

# City of Crossville

392 N. Main  
Crossville, TN 38555



## Minutes

Thursday, May 17, 2018

12:00 PM

City Hall

**Planning Commission**

## Regular Meeting

### Call to Order

*Chairman Moser called the meeting to order at 12:01 p.m.*

**Present** 5 - Kevin Poore, Rob Harrison, Mayor James Mayberry, Greg Tabor, and Chairman Mike Moser

**Absent** 2 - Gordon Atchley, and Council Member Pamala Harris

*Also present: Anthony Findley, Annette Renaud, Greg Barnwell, Harry Sabine, Greg Wood, Kevin Dean, and Malena Fisher*

### Agenda Items

1. Approval of minutes

**A motion was made by Mayor Mayberry, seconded by Greg Tabor, to approve the minutes of the April 19 meeting. Motion carried by the following vote:**

**Aye:** 4 - Harrison, Mayor Mayberry, Tabor and Chairman Moser

**Absent:** 3 - Poore, Atchley and Council Member Harris

2. Hedgecoth Property - 127S

*The owners of the property are wishing to subdivide their residence, 2.64 acres, off from the remaining "farm" in order to sell the remainder. This property is located just outside the City Limits. They are requesting a variance for the requirement of soils test for a backup septic system. The owner feels that his septic is currently in good working order and doesn't see it failing in the near future. There is a low pressure sewer line in front of their property.*

*Greg Barnwell was present to represent the Hedgecoths. He said they have discovered a problem with the width of the property, and the fact that the adjacent motel has raw sewage on the ground. He said the potential buyer wanted to use the property as ingress/egress and that the sewage issue is a problem. He asked that this request for subdivision and variance be tabled. Planning Commission rules do not allow for the tabling of such requests. Based on that information, Mr. Barnwell asked that the request be denied and that future resubmission fees be waived.*

**A motion was made by Mayor James Mayberry, seconded by Greg Tabor, to recommend that City Council deny the plat and variance and that the resubmission fee be waived should the Hedgecoths choose to resubmit them as per Mr. Barnwell's request. Motion carried by the following vote:**

**Aye:** 5 - Poore, Harrison, Mayor Mayberry, Tabor and Chairman Moser

**Absent:** 2 - Atchley and Council Member Harris

**3. Findley Property - Old Lantana Rd. 3 Lot**

*Mr. Findley is proposing a 3 lot subdivision at the corner of Old Lantana Rd. and Storie Ave. All infrastructure is existing.*

**A motion was made by Mayor Mayberry, seconded by Rob Harrison to approve the subdivision as recommended. Motion carried by the following vote:**

**Aye:** 5 - Poore, Harrison, Mayor Mayberry, Tabor and Chairman Moser

**Absent:** 2 - Atchley and Council Member Harris

**4. Thurman Avenue (portion) to two-way street**

*Owners of properties that touch a portion of Thurman Avenue submitted a letter requesting that this portion be changed from one-way back to two-way. The section of Thurman in question is between Second Street and First Street. This section was a two-way street at one time, but was changed to a one-way. City planning staff along with the Street Department looked into the request and visited the site. The lanes would be narrow (approximately 8 – 9 feet), with at least one wooden “telephone” pole near the travel lane, but still adequate according to the Street Department supervisor. The cost of stripping and signage change is estimated to be minimal. It appears that no parking would be lost due to the change.*

*Harry Sabine, also a property owner along Thurman Avenue, was present, and he voiced his concern about the proposed change. He felt that the change would be dangerous, would lead to losing the current parallel parking spaces in order to make the street more passable for two vehicles, and that the presence of delivery trucks on a regular basis would pose a problem to any passing motorist. He requested that the street be left as it is.*

**A motion was made by Greg Tabor, seconded by Mayor James Mayberry, that Planning Commission recommend denial of the request based on narrow width of a two-way street. The motion carried by the following vote:**

**Aye:** 5 - Poore, Harrison, Mayor Mayberry, Tabor and Chairman Moser

**Absent:** 2 - Atchley and Council Member Harris

**5. Outside City Sewer or Annexation Genesis Rd.**

*A developer is looking to purchase a piece of property north of the existing City Limits along Genesis Rd. He is wishing to develop a 55 unit RV Resort. In order for him to utilize the property to its maximum potential, he would have to have city sewer. He currently does not own the property, but is looking to see if it is possible to have the property annexed or outside city sewer extended to the property before he purchases it. He will gauge his decision to purchase the land based on the Planning Commission’s recommendation on sewer access. If he does then buy the land, the request could move forward to City Council, at request of the property owner, without having to come back to the Planning Commission.*

*Staff has looked at the two potential options for sewer, annexation and outside city sewer. Existing sewer is approximately 725 feet from the property. If the property is annexed, the owner would be responsible for the material cost of the main line extension, approximately \$4,376.50. The property in question would require a corridor annexation since it is along a state highway and the surrounding property owners do not*

wish to be annexed at this time. City Manager Greg Wood and the City Planner both discussed the potential issues that would arise from a corridor annexation. If annexation is denied in favor of outside city sewer, the owner would be responsible for 100% cost of the main line extension, approximately \$29,898.90. Neither of these amounts include any easements that may be required, which would also be the responsibility of the property owner.

**A motion was made by Kevin Poore, seconded by Greg Tabor, to recommend to Council the denial of annexation and approval of outside City sewer at the request of the property owner. The motion carried by the following vote:**

**Aye:** 5 - Poore, Harrison, Mayor Mayberry, Tabor and Chairman Moser

**Absent:** 2 - Atchley and Council Member Harris

**6. Staff Reports & Other Business - Kevin Dean, Local Planner**

*As a matter of other business, a letter of credit for the Gardens Phase VIII in the amount of \$5,500 for a temporary cul-de-sac will expire June 17, 2018. One of the latest letters of credit that was already accepted for the Gardens and developer Tim Wilson covers the amount needed for the completion of this project.*

**A motion was made by Kevin Poore, seconded by Rob Harrison, to approve release of letter of credit for the Garden Phase VIII with a new letter of credit replacing it. The motion carried by the following vote:**

**Aye:** 5 - Poore, Harrison, Mayor Mayberry, Tabor and Chairman Moser

**Absent:** 2 - Atchley and Council Member Harris

- *In-House Plats In Progress*
  - o *Simple two lot subdivision along East First Street by Anthony Findley, has been submitted and is under review*
  - o *Simple combination of 3 lots into one at the corner of Lantana Rd. and Dorton Rd, has been submitted and is under review.*
- *In-House Plats Complete*
  - o *The Gardens, Phase V Resub of Lots 17 & 18, joined two lots into one on Our Way Loop. Plat has been recorded as PB 12 page 98. A copy is on file in the planning office.*
- *Regular Plats in Progress*
  - o *None*
- *Regular Plats Complete*
  - o *Harris Property, as approved by the Planning Commission, has been recorded as PB 12 page 93. A copy is in file in the planning office.*
  - o *The Gardens Phase 8 plat 2, as approved by the Planning Commission, has been recorded as PB 12 page 94. A copy is on file in the planning office.*
  - o *Broadleaf at River Oakes ReSub, as approved by the Planning Commission, has been recorded as PB 12 page 95. A copy is on file in the planning office.*
- *Other Business*
  - o *None*

**A motion was made by Greg Tabor, seconded by Kevin Poore, to accept the Staff Reports as given. Motion carried by the following vote:**

**Aye:** 5 - Poore, Harrison, Mayor Mayberry, Tabor and Chairman Moser

**Absent:** 2 - Atchley and Council Member Harris

### Adjournment

*With no further business to discuss, Chairman Moser adjourned the meeting at 12:36 p.m.*

**A motion was made by Kevin Poore, seconded by Major Mayberry, to adjourn.  
Motion carried by the following vote:**

**Aye:** 5 - Poore, Harrison, Mayor Mayberry, Tabor and Chairman Moser

**Absent:** 2 - Atchley and Council Member Harris