



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes

Planning Commission

Thursday, July 20, 2017

12:00 PM

City Hall

Regular Meeting

Call to Order

Rob Harrison called the meeting to order at 12:06 p.m. Members present were: Mayor James Mayberry, Councilmember Pamala Harris, Rob Harrison, Greg Tabor, and Gordon Atchley. Others present: David Dodson, Garland Pack, Kevin Dean, and Valerie Hale.

Agenda Items

1. Approval of minutes (06/15/17)

A motion was by Mayor James Mayberry, seconded by Greg Tabor, that the minutes of June 16, 2017 be approved . The motion carried by the following vote:

Aye: 5 - Atchley, Harrison, Mayor Mayberry, Council Member Harris and Tabor
Absent: 2 - Poore and Chairman Moser
2. Approval of minutes (06/29/17)

A motion was made by Mayor Mayberry, seconded by Councilmember Harris that the minutes of June 29, 2017 be approved. The motion carried unanimously.
3. Approval of annexation and Plan of Service for 0.83 acres on Short Rd.

Jerry & Sue Brown and Camilla Wyatt own a parcel on Short Road that is split by the city limits. They request that the remaining portion of the parcel be annexed into the City. Staff recommends approval of plan of services and annexation.

A motion was made by Mayor Mayberry, seconded by Councilmember Harris that this Plan of Service and annexation be approved and recommended to Crossville City Council. The motion carried by an unanimous vote.
4. Approval of annexation and Plan of Services for 0.53 acres on Orange Circle (Hallett/Watson)

Robert Hallatt and Adam Watson have requested that their property on Orange Circle be annexed into the City so they can connect to City sewer. Orange Circle is already a City street. Staff recommends approval of plan of services and annexation.

A motion was made by Mayor Mayberry, seconded by Councilmember Harris that this Plan of Service and annexation be approved and recommended to Crossville City Council. The motion carried by an unanimous vote.

5.**David Dodson Lot Line Adjustment**

The property owners are adjusting a property line between lot 1 and lot 2, making lot 2 larger and lot 1 smaller. They are requesting three variances. First, they are requesting a variance to the requirement for the dedication of additional ROW on a substandard road. Virgil Smith Road is approximately 30 feet in ROW. This would require the property owners to dedicate 10 foot of additional ROW. They are requesting the variance based on no additional lots being created and therefore, no increased impact on traffic or use of the road.

Second variance-Lot 2 does not front on a public street. There is a private road that runs along lot 1 and 2, as shown on the plat that has been used by multiple property owners for quite some time. They are requesting a variance to allow an ingress/egress utility easement instead of public ROW. The reasoning behind the request is based on a pre-existing problem. The lack of proper ROW has been an issue for many years, and by the official dedication of an easement they are improving the situation.

Third variance-They are requesting a variance for the requirement of soils and state environmental signature for lot 1. The request is due to the existing system working fine and the property is agricultural in nature and over 3 acres in size. They feel confident if the existing system fail, an area for a backup field line could be found. Staff recommends approval of the plat and variances.

A motion was made by Mayor Mayberry that the variance be granted for the requirement for the dedication of additional ROW on a substandard road, seconded by Councilmember Harris. The motion carried by an unanimous vote.

A motion was made by Councilmember Harris to grant variance that would allow ingress/egress easement in lieu of public ROW dedication, seconded by Greg Tabor. The motion carried by an unanimous vote.

A motion was made by Gordon Atchley , seconded by Mayor James Mayberry, to grant a variance for the requirement of soils and state environmentalist signature. The motion carried by an unanimous vote.

A motion was made by Council Member Pamala Harris , seconded by Mayor James Mayberry, that the final plat be approved subject to owner's signature. The motion carried by an unanimous vote.

6. Staff Reports & Other Business: Kevin Dean - Local Planner

- *In House Plats (In Progress)*
 - o *Pelfrey Division: A simple 2 lot subdivision along Deep Draw Road has been submitted to staff for review.*

- *In House Plats (Completed)*
 - o *Burks-Stone Division: A simple subdivision along Crabtree Rd, the developer transferred two portions of a tract larger than 5 acres to two additional tracts, one larger than 5 acres and one smaller than. The plat was recorded with the Register of Deeds as Plat Book 12 page 9. A copy of the plat is on file in the planning office.*

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

- *Regular Plats (Completed)*
 - o *Meadow Creek LLC Division, as presented to the Planning in June at a special call meeting, has been recorded with the Register of Deeds office as Plat Book 12 page 13. A copy is on file in the planning office.*

- *Other*
 - o *Fiscal Year 16/17 Planning Report Attached*

Monthly Planning Report: July 1, 2017 to July 13, 2017

- *Planning Items reviewed: 1*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 2*
- *Number of New Lots Created: 0*
- *Fees Collected: \$100.00*
- *Acres Subdivided: 18.17*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

This Planning Item was received and filed.

Adjournment

A motion was made that this meeting be adjourned by Gordon Atchley. Motion was seconded by Mayor Mayberry. The motion carried by an unanimous vote and meeting adjourned at 12:17 p.m.