

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, August 16, 2018

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

Chairman Moser called the meeting to order at 12:34 p.m.

Present 6 - Kevin Poore, Gordon Atchley, Rob Harrison, Mayor James Mayberry, Greg Tabor, and Chairman Mike Moser

Absent 1 - Council Member Pamala Harris

Others present: City Manager Greg Wood, City Planner Kevin Dean, Seth Harrison, and Malena Fisher

Agenda Items

1. Approval of 7/19 minutes

A motion was made by Gordon Atchley, seconded by Kevin Poore, to approve the July 19 minutes. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Harrison, Mayor Mayberry and Tabor

Abstain: 1 - Chairman Moser

2. Release of Letter of Credit for Blackberry Ridge Road - Glenn Clark

The developer has completed the required improvements for Blackberry Ridge. The Planning Commission needs to release the letter of credit, in the amount of \$81,000.00, and recommend to City Council the acceptance of the completed road, Blackberry Court, as a city street. Staff recommends approval for the release of the Letter of Credit and the recommendation of Blackberry Court for acceptance as a city street.

A motion was made by Mayor James Mayberry, seconded by Kevin Poore, to release the Letter of Credit and recommend for approval the acceptance of Blackberry Court as a city street to City Council. The motion carried by the following vote:

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

3. Proposed Ordinance Review for Landscape Requirements for Parking Lots - Urban Forester, Seth Harrison

Seth Harrison, the City's urban forester, presented a proposed ordinance revision that would require any new or resurfaced parking lots containing 30 or more parking spaces to have landscaping of at least 10 percent of the area, and one tree for every 12 parking spaces. He also has compiled a Preferred Plant List of species that would be conducive to such conditions.

Greg Tabor said he did not agree with telling private property owners what to do with

their property, and Kevin Poore said this was an extra burden on the property owners. He also raised the issue of defining parking spaces and the problems with enforcement. Seth Harrison and Planner Kevin Dean said that other municipalities handle this issue with their zoning requirements rather than with ordinances. Members agreed that the current ordinance on the books is vague and unenforceable at best, but that the better route to take would be outreach, education, and encouragement to add landscaping and vegetation.

Mayor James Mayberry said that while he agrees with the theory of more landscaping in parking lots, he did not agree with requiring private property owners to do it. Chairman Mike Moser felt more guidance should be given to go forward.

A motion was made by Rob Harrison, seconded by Kevin Poore, to recommend disapproval of this revised ordinance as a requirement to City Council. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Harrison, Mayor Mayberry and Tabor

Nay: 1 - Chairman Moser

4. Staff Reports and Other Business - Local Planner, Kevin Dean

SUMMARY:

- *In House Plats (In Progress)*
 - o *Crossroads Villages Phase IV, Unit II – a two lot subdivision along Deerfield has been submitted and reviewed and is awaiting the installation of a sewer line, as shown and approved on the Preliminary plat approved by the Planning Commission in May 2017.*
 - o *Crossroads Villages Phase IV, Unit III – a two lot subdivision along Deerfield has been submitted and approved and ready to be recorded. These two lots were shown on the Preliminary plat approved by the Planning Commission in May 2017.*
 - o *Martin Road – Graham Property Plat, a simple 1 lot subdivision. A portion of a larger tract is being divided and added to an existing one. This plat has been reviewed and approved and ready for recording.*
 - o *Holden Plat, a simple two lot subdivision at the corner of Wells Rd and Dayton Ave. Has been submitted for preliminary review and is awaiting corrections for official submission.*

- *In House Plats (Completed)*
 - o *None*

- *Regular Plats (In Progress)*
 - o *A 3 lot resubdivision of a portion of the Greenbriar subdivision has been submitted for preliminary review. A meeting has been scheduled with the surveyor and/or developer to discuss some issues staff has with the proposed subdivision.*

- *Regular Plats (Completed)*
 - o *None*

- *Other*
 - o *FY 17-18 Planning Report.*
 - The planning report is attached to the agenda.*

Monthly Planning Report: July 1, 2018 to Aug. 9, 2018

- *Planning Items reviewed: 4*
- *Number of Preliminary Lots: 10*
- *Number of Final Lots: 5*
- *Number of New Lots Created: 4*
- *Fees Collected: \$350.00*
- *Acres Subdivided: 4.91*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

A motion was made by Kevin Poore, seconded by Greg Tabor, to accept the Staff reports. Motion carried by the following vote:

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

Absent: 1 - Council Member Harris

Adjournment

Motion was made by Mayor James Mayberry, seconded by Kevin Poore, to adjourn. Motion carried by the following vote:

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

Absent: 1 - Council Member Harris