



# City of Crossville

392 N. Main  
Crossville, TN 38555

## Minutes

### Planning Commission

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Thursday, August 17, 2017

12:00 PM

City Hall

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#### Regular Meeting

**Present** 7 - Kevin Poore, Gordon Atchley, Rob Harrison, Mayor James Mayberry, Council Member Pamala Harris, Greg Tabor, and Chairman Mike Moser

#### Call to Order

*Chairman Moser called the meeting to order at 12:00 p.m.*

*Others present: Tony Perry, Anthony Findley, Cory Bosanko, Tommy Pelfrey, Kevin Dean, and Valerie Hale.*

#### Agenda Items

**1** Approval of minutes (07/20/17)

**A motion was made by Mayor James Mayberry, seconded by Rob Harrison, that the minutes of 07/20/17 be approved. The motion carried by a unanimous vote.**

**2** Approval of Bosanko Setback Variance Request

*The property owner, Mr. Cory Bosanko, is proposing to construct an outdoor patio that would approach the rear property line of his lot. Mr. Bosanko has already been in contact with the property owner that would be affected by this setback variance. They have agreed to sell Mr. Bosanko a 1/3 of their property, which would move his property line back and the proposed structure would then be located outside the required setback. However, the land is currently in probate court and they have no idea how long it will remain there. Once the property is out of court the sale will take place. Mr. Bosanko is wishing to begin construction of his patio area.*

*Staff recommends approval of the variance.*

**A motion was made by Kevin Poore, seconded by Rob Harrison, that this setback variance request be approved as recommended. The motion carried by a unanimous vote.**

*Council Member Harris arrived at 12:03.*

**3** Approval of Findley Division - Preliminary Plat

*The developer, Anthony Findley, is proposing a 6 lot subdivision located on the corner of County Seat Rd. and Wells Road. Lots range in size from 0.223 acres to 0.677 acres. This development doesn't require any addition of roads, water, or sewer. Staff recommends approval of the preliminary plat.*

**A motion was made by Mayor James Mayberry, seconded by Kevin Poore, to approve the preliminary plat of the Findley Division as recommended. The motion carried by a unanimous vote.**

**4** Approval of Earl Pelfrey Deep Draw Division - Final Plat

*The developer, Mr. Pelfrey, is proposing a division of a parcel into two lots. Both of the lots have existing houses and working septic systems on them. This parcel is located outside the City of Crossville, but does have a low pressure sewer line installed along the road. Since the property is located outside the City, sewer is accessible, but not available. In order to connect to the existing sewer line, the property owner would be required to request connection at outside city sewer rates from the City Council or request annexation. The developer is not wishing to go through the expense and time of having a soils analysis conducted and reviewed by the State's Environmentalist. They are requesting a variance for that requirement. Their reasoning is the existence of the low pressure sewer line. Staff advised them that if their existing septic system fail and no other proper soils is available, their only course of action would be to seek outside city sewer connection or annexation. Staff recommends approval of the variance and final plat.*

**A motion was made by Rob Harrison, seconded by Council Member Pamala Harris, to approve the final plat and variance as recommended. The motion carried by a unanimous vote.**

**5** Staff Reports and Other Business

- *In House Plats (In Progress)*
  - o *Dave's Pawn Shop, Potential 2 lot resubdivision. Staff is currently working with the current owners trying to resolve some utility issues so the property can be subdivided.*
  - o *Waiting on submission of two plats that were given to the county planner for review, but are within the jurisdiction of the Crossville Regional Planning Commission.*
  
- *In House Plats (Completed)*
  - o *The Gardens, Ph7 Resub of lot 48, a simple joining of a zero lot line and the greenspace next to it into one lot. The plat was approved and recorded with the Register of Deeds office as Plat Book 12, page 18. A copy is on file in the planning office.*
  
- *Regular Plats (In Progress)*
  - o *None*
  
- *Regular Plats (Completed)*
  - o *David Dodson Lot line Adjustment, this plat was submitted to the Planning Commission at the July meeting. It has been recorded with the Register of Deeds as Plat book 12, page 20. A copy is on file in the planning office.*

*Monthly Planning Report: July 1, 2017 to August 10, 2017*

- *Planning Items reviewed:*
- *Number of Preliminary Lots: 6*
- *Number of Final Lots: 5*
- *Number of New Lots Created: 1*
- *Fees Collected: \$500.00*
- *Acres Subdivided: 24.257*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

**This Planning Item was received and filed.**

### **Adjournment**

**A motion was made by Mayor James Mayberry, seconded by Kevin Poore, that this meeting be adjourned. The motion carried by a unanimous vote.**