

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, August 20, 2015

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

Chairman Burgess called the meeting to order with the following members present: Gordon Atchley, Rob Harrison, Mike Moser, and Chairman Dave Burgess. Also present were Bill Boston, Brenda Banks, Kevin Dean, and Valerie Hale.

1 Approval of minutes

Rob Harrison made a motion to approve the minutes for July 16, 2015. Motion was seconded by Gordon Atchley and carried on voice vote.

This Planning Item was recommended for approval

2 Water Main Extension Spencer Lane

Matt Thrasher has submitted a request to have a 2 inch water line extended approximately 1000 feet, crossing HWY 127 N and down Spencer Lane. In his letter he has shown interest in installing the line himself. As per the existing ordinance, he is responsible for all costs associated with the extension of the line, including TDEC and Engineering fees. If approved by the Planning Commission, a cost estimate will be calculated and presented to Mr. Thrasher. Upon approval by the City Council, Mr. Thrasher will be required to pay the total estimated cost of the line extension or if he chooses to install the line himself, he will be responsible for paying the TDEC and Engineering fees, then provide a Financial Guarantee for the remaining amount. The Guarantee will be released upon completion of the work, inspection, and acceptance by City Staff.

Rob Harrison made a motion to recommend approval of the 2 inch water main extension. Motion was seconded by Gordon Atchley and motion carried on voice vote.

3 Wilson Lane Water/Sewer/Road Request

Ms. Brenda Banks is looking to purchase two properties along the portion of Wilson Lane that is not paved as a City Street (the portion does have a paved driveway along the ROW, which was paid for and installed by a property owner at the end of Wilson Lane.) Ms. Banks, first requested that water and sewer mains be extended to both of the properties she wishes to purchase, so that she may build a house for herself and one for her mother. The main line extensions would be approximately 600 feet for water and 650 feet for sewer. In many discussions with Ms. Banks, she then showed a great interest in having the road brought up to City standards so that a school bus could traverse Wilson Lane and have a proper turnaround. She indicated her grandchild would be living with her and need access to the School Bus. Staff then explained to her the procedures for abutment.

Upon doing some research, there has been quite a bit of discussion about Wilson Lane in the past. In 1999, City Council voted to extend water and sewer to their current location. Then they also voted to accept and pave the road to its current condition.

Staff recommends that the Planning Commission issue a request for inquiry for abutment. If recommended, staff would then calculate a cost estimate for extending

the water, sewer, and roads to the end of Wilson Lane. A letter would then be sent to the property owners affected and a request for their input. All the responses and cost estimated would then be forwarded to City Council.

Staff also recommends the approval of the water and sewer line extensions for the two properties. The reason for the double recommendation would to prevent this matter from having to come back to the Planning Commission in the event that the request for abutment fail. Then the property owner or potential property owner of the two lots could move forward with extending the mains without abutment. This would be done with the property owner or potential owner paying for all material costs associated with the extension and the City providing labor, as is in accordance with the existing ordinance.

Rob Harrison made a motion to make a request to City Council to conduct an inquiry of abutment to the property owners affected. Motion was seconded by Mike Moser and carried on voice vote.

Rob Harrison made a second motion to approve the water and sewer line extensions (600 feet water and 650 feet sewer) for the two properties referenced on Wilson Lane to enable the property owner to proceed if an abutment failed. Motion was seconded by Mike Moser and motion carried on voice vote.

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Staff Reports & Other Business - Kevin Dean, Local Planner

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- *In House Plats (In Progress)*
 - o *Jacob Morrow Property, a Simple two lot subdivision off Old Watkins Road. Plat has been submitted and is currently under staff review.*
- *In House Plats (Completed)*
 - o *None*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *None*
- *Other*
 - o *None*

Monthly Planning Report: July 1, 2015 to Aug 12, 2015

- *Planning Items reviewed: 6*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 4*
- *Number of New Lots Created: 1*
- *Fees Collected: \$150.00*
- *Acres Subdivided: 5.28*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

This Planning Item was received and filed

Adjournment

Rob Harrison made a motion to adjourn. Motion was seconded by Gordon Atchley and meeting adjourned.