

# City of Crossville

392 N. Main  
Crossville, TN 38555



## Minutes

Thursday, April 15, 2021

12:00 PM

City Hall

**Planning Commission**

**Regular Meeting**

**Call to Order**

*Chairman Mike Moser called the meeting to order at 12:04 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

*Others present were City Manager Greg Wood, Kevin Dean and Malena Fisher.*

**Agenda Items**

**1.** Approval of 3/18 minutes

**A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley, to approve the 3/18 minutes. 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

**2.** Release of Letters of Credit for Water & Sewer, Gardens Ph8 Plat 3

*The developer has completed the installation of Water and Sewer for The Gardens Phase 8 Plat 3. Staff inspected and approved the lines and recommended the release of the Letters of Credit. The LOC for water is in the amount of \$62,000, and the LOC for sewer is in the amount of \$52,000.*

**A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to release the Letters of Credit. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Mayberry and Headrick

**3.** Revision of Lot 2 Edna Sherrill Sub

*The property owner is proposing a simple subdivision with a variance request. Lot 1 has an existing septic system. They are requesting a variance for the requirement of a secondary system/soil testing for lot 1. They do have soil testing and State Environmentalist signature for lot 2. The existing system for lot 1 is a large existing system that was part of the old elementary school located in this area. Staff recommended approval of the plat with variance.*

**A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to approve the plat with variances. The motion carried by the**

following vote:

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

**Absent:** 2 - Mayor Mayberry and Headrick

**4. Jesse Brown Subdivision**

*The property owner is proposing a 2 lot subdivision. This subdivision is located in the downtown area. The Planning Commission, in the past, has granted variances for setbacks. Without zoning, the city can't have different setbacks for different "areas." The owner is requesting 20 foot variance from West Ave, leaving a 30 foot setback. A 15 foot variance from Second Street, leaving a 15 foot setback, and a 30 foot variance for Division and Rector, leaving a zero foot setback. The requested setbacks are equal to those of buildings in the area. Staff doesn't see any safety issues by granting these variances. They are also requesting side and rear setbacks to be reduced to zero. Any new construction on these lots would be required to meet the current building code for zero lot line. Staff recommended approval of the plat with setback variances.*

**A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the plat with variances. 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

*Landon Headrick arrived at 12:12 p.m.*

**Present** 6 - Vice Chair Kevin Poore, Gordon Atchley, Council Member Rob Harrison, Greg Tabor, Chairman Mike Moser, and Landon Headrick

**Absent** 1 - Mayor James Mayberry

**5. Staff Reports and Other Business**

*As part of other business, staff presented a waterline extension request for Gordon Road. The cost estimate is \$3750.01, plus the cost of a water tap, to be paid fully by the owner.*

**A motion was made by Vice Chair Kevin Poore, seconded by Greg Tabor, to recommend for approval the waterline extension to City Council. The motion carried by the following vote:**

**Aye:** 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser and Headrick

**Absent:** 1 - Mayor Mayberry

*Staff Reports:*

- *In House Plats (In Progress)*
  - o *Kenneth Chadwell Plat, a simple 1 lot subdivision located on Coon Hollow Rd.*
- *In House Plats (Completed)*
- o *None*

- *Regular Plats (In Progress)*
  - o *We do have a couple large plats that have been submitted that have been reviewed by staff and sent back to the developers for corrections.*
    - *They include a final plat for the next phase of The Gardens and a new development out HWY 70N.*
- *Regular Plats (Completed)*
  - o *None*

*Monthly Planning Report: July 1, 2020 to April 9, 2021*

- *Planning Items reviewed: 29*
- *Number of Preliminary Lots: 162*
- *Number of Final Lots: 105*
- *Number of New Lots Created: 86*
- *Fees Collected: \$2,900.00*
- *Acres Subdivided: 68.068*
- *New Roads: 2780 feet*
- *New Water Lines: 2780 feet*
- *New Sewer Lines: 2480 feet*

**A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve Staff Reports as presented. The motion carried by the following vote:**

**Aye:** 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser and Headrick

**Absent:** 1 - Mayor Mayberry

*The Mayor has requested a committee to make changes to the Mobile Home ordinance, as well as address "tiny houses" or cluster housing and requirements of recreation areas for mobile home parks and not for cluster housing. Landon Headrick and Councilmember Rob Harrison volunteered to serve on that committee.*

*The City's ability to regulate lot sizes, accommodate multi-family housing and its sewer capacity were discussed.*

### **Adjournment**

**A motion was made by Gordon Atchley, seconded by Greg Tabor, to adjourn. The motion carried by the following vote:**

**Aye:** 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser and Headrick

**Absent:** 1 - Mayor Mayberry

*The meeting was adjourned at 12:25 p.m.*