

CROSSVILLE REGIONAL PLANNING COMMISSION
SPECIAL CALL
TUESDAY APRIL 24, 2007
NOON
CITY HALL

1. Consider Approval of Preliminary Plat of River Trail Town Homes Subdivision, Joseph Robertson, Developer.

Special Call Meeting 4-24-07

Crossville Regional Planning Commission
Special Call Meeting
April 24, 2007
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City Hall

The Crossville Regional Planning Commission met in a Special Call meeting at noon in the Conference Room. Those members present were: Chairman Dave Burgess, Vice Chairman Mike Moser, Secretary Robert E. Harrison, Earl Dean, Mayor J. H. Graham, III, Others present were: Kevin Dean GIS Administrator, Sandra Gruber Administrative Assistant, Joseph Robertson and Woody Welch.

The meeting was called to order at 12'00 o'clock noon on Tuesday, April 24, 2007.

**APPROVAL OF PRELIMINARY PLAT OF RIVER TRAIL TOWN HOMES
SUBDIVISION, JOSEPH ROBERTSON, DEVELOPER**

This plat was represented by Joseph Robertson and Woody Welch, developers. This project was submitted in March as "River View Town Homes", but name has been changed to "River Trail Town Homes". This residential development consists of thirty (30) lots on approximately ten point five six (10.56) acres. This project is a "Planned Unit Development" (PUD). The "Property Owners Association" will own all property except where the individual structures are located. This is so that the property will be consistently maintained throughout the development. This development is located off Northside Drive and on the east side of the Obed River from Riverview Estates Subdivision which was given final approval in January, 2007.

Mayor Graham asked if Staff has looked at what is to be done with the 5' reserve strip. Staff is interested in the note that will be placed on the plat. Mr. Robertson stated that the note will read as follows: "The purpose of the reserve strip is to restrict access from the adjoining commercial property. The reserve strip will be owned and maintained by the "Property Owners Association" to this strip for the purpose of maintaining the right-of-way and drainage culvert. The City of Crossville will have access by means of an easement to the five foot (5") strip for the purpose of maintaining the right-of-way." This strip of property approximately five feet wide between the road and the road ROW and the property line is a "reserve strip" as provided for in the Crossville Regional Planning Commission regulations at the end Section III (D) (9) [page 20].

The developer is requesting the following variances as listed on the plat.

1. Front setback reduction variance from 30 feet to 10 feet.
2. Road length increase variance from 1400 feet to 1651.77 feet.
3. Road ROW reduction variance from 50 feet to 45 feet.
4. Road frontage utility easement reduction variance from 12 feet to 5 feet.

The proposed "lots" are all 2,400 square feet (0.06 acre) in size. There is a new road proposed, "River Trail Lane" (this was previously proposed as "River View Lane"). The proposed road is approximately 1650 feet in length with a proposed ROW of 45 feet, terminating in a 100 foot diameter cul-de-sac. Proposed utilities are a six (6) inch water line and a four (4) inch sanitary sewer line (assumed LP). There are two new fire hydrants proposed. The proposed hydrant locations provide adequate coverage. Electric,

3. A note addressing the reserve strip with the proposed conditions.
4. A note stating that this is a zero lot line development and there are no side or rear setbacks or easements required.
5. A note stating addressing the required 12 foot utility drainage easements along the perimeter of the subdivision.

Staff was not comfortable with the granting of the combined ROW, setback and utility easement variances; however, given the topography of the property they saw no viable alternatives.

A motion was made by Robert E. Harrison and seconded by Mayor Graham to grant a setback reduction variance from 30 feet to a front road setback of 10 feet. Motion carried on roll call vote. Ayes 5 Dean, Graham, Harrison, Moser and Burgess. Granted because of the topography.

A motion was made by Mayor Graham and seconded by Mike Moser to grant a variance from 1400 feet to 1651.77 feet on the road length for River Trail Subdivision. The reason for the granting of the variance is that this will not create any adverse effects since access will be limited to one side of the road and there will be limited traffic flow.. Motion carried on roll call vote. Ayes (5) Dean, Graham, Harrison, Moser and Burgess.

A motion was made by Robert E. Harrison and seconded by Earl Dean to grant a road reduction variance from 50 feet to 45 feet. The reason the variance was granted was because of topography. Mayor Graham requested the minutes to indicate that there is a five foot section ("Reserve Strip") to be owned and maintained, along with a 5' easement to the City along the eastern ROW for the use of maintaining culverts and ditches. Motion carried on roll call vote. Ayes (5) Dean, Graham, Harrison, Moser and Burgess.

A motion was made by Robert E. Harrison and seconded by Earl Dean to grant a road frontage utility easement reduction variance from 12 feet to 5 feet for the sake of topography and approved by staff. Motion carried on roll call vote. Ayes (5) Dean, Graham, Harrison, Moser and Burgess.

A motion was made by Robert E. Harrison and seconded by Earl Dean to approve the River Trail Subdivision Preliminary Plat. Motion carried on voice vote.

SUBMISSION OF PLATS QUESTION – ROBERT E. HARRISON

Mr. Harrison stated that a question had come up regarding the submission of plats on page 7, paragraph 2, of the Subdivision Regulations which states:

“Seven (7) copies of the Preliminary Plat should be submitted to the Planning Commission’s Administrative Aide by noon on Monday 1 ½ week prior to the Crossville Regional Planning Commission meeting.

Mr. Harrison stated that this doe not state "Regular or Special Call meeting". Since this plat had already been submitted and reviewed by Staff, he made a motion, seconded by Earl Dean to waive the 1 ½ week prior submission requirement that might apply to this meeting because staff had reviewed the plat prior to the meeting being called. Chairman Burgess wanted the minutes to reflect that this requirement implies that it relates to regular meetings and not to Special Call meeting. Motion carried on voice vote with Mr.