



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes

Planning Commission

Thursday, April 21, 2016

12:00 PM

City Hall

Regular Meeting

The Planning Commission for the City of Crossville met in regular session on Thursday, April 21, 2016, at Crossville City Hall.

Rollcall

Present-Kevin Poore, Gordon Atchley, Chairman Dave Burgess, Pamala Harris, James Mayberry, and Mike Moser

Absent-Rob Harrison

Others present were Planner Kevin Dean, City Clerk Sally Oglesby, and Tim Wilson.

Call to Order

Chair David Burgess was present and presiding. He called the meeting to order at 12:03 p.m.

1 Approval of minutes (03/17, 04/11)

A motion was made by Pamala Harris, seconded by James Mayberry, that the Minutes of 3/17/16 be approved and motion carried.

A motion was made by Gordon Atchley, seconded by James Mayberry, that the Minutes of 4/11/16 be approved. Motion carried by the following vote:

Aye: Poore, Atchley, Burgess, Harris, Mayberry

Abstain: Moser

Absent: Harrison

2 Approval of Plan of Services for the annexation of 4355 Hwy. 127S

Mr. David Rutledge has requested the annexation of 4355 Hwy. 127S, which is the location of The Stagecoach Place Café. This request is so that they offer liquor by the drink at the restaurant. A recommendation on the plan of services and annexation to the City Council is requested. Staff recommended approval.

A motion was made by James Mayberry, seconded by Kevin Poore that the Plan of Services and proposed annexation be approved as recommended. Motion carried by the following vote:

Aye: Poore, Atchley, Burgess, Harris, Mayberry, Moser
Absent: Harrison

3 Request for annexation of 90 Doris Drive

A letter has been received from Glenda Sorenson for the annexation of her property at 90 Doris Drive so that she can connect to City sewer. The closest sewer would come from Greenbriar Subdivision located at the back of her property. The sewer main extension would have to be installed in the existing utility easements that run parallel to property lines that belong to other people.

This property is in another subdivision and cannot be reached by City streets.

If the property is annexed, the property owner will be responsible for the costs of the materials for the line extension, as well as the cost of the grinder pump, tap, electrical permit, and the cost to connect the house to the new line. The estimated material cost is \$1,775.69 (not including grinder pump, tap fee, or plumbing cost).

If the property is not annexed, the property owner will be responsible for all costs. This is estimated at \$10,952.29 (not including grinder pump, tap fee, or plumbing cost), a difference of \$9,176.60.

The estimated property tax for the property, if annexed, would be \$72.45 under the current tax rate. The estimated water and sewer bill at an inside City rate would be: \$65.95 per month or \$36.60 for sewer per month.

It would take the City approximately 18 years to recoup the money spent for not charging the property owner the cost of Labor & Equipment. This estimate does not include the cost of other city services, such as police, fire, and trash pickup.

Staff recommended denial of the annexation, based on the in-continuity of City streets for access to the property, which might cause confusion for emergency services as well as the cost to the City for labor and equipment to run the sewer line. City Council does have the option to allow the property to be served by sewer at outside-City rates.

A motion was made by Pamala Harris, seconded by Mike Moser, that the annexation not be recommended, but that approval to connect to City sewer at outside-rates be recommended. The motion carried by the following vote:

Aye: Poore, Atchley, Burgess, Harris, Mayberry, Moser

Absent: Harrison

4 Resub Lots 22&24 Gardens Ph VI - Final Plat

Mr. & Mrs. Warr are proposing the joining of two lots in Phase VI of the Gardens development located on Holly Tree Drive. This would have been handled as in In-House Plat but there is still a Letter of Credit on file for Holly Tree Drive. Staff felt that any plat dealing with changes to a plat with an existing letter of credit needed to be presented to the Planning Commission and not be handled as In-House. Mr. & Mrs. Warr have provided a notarized affidavit giving Mr. Matthew Wilson, of The Gardens, the authority to represent them before the Crossville Regional Planning Commission. However, Mr. Wilson was not able to be present and was represented by Tim Wilson.
Staff recommended approval of the plat as presented.

A motion was made by James Mayberry, seconded by Kevin Poore, that the requirement of representation be waived. The motion carried by the following vote:

Aye: Poore, Atchley, Burgess, Harris, Mayberry, Moser

Absent: Harrison

A motion was made by Kevin Poore, seconded by Gordon Atchley, that the plat be approved as recommended. The motion carried by the following vote:

Aye: Poore, Atchley, Burgess, Harris, Mayberry, Moser

Absent: Harrison

5 Release of Letter of Credit for Phase VI&VII, The Gardens

A motion was made by Kevin Poore, seconded by Pamala Harris, that the letter of credit be released as recommended. The motion carried by the following vote:

Aye: Poore, Atchley, Burgess, Harris, Mayberry, and Moser

Absent: Harrison

6 Staff Reports - Kevin Dean, Local Planner

- *In House Plats (In Progress)*
 - o *Tony Wilson Plat, a simple two lot subdivision that has been submitted and reviewed, currently awaiting resubmission after required corrections.*
 - o *Smiddie Property, a simple two lot subdivision that has been submitted for preliminary review, awaiting official submission of the plat after noted corrections.*
 - o *Jim Bryson Subdivision, a simple two lot subdivision located along Old Lantana Road is currently undergoing a preliminary review.*

- *In House Plats (Completed)*
 - o *Myrtle - Fourth Subdivision, a simple two lot subdivision located at the corner of Myrtle Ave. and Fourth St. The plat was recorded with the Register of Deeds on April 11, 2016 as Plat Book 11 page 725. A copy of the plat is on file in the planning office.*

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

- *Regular Plats (Completed)*
 - o *Isaac B. Graham Subdivision, a Small three lot plat that was presented to the Crossville Regional Planning Commission at a special call meeting on April 11, 2016. The plat was recorded on the same day with the Register of Deeds office as Plat Book 11 page 724. A copy of the plat is on file in the planning office.*

- *Other*
 - o *None*

Monthly Planning Report: July 1, 2015 to April 14, 2016

- *Planning Items reviewed: 27*
- *Number of Preliminary Lots: 3*
- *Number of Final Lots: 28*
- *Number of New Lots Created: 2*

- Fees Collected: \$1,350.00
- Acres Subdivided: 38.995
- New Roads: 250 feet
- New Water Lines: 3635 feet
- New Sewer Lines: 2899 feet

Mike Moser expressed his concern regarding the large City limits and being able to provide the level of services that are being promised. The benchmarking program that allows comparison with other cities was discussed. Members were encouraged to look at the latest report which is on the City's website.

This report was received and filed.

Adjournment

A motion was made by James Mayberry, seconded by Kevin Poore, that the meeting be adjourned.

With no further business, the meeting was adjourned at 12:37 p.m.