

# City of Crossville

392 N. Main  
Crossville, TN 38555



## Minutes

Thursday, October 16, 2014

12:00 PM

City Hall

**Planning Commission**

## Regular Meeting

### Call to Order

*Chairman Burgess called the meeting to order. All members were present. Others present were Ann Hooper, Fields Engineering; Cole McDaniel, SMHS student; Kevin Music, City of Crossville Street Superintendent; Kevin Dean, City of Crossville Local Planner; and Valerie Hale, Assistant City Clerk.*

### Agenda Items

**1** Approval of minutes 09/18/14

**A motion was made by Rob Harrison , seconded by Gordon Atchley, that the minutes from September 18, 2014 be recommended for approval. The motion carried by an unanimous vote.**

**2** Preliminary Plat - The Grove, CHA

*The Crossville Housing Authority is proposing a 50 lot development located off Dunbar Lane inside the City of Crossville. The development will include approximately 3,030 feet of road and utilities. This development will be similar to East View Subdivision off Cook Road and off Southview Subdivision, off Southgate Drive. The lots range from 0.36 acres to 0.87 acres. The development will consist of one road that enters from Dunbar Lane and loops the development making a "P" type configuration. There is an existing pond on the property located on lot 9, which is currently noted as a non-buildable lot. At the current topography, there are a couple of sections of the road that would result in a slope greater than 10%, which would be a violation of the Crossville Subdivision Regulations. Through discussions with the engineer of record, the City was informed that these areas would be graded and changed a slopes less than 10%.*

*Two variances were requested:*

*Curve Radius: Subdivision regulations require a minimum of 100 foot centerline radius on curves. Three of the curves shown on the proposed preliminary plat are 60 feet. The three that do meet the minimum requirements are the curves touching lots 9, 10, 11, 12, 17, 18, 19, 20, 28, 29, 30, and 31. The developer is requesting a variance to allow the centerline curve radii to be 60 feet instead of the required 100. This request is being made due to the geometry of the overall parcel and their willingness to request that City Council set the speed limit on the road at a 25 mph maximum. Rob Harrison made a motion to grant the variance. Motion was seconded by Mayor Graham and motion carried by the following vote: Ayes: Poore, Atchley, Moser, Marlow, Graham, Burgess, and Harrison.*

*Minimum Road Frontage: Subdivision regulations require a minimum of 50 foot of road frontage for all lots not around a cul-de-sac and minimum of 60 foot width of the lot at the building setback. The lots not meeting the minimum requirements are 10, 11, 12, 18, 19, 29, 30, and 31. The developer is requesting a variance to the minimum road frontage and width at building setback. Mayor Graham made a motion to grant a variance pushing the setback line on the affected lots back to where the lot width is 60 feet. Motion was seconded by Kevin Poore and motion carried by the following vote: Ayes: Poore, Atchley, Moser, Marlow, Graham, Burgess, and Harrison.*

**Both variances were granted.**

**Jagu V. & Premila Patel Property - Final Plat**

**3**

*This is a two lot subdivision located off Executive Drive. Both lots are land locked and have been since their creation. The owner is proposing to subdivide their property into two lots (Lot 1, 2.69 acres and Lot 2, 4.46 acres). This would normally be a simple plat that could be handled "in-house", but with the second lot being land locked, it requires a variance.*

*Crossville Subdivision Regulations require that all lots being subdivided have public access. The owner is requesting a variance to allow lot 2 to be accessed via an extension of the existing ingress/egress easement. This would be an extension across lot 1 to lot 2.*

**Rob Harrison made a motion to grant the variance. Motion was seconded by Councilman Marlow. Motion carried by an unanimous vote.**

**4**

**Request for Fee Waiver - Revision of Colonial Estates PH2**

*The City of Crossville is proposing a plat for the joining of two lots off Narcissus Street and Chelsea Drive for Ms. Bonnie Himes. She owns a lot that is technically land locked but is within the area of Narcissus Street, Westheria Drive, and Iris Circle where the City is currently looking to do an abutment projects for roads, water, and sewer. Since Ms. Himes' lot is technically off of Narcissus but doesn't actually have any access from Narcissus, it would gain no benefit from the abutment. The City felt the best course of action would be to join it to the lot owned by Ms. Himes that fronts on Chelsea Drive since the proposed plat is being initiated and paid for by the City.*

**A motion was made by Rob Harrison , seconded by Kevin Poore, that this Planning Item be recommended for approval. The motion carried. by an unanimous vote.**

**Staff Reports - Kevin Dean, Local Planner**

**5**

**SUMMARY:**

- *In House Plats (In Progress)*
  - o *Revision of Lot 11, Colonial Estates Phase II, a Simple Resubdivision, joining two lots into one. The proposed joining is located between Narcissus Street and Chelsea Drive.*
- *In House Plats (Completed)*
  - o *Gibson Estate, a Simple 2 lot subdivision located off Sawmill Road. Plat was recorded with the Register of Deeds as Plat Book 11 page 625. A copy of the plat is on file in the Planning Office.*
- *Regular Plats (In Progress)*
  - o *Lots 6-8 Phase VII and Lots 21-48 Phase VI, The Gardens Addition, This plat was reviewed and approved subject to financial guarantees being provided to the City. No financial guarantees have been provided and the plat has not been*

*recorded. The unrecorded copy of the plat is still on file in the Planning Office.*

- *Regular Plats (Completed), None*
- *Other, None*

*Year to Date Planning Report:*

- *Planning Items reviewed: 10*
- *Number of Preliminary Lots: 50*
- *Number of Final Lots: 42*
- *Number of New Lots Created: 34*
- *Fees Collected: \$850.00*
- *Acres Subdivided: 36.914*
- *New Water Lines: 1670 ft.*
- *New Sewer Lines: 1711 ft.*
- *New Roads: 1930 ft.*

**The monthly staff report, given by Kevin Dean, was received.**

### **Adjournment**

**A motion was made by Rob Harrison , seconded by Kevin Poore, that the meeting be adjourned. The motion carried by an unanimous vote.**