



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes

Planning Commission

Thursday, November 15, 2018

12:00 PM

City Hall

Regular Meeting

Call to Order

- Present** 5 - Kevin Poore, Gordon Atchley, Mayor James Mayberry, Council Member Pamala Harris, and Greg Tabor
- Absent** 2 - Rob Harrison, and Chairman Mike Moser

Also present: John Conrad, Tim Wilson, Matthew Wilson, Darrell Hall, Greg Wood, Kevin Dean, and Malena Fisher.

Agenda Items

1. Approval of 10/18 minutes

A motion was made by Gordon Atchley, seconded by Council Member Pamala Harris, to approve the 10/18 minutes. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Mayor Mayberry, Council Member Harris and Tabor

Absent: 2 - Harrison and Chairman Moser
2. Release and acceptance of Financial Guarantee for Crossroads Village Phase II Unit IV

The Letter of Credit for a temporary cul-de-sac for Crossroads Village Phase II Unit IV is set to expire in November 2018, in the amount of \$11,500. The developer was contacted, and he expressed a desire to have that LOC released. He presented a cashier's check as a new financial guarantee and requested a 12-month extension. The City Engineering Department calculated the new cost for the construction of the cul-de-sac and added 10% for the 12 month financial guarantee to be a little over \$12,000. The developer presented staff with a check in the amount of \$12,500, which will cover the cost, plus and a new agreement. The check was deposited.

A motion was made by Mayor James Mayberry, seconded by Greg Tabor, to release the existing Letter of Credit. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Mayor Mayberry, Council Member Harris and Tabor

Absent: 2 - Harrison and Chairman Moser

A motion was made by Mayor James Mayberry, seconded by Council Member Pamala Harris, to accept the new agreement and check. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Mayor Mayberry, Council Member Harris and Tabor

Absent: 2 - Harrison and Chairman Moser

3. Gardens Phase VII Resubdivision of Lots 3-6 - Final

The developer is proposing the deletion of lot 6 and a lot line shifts on lots 3 through 5. Since the end result of the resubdivision is three lots, it is classified as a "Small" Subdivision. All infrastructure is in place and no changes are needed.

A motion was made by Greg Tabor, seconded by Gordon Atchley, to approve the final plat for the small resubdivision. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Mayor Mayberry, Council Member Harris and Tabor

Absent: 2 - Harrison and Chairman Moser

4. The Treehouse Plantation - Preliminary

The developer is submitting a new preliminary plat for his property located at the corner of Beehive Lane and Cook Road. The developer originally submitted a preliminary plat to the Planning Commission on March 16, 2017. Since no work has begun on the site, the preliminary plat has expired. Since the original submission, the developer has acquired more property to be developed. The original concept was a mixed-use development for apartments and townhomes. This submission is individual lots for single family residences, with a remainder for future development. The revised proposed development consists of 64 lots ranging from 0.21 acres to 0.56 acres. The plan includes multiple green spaces, totaling 4.29 acres. There will be a homeowners or property owners association to own and maintain green spaces and storm water infrastructure. The proposed development has approximately 4,617 feet of roads, 4,148 feet of 6 inch water line, 5,849 feet of 4 inch low pressure sewer, and 5 fire hydrants.

A motion was made by Council Member Pamala Harris, seconded by Greg Tabor, to approve the preliminary plat. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Mayor Mayberry, Council Member Harris and Tabor

Absent: 2 - Harrison and Chairman Moser

5. Request for outside City Sewer - The Lawn Rangers

Andy O'Conner, of The Lawn Rangers, is requesting outside City sewer for property located at 1973 Hwy 70 East. There is an existing low pressure line across from the property on Highway 70. When planning staff consulted with the Utility Department, they calculated the cost of crossing Highway 70 East to the property, which will include a bore due to the distance and it being a US/State Highway. The Utility Department is requesting the property owner be responsible for the cost of the bore in addition to the tap fee. The city's utility ordinance states that outside city limits, the total cost of a mainline extension is to be paid by the property owner. This is more than a standard tap due to the distance and the requirement of a bore. The cost of the bore is

\$5,850.00 and the outside city commercial tap fee is \$2,000.00, bringing the total to be paid by the property owner to \$7,850.00.

A motion was made by Mayor James Mayberry, seconded by Greg Tabor, to recommend to the City Council the approval of outside city sewer with the property owner paying the cost of the bore and tap fees. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Mayor Mayberry, Council Member Harris and Tabor

Absent: 2 - Harrison and Chairman Moser

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

SUMMARY:

- *In House Plats (In Progress)*
 - o *Payne & Isaacson Subdivision, a simple subdivision along Pigeon Ridge Road, splitting a lot between the Payne and Isaacson property and joining it to the adjacent lots. The plat is in on file in the planning office.*
 - o *The Gardens Resub of Ph VII lots 32 & 34, joining two zero lot line lots into one. The plat is on file in the planning office.*
- *In House Plats (Completed)*
 - o *Crossroads Villages Ph IV Unit II a simple 2 lot subdivision along Deerfield as part of an approved preliminary plat. The plat has been recorded with the Register of Deeds as Deed Book 1537 page 1193*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *Howard Division, the simple two lot subdivision with a variance that was presented and approved by the Planning Commission at the October meeting has been recorded with the Register of Deeds as Plat Book 12 page 134*
 - o *Mullinax Resubdivision in Greenbriar that was presented and approved by the Planning Commission at the October meeting has been recorded with the Register of Deeds as Deed Book 1537 page 1194.*
 - o *Copies of the recorded plats are on file in the planning office.*
- *Other*
 - o *None*

Monthly Planning Report: July 1, 2018 to Nov. 8, 2018

- *Planning Items reviewed: 14*
- *Number of Preliminary Lots: 74*
- *Number of Final Lots: 23*
- *Number of New Lots Created: 8*
- *Fees Collected: \$1,150.00*
- *Acres Subdivided: 26.607*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

A motion was made by Council Member Pamala Harris, seconded by Greg Tabor, to accept the staff reports. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Mayor Mayberry, Council Member Harris and Tabor

Absent: 2 - Harrison and Chairman Moser

Adjournment

A motion was made by Mayor James Mayberry, seconded by Council Member Pamala Harris, to adjourn. The motion carried by the following vote:

Aye: 5 - Poore, Atchley, Mayor Mayberry, Council Member Harris and Tabor

Absent: 2 - Harrison and Chairman Moser