

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, April 18, 2019

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

- Present** 4 - Vice Chair Kevin Poore, Gordon Atchley, Greg Tabor, and Chairman Mike Moser
- Absent** 3 - Council Member Rob Harrison, Mayor James Mayberry, and Landon Headrick

Others present: City Manager Greg Wood, Dalton Davis, Kevin Dean, and Valerie Hale.

Agenda Items

1. Approval of 3/21 minutes

A motion was made by Vice Chair Kevin Poore, seconded by Greg Tabor, to approve the 3/21 minutes. The motion carried by the following vote:

Aye: 4 - Vice Chair Poore, Atchley, Tabor and Chairman Moser

Absent: 3 - Council Member Harrison, Mayor Mayberry and Headrick

2. Findley First Street - Preliminary Plat

The developer, Anthony Findley, is proposing a 7 lot subdivision at the corner of East First Street and Short Road. Lots range in size from 0.153 acres to 0.702 acres. All infrastructure is existing. Staff recommends approval of the preliminary plat.

A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley, to approve the Preliminary plat. The motion carried by the following vote:

Aye: 4 - Vice Chair Poore, Atchley, Tabor and Chairman Moser

Absent: 3 - Council Member Harrison, Mayor Mayberry and Headrick

3. Financial Guarantees Roads & Storm Water - The Gardens Phase 8 Plat 2

The two remaining Letters of Credit for The Gardens Phase 8 Plat 2 are nearing expiration. The developer has provided two new letters of credit with the required increase of 10% for each, and he is requesting an additional 12 months. The new amounts are: \$108,900 for the completion of roads; and \$24,200 for the completion of required storm water structures. Staff has reviewed the amounts and approves the increase.

A motion was made by Vice Chair Kevin Poore, seconded by Greg Tabor, to release the existing letters of credit. The motion carried by the following vote:

Aye: 4 - Vice Chair Poore, Atchley, Tabor and Chairman Moser

Absent: 3 - Council Member Harrison, Mayor Mayberry and Headrick

A motion was made by Vice Chair Kevin Poore, seconded by Greg Tabor, to accept the new Letters of Credit. Motion carried by the following vote:

Aye: 4 - Vice Chair Poore, Atchley, Tabor and Chairman Moser

Absent: 3 - Council Member Harrison, Mayor Mayberry and Headrick

4. Taylor Lane ROW Closure

Mr. Gary Bilyeu has requested that the narrow right-of-way for Taylor Lane, between Park Street and West Avenue, be closed and the entirety be joined to his property, 100N H 001.00. The ROW is between two properties, Mr. Bilyeu and Mr. Baxter Sherrill. Mr. Sherrill has stated that he has no interest in the ROW and is fine with all of it going to Mr. Bilyeu. This ROW has been paved, but is not an official city street. It appears the paving was done by the adjoining property owner when their parking lot was paved. Staff recommends approval for the closure of the right-of-way of Taylor Lane as presented.

A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley, to recommend for approval to the City Council the closure of this right-of-way and it be granted and joined to Tax Map 100N H 001.00, subject to letter from both property owners being included in the record. The motion carried by the following vote:

Aye: 4 - Vice Chair Poore, Atchley, Tabor and Chairman Moser

Absent: 3 - Council Member Harrison, Mayor Mayberry and Headrick

5. Staff Reports & Other Business - Kevin Dean, Local Planner

- *In House Plats (In Progress)*
 - o *Division of the old Ryan's property, a simple two lot subdivision of the property located on the corner of 127N and Interstate Drive.*
- *In House Plats (Completed)*
 - o *None*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *None*
- *Other*
 - o *Annexation and Sewer Line extension for Tulip Drive, annexation and water and sewer extensions, and the Special Tap Fee sewer project for Valley Lane and Towering Heights, all were approved by the City Council at their April 9th meeting. The annexation for the property located on Valley Lane will be on the May agenda. Due to the dates of the Planning Commission and City Council meetings, Staff could not meeting the proper advertisements for Public Hearing associated with annexations.*

Monthly Planning Report: July 1, 2018 to April 12, 2019

- *Planning Items reviewed: 24*
- *Number of Preliminary Lots: 119*
- *Number of Final Lots: 36*
- *Number of New Lots Created: 18*
- *Fees Collected: \$2,000.00*
- *Acres Subdivided: 42.697*
- *New Roads: 350 feet*

- *New Water Lines: 350 feet*
- *New Sewer Lines: 350 feet*

A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley, to accept the Staff Reports. The motion carried by the following vote:

Aye: 4 - Vice Chair Poore, Atchley, Tabor and Chairman Moser

Absent: 3 - Council Member Harrison, Mayor Mayberry and Headrick

Adjournment

Motion was made by Gordon Atchley, seconded by Vice Chair Kevin Poore, to adjourn the meeting. Motion carried by the following vote:

Aye: 4 - Vice Chair Poore, Atchley, Tabor and Chairman Moser

Absent: 3 - Council Member Harrison, Mayor Mayberry and Headrick