



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes Planning Commission

City Hall

Thursday, July 16, 2020

12:00 PM

Regular Meeting

Call to Order

Chairman Moser called the meeting to order at 12:07 p.m.

Present 5 - Gordon Atchley, Council Member Rob Harrison, Greg Tabor, Chairman Mike Moser, and Landon Headrick

Absent 2 - Vice Chair Kevin Poore, and Mayor James Mayberry

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

Agenda Items

1. Approval of 6/18 minutes

A motion was made by Gordon Atchley, seconded by Greg Tabor, to approve the minutes of the June 18 meeting. The motion carried by the following vote:

Aye: 5 - Atchley, Council Member Harrison, Tabor, Chairman Moser and Headrick

Absent: 2 - Vice Chair Poore and Mayor Mayberry

Mayor James Mayberry arrived at 12:08 p.m.

Present 6 - Gordon Atchley, Council Member Rob Harrison, Greg Tabor, Chairman Mike Moser, Mayor James Mayberry, and Landon Headrick

Absent 1 - Vice Chair Kevin Poore

2. Coon Hollow - Elmore Plat

The property owners are wishing to cut off 2.26 acres off an area greater than 5 acres. They are requesting a variance from the requirement for right-of-way dedication since Coon Hollow Road ROW is only 46 feet wide. Under the CRPC Subdivision regulations, the property owner would be required to dedicate half of the shortage to bring the ROW up to the standard 50 feet. This would be a 2 foot dedication of ROW for the Elmores.

Since this is the only property that is being subdivided off their property, they will not be adding a significant amount of traffic to Coon Hollow Road, therefore they feel that should not be required to dedicate the ROW. Since Coon Hollow Road is a dead end road and staff feels that the creation of a new lot would not add a significant amount of traffic to the road, staff recommends approval of the plat and variance.

City Planner Kevin Dean said that the final plat with the state environmentalist's signature and approval have not been provided to the City yet, due to COVID19 restrictions and TDEC staff working from home. The soils have been tested and have perked, but the final signed plat is not ready yet. He asked that the Planning Commission approve the plat pending state approval.

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

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

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

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

3.

Extension of Financial Guarantee for The Grove cul-de-sac

The agreement for the cul-de-sac for Phase 1 of The Grove, a subdivision by the Crossville Housing Authority, is set to expire on July 21, 2020. The developer is asking for a 12 month extension. Since the developer submitted a cashier's check(s) in the amount of \$13,000.00, for the financial guarantee, an addition 10% will be required for the extension. A check, in the amount of \$1,300.00, and a signed new agreement must be submitted to and accepted by the Crossville Regional Planning Commission. Staff recommends accepting the new agreement and 10% increase for the guarantee.

A motion was made by Greg Tabor, seconded by Mayor James Mayberry, to accept the new agreement and check for the extension of the financial guarantee. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

4.

Cell Tower Upgrade on Livingston Road

The Planning Commission is required by the City's Telecommunication ordinance to review and make a recommendation to the Codes Department in regard to all upgrades, changes, or new construction of cell towers in the City. The drawings were provided by the contractor, and staff recommends approval of the upgrades and issuance of the permit.

A motion was made by Mayor James Mayberry, seconded by Gordon Atchley, to recommend to Codes to issue the permit. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

5. Staff Reports & Other Business

SUMMARY:

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

- *In House Plats (Completed)*
 - o *Wallace – Wilbanks, a simple 1 lot subdivision off Wilbanks Road. The plat has been recorded with the Register of Deeds as Plat Book 12 page 253.*
 - o *White – Lloyd Resubdivision, a simple 2 lot subdivision, dividing one existing lot into two. The plat has been recorded with the Register of Deeds as Deed Book 1580 page 1056.*

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

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

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

Monthly Planning Report: July 1, 2020 to July 9, 2020

- *Planning Items reviewed: 3*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 4*
- *Number of New Lots Created: 3*
- *Fees Collected: \$200.00*
- *Acres Subdivided: 3.93*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

A motion was made by Councilmember Rob Harrison, seconded by Greg Tabor, to accept the Staff Reports. Motion passed by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

Adjournment

A motion was made by Councilmember Rob Harrison, seconded by Mayor James Mayberry, to adjourn. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

The meeting was adjourned at 12:16 p.m.