



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes

Planning Commission

Thursday, April 19, 2018

12:00 PM

City Hall

Regular Meeting

Call to Order

Chairman Moser called the meeting to order.

Present 6 - Kevin Poore, Gordon Atchley, Rob Harrison, Mayor James Mayberry, Greg Tabor, and Chairman Mike Moser

Absent 1 - Council Member Pamala Harris

Also present: Tyler Clark, Peggy Harris, Johnny Reeves, Greg Wood, and Leah Crockett

Agenda Items

Approval of minutes

A motion was made by Gordon Atchley, seconded by Kevin Poore, to approve the minutes of the 3-15-2018 meeting and the 3-22-2018 special called meeting. The motion carried by the following vote:

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

Absent: 1 - Council Member Harris

The Gardens Phase 8 Plat 2 - Final

The developer is proposing the next plat of phase 8 for The Gardens. This plat consists of 18 lots and a green space that will have the storm water structure located on it. This plat is proposing an additional 900 feet of roads, water, and sewer. Since no work has been completed for this plat, financial guarantees are being provided for the different sections of infrastructure. Staff recommends approval of the plat and the acceptance of the financial guarantees.

A motion was made by Mayor Mayberry, seconded by Rob Harrison, to approve the plat as recommended and accept the financial guarantees. The motion carried by the following vote:

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

Absent: 1 - Council Member Harris

Harris Property

The developer is proposing a two-lot subdivision located on the block between 5th Street and 4th Street along Rector Ave. The developer is requesting a variance to the setbacks along 4th Street, 5th Street, and Rector Ave, as well as variances to the setbacks to the side and rear of the lots. The request is as follows: A zero setback along Rector Ave and 4th Street and a 10 foot setback along 5th Street; an 8 foot setback on lot 2 for the line between lots 1 & 2; a 6 foot setback along the northwestern lot line of lot 1. All other rear and side setbacks would be the standard 10 foot. The developer is also requesting a variance to the minimum lot size for lot 2. Staff recommends approval of the plat and variances associated with it. Due to the City not having Zoning, the Planning Commission cannot have different setbacks based on a downtown area. Therefore variances are the only way to achieve having different setbacks in the downtown area, where the standard setbacks cannot be met. In regard to the minimum lot size for lot 2, staff feels that a building of the same size could be reconstructed on that lot, with the setback variances granted and can see no reason to not allow the less than minimum size.

A motion was made by Rob Harrison, seconded by Greg Tabor, to approve the variances set forth by Staff in the agenda summary, based on this being a downtown property. The motion carried by the following vote:

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

Absent: 1 - Council Member Harris

City Manager Greg Wood was present and noted that the Planning Commission could utilize a downtown overlay district to avoid having to approve variances each time for a downtown property. Staff Kevin Dean said the Commission had a Central Business District designation at one time but that it was not in the current subdivision regulations. He will check into it and see if what needs to be done to use that designation again.

A motion was made by Mayor Mayberry, seconded by Gordon Atchley, to approve the plat. The motion carried by the following vote:

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

Absent: 1 - Council Member Harris

The property owner was present and signed the plats following the motions.

The Crossroad Villages Phase IV Unit 1

The developer is proposing 3 lots along Deerfield Road. The preliminary plat for the

development was approved in May 2017. The developer has already installed the new water line and water meter basins. They have been inspected and approved by the City. No financial guarantee is required for this phase of The Crossroad Villages Phase IV. Staff recommends approval of the plat.

A motion was made by Rob Harrison, seconded by Kevin Poore, to approve the plat as recommended. The motion carried by the following vote:

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

Absent: 1 - Council Member Harris

Staff Reports & Other Business - Kevin Dean, Local Planner

- *In House Plats (In Progress)*
 - o *Resubdivision at the Gardens, a simple 2 lot into 1 has been submitted for preliminary review. Not officially submitted.*

- *In House Plats (Completed)*
 - o *None*

- *Regular Plats (In Progress)*
 - o *None*

- *Regular Plats (Completed)*
 - o *Glendale Resub Lots 10 & 11, has been recorded with the Register of Deeds as Plat Book 12 page 86. A copy is on file in the Planning Office.*

- *Other*
 - o *UPDATE: Regarding the ROW closure request from Dr. Hooie, Staff has met with the City Attorney. The City Attorney's recommendation was that no official survey would be needed as long as City Staff felt comfortable creating the legal description. Staff feels fine creating the legal for the 22 foot section between Dr. Hooie and Mr. Cooper, since they now have an agreement that Mr. Cooper can have all the 22 feet and Dr. Hooie has relinquished his right to half. In regard the location of the "barn/garage" that is located between Mr. Cooper and Mr. Sherrill's property, Staff does not feel comfortable with writing a legal description since this ROW is not going to be split right down the middle. Plus, there is no way to be certain where the barn/garage is actually located and how the property needs to be divided in regard the structure. Staff has talked with both property owners and they have agreed to the area being surveyed and a legal description that they both agree on being created by the surveyor. Staff had a preliminary meeting with the surveyor and has a scheduled meeting with them next week. Once the survey is complete and legal descriptions created, the request will have to go back to the Planning Commission one final time for recommendation to City Council.*

Monthly Planning Report: July 1, 2017 to

- *Planning Items reviewed: 39*
- *Number of Preliminary Lots: 6*
- *Number of Final Lots: 91*
- *Number of New Lots Created: 61*
- *Fees Collected: \$2,700.00*
- *Acres Subdivided: 114.805*
- *New Roads: 1221 feet*
- *New Water Lines: 897 feet*

- *New Sewer Lines: 1590 feet*

It was noted that the new roads, water, and sewer lines brought a donated value of roughly \$170,000.

A motion was made by Mayor Mayberry, seconded by Kevin Poore, to accept the Staff Report as given. Motion carried by the following vote:

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

Absent: 1 - Council Member Harris

Adjournment

A motion was made by Kevin Poore, seconded by Greg Tabor, to adjourn. The motion carried by the following vote:

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

Absent: 1 - Council Member Harris