

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, December 17, 2015

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

Present-James Mayberry, Pamala Harris, Rob Harrison, Kevin Poore, Gordon Atchley, and Mike Moser.

Absent-Dave Burgess

Also present were Darrell Hall, Richard Gadwell, George Gandero, and Valerie Hale.

Mike Moser called the meeting to order at 12:04 p.m.

- 1. Approval of minutes (12/01)

Motion was made by Kevin Poore to accept the minutes of the 12/01/15 meeting. Motion was seconded by James Mayberry and carried on voice vote.

- 2. Discussion and Action on Gadwell Setback Variance Request (Cook Rd.)

Mr. Gadwell is requesting a 20 foot setback variance for his property at the corner of Brookstone Drive and Cook Road. He is wishing to construct a detached garage for the purpose of storing his classic car, misc. items, and to improve the presentation of his home. This would bring the setback along Cook Road from 40 feet to 20 feet. Cook Road is classified as a Collector and has a high amount of traffic due to the location of Stone Elementary, Stone Memorial High School, and Roane State Community College.

At this time, the City does not have any plans to widen Cook Road, but with the current amount of traffic and potential development in the area, the need could arise in the future. The existing ROW of Cook Road is substandard for a Collector street. In places the ROW is only 30 feet. The area around the entrance to Brookstone Drive appears to be around 40 feet. The standard width of ROW for a Collector is 60 feet. The lack of proper ROW would be a hindrance in widening Cook Road in the future.

Mr. Gadwell does have a tree buffer from the road as well as a fence (brick and rail) along the Cook Road side. Attached are pictures of Mr. Gadwell's yard and proposed location of his detached garage as well as his variance request letter.

VARIANCE REQUEST: *A request for setback reduction from 40 feet to 20 feet along Cook Road for Tax Map 101H group B parcel 001.00.*

STAFF RECOMMENDATION: *Staff recommends denial of the variance, based on the required setback from a Collector street. Cook Road was classified as a collector prior to the development being constructed. With the substandard ROW of Cook Road and the amount of traffic on Cook Rd, the collector setbacks are needed.*

After questions to the owner about the location of the garage and discussion about lack of zoning, other alternatives, existing structures, and existing ROW, a motion was made by Rob Harrison to deny the request to avoid setting a precedent. Kevin Poore seconded the motion. Motion carried by the following vote:

Aye: 5-Atchley, Harrison, Harris, Poore, and Moser
No: Mayberry

3. Discussion and Action on Gandro Setback Variance Request, The Gardens Hickory Hollow Cir.

Mr. Gandro is requesting a 7 foot variance to the rear of his lot. This would reduce the rear setback from 10 foot to 3 foot. He is wishing to build an extension on his garage to allow for some woodworking and more storage space. His property currently backs up to a portion of land that is owned by the Home Owners Association of the Gardens and is classified as Common Ground/Open Space. There would be no chance of a structure being constructed to the rear of the property. The City does have a sewer line in the rear of the property but from the surveyed plat, the sewer line and accompanying easement does not impact Mr. Gandro's property in the area where he is wanting to extend his garage. A pond exists over 50 feet from Mr. Gandro's rear property line and none of his property is within the 100 year floodplain.

VARIANCE REQUEST: A 7 foot variance is requested to the rear of Tax Map 99E group D parcel 002.00.

STAFF RECOMMENDATION: Staff recommends denial of the variance request, based on there is nothing about Mr. Gandro's property that would make it unique from the remainder of the development or create a hardship.

Motion was made by Gordon Atchley to grant the variance based upon the street not being a collector street and also subject to approval of The Garden Home Owner's Association. Motion was seconded by Pamala Harris.

Aye: Atchley, Harrison, Harris, Mayberry, and Moser
No: Poore

4. Discussion and action on request for outside City sewer connection, Gunnels property

Ms. Gunnels owns a tract of land, approximately 55 acres, just outside the City of Crossville's Urban Growth Boundary along HWY 127N. A small portion in the back is located in the City's UGB, but that portion does not have any road frontage. Ms. Gunnels is currently working on a long term concept plan for the development of her land. Along the front portion that fronts on HWY 127N she is looking to develop commercial, with the remaining being a multi-use development of commercial and residential. In order to achieve her goals for the property she is requesting sewer access. Annexation is not feasible at this time due to the distance from the existing City limits and current location of the City's Urban Growth Boundary. It is her desire to be within the City's Urban Growth Boundary, but it was the decision of the County Commission to stop the proposed UGB expansion at Scotts Creek, which is the southern border of her property. To change the Urban Growth Boundary would require the reconvening of the coordinating committee.

Ms. Gunnels believes that a commercial development in this area would be an asset to the community. Currently there is only one commercial/gas provider between the City and Clarkrange. It is expected to close due to the widening of HWY 127.

The City of Crossville does have outside City sewer rates. It has been the policy of the City Council to allow outside city attachment to the city's sewer system on a case by case basis, usually schools and churches. The sewer line that runs along HWY

127N connects North Cumberland Elementary to the City's sewer.

The final decision to allow connection will fall to the City Council, however staff is asking for a recommendation from the Planning Commission.

STAFF RECOMMENDATION: Staff recommends approval of outside city sewer connection.

A motion was made by Pamala Harris that the request for sewer be approved at "Outside City" rate, seconded by Kevin Poore. The motion passed by the following vote:

Aye 6-Atchley, Harrison, Harris, Poore, Mayberry, and Moser

Absent-Burgess

5. Staff Reports & Other Business

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

- *In House Plats (Completed)*
 - o *Danny Johnson Property, Simple two lot subdivision along Highland Lane was recorded with the Register of Deeds office on 12-1-15 as PB 11 page 706. A copy is on file in the Planning Office.*
 - o *The Gardens revision lots 7&8, simple lot combination on Hawthorne Loop in The Gardens subdivision was recorded with the Register of Deeds office on 12-1-15 as DB 1465 page 333. A copy is on file in the Planning Office.*

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

- *Regular Plats (Completed)*
 - o *Duer Court Subdivision, was presented to the Planning Commission during a special call meeting on Dec. 1, 2015 was recorded with the Register of Deeds office on 12-1-15 as PB 11 page 707. A copy is on file in the Planning Office.*

- *Other*
 - o *None*

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

- *Planning Items reviewed: 20*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 19*
- *Number of New Lots Created: 1*
- *Fees Collected: \$700.00*
- *Acres Subdivided: 31.588*
- *New Roads: 250 feet*
- *New Water Lines: 620 feet*
- *New Sewer Lines: 630 feet*

This Planning Item was received and filed

Adjournment

A motion was made by Rob Harrison, seconded by James Mayberry, that this

meeting be adjourned.