

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, October 15, 2015

12:00 PM

City Hall

Planning Commission

The Crossville Regional Planning Commission met in regular session on Thursday, October 15, 2015, at Crossville City Hall.

Regular Meeting

Present 6 - Gordon Atchley, Chairman Dave Burgess, Rob Harrison, Pamala Harris, Kevin Poore, and Mike Moser

Absent 1 - James Mayberry

Also present were Kevin Dean, Sally Oglesby, Richard L. Smith, and Richard D. Smith.

Call to Order

Chair Dave Burgess was present and presiding. He called the meeting to order at 12:00 noon.

Approval of Minutes for previous meetings(s)

Approval of minutes (9/17, 9/28)

A motion was made by Gordon Atchley, seconded by Pamala Harris, that the Minutes of September 17, 2015 be approved as recommended. The motion carried by the following vote:

Aye: 6 - Atchley, Chairman Burgess, Harrison, Harris, Poore and Moser

Absent: 1 - Mayberry

A motion was made by Mike Moser, seconded by Rob Harrison, that the Minutes of September 28, 2015 be approved as recommended. The motion carried by the following vote:

Aye: 6 - Atchley, Chairman Burgess, Harrison, Harris, Poore and Moser

Absent: 1 - Mayberry

Agenda Items

Smith Division with Variance Request

Mr. Richard D. Smith is subdividing 2.20 acres off his 5.79 acres. This division is located on a portion of Woodlawn Road that is outside the City. Mr. Smith has had soils analysis conducted and the property has been evaluated by the State Environmentalist's office and approved. The portion of Woodlawn Road that Mr. Smith's property is located at has an existing ROW of 40 feet. Woodlawn Road is classified as a Collector Street. The standard ROW for a Collector is 60 feet. The

*Crossville Regional Planning Commission Subdivision Regulations require that:
"Subdivision that abut existing streets shall dedicate additional right-of-way to meet
the minimum street right-of-way width requirements:..."*

*Since this division is only located on one side of the road:
"one half (1/2) of the required right-of-way, measured from the center line of the
existing street, shall be provided."*

[Article III Section D, number 3]

*This would require Mr. Smith to dedicate 10 feet of his property to the City. Mr. Smith
feels that the requirement of dedication of ROW with no compensation is not
justifiable nor acceptable and is requesting a variance.*

*STAFF RECOMMENDATION: Upon review of Woodlawn Rd., Staff does see the
need in the future to widen the road. Woodlawn is a growing area, both in commercial
and industrial and with the recent addition of the senior care facility at the western
end of Woodlawn, staff does predict that the road will eventually need to be widened.
A portion of Woodlawn Rd's ROW from Genesis Rd. to Wyatt Court (an industrial
park) is already wider than the required 60 feet needed for a Collector. With the
projected growth in the area and the eventual need for a wider ROW to widen
Woodlawn Rd., staff recommends denial of the variance and the plat until it can be
adjusted to reflect the extra 10 feet that is required by the Crossville Regional
Planning Commission's Subdivision Regs.*

*The surveyor, Richard L. Smith, stated that the property owner, Richard D. Smith,
feels he should be compensated for the taking of the road, as would happen from a
road widening project. Dave Burgess explained the difference between a road
widening project and the Subdivision Regulations. Mike Moser stated that he thought
state law prohibits the granting of a variance for economic reasons, which would be
the case here. Mr. Richard D. Smith discussed the history of the road and the
property his parents gave when the road was built. He has a recent appraisal that
values the 10' at \$3,600. There was concern expressed for setting a precedence in
the future for other properties that might be subdivided if a variance is granted. Mr.
Richard D. Smith stated that all the businesses that have come in on the road over
the past years have not dedicated any right-of-way. The subdivision of the property
triggers the provision in the Subdivision Regulations. He also stated that he will have
to move his camper and should be compensated for those costs. Kevin Dean will
research the laws and regulations regarding any appeal process and provide that
information to the property owner.*

**A motion was made by Kevin Poore, seconded by Mike Moser, that the plat and
variance request be denied. The motion carried by the following vote:**

Aye: 5 - Atchley, Chairman Burgess, Harrison, Harris and Moser

Absent: 1 - Mayberry

Abstain: 1 - Poore

Staff Reports

Staff Reports, Kevin Dean Local Planner

Kevin Dean gave the following report:
· *In House Plats (In Progress)*

- o *Danny Johnson Division, a simple two lot subdivision located on Highland Lane. A draft copy of the plat has been sent to planning staff for review.*

- *In House Plats (Completed)*

- o *Highland Resubdivision, a combining of 3 lots into 2 along Glenwood Drive in the Highland Subdivision has been approved and recorded at the Register of Deed's office on Sept. 30, 2015 and recorded as Deed Book 1460 page 2492. A copy is on file in the planning office.*

- o *Dennis Gregg & Louise Gorenflo Plat, a simple 1 lot division from an area larger than 5 acres, located off Hood Drive has been approved and recorded at the Register of Deed's office as Plat Book 11 page 685. A copy is on file in the planning office.*

- o *Dishman Property, a simple plat combining 2 lots into 3, located on Old Lantana Rd. has been approved and recorded at the Register of Deeds office as Plat Book 11 page 676. A copy is on file in the planning office.*

- *Regular Plats (In Progress)*

- o *None*

- *Regular Plats (Completed)*

- o *None*

- *Other*

- o *None*

Monthly Planning Report: July 1, 2015 to Oct 8, 2015

- *Planning Items reviewed: 12*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 11*
- *Number of New Lots Created: 0*
- *Fees Collected: \$400.00*
- *Acres Subdivided: 19.44*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

He also visited the Grove Subdivision, which is off Dunbar Lane. The road bed has been cut in and they are installing the sewer. They have 60 days for completion. When completed, a final plat will be submitted.

This report was received and filed

Adjournment

A motion was made by Gordon Atchley, seconded by Mike Moser, that the meeting be adjourned. The motion carried by the following vote:

Aye: 6 - Atchley, Chairman Burgess, Harrison, Harris, Poore and Moser

Absent: 1 - Mayberry

The meeting was adjourned at 12:33 p.m.