

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, December 19, 2019

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

Chairman Moser called the meeting to order at 12:03 p.m.

Present 4 - Gordon Atchley, Council Member Rob Harrison, Greg Tabor, and Chairman Mike Moser

Absent 3 - Vice Chair Kevin Poore, Mayor James Mayberry, and Landon Headrick

Others present: Dale Wilson, Jim Long, City Manager Greg Wood, City Planner Kevin Dean, and Malena Fisher.

Agenda Items

1. Approval of 11/21 minutes

A motion was made by Council Member Rob Harrison, seconded by Greg Tabor, to approve the minutes of the November 21 meeting. The motion carried by the following vote:

Aye: 4 - Atchley, Council Member Harrison, Tabor and Chairman Moser

Absent: 3 - Vice Chair Poore, Mayor Mayberry and Headrick

2. Dale Wilson Plat - Roberts Drive

Mr. Wilson is proposing a 3-lot subdivision along Roberts Drive. There is an existing house and manufactured home on two of the three proposed lots. All infrastructure in is in place and have been verified by the Utility Maintenance Department.

A motion was made by Gordon Atchley, seconded by Council Member Rob Harrison, to approve the plat. The motion carried by the following vote:

Aye: 4 - Atchley, Council Member Harrison, Tabor and Chairman Moser

Absent: 3 - Vice Chair Poore, Mayor Mayberry and Headrick

3. Long Plat - Sawmill Rd.

Mr. Long is proposing a one-lot subdivision from a remainder greater than 5 acres. The lot has an existing structure on the property with a working septic system. The right of way for Sawmill Rd is only 40 feet in width. Per the requirements of the CRPC's subdivision regulations, an additional 5 feet would be required for dedication. Mr. Long is requesting a variance from that requirement. He is also seeking a variance for the requirement of soils testing for a back-up system area. Staff recommends the approval of the ROW dedication based on this being a single lot subdivision with an existing structure. The creation of this lot would not increase the potential traffic flow along Sawmill Rd. The Planning Commission has granted previous variances with similar circumstances along Sawmill Rd. and other streets within the city's urban

growth boundary. Staff also recommends the approval of the variance for the requirement of soils. The lot is far greater than the minimum of 20,000 square feet for subsurface soils, and the approximate location of the existing fields lines is shown on the plat. Staff recommends approval of the plat.

A motion was made by Council Member Rob Harrison, seconded by Greg Tabor, to approve the variances and plat. The motion carried by the following vote:

Aye: 4 - Atchley, Council Member Harrison, Tabor and Chairman Moser

Absent: 3 - Vice Chair Poore, Mayor Mayberry and Headrick

4. Annexation Plan of Services for a portion of TM 126 036.03 & 036.02 - Wilson Lane

This is a standard plan of services for the annexation of the remainder of Tax Map 126 parcels 36.03 & 36.02, located along Wilson Lane. Staff recommends approval of the Plan of Services and the recommendation to the City Council for annexation of the requested area.

A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the Plan of Services and recommend annexation to the City Council. The motion carried by the following vote:

Aye: 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Vice-Chair Kevin Poore arrived at 12:08 p.m.

Present 5 - Vice Chair Kevin Poore, Gordon Atchley, Council Member Rob Harrison, Greg Tabor, and Chairman Mike Moser

Absent 2 - Mayor James Mayberry, and Landon Headrick

5. Further Discussion on the Feasibility of Non-contiguous annexation of Meadow Park Lake Property

The Planning Commission moved at the November meeting to table the discussion of feasibility of a non-contiguous annexation of Meadow Park Lake, which is owned by the City of Crossville. Vice-Chair Poore said he had reviewed the issue and did not see the viability of doing so. Chairman Moser said the request was based on complaints but that no statistical data had been provided. Gordon Atchley said that the issue was that the property is City-owned, but the City has no authority to enforce its ordinances there and that the request for annexation was being made because some feel that if the property is owned by the City, then the City should provide services. He said it was an issue of the City having authority on its own property.

City Planner Kevin Dean reiterated that a non-contiguous annexation has many more stipulations than contiguous, including providing City services for non-City parcels. The Commission agreed that if property owners between existing City limits and the MPL property would be agreeable to annexation, which would make it contiguous, then they would recommend the annexation because it would broaden the tax base and offset the cost of providing services.

A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to not recommend annexation to City Council. The motion carried by the following vote:

Aye: 5 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor and Chairman Moser

Absent: 2 - Mayor Mayberry and Headrick

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

- *In House Plats (In Progress)*
 - o *Duer Court Subdivision Lot 7B – A simple 1 lot subdivision along Duer Court. This is a plat submitted by the City of Crossville subdividing city owned property.*
- *In House Plats (Completed)*
 - o *Carl Norris Division, a simple 2 lot subdivision located along Wells Rd. This plat has been recorded as PL12p218. A copy is on file in the planning office.*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *Liberty Baptist Church division, a simple lot line adjustment and lot combination with a variance. This plat was reviewed and approved by the CRPC at their November meeting. It has been recorded as PL12p217. A copy is on file in the planning office.*
- *Other*
 - o *.....*

Monthly Planning Report: July 1, 2019 to Dec 12, 2019

- *Planning Items reviewed: 12*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 16*
- *Number of New Lots Created: 10*
- *Fees Collected: \$750.00*
- *Acres Subdivided: 23.05*
- *New Roads: 0 feet*
- *New Water Lines: 680 feet*
- *New Sewer Lines: 0 feet*

A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to accept staff reports as presented. The motion carried by the following vote:

Aye: 5 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor and Chairman Moser

Absent: 2 - Mayor Mayberry and Headrick

City Manager Greg Wood said that policy requires the adoption of flood plane panels for annexed properties, and the Planning Commission would need to do that for some recently annexed properties. The land use plan set forth for 2000-2020 will expire soon and will need to be redone. City Planner Kevin Dean said that he will be bringing the

land use plan as well as revising of subdivision regulations to the Commission in the new year.

Adjournment

Chairman Moser adjourned the meeting at 12:22 p.m.

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

Aye: 5 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor and Chairman Moser

Absent: 2 - Mayor Mayberry and Headrick