

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, June 18, 2015

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

Chairman Burgess called the meeting to order with the following members present: Gordon Atchley, Rob Harrison, Mayor Pro Tem Pamala Harris, Mayor James Mayberry, Mike Moser, and Chairman Dave Burgess. Also present were Tim Wilson, Matthew L. Wilson, and Valerie Hale.

Agenda Items

- 1** Approval of minutes 04/23/15

Rob Harrison made a motion to approve the minutes of the April 23, 2015 meeting. Motion was seconded by Gordon Atchley and motion carried on voice vote.
- 2** Discussion and action on Plan of Services for annexation of 1.18 acres on Hwy. 127S

Mr. David Rutledge has requested the annexation of his property at 4341 Hwy 127 South, so that he can access the City sewer line in front of his property.

Mike Moser made a motion to approve the annexation and proposed plan of services. Motion was seconded by Rob Harrison and motion carried on voice vote.
- 3** The Gardens Addition ReSub Ph VI Lots 36 &38

Mr. Wilson is requesting a two lot resubdivision of Plat Book 11 page 630. The roads, water, and sewer were approved by Letter of Credit. Since the infrastructure has not yet been installed in front of the two lots being joined, the Planning Commission will have to approve the plat based on the Letters of Credit that are already on file with the City. By approving them on the existing Letters of Credit, the developer/owner will not have to submit new ones. The Letters of Credit that are on file for the roads, water, and sewer as shown on this plat are, #222201329-001 (1), \$112,574.00 for Asphalt & Stone Shoulder and Curb / #222201329-001 (2), \$83,501.00 for Completion of Base and Fine Grading, Earthwork and Culverts / #22220139-001 (3), \$65,247.00 for Completion of Sewer Lines / #222201329-001 (4), \$83,105.00 for Completion of Water Lines.

The financial guarantees that are on file with the City for the infrastructure shown on the plat already, will cover any guarantee required. Staff recommends approval of the plat.

Rob Harrison made a motion to approve the plat. Motion was seconded by Mayor Mayberry and carried on voice vote.
- 4** Cheely Property (Small Subdivision)

This request consists of a three lot subdivision located on Lantana Road near the intersection of Lantana and Miller Ave. Ms. Cheely is subdividing one lot off from an existing lot and adjusting a lot line on another. This is classified as a Small

Subdivision in the Crossville Regional Subdivision Regulations, since it is between 3 and 5 lots.

With this lot being located on a state highway, staff had some concerns if the installation of a driveway would be granted by TDOT. TDOT has recently issued a new set of regulations and requirements for driveways. A copy of the plat was scanned and sent to a Region 2 Traffic Engineer with TDOT for their review. TDOT indicated that even with 200' clearance from the intersection, there is still approximately 150' of frontage alone which a drive connection could be obtained; therefore, TDOT would grant installation of a driveway.

This plat meets all requirements for a Small Subdivision and it would appear that driveway access to the state road will not be a problem so, staff recommends approval of the plat.

Rob Harrison made a motion to approve the plat. Motion was seconded by Gordon Atchley and carried on voice vote.

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Staff Reports & Other Business

- *In House Plats (In Progress)*
 - o *Highland View Redivision: Simple two lot subdivision, joining three lots into two. Located off Glenwood Drive. The plat was submitted and reviewed and is currently out for correction.*
 - o *Thompson Lane Property, a simple two lot subdivision off Thompson Lane. The plat has been submitted and is currently under review.*
 - o *The Gardens Phase VI Redivision, a simple plat adding property from a non-buildable common ground lot to an existing lot that currently has a structure located on it, for the purpose of adding more space to the existing lot to accommodate the required rain garden. The plat has been submitted and is currently under review.*

- *In House Plats (Completed)*
 - o *Clark / Kirk Tract 1 Re-Division. A change was made to this plat in adding more property to tract 1. It has been reviewed, approved, and recorded with the Register of Deeds office as Plat Book 11 page 652 on April 22, 2015. A copy is on file in the Planning Office.*
 - o *Replat The Gardens Phase IV lots 5 & 6. Two existing lots were combined into one. The plat was reviewed, approved, and recorded with the Register of Deeds office as Plat Book 11 page 655 on May 6, 2015. A copy is on file in the Planning Office.*

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

- *Regular Plats (Completed)*
 - o *Napier / Webb Lot 1 Resubdivision. This plat was presented and approved by the Planning Commission at the April 2015 meeting. It has been recorded with the Register of Deeds office as Plat Book 11 page 658 on May 19, 2015. A copy is on file in the Planning Office.*

- *Other*
 - o *The Gardens has letters of credit expiring in the next couple of months. The agreement expires in July and the actual LOC in August. Notification has been given to the developer.*

Monthly Planning Report: July 1, 2014 to June 10, 2015

- *Planning Items reviewed: 28*
- *Number of Preliminary Lots: 50*
- *Number of Final Lots: 88*
- *Number of New Lots Created: 27*
- *Fees Collected: \$2000.00*
- *Acres Subdivided: 109.795*
- *New Roads: 3105 feet*
- *New Water Lines: 2847 feet*
- *New Sewer Lines: 2886 feet*

The staff report was received and filed.

Adjournment

Motion to adjourn was made by Rob Harrison and seconded by Mayor Pro Tem Harris and meeting was adjourned.