

# City of Crossville

392 N. Main  
Crossville, TN 38555



## Minutes

Thursday, June 20, 2019

12:00 PM

City Hall

**Planning Commission**

**Regular Meeting**

**Call to Order**

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

*Others present: Edward Hubbard, Spencer Walton, Tom Baker, Noah Baker, John Conrad, Danny Thurman, City Manager Greg Wood, Kevin Dean, and Malena Fisher.*

**Agenda Items**

**1.** Approval of 5/21 and 5/24 minutes

**A motion was made by Council Member Rob Harrison, seconded by Greg Tabor, to approve the minutes from the 5/21 and 5/24 special called meetings. The motion carried by the following vote:**

**Aye:** 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

**Absent:** 1 - Vice Chair Poore

*Vice-Chairman Poore arrived at 12:03 p.m.*

- Present** 7 - Vice Chair Kevin Poore, Gordon Atchley, Council Member Rob Harrison, Greg Tabor, Chairman Mike Moser, Mayor James Mayberry, and Landon Headrick

**2.** Edward Hubbard Property - HWY 70N 3 Lot

*Mr. Hubbard is proposing a 3 lot Small Subdivision along HWY 70N. There is an existing 10 inch waterline that fronts all three proposed lots. There is no sewer in the area, all three lots will be on subsurface septic sewer. Staff recommends approval of the plat.*

**A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley, to approve the plat. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

**3.** Crossroad Villages Phase III Unit 1 - Final

*The developer, Glenn Clark, has built the subdivision and sold it to Mr. Spencer Walton. Mr. Walton is presenting the final plat of Phase III for approval. All water,*

sewer, and road has been inspected and recommended for approval by City staff. The Planning Commission is holding a financial guarantee for a temporary cul-de-sac that can be released now that Patrick Drive is complete from Premier Drive to Farmington Lane. The financial guarantee is to Mr. Clark the original developer/owner. Staff recommends approval of the plat and the release of the financial guarantee as well as the recommendation to City Council for the acceptance of a portion of Patrick Drive and a portion of Farmington Lane as city streets.

**A motion was made by Vice Chair Kevin Poore, seconded by Mayor James Mayberry, to accept the final plat. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

**A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley, to release the financial guarantee of \$12,500 to Glenn Clark. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

**A motion was made by Vice Chair Kevin Poore, seconded by Mayor James Mayberry, to recommend to council the acceptance of a portion of Patrick Drive and a portion of Farmington Lane as new city streets. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

#### 4. Mobile Home Variance - Tom Baker

*Mr. Baker has purchased a mobile home that is greater than 10 years in age. He is requesting a variance to the ordinance to place the home on a non-mobile home lot inside the city of Crossville. Under the City's mobile home ordinance, mobile homes may be placed in either a mobile home park, a mobile home subdivision, or on a regular lot originally intended for a stick-built home, which is considered a non-mobile home lot. The Planning Commission is acting in the role of advisory committee to the City Council. Their recommendation will be forwarded to the Council for final approval or denial of the variance request. Planning staff defers their recommendation in regard to the mobile home to the Codes Department.*

*Danny Thurman, Codes Department supervisor, reviewed the mobile home in question, and based on age and condition, said he cannot recommend a variance be issued. City Planner Kevin Dean read the letter submitted by Mr. Thurman: "On June 13, Codes Department reviewed a manufactured home for Mr. Thomas Baker at his property off Sparta Dr. Based on the decal on the unit it was manufactured in 1997, HUD Tag # TRA393237, SL # MS B 98 1680 SN35412. The unit has metal siding with varying degrees of indentations, has a metal roof which has multiple patched spots. Based on the manufacturer's information the unit was manufactured for climate zone 1 which is the southern climate, Georgia, Florida etc. Based on the age, and exterior condition codes department cannot recommend a variance be issued."*

*City Manager Greg Wood raised the question that due to the mobile home's condition, age, and classification, could a variance even legally be granted. Noah Baker was present and stated that trailer has been in the City for some time and can be repaired, and he did not understand the reasoning of a few dents being cause for the denial. Thurman stated repairs have been made but deterioration is evident and was originally in*

*the City because of leniency due to tornado some years ago, but mobile homes do not improve with age or repairs. Chairman Moser said something can be grandfathered in because of its existence, but the status of it changes when the property changes hands. He also stated that an engineer had asserted in a previous variance request that the integrity of a mobile home is never the same when changes are made. Mr. Baker questioned how the status could change and the home be deemed unusable in the City when it has been previously approved. Mr. Wood said it's called an existing nonconforming use and that the trailer in question was grandfathered in as such, but that the Bakers were asking to move it and continue the nonconforming use and that's the basis of the Codes Department's decision.*

*Vice Chairman Poore also stated that moving a mobile home from one place to another changes its status. Noah Baker asked for the recommendation to approve or disapprove the variance to be a reasonable decision and said the mobile home can never be used as a home by anyone if this variance is recommended for denial by the planning commission. Mayor Mayberry asked if mobile homes installed in the county were inspected, and Mr. Thurman said that only houses and modular homes were inspected in the county.*

**Vice Chair Kevin Poore made a motion and Greg Tabor seconded to recommend disapproval of the variance based on the Codes Department's determination. Motion carried by the following vote:**

**Aye:** 4 - Vice Chair Poore, Atchley, Tabor and Chairman Moser

**Abstain:** 3 - Council Member Harrison, Mayor Mayberry and Headrick

**6. Staff Reports and Other Business - Kevin Dean, Local Planner**

- *In House Plats (In Progress)*
  - o *Blackberry Properties 70E, Two – A simple one lot subdivision along HWY 70E. The developer is cutting off 4.40 acres off a remainder greater than 5 acres. Water and sewer is existing.*
  
- *In House Plats (Completed)*
  - o *Blackberry Properties HWY 70E, a simple one lot subdivision along HWY 70E. The developer cut off 4.42 acres off a remainder greater than 5 acres. Water and sewer were existing. The plat was recorded as PB12p176.*
  - o *Hubbard Division – Taylor Chapel Rd, a simple two lot subdivision along Taylor's Chapel. Existing water and subsurface septic sewer. The plat was recorded as DB1550p410*
  - o *Ivy Ave – Wilhoit Division, a simple two lot subdivision on the corner of E. First Street and Ivy Ave. Water and Sewer were existing. The plat was recorded as PL12p177.*
  - o *Highland Properties, a simple 1 lot subdivision from a remainder greater than 5 acres along Miller Ave. The plat was recorded as PB12p175.*
  
- *Regular Plats (In Progress)*
  - o *None*
  
- *Regular Plats (Completed)*
  - o *Findley First Street Division, the plat was approved by the Planning and recorded as DB1550p409.*
  - o *Pelfrey Sawmill, the plat was approved by the Planning Commission and recorded as DB1550p408.*

- *Other*
  - o *As of the time of agenda creation, no further action has been taken in regard to the Cantrell Division 2, as was approved by the Planning Commission and still waiting on proof of the disconnection of the existing water line to prevent a single water meter from serving two different lots.*

*Monthly Planning Report: July 1, 2018 to June 13, 2019*

- *Planning Items reviewed: 34*
- *Number of Preliminary Lots: 122*
- *Number of Final Lots: 82*
- *Number of New Lots Created: 58*
- *Fees Collected: \$2,750.00*
- *Acres Subdivided: 87.811*
- *New Roads: 1850 feet*
- *New Water Lines: 1850 feet*
- *New Sewer Lines: 1850 feet*

**A motion was made by Greg Tabor, seconded by Vice Chair Kevin Poore, to accept the Staff Reports. Motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

### **Adjournment**

**A motion was made by Gordon Atchley, seconded by Mayor Mayberry, that this meeting be adjourned. Motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

### **5. Continuing Education - Trails**

*Following adjournment of the business portion of the meeting, John Conrad presented some information about the Friends of the Trails and the City's ongoing trails projects as part of the Planning Commission's continuing education.*