



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes Planning Commission

City Hall

Thursday, September 17, 2020

12:00 PM

Regular Meeting

Call to Order

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

Present 6 - Gordon Atchley, Council Member Rob Harrison, Greg Tabor, Chairman Mike Moser, Mayor James Mayberry, and Landon Headrick

Absent 1 - Vice Chair Kevin Poore

Others present: Darrell Hall, Bob Fleeer, City Manager Greg Wood, Kevin Dean, and Malena Fisher.

Agenda Items

1. Approval of 8/26 minutes

A motion was made by Greg Tabor, seconded by Mayor James Mayberry, to approve the minutes of the 8/26 meeting. The motion carried by the following vote:

Aye: 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

2. Emerald Leaf - Final Plat

This is the final plat for the preliminary that was approved at the August 26 meeting. This is a 12-lot proposed subdivision along Spruce Loop. All infrastructure is existing.

A motion was made by Mayor James Mayberry, seconded by Council Member Rob Harrison, to approve the plat. The motion carried by the following vote:

Aye: 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Vice-chairman Kevin Poore arrived at 12:07 p.m.

Present 7 - Vice Chair Kevin Poore, Gordon Atchley, Council Member Rob Harrison, Greg Tabor, Chairman Mike Moser, Mayor James Mayberry, and Landon Headrick

3. Fox Run Replat of Lots 3, 4, & 5 - Final

The property owners are proposing dividing lot 4 and joining it to lot 3 and lot 5. This would be a simple 2 lot subdivision, except since the properties are not located on city sewer, a soils test would be required by the Crossville Regional Subdivision Regulations. The property owners are requesting a variance to those requirements.

Several times in the past, the Planning Commission has granted variances for the requirement of soils and the State Environmentalist's signature when the end result of the resubdivision leaves both lots larger than they started out. That is the case here. Both lot 3 and lot 5 have gained property. Therefore, there is no reason to believe that the existing designated field line areas would be compromised and require a secondary backup area designated.

A motion was made by Gordon Atchley, seconded by Council Member Rob Harrison, to approve the variance. The motion carried by the following vote:

Aye: 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

A motion was made by Gordon Atchley, seconded by Council Member Rob Harrison, to approve the plat. The motion carried by the following vote:

Aye: 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

4. Recommend for approval of annexation and Plan of Services for 84.03 acres off of West Avenue

Roy E. Swallows and Jacky Swallows have requested 84.03 acres off of West Avenue be annexed into the City. Possible sewer upgrade may be necessary, but that will depend on how many lots are planned and would be at the cost of the developer. The proposed development has a 50-foot ingress/egress from West Avenue, and other alternatives were discussed.

A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to recommend for approval the annexation and Plan of Services for 84.03 acres off of West Avenue. The motion carried by the following vote:

Aye: 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

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

- *In House Plats (In Progress)*
 - o *None*
- *In House Plats (Completed)*
 - o *Replat of Cedar Ridge Lots 1 & 2, a simple lot line adjustment along Cedar Ridge Ave. The plat was recorded on 8/28/2020 as Plat Book 12 page 269. A copy is on file in the planning office.*
 - o *Simpson Division, a simple 1 lot subdivision along Lantana Rd. near South School. The plat was recorded on 8/28/2020 as Plat Book 12 page 268. A copy is on file in the planning office.*

- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *The Gardens Phase 8 Plat 3 was approved at the Aug. Planning Commission Special Call meeting and was recorded on 8/31/2020 as Plat Book 12 page 271. A copy is on file in the planning office.*
- *Other*
 - o *.....*

Monthly Planning Report: July 1, 2020 to Sept. 11, 2020

- *Planning Items reviewed: 9*
- *Number of Preliminary Lots: 12*
- *Number of Final Lots: 33*
- *Number of New Lots Created: 28*
- *Fees Collected: \$800.00*
- *Acres Subdivided: 22.55*
- *New Roads: 780 feet*
- *New Water Lines: 780 feet*
- *New Sewer Lines: 780 feet*

A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to approve staff reports as presented. The motion carried by the following vote:

Aye: 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Adjournment

The meeting was adjourned at 12:13 p.m.

A motion was made by Greg Tabor, seconded by Mayor James Mayberry, to adjourn. The motion carried by the following vote:

Aye: 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick