

Crossville Regional Planning Commission
March 20, 2014
12:00 p.m.
City Hall
Room 407

The Crossville Regional Planning Commission met on March 20, 2014 with the following members present: Chairman Dave Burgess, Kevin Poore, Councilman Marlow, Gordon Atchley, Mike Moser, and Rob Harrison. The only member absent was Mayor Graham. Others present were: Denise Cooper, Kim Chamberlain, Louis Tammaro, Robert Ross, Joe Miller, Street Superintendent, Valerie Hale, Assistant City Clerk; Tim Begley, City Engineer; and Kevin Dean, Local Planner.

The meeting was called to order by Chairman Dave Burgess.

APPROVAL OF MINUTES OF REGULAR MEETING FEBRUARY 20, 2014

A motion was made by Kevin Poore and seconded by Rob Harrison to approve the minutes as presented for the regular meeting February 20, 2014. Motion carried on voice vote. Mike Moser abstained due to his absence on February 20, 2014.

SETBACK VARIANCE UPPER CUMBERLAND CREDIT UNION

Upper Cumberland Credit Union is requesting a “front” setback variance of 25 feet and “rear” setback variance of 15 feet on a piece of property located between Hwy 127S and Southbend Drive. With the 50 foot setback from the arterial road that is Hwy 127S and 30 foot setback from the local road that is Southbend Drive, the property is very limited on buildable space. It is also an elevated lot sitting above the ROW of Hwy 127S and above the ROW of Southbend Drive. Due to the unusual location of the property, being wedged in between a major arterial road and a local road, and the existing elevation change between the property and both roads, it is recommended to grant the setback variance requests. City staff has also reviewed the TDOT plans for the widening of HWY 127S and the variance request would not interfere with the project.

Mike Moser made a motion to approve the variance request. Motion was seconded by Rob Harrison and motion carried on voice vote.

STATE POLICY FOR EXISTING SUBSURFACE SEWER SYSTEMS

There have been several requests recently for variances for the State Environmentalist’s signature for lots with existing septic systems. Currently, the County Planning Commission does not require a variance to be granted for an existing septic system. They do require a note to be added, that the existing system has not been evaluated.

The City staff feels that the requirement to look at each lot individually is important to help protect future property owners and that an amendment to the subdivision regulations is needed to indicate a note being added to the plat stating the following:

“This lot has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.”

Staff will prepare an amendment to the subdivision regulations, as well as a few other amendments and bring back to the planning commission for adoption.

TAMMARO PROPERTY SUBDIVISION VARIANCE REQUEST

The Tammaro Property subdivision would normally be classified as a simple plat and handled in house; however, the developer is seeking a variance for the requirement of the State Environmentalist’s signature. The owner has shown the location of the field lines to the surveyor and the approximate location is shown on the plat.

After discussion about the current and future use of the property, a motion to approve the variance request subject to note about the septic system being placed on the plat was made by George Marlow. Motion was seconded by Gordon Atchley and carried on voice vote. Kevin Poore abstained as his firm has a conflict of interest.

UTILITY MAIN EXTENSION POLICY AND ORDINANCE REVIEW

Staff presented final draft of the utility main extension policy. There was a brief

Robert Harrison	Date
Secretary	