



Clinton Surveying, LLC.

380 S. Lowe Ave., Suite #6

Cookeville, TN 38501

(931)-372-0427

July 10, 2017

Crossville Regional Planning Commission

RE: David Dodson Lot Line Adjustment
Virgil Smith Road
Crossville, TN

David Dodson would like to request three (3) variances for the above stated plat.

1. He would like to request that the planning commission wave the requirement to dedicate 10' feet from center of the road for right-of-way.
 - Reasoning:
Do to the fact that this plat is simply moving a property line and is not creating any new lots. Therefore he is not creating any additional traffic on the existing road, nor is he creating any additional strain on the existing infrastructure such as water lines.
2. He is requesting that the planning commission approve Tract 2 to be accessed by a 15' Ingress/Egress & Utility Easement in lieu of having road frontage on an existing county road.
 - Reasoning:
This is an existing issue that he is not creating with this plat. There are two (2) addresses on Northfield Drive, which is a paved private drive. He is improving this issue with a new 15' Ingress/Egress & Utility Easement.
3. We would like to request a variance to wave the requirement for soils evaluation and Environmentalist signature.
 - Reasoning:
Lot 1 has an existing house and working septic system. Also Lot 1 has 3.16 acres of good farm land. It is my clients belief that there is no reason to burden the extra expense of paying a Soil Scientist to map extra soils and paying the local Environmentalist an evaluation fee when the lot already has a working septic system and plenty of ground to put in a new field line if needed.

Thank you,

Rusty Norrod, R.L.S. # 2635
(931) 372-0427