



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes

Planning Commission

Thursday, March 16, 2017

12:00 PM

City Hall

Regular Meeting

Call to Order

The meeting was called the meeting to order at 12:03 p.m.

Rollcall

Present 6 - Vice Chair Kevin Poore, Gordon Atchley, Rob Harrison, Mayor James Mayberry, Council Member Pamala Harris, and Greg Tabor

Absent 1 - Chairman Mike Moser

Others present: Dave Burgess, Tim Begley, Greg Wood, Stacy Morrison, Sara Elmore, Bruce Cannon, Jim Bryson, Darrel Hall, Kevin Dean, and Valerie Hale.

Agenda Items

1 Approval of minutes 02/16/17, 02/28/17

A motion was made by Kevin Poore, seconded by Gordon Atchley, that the minutes (02/16, 02/28) be approved.

Aye: 6 - Vice Chair Poore, Atchley, Harrison, Mayor Mayberry, Council Member Harris and Tabor

Absent: 1 - Chairman Moser

2 Election of Officers

Chairman Burgess has chosen not to be reappointed to the Planning Commission and Mayor Mayberry has appointed Greg Tabor. The following officers need to be elected: Chairman, Vice Chairman, and Secretary. The election of officers shall take place annually in March.

A motion was made by Mayor James Mayberry, seconded by Kevin Poore, that Mike Moser be elected as Chairman.

Aye: 6 - Vice Chair Poore, Atchley, Harrison, Mayor Mayberry, Council Member Harris and Tabor

Absent: 1 - Chairman Moser

A motion was made by Mayor James Mayberry, seconded by Council Member Pamala Harris, that Kevin Poore be elected as Vice Chairman.

Aye: 5 - Atchley, Harrison, Mayor Mayberry, Council Member Harris and Tabor

Nay: 1 - Vice Chair Poore

Absent: 1 - Chairman Moser

A motion was made by Mayor James Mayberry, seconded by Kevin Poore, that Rob Harrison be retained as Secretary.

Aye: 6 - Vice Chair Poore, Atchley, Harrison, Mayor Mayberry, Council Member Harris and Tabor

Absent: 1 - Chairman Moser

Mike Moser arrived at 12:05 p.m.

3

Waverly Place & Tree House Plantation - Preliminary

The developer is proposing two developments along Cook Road and Beehive Lane. One will consist of zero lot line townhomes to be called Tree House Plantation with 53 lots. The other development will be larger lots with standard setbacks to be called Waverly Place with 10 lots. The two developments will consist of 5 roads (Cannon Drive, Jessica Drive, Tiffany Drive, Chelseay Loop, and Ashley Court), approximately 3,930 feet of roads, water, and sewer. One road, Cannon Drive, will be constructed on an existing city right-of-way that is currently undeveloped. The developer is seeking a variance for the requirement of a temporary cul-de-sac along the road that is proposed for the existing right-of-way. The developer's engineer has met with City staff and discussed the need for a cul-de-sac. Staff agreed that a temporary cul-de-sac is not needed with the proposed design of the road layouts. The developer will be constructing a curve between the two roads with proper right-of-way that will eliminate the need for a cul-de-sac. The unimproved right-of-way does extend beyond the development and connects to a property not owned by the developer. Should the property behind this proposed development ever develop, the road in the unimproved right-of-way, Cannon Drive, could be extended and the curve would become an intersection. The developer will also be constructing the utilities so that they can be extended beyond their development to the property behind it for when and if ever needed. Staff recommends approval of the variance for a temporary cul-de-sac and approval of the preliminary plat after meeting with the design engineers and working out the details of the road layouts.

Mayor Mayberry made a motion, seconded by Rob Harrison that the variance

and preliminary plat be approved.

Aye: 7 - Vice Chair Poore, Atchley, Harrison, Mayor Mayberry, Chairman Moser, Council Member Harris and Tabor

4 Annexation and Plan of Services for 99 Grandview Dr.

A request has been received from Milo Webb for the annexation of his property at 99 Grandview Drive in order to connect to City sewer. The property is adjacent to the City limits and has sewer available in front of the property. Staff recommends approval of the annexation and plan of services to City Council.

A motion was made by Gordon Atchley, seconded by Kevin Poore, that the annexation and plan of services be recommended to City Council for approval.

Aye: 7 - Vice Chair Poore, Atchley, Harrison, Mayor Mayberry, Chairman Moser, Council Member Harris and Tabor

5 Resolution recommending annexation and a Plan of Services for 2496 Lantana Rd

Louis B. Heuser is requesting annexation of his property located at 2496 Lantana Road to enable him to connect to City sewer, which is located in front of the property. Staff recommends annexation and the Plan of Services.

A motion was made by Kevin Poore, seconded by Mike Moser, that the annexation request and Plan of Services be recommended for approval to City Council.

Aye: 7 - Vice Chair Poore, Atchley, Harrison, Mayor Mayberry, Chairman Moser, Council Member Harris and Tabor

6 Bryson Division (Grandview Dr)-Final

This plat was presented to the Planning Commission on February 16, 2017 and denied due to lack of representation. The plat has been resubmitted.

The developer is currently building homes for sale on existing lots that he owns. His original plan was to rent the homes. When two of the homes were constructed, they were built across property lines. The developer has now decided to sell the homes; therefore the property lines need to be adjusted. Since the lot line adjustment is affecting three lots, it is classified as a Small Subdivision. One of the requirements for a Small Subdivision (3-5 lots) is for topography. Since the developer is not creating any new lots, he is requesting a variance for the requirement of topography. Staff recommends approval of the plat and variance.

A motion was made by Rob Harrison, seconded by Kevin Poore, to approve the plat and requested variance.

Aye: 7 - Vice Chair Poore, Atchley, Harrison, Mayor Mayberry, Chairman Moser, Council Member Harris and Tabor

7 Staff Reports & Other Business - Kevin Dean, Local Planner

- *In House Plats (In Progress)*
 - o *Crossroad Villages Phase II Unit 1, a simple 2 lot subdivision that is part of the preliminary plat approved by the Planning Commission in January 2017. This plat is still out for corrections.*

- *In House Plats (Completed)*
 - o *Misty Ridge Division, a simple 1 lot subdivision located on Pigeon Ridge Road, has been rescinded. A copy for the request to be rescinded is on file and attached as part of the minutes.*
 - o *Betty Dixon Division, a simple 2 lot subdivision located on Fredonia Rd has been approved and recorded with the Register of Deeds office as Plat Book 11 page 787. A copy of the plat is on file in the Planning Office.*
 - o *The Gardens PhIV lots 31&32 has been recorded with the Register of Deeds office as Plat Book 11 page 783. A copy of the plat is on file in the Planning Office.*
 - o *Garrison Park Division, the City of Crossville subdivide off the property where the TAD Center is currently located from the remainder of Garrison Park. The plat has been recorded with the Register of Deeds as Plat Book 11 page 784. A copy of the plat is located in the Planning Office.*
 - o *AJ Wheeler Subdivision, a simple two lot subdivision located on Wilson Lane. The plat has been recorded with the Register of Deeds as Plat Book 11 page 788. A copy of the plat is on file in the Planning Office.*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *None*
- *Other*
 - o *Correction on Subdivided Acreage as reported in February. Staff noticed an error in the Monthly Planning Report for February. Acreage was included from a Preliminary plat as subdivided property. The error has been fixed and the number for Acres Subdivided in this month's report is correct.*

Monthly Planning Report: July 1, 2016 to March 9, 2017

- *Planning Items reviewed: 33*
- *Number of Preliminary Lots: 304*
- *Number of Final Lots: 68*
- *Number of New Lots Created: 39*
- *Fees Collected: \$3,000.00*
- *Acres Subdivided: 67.498*
- *New Roads: 2000 feet*
- *New Water Lines: 2000 feet*
- *New Sewer Lines: 2000 feet*

This Planning Item was received and filed.

Dave Burgess commented that it had been a pleasure to serve on Crossville Regional Planning Commission since 1992. He expressed his appreciation and that it had been a great journey and experience.

Council Member Harris left the meeting at 12:51 p.m.

The City received a Community Transportation Planning Grant through the Tennessee Department of Transportation. The final report, "The Crossville Traffic Flow & Downtown Pedestrian Mobility Study" was presented to the Planning Commission for recommendation of approval to City Council.

A motion was made by Mike Moser, seconded by Rob Harrison, that the plan be adopted and recommended for approval to City Council.

Adjournment

A motion was made by Mayor Mayberry and seconded by Kevin Poore that the meeting be adjourned.

Aye: 6 - Vice Chair Poore, Atchley, Harrison, Mayor Mayberry, Chairman Moser and Tabor

Absent: 1 - Council Member Harris