

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, November 20, 2014

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

Chairman Burgess called the meeting to order. Members presents were: Chairman Burgess, Rob Harrison, Mike Moser, Gordon Atchley, Councilman George Marlow. Members absent were: Mayor JH Graham and Kevin Poore. Others present were Kevin Dean, Local Planner, Valerie Hale, Assistant City Clerk, Mayor-Elect James Mayberry, and Brad Eldridge.

Agenda Items

1 Approval of minutes

A motion was made by Gordon Atchley that minutes from October 16, 2014 be approved. Motion was seconded by Councilman Marlow. The motion carried by an unanimous vote.

2 Bottom’s Up Subdivision Final Plat

Bottoms Up Subdivision is a two lot subdivision. The developer proposes to create a flag lot behind the existing building. With the location of the existing building, there is only a 30 foot driveway/utility. Since the proposed development is a commercial, a 50 foot driveway/utility strip is required. Also, a portion of lot 1 is located outside the City limits. The current policy in regard to sewer access would not allow any structure built in that portion outside the City limits to connect to the city sewer system. The developer has stated that the proposed purpose of lot 1 would be used for storage units and would not require any access to sewer. Under the current regulations, the City does not have a method of ensuring the stated use of the property.

The developer is requesting two variances:

1) 30 foot driveway/utility strip, existing building prohibits the strip from being any wider.

Rob Harrison made a motion to grant the 20 ft. flaglot variance due to the topography and the existing building. Motion was seconded by Gordon Atchley. Ayes: Atchley, Moser, Harrison, and Chairman Burgess. Councilman Marlow abstained.

2) Request waiving the requirement for sewer to lot 1

Staff recommended denying this variance due to current subdivision regulations. Rob Harrison made a motion to deny the variance. Motion was seconded by Mike

Moser. Ayes: Atchley, Moser, Harrison, and Chairman Burgess. Councilman Marlow abstained.

Approval of Plat: Mike Moser made a motion to deny the plat as a result of the failure of variance request and waive the plat fee. Rob Harrison seconded the motion and motion carried on voice vote with Councilman Marlow abstaining.

The only item recommended for approval was the variance for the driveway/utility strip.

3

Two Lots Webb Sales Subdivision - Final Plat

Webb Sales Subdivision is a two lot subdivision. The developer is requesting a variance for the requirement of the State Environmentalist's signature. The developer plans to build two homes on the single lot. On August 13, 2014 the developer had two soil studies conducted and obtained two permits for construction of two subsurface sewage systems on one lot. The developer now wishes to subdivide the lot into two lots, with an existing house on each lot. Due to the requirements of the State of Tennessee, the developer would be required to pay the State Environmentalist fee again to get signature on the plat, even though the permits were issued four months ago. The developer is requesting a variance to the requirement for the State Environmentalist's signature on the plat.

A representative was not present at the meeting. Mike Moser made a motion to:

- 1) deny the the plat and variance request due to lack of representation**
- 2) waive the reapplication fee**

Motion was seconded by Rob Harrison and motion carried on voice vote.

4

Staff Reports - Kevin Dean, Local Planner

- *In House Plats (In Progress)*
 - o *Hall Subdivision, simple plat, combining 2 lots into 1. The subdivision is located in the Gardens Phase 1.*
- *In House Plats (Completed)*
 - o *Colonial Estates Phase II Revision, simple plat combining two lots into 1. The subdivision is located off Chelsea Drive and Narcissus. This plat was presented to the Planning Commission last month for a request to waive the review fee, due to the plat being presented by City. The plat was recorded on 10/27/14 as Plat Book 11 page 633. A copy of the recorded plat is on file in the Planning Office.*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *Lots 6-8 Phase VII and lots 21-48 Phase VI, The Gardens: Financial guarentees have been provided and accepted by the City and the plat has been recorded on 10/23/14 as Plat Book 11 page 630. A copy of the recorded plat is on file in the Planning Office.*
 - o *Jangu V & Premila Patel Property (Red Roof Inn): The plat was recorded on 10/23/14 as Plat Book 11 page 631. A copy of the recorded plat is on file in the Planning Office.*
- *Other*
 - o *Update on Maple Glen - Dorton Woods Subdivision (Habitat for Humanity*

development) located off Iris Circle: All the roads, water, and sewer has been installed and passed inspection for phase 1. Preliminary plat was approved at the January 2013 meeting. Staff is currently waiting on the submission of a Final Plat for phase 1.

Monthly Planning Report: July 1, 2014 – November 13, 2014

- *Planning Items Reviewed: 14*
- *Preliminary Lots: 50*
- *Final Lots: 45*
- *New Lots: 34*
- *Fees Collected: \$850.00*
- *Acres Subdivided: 40.744*
- *New Roads: 1930 feet*
- *New Water Lines: 1670 feet*
- *New Sewer Lines: 1711 feet*

The monthly staff report, given by Kevin Dean, was received and a copy is on file in the planning office.

Adjournment

A motion was made by Rob Harrison, seconded by Mike Moser, that the meeting be adjourned. The motion carried by an unanimous vote.