

CUMBERLAND COUNTY
REGIONAL PLANNING COMMISSION
CROSSVILLE, TENNESSEE 38555

BOARD MEMBERS

RANDAL BOSTON · LARRY ALLEN
MARTHA KEMMER HALE · JACK DAVIS
ROY TURNER · STANLEY HALL · DAVID HASSLER · JAMES PERRY ·
RUSSELL SMITH

September 11, 2014

TO: All County Commissioners, Cumberland Co. Regional Planning Commission, and
News Media

FROM: Jack Davis, Chairman

**Cumberland County Regional Planning Commission meeting has been
scheduled for Thursday, September 18, 2014 5:15 p.m., in the small
meeting room of the Cumberland County Courthouse.**

AGENDA

1. Call to Order
2. Approval of August 21, 2014 Minutes
3. Sharp Division
4. Jones Adjustment
5. Staff Report –Jurkovac Combination
6. Kevin Herritt TDOT
7. Other Business
8. Adjournment

Cc.: Mayor Carey
Media

AGENDA REVIEW
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
SEPTEMBER 18, 2014

1. **Sharp Division—Final**

Linda Sharp submitted a final subdivision plat for the purpose of subdividing one (1) proposed new lot from property larger than five (5) acres located on Wilson Road. The proposed new lot would consist of 1.68 acres and an existing accessory structure. The proposed new lot would be served by an existing four (4) inch water line and would require a five (5) feet right-of-way variance for Wilson Road. The proposed new lot would comply with Cumberland County Subdivision Regulations in regards to lot size, road frontage and setback lines.

2. **Jones Adjustment--Final**

Richard Jones submitted a final lot line adjustment for the purpose of adjusting a common boundary line of two (2) existing lots for property located on Mayland Road. Lot 1 would consist of 1.85 acres, an existing residential structure and two (2) existing accessory structures. Lot 2 would consist of 2.12 acres, an existing residential structure and three (3) accessory structures. Lot 1 would require a fifteen (15) feet front setback variance and a five (5) feet right-of-way variance for Mayland Road. Lot 2 would require a five (5) feet right-of-way variance for Mayland Road. The proposed new lots would be served by an existing six (6) inch water line and would comply with Cumberland County Subdivision Regulations in regards to road frontage and lot size.

3. **Jurkovac Combination-Final**

Bradley Jurkovac petitioned to combine two (2) existing lots consisting of 0.50 acres into one (1) proposed new lot located on Harlech Lane and Leinster Lane. The proposed new lot is currently vacant, will be served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with Cumberland County Subdivision Regulations in regards to road frontage, lot size and setback lines.

**MINUTES
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
AUGUST 21, 2014**

MEMBERS PRESENT

Randy Boston
Russell Smith
Jack Davis
Stanley Hall
David Hassler
Martha Hale
Roy Turner

STAFF REPRESENTATIVE

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

Scott Blaylock, Road Superintendent
Doug Little
Gary Nelson, Crossville Chronicle
Gary Emery

MEMBERS ABSENT

James Perry
Larry Allen

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, Chairman Jack Davis called the regular meeting of the Cumberland County Regional Planning Commission to order at 5:30 P.M. on August 21, 2014 at the Cumberland County Courthouse.

ITEM 2: APPROVAL OF JULY 17, 2014 MINUTES

After calling the meeting to order, Chairman Davis asked for approval of the July 17, 2014 minutes. Roy Turner made a motion to dispense with the reading of the minutes and approve the minutes as presented. David Hassler seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERTAION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON GENESIS AVENUE (EMERY DIVISION)

Gary Emery presented a final subdivision plat for the purpose of subdividing 0.58 acres into five (5) proposed new lots for property located on Genesis Avenue. Lots would range in size from 5,027 square feet to 5,110 square feet and are currently vacant. The proposed new lots would only be used for the storage of recreational vehicles. The proposed new lots would be served by a proposed two (2) inch water line. All lots would require a 14,972 square feet lot size variance. After discussion, Randy Boston made a motion to grant the aforementioned variances. Russell Smith seconded and the motion passed with a vote of all ayes. Then, Martha Hale made a motion to approve the presented final subdivision plat under the condition that the proposed new lots could only be used for the storage of recreational vehicles. Stanley Hall seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERTAION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON OLD BALDWIN ROAD (TATE DIVISION)

Staff Planner presented a final lot line adjustment plat on behalf of Janis Tate for the purpose of subdividing 4.79 acres into two (2) proposed new lots for property located on U. S. Highway 127. Lot 1 would consist of 1.95 acres, an existing residential structure and three (3) existing accessory structures. Lot 2 would consist of 2.84 acres and with an existing accessory structure. Both proposed new lots would require a ten (10) feet right-of-way variance. After discussion, Russell Smith made a motion to grant the aforementioned variance. Martha Hale seconded and the motion passed with a vote of all ayes. Then, David Hassler made a motion to approve the presented final subdivision plat. Roy Turner seconded and the motion passed with a vote of all ayes

ITEM 5: STAFF REPORT

Staff Planner presented a report for four (4) subdivision plats that had been administratively approved since the last planning commission meeting. The list administratively approved subdivision plats are as follows:

1. Rece Combination-Final

Carlos Rece petitioned to combine two (2) existing lots consisting of 1.39 acres into one (1) proposed new lot located on Wessex Court. The proposed new lot is currently vacant. The proposed new lot would be served by an existing two (2) inch water line, an existing two (2) inch sewer line and would comply with Cumberland County Subdivision Regulations in regards to road frontage, lot size and setback lines.

2. Maddox Combination-Final

Tim Maddox petitioned to combine two (2) existing lots consisting of 0.53 acres into one (1) proposed new lot located on Cromwell Lane. The proposed new lot is currently vacant. The proposed new lot would be served by an existing six (6) inch water line, an existing three (3) inch sewer line and would comply with Cumberland County Subdivision Regulations in regards to road frontage, lot size and setback lines.

3. Phillips Combination--Final

Doyle Phillips submitted a final subdivision plat for the purpose of combining three (3) existing lots into two (2) proposed new lots for property located on Cheyenne Drive. Lot 1 would consist of 0.44 acres and is currently vacant. Lot 2 would consist of 0.46 acres and is currently vacant. The proposed new lots would be served by an existing six (6) inch water line and would comply with Cumberland County Subdivision Regulations in regards to road frontage, lot size and setback lines.

4. Arbuckle Combination-Final

Don Arbuckle petitioned to combine two (2) existing lots consisting of 0.59 acres into one (1) proposed new lot located on Tremont Drive. The proposed new lot is currently vacant. The proposed new lot would be served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with Cumberland County Subdivision Regulations in regards to road frontage, lot size and setback lines.

ITEM 6: DISCUSSION REGARDING THE ADDITION OF MALLARD COURT TO THE CUMBERLAND COUNTY ROAD LIST

Staff Planner stated that the residents which reside on Mallard Court have formally submitted a request to be added to the Cumberland County Road list. Staff Planner stated that the residents have submitted all of the required information to be considered for county road adoption. Road Superintendent Scott Blaylock stated that Mallard Court had been constructed to Cumberland County Road Standards. Blaylock then recommended that Mallard be added to the Cumberland County Road List. After discussion, Randy Boston made a motion to recommend to the County Commission that Mallard Court be added to the Cumberland County Road List. Roy Turner seconded and the motion passed with a vote of all ayes.

With no other business, a motion was made by Martha Hale to adjourn. David Hassler seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for September 18, 2014.

CTL

Chairperson

Date

Secretary

Date