



392 N. Main
Crossville, TN 38555

City of Crossville

Minutes

Planning Commission

City Hall

Thursday, August 15, 2019

12:00 PM

Regular Meeting

Call to Order

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

Absent 1 - Landon Headrick

Others present: Mike Hall, Rusty Norrod, City Manager Greg Wood, City Planner Kevin Dean, and Malena Fisher.

Agenda Items

1. Approval of minutes

A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley, to approve the July 18 minutes. The motion carried by the following vote:

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

Absent: 1 - Headrick

2. Foster Division - Final with Variance

The owner of the property, Mrs. Foster, is proposing a subdivision of 1.03ac with a remainder of greater than 5ac. The proposed lot has an existing house and working septic system, with the approximate location of the field lines shown on the plat. She is requesting a variance for the requirement of new soils testing and a backup system for the parcel. The majority of her property is located outside the City's Urban Growth Boundary. The city's UGB has a 500 foot offset from Fred Ford Road, which does include the proposed lot. The County doesn't have the same requirements for a second soils test and backup system. Staff recommends approval of the plat with variance.

A motion was made by Mayor James Mayberry, seconded by Vice Chair Kevin Poore, to approve the plat with variance. The motion carried by the following vote:

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

Absent: 1 - Headrick

3. Holiday Cove Subdivision - Final with Variance

The developer, Austa La Vista, LLC is proposing a 1 lot subdivision along an unaccepted street. A preliminary plat was presented and approved by the Planning Commission back in 2003. No final plat for the development was ever submitted. The road was constructed and inspected by the City, but never accepted. City staff recently visited the site and had some concerns over the current condition of the road. The developer has decided to move forward with the division of one lot. The single lot does have a partially completed structure located on it. They are requesting a variance to allow an ingress/egress easement along the existing road for access to the property. When future improvements are made to the road, ROW platted, submitted and approved by the Planning Commission and accepted as a city street, the easement will cease to exist and the lot will then front on a public street. Staff recommends approval of the plat and variance.

A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the variance. The motion carried by the following vote:

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

Absent: 1 - Headrick

A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the plat with the approved variance. The motion carried by the following vote:

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

Absent: 1 - Headrick

4. Annexation of TM 113H E 029.00_off Myrtle Ave.

The property owner, Mr. Jaret Walker, is requesting annexation for his property, Tax Map 113H E 029.00. This parcel is located in a failed subdivision on an unimproved ROW of Sweetgum Circle. He also owns a parcel, Tax Map 113H E 001.03, which is already in the City and located along Myrtle Ave. and is adjacent to the parcel fronting on Sweetgum Cir. Since the lot being requested for annexation is part of failed subdivision and is currently not served by water or sewer, utilities would only be available to it by combining or re-subdividing the parcel along Myrtle Ave. to allow a flag lot. This has been explained to the property owner. The availability of utilities is reflected in the Plan of Services attached to the annexation. Staff recommends approval of the annexation and plan of services.

A motion was made by Mayor James Mayberry, seconded by Greg Tabor, to recommend to City Council the approval of the annexation and plan of services. The motion carried by the following vote:

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

Absent: 1 - Headrick

5. Sewer Line Extension along Cook Rd.

Mr. John Stubbs is requesting the extension of a low pressure sewer line along Cook Road to his property. The existing sewer line is approximately 1430 feet away. Under the City's utility ordinance, the property owner would only be responsible for the cost of materials, since it is for a single use entity and the property is located inside the City limits. The cost of materials is \$2,354.90 for a 2 inch sewer line. The city would install a 4 inch line for future growth, but by the ordinance, the property owner is only responsible for what is needed for them. The city will be responsible for the cost

difference between a 2 inch line and 4 inch line. The cost does not include tap fees and TDEC fees or possible engineering fees. Staff recommends approval of the request for sewer extension upon payment of the materials cost and any other fees that are necessary.

A motion was made by Vice Chair Kevin Poore, seconded by Greg Tabor, to recommend to the City Council, the approval of the sewer extension upon payment of the materials cost and any fees associated with the extension. The motion carried by the following vote:

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

Absent: 1 - Headrick

6.

Staff Reports & Other Business - Kevin Dean, Local Planner

- *In House Plats (In Progress)*
- *A two lot subdivision at the corner of HWY 127N and Interstate Drive. The plat has been provided to staff for pre-submittal review. In conversations with the developer, staff expects official submission within the next 2 weeks.*

- *In House Plats (Completed)*
 - o *None*

- *Regular Plats (In Progress)*
 - o *None*

- *Regular Plats (Completed)*
 - o *None*

- *Other*
 - o *Staff is still waiting to hear from the developer of the Cantrell Division to show proof of service line separation to record the plat.*

Monthly Planning Report: July 1, 2019 to August 8, 2019

- *Planning Items reviewed: 3*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 2*
- *Number of New Lots Created: 2*
- *Fees Collected: \$200.00*
- *Acres Subdivided: 2.2*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

A motion was made by Vice Chair Kevin Poore, seconded by Mayor James Mayberry, to accept Staff Reports as presented. The motion carried by the following vote:

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

Absent: 1 - Headrick

Adjournment

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

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

Absent: 1 - Headrick