

# City of Crossville

392 N. Main  
Crossville, TN 38555



## Minutes

Thursday, March 15, 2018

12:00 PM

City Hall

**Planning Commission**

**Regular Meeting**

**Call to Order**

*Chairman Moser called meeting to order at 12:05 p.m.*

**Present** 7 - Kevin Poore, Gordon Atchley, Rob Harrison, Mayor James Mayberry, Council Member Pamala Harris, Greg Tabor, and Chairman Mike Moser

*Also present: Greg Wood, Kevin Dean, Chris Maberry, Carl Cooper, Rebecca Stone, and Malena Fisher*

**Agenda Items**

**1.** Approval of minutes

**A motion was made by Council Member Pamala Harris, seconded by Kevin Poore, to approve the minutes of the 2-15-2018 meeting and the 2-22-2018 special called meeting. The motion carried by the following vote:**

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

**2.** Election of Officers

*Mike Moser will remain chairman, Kevin Poore will remain vice-chairman, and Rob Harrison will remain secretary.*

**A motion was made by Mayor James Mayberry, seconded by Gordon Atchley, to re-elect the officers in their current positions. The motion carried by the following vote:**

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

**3.** Approval of Bowman Sewer Extension Request-Genesis Rd

*Mr. Clyde Bowman Jr. has requested a sewer extension along Genesis Road to his property. The two parcels are located in the City limits. Per City ordinance, the property owner would be responsible for the material cost of the extension. City staff has calculated the materials cost for Mr. Bowman at \$400.00. Staff recommends approval of the sewer extension, with the owner being responsible for material costs, \$400.00, plus tap fees and the cost of any easements that may be required for the extension. Planning Commission's recommendation will be forwarded to City Council for final approval.*

**A motion was made by Kevin Poore, seconded by Gordon Atchley, to approve the sewer extension request and forward the recommendation to City Council based on recommendation of staff. The motion carried by the following vote:**

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

**4. Plat 2 Glendale Resubdivision Lots 10&11, Block A**

*The owners of Lot 10 and 11 in the Glendale Subdivision are proposing a lot line adjustment between their lots. Since the properties are located outside the City Limits and do not have sewer available, a new soils study and State Environmentalist signature would be required for the lot getting smaller. The owners are requesting a variance. They presented to staff a notarized letter stating that the existing field lines for their septic is unaffected by the lot line shift, and they are the owners of the adjacent lot on the other side and have no intention of ever separating the two lots. Should their existing septic system fail, a backup or replacement system could be installed on the adjacent lot. The owners also presented a signed affidavit to allow Chris Maberry of Whittenburg Surveying to represent them at the meeting. Staff recommends approval of the variance and plat. With the signed statement of the owner, staff feels that this would remove liability from the City should the septic system fail and no back up system be available.*

**A motion was made by Rob Harrison, seconded by Council Member Pamala Harris, to approve the variance and Plat. The motion carried by the following vote:**

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

**5. Matters relative to closing unimproved right-of-ways along LeeJune Street and adjoining property**

*Dr. Donald Hooie had requested closure of the unimproved right-of-way on the southern portion of his property, with the ROW property being divided down the middle. Staff recommended the ROW closure, dividing the ROW down the middle and adjoining each portion to the adjacent properties, pending notification and approval of all the property owners involved. Planning Commission voted at the December meeting to approve the ROW closure based on Staff recommendation.*

*Property owners were contacted, and two issues have arisen. Two of the property owners have agreed to dividing down the middle the portion of right-of-way that affects their properties; however, a barn is built on part of the right-of-way. Carl Cooper has agreed for the portion with the barn on it to be given to barn owner Les Sherrill, but a survey will have to be performed to properly divide the property.*

*Also, Mr. Cooper is requesting the property lines between his and Dr. Hooie's property be put back to original property lines, with 22 feet of 127 side going back to his property rather than dividing it as spelled out in statute and as Dr. Hooie requested. Neither Mr. Cooper nor Dr. Hooie are the original property owners, and Dr. Hooie has not been contacted about Mr. Cooper's request. Based on the two issues, Planning Commission felt that the City Attorney should be asked to look over the matter.*

*Motion was made to rescind December motion to approve ROW closure based on additional information that has been brought to light.*

*Because a survey will be required to take into account the existing barn between Mr. Cooper's and Mr. Sherrill's portions of the ROW, and also because of the conflict between Dr. Hooie's request, which is per statute, and Mr. Cooper's request to be given*

*the entire portion of ROW, Planning Commission wanted the City Attorney's opinion on this matter before taking action.*

**A motion was made by Rob Harrison, seconded by Mayor James Mayberry, to rescind the December motion to approve ROW closure. The motion carried by the following vote:**

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

**A motion was made by Kevin Poore, seconded by Rob Harrison, to defer action until City Attorney reviews all information and makes a recommendation. The motion carried by the following vote:**

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

## 6.

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

- *In House Plats (In Progress)*
  - o *None*
  
- *In House Plats (Completed)*
  - o *None*
  
- *Regular Plats (In Progress)*
  - o *The Gardens Phase 8 Plat 2, has been submitted for review. A request to rescind the plat has been made by the developer. The request is attached to this agenda item. The financial guarantees are not ready from the bank. The plat will be resubmitted upon finalization of the financial guarantees.*
  
- *Regular Plats (Completed)*
  - o *Dave's Pawn shop plat that had been submitted and approved by the Planning Commission at the February 2018 meeting. The plat has been recorded with the Register of Deeds office as Plat Book 12 page 76. A copy of the plat is on file in the planning office.*
  
- *Other*
  - o *None*

#### *Monthly Planning Report: July 1, 2017 to March 8, 2018*

- *Planning Items reviewed: 36*
- *Number of Preliminary Lots: 6*
- *Number of Final Lots: 84*
- *Number of New Lots Created: 57*
- *Fees Collected: \$2,400*
- *Acres Subdivided: 102.165*
- *New Roads: 1221 feet*
- *New Water Lines: 635 feet*
- *New Sewer Lines: 1590 feet*

*Special called meeting will be held Thursday, 3/22 at 7:30 a.m. to discuss resubdivision of Mary Lou Wibel property.*

### Adjournment

*With no further business to discuss, the meeting was adjourned at 12:32 p.m.*

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

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