

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, September 17, 2015

12:00 PM

City Hall

Planning Commission

The Planning Commission for the City of Crossville met in regular session on Thursday, September 17, 2015, at Crossville City Hall.

Also present was Kevin Dean, Jeff Kerley, and Sally Oglesby.

Call to Order

Chairman Dave Burgess was present and presiding. He called the meeting to order at 12:00 noon

1 Approval of minutes August 20, 2015

A motion was made by Gordon Atchley, seconded by Mike Moser, that the minutes be approved as recommended. The motion carried by the following vote:

2 Annexation request for 2374 Lantana Rd

NAND, Inc. has requested annexation of their property (Lantana Market) at 2374 Lantana Road for the purpose of connecting to city sewer.

A motion was made by Mike Moser, seconded by James Mayberry, that the annexation plan of service be recommended for approval. The motion carried by the following vote:

3 Variance Review for Mobile Home Ordinance - Tom Baker

Mr. Baker submitted a request for variance to the requirement in the existing city ordinance that requires any mobile home that is to be placed on a standard lot or parcel (not in a mobile home park or lot), must be new or no more than 10 years old. The mobile home Mr. Baker is interested in bringing into the city was manufactured in 2001, thus making it 14 years old. He also submitted a series of photographs. The mobile home is in excellent condition, however, there have been additions added for a porch and deck.

Planning staff forwarded the request to the City's Codes Enforcement department for their review. Building Official Jeff Kerley recommended denying the variance based on the appearance of alterations done to the mobile home that may be in violation from the original engineered design of the mobile home.

The Planning Commission was reminded that it is only acting as an advisory board to the City Council in regard to variances requested to a City Ordinance. The recommendation of the Planning Commission would be sent to the full City Council along with Mr. Baker's letter, photos, and the recommendation by the City's Codes Enforcement.

The owner has the option to get a structural engineer to attest to the status of the mobile home with the additional decks, porches, and roof structure removed. Mayor Mayberry reported that he spoke to a mobile home vendor who told him the problem would be straight line winds or other weather problems. Jeff Kerley stated that he would be concerned about liability of the City with the removal of the roof system unless a structural engineer approved its stability. Pam Harris suggested that she would be more comfortable if a structural engineer looked at it and that there are several in Crossville that could be contacted by Mr. Baker. Mike Moser expressed his concern about setting a precedence with future requests on mobile homes. Kevin Dean pointed out that the City's current ordinance applies the 10 year age limit only to lots outside mobile home parks. This would be located on a standard lot, not in a mobile home park. Mr. Baker would plan to move the home into the city on a permanent foundation. Mr. Kerley stated that he would issue a building permit to move the mobile home into the City, if a structural engineer signed off on the alterations.

This Report was recommended for approval

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Staff Reports - Kevin Dean, Local Planner

- *In House Plats (In Progress)*
 - o *There have been two plats submitted, one of which is for the Weigle's at 5 Points.*

- *In House Plats (Completed)*
 - o *Jacob Morrow Property, simple two lot subdivision located off Old Watkins Road has been recorded at the Register of Deeds office as Deed Book 1458 page 507. A copy is on file in the Planning Office.*
 - o *Dishman Property, a simple two lot subdivision located off Old Lantana Road has been recorded at the Register of Deeds office as Plat Book 11 page 676. A copy is on file in the Planning Office.*

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

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

- *Other*
 - o *Letters of Credit:*
 - § *The letter of credit for the construction of a temporary cul-de-sac for the Gardens phase VI & VII is set to expire on September 19th. The developer has submitted a new letter of credit and requested an extension. Staff recommended the release of the existing letter of credit and acceptance of the new one.*

A motion was made by Gordon Atchley, seconded by Rob Harrison, that the Letter of Credit in the amount of \$5,000 be released, as recommended. The motion carried by the following vote:

A motion was made by Gordon Atchley, seconded by Rob Harrison, that the new Letter of Credit in the amount of \$5,000 be accepted, as recommended. The motion carried by the following vote:

Monthly Planning Report: July 1, 2015 to Sept. 11, 2015

- *Planning Items reviewed: 8*
- *Number of Preliminary Lots: 0*

- *Number of Final Lots: 6*
- *Number of New Lots Created: 0*
- *Fees Collected: \$200.00*
- *Acres Subdivided: 7.92*
- *New Roads: 250 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

He also reported that the City Council had approved the Wilson Lane request as an abutment project. City Clerk Sally Oglesby reported that letters had been sent to the property owners.

Adjournment

A motion was made by James Mayberry, seconded by Gordon Atchley, that the meeting be adjourned. The motion carried by the following vote:

With no further business, the meeting was adjourned at 12:17 p.m.