butch Smith Livingston Rd Division

The developer is proposing dividing a portion off a lot and joining it to the two adjacent lots, which would be greater than 5 acres. This plat could have been handled in-house, except the right-of-way of Livingston Rd is only 44 feet wide. Crossville Regional Planning Commission Subdivision Regulations requires the developer to donate 3 feet from the front of their property to the City. The developer is requesting a variance from this requirement. Staff recommends approval of the plat and variance, based on previous actions of the Planning Commission in variances of this type and the current legislation at the state that is expected to pass that would remove the ability of a municipality to require the dedication of ROW to the approval of a plat.

A motion was made by Council Member Rob Harrison, seconded by Mayor James Mayberry, to approve the variance and plat. Motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

5. The Pointe - Preliminary

The developer is proposing a 5-lot subdivision along Pointe Landing and Holiday Court. Water, roads, and a portion of the sewer are existing. The developer is proposing abandoning a portion of an existing 4-inch gravity line that current crosses the proposed lots 2 and 3 and installing a new gravity sewer line along the property line of lots 1 and 2 and the rear of lot 3, which would cross a portion of lot 4 into a manhole. The proposed new gravity line is currently shown as a 4-inch line. However, after hydraulic calculations have been completed, it may require to change. A note has been added to the plat to allow for that to happen, without having to resubmit a new preliminary plat. There are also two Limited Common Properties proposed. The extent, boundary, and allowed uses would be defined in the articles or bylaws of the HOA/POA. There is a note on the plat stating that "No residential construction is allowed on the Limited Common Property..."

A motion was made by Mayor James Mayberry, seconded by Greg Tabor, to

approve the preliminary plat. Motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

6. Grifrock LLC Property - Preliminary

This preliminary plat was presented and approved by the County Planning Commission as well as its final version. It is not normal for the Crossville Regional Planning Commission to approve a Preliminary and a Final at the same meeting. Since there is nothing in the Subdivision Regulations that prevents it, Staff is asking that it be done in this case, due to the developer already going through three submittals to the County's Planning Commission. The developer is proposing a 6-lot subdivision along Fox Fire Drive at the intersection with Lantana Rd. Water is already available to all 6 proposed lots and City sewer is available to lots 1 and 6, along Lantana Rd. Staff has reviewed the plats as approved by the County Planning Commission and has been working with the surveyor to make the necessary changes to meet the City's Subdivision Regulations and to address any concerns the City may have had in regard to driveway permitting with the state and/or county.

A motion was made by Council Member Rob Harrison, seconded by Mayor James Mayberry, to approve the preliminary plat. Motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

7. Grifrock LLC Property - Final

This is the final plat for the preliminary that was just presented. The developer is requesting approval subject to the owner's signatures. The owners of the property live out of town. The plat has already been approved by the county with their signatures, and the City has an affidavit granting the surveyor, Mr. Chris Sexton, the right to represent them. All the changes the City required to meet our Subdivision Regulations have been made. Due to these factors, Staff is comfortable moving forward with approval subject to the signatures being obtained. Staff recommends approval of the final plat subject to the owner's signatures.

A motion was made by Council Member Rob Harrison, seconded by Mayor James Mayberry, to approve the final plat subject to the owners' signatures being obtained. Motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

8. Stone View Subdivision Phase I Unit 2 - Final

The developer is proposing 16 lots along Cook Rd. Water, sewer, and road are all existing. The developer is having to put up a financial guarantee for the storm water infrastructure, which is located at the rear of the proposed lots, in the amount of \$16,000.00.

A motion was made by Mayor James Mayberry, seconded by Council Member Rob Harrison, to approve the final plat and accept the financial guarantee. Motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

9. Staff Reports and Other Business

- *In House Plats (In Progress)*
 - o *A lot combination along HWY 70 West, joining two existing parcels into one for Spa Builders.*
- *In House Plats (Completed)*
 - o *Jim Bryson Old Watkins Rd, a simple lot line adjustment between two parcels. Recorded as Deed Book 1619 page 2290.*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *Stone View Phase I Unit I, as approved at the Aug Planning Commission meeting and now recorded as, Plat Book 12 page 351*
- *Other*
 - o *.....*

Monthly Planning Report: July 1, 2021 to September 10, 2021

- *Planning Items reviewed: 11*
- *Number of Preliminary Lots: 11*
- *Number of Final Lots: 51*
- *Number of New Lots Created: 47*
- *Fees Collected: \$1350.00*
- *Acres Subdivided: 37.746*
- *New Roads: 1241 feet*
- *New Water Lines: 1282 feet*
- *New Sewer Lines: 1788 feet*
- *:*

A motion was made by Council Member Rob Harrison, seconded by Greg Tabor, to accept the staff reports as presented. Motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

Adjournment

A motion was made by Council Member Rob Harrison, seconded by Greg Tabor, to adjourn. Motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser