



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes

Planning Commission

Thursday, July 21, 2016

12:00 PM

City Hall

Regular Meeting

Call to Order

Present 6 - Kevin Poore, Gordon Atchley, Chairman Dave Burgess, Rob Harrison, James Mayberry, and Mike Moser

Absent 1 - Pamala Harris

Others present were Brenda Turner, Lana Lawless, Ann Hooper, Kevin Dean, and Valerie Hale.

Agenda Items

1 Approval of minutes 05/19, 06/28

A motion was made by Rob Harrison, seconded by Kevin Poore, that minutes from May 19, 2016 and June 28, 2016 be approved. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Chairman Burgess, Harrison and Mayberry

Absent: 1 - Harris

Abstain: 1 - Moser

2 The Grove Phase I - Final Plat

Crossville Housing Authority has submitted a final plat for phase I of their development located off Miller Ave and Dunbar Lane. They are proposing 23 lots on 12.30 acres. It includes almost 2000 feet of roads, water, and sewer all of which has been inspected and approved by city staff. The subdivision does include a temporary cul-de-sac. The Crossville Housing Authority is submitting a 12 month Letter of Credit in the amount of \$10,000.00.

Staff recommends approval of the plat and acceptance of the letter of credit. Upon approval of the plat, the road, Grove Loop, will be forwarded to the Crossville City Council for acceptance as a City Street.

A motion was made by Rob Harrison, seconded by Kevin Poore, that this plat be approved and a request forwarded to City Council for acceptance of Grove Loop. The motion carried by the following vote:

Aye: 6 - Poore, Atchley, Chairman Burgess, Harrison, Mayberry and Moser

Absent: 1 - Harris

3 Lawless Property - Final

A simple two lot subdivision with a remainder greater than 5 acres, however the owner is requesting a variance for the requirement of road frontage for the remainder portion of the property. The subdivision regulations would require the remainder to be a flag lot with a minimum 25 foot road access. Due to the existing "commercial" buildings flanking the access point, fences, and retaining walls, a 25 foot wide access is not possible. The owner is requesting an ingress/egress/utility easement in lieu of the 25 foot flag lot.

Staff recommends approval of the plat and variance.

A motion was made by Rob Harrison, seconded by James Mayberry, that this plat and variance be approved. The motion carried by the following vote:

Aye: 6 - Poore, Atchley, Chairman Burgess, Harrison, Mayberry and Moser

Absent: 1 - Harris

4 Staff Reports & Other Business - Kevin Dean, Local Planner

- *In House Plats (In Progress)*
 - o *McCarren Property – A simple two lot subdivision along South Old Mail Rd. The plat has been submitted for review.*

- *In House Plats (Completed)*
 - o *Newcastle Revision – A simple two lot resubdivison moving a lot line along Iris Lane and Genesis Rd. This plat was reviewed and approved in house and has been recorded with the Register of Deeds as Plat Book 11 page 743. A copy is on file in the Planning Office.*

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

- *Regular Plats (Completed)*
 - o *Cumberland County Health Department – This plat has been recorded with the Register of Deeds as Plat Book 11 page 736. A copy of the plat is on file in the City Planning Office*
 - o *Resub The Gardens Ph VI lots 21 & 22 – This plat has been recorded with the Register of Deeds as Plat Book 11 page 740.*

- *Other*
 - o *.....*

Monthly Planning Report: July 1, 2016 to July 14, 2016

- *Planning Items reviewed: 4*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 29*
- *Number of New Lots Created: 25*

- *Fees Collected: \$300.00*
- *Acres Subdivided: 26.11*
- *New Roads: ~2000 feet*
- *New Water Lines: ~2000 feet*
- *New Sewer Lines: ~2000 feet*

This staff report was received and filed.

Adjournment

A motion was made by Kevin Poore, seconded by Gordon Atchley, that this meeting be adjourned. The motion carried by the following vote and adjourned at 12:09 pm:

Aye: 6 - Poore, Atchley, Chairman Burgess, Harrison, Mayberry and Moser

Absent: 1 - Harris