

# City of Crossville

392 N. Main  
Crossville, TN 38555



## Minutes

Thursday, April 23, 2015

12:00 PM

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City Hall, Room 407

**Planning Commission**

## Regular Meeting

### Agenda Items

#### Call to Order

Chairman Burgess called the meeting to order with the following members present: Gordon Atchley, Rob Harrison, Mayor Pro Tem Pamala Harris, Mayor James Mayberry, Mike Moser, Kevin Poore, and Chairman Dave Burgess. Also present were Clark Napier, Kevin Dean, and Valerie Hale.

**1** Approval of minutes

A motion was made by Mayor Mayerry, seconded by Mayor Pro Tem Pamala Harris, that the minutes for March 19, 2015 be recommended for approval as presented. The motion carried by an unanimous vote.

**2** Plan of services for annexation of 83 Grandview Drive

*A request was received from Ernest Kilgore for the annexation of his property located at 83 Grandview Drive (Tax Map 113I-D-23.00). The home is currently on city sewer, but paying "outside" rates.*

A motion was made by Kevin Poore, seconded by Rob Harrison, that the Plan of Services and annexation request be recommended for approval. The motion carried by an unanimous vote.

**3** Revision to Lot 1 of Webb-Napier Subdivision

*The plat submitted is modifying the existing Plat Book 11 page 596, which was reviewed and approved by the Crossville Regional Planning Commission in April 2014. The owner is proposing to sell a portion of lot 1 to an adjoining property, thus increasing the amount of property on lot 2, as shown on the plat. In the past, we have not required a soils analysis and state environmentalist's signature for property being added to a lot. One of the primary reasons for the requirement is to ensure part of the subsurface septic system is not being "cut off".*

*According to the regulations, a new soils analysis and state signature would be required for lot 1. Since the original plat was just reviewed approximately 1 year ago and approved and the existing reserved soil area is shown on the new proposed plat as on the recorded plat, without losing any of the area, the owner is asking for a variance to the required state environmentalist's signature.*

*VARIANCE REQUEST: The owner is requesting a variance to the subdivision regulation requiring the state environmentalist's signature for Lot 1 of the proposed subdivision.*

*STAFF RECOMMENDATIONS: Staff recommends approval of the variance, based on the fact that the reserved soil area has not changed from the original recorded plat from approximately 1 year ago for lot 1.*

A motion was made by Kevin Poore, seconded by Mayor Mayberry that a variance be granted for the subdivision regulation requiring the state

environmentalist's signature for Lot 1 of the proposed subdivision. The motion carried by an unanimous vote.

**4****Staff Reports & Other Business, Kevin Dean, Local Planner**

- *In House Plats (In Progress)*
  - o *A revision to two lots in The Gardens. A property owner is wishing to combine two lots along The Gardens Drive. A plat has been submitted for pre-submission review. A copy is on file in the planning office.*
  - o *A revision to a lot off Sharon Drive has been submitted for pre-submission review. This is a simple lot line adjustment. A copy is on file in the planning office.*
  
- *In House Plats (Completed)*
  - o *Glen Smith Property – A simple plat adding property to an existing tract from another tract that is larger than 5 acres. This plat was submitted, reviewed, approved, and recorded with the Register of Deed's office as Plat Book 11 page 651. A copy is on file in the planning office.*
  
- *Regular Plats (In Progress)*
  - o *None*
  
- *Regular Plats (Completed)*
  - o *Maple-Glen Subdivision Phase I that was reviewed and approved by the Planning Commission at the March 2015 meeting, has been recorded with the Register of Deeds office as Plat Book 11 page 650. A copy is on file in the planning office.*
  
- *Other*
  - o *Street acceptance: Carol Drive, East Fuller Drive, and Fuller Court have been accepted by the City Council and are now official city streets.*

**Monthly Planning Report: July 1, 2014 to April 17, 2015**

- *Planning Items reviewed: 22*
- *Number of Preliminary Lots: 50*
- *Number of Final Lots: 78*
- *Number of New Lots Created: 28*
- *Fees Collected: \$1,650.00*
- *Acres Subdivided: 87.455*
- *New Roads: 3105 feet*
- *New Water Lines: 2847 feet*
- *New Sewer Lines: 2886 feet*

**Adjournment**

**A motion was made by Rob Harrison, seconded by Kevin Poore, that this meeting be adjourned. The motion carried by an unanimous vote.**