



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes

Planning Commission

Thursday, August 18, 2016

12:00 PM

City Hall

Regular Meeting

Rollcall

Present 5 - Gordon Atchley, Chairman Dave Burgess, Pamala Harris, James Mayberry, and Mike Moser
Absent 2 - Kevin Poore, and Rob Harrison

Call to Order

Agenda Items

1 Approval of minutes 07/21/16

A motion was made by James Mayberry, seconded by Mike Moser, that the Minutes (07/21/16) be approved. The motion carried by the following vote:

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

Absent: 2 - Poore and Harrison

2 Variance Request for Cedar Ridge lot

Mr. Daugherty is requesting a 15 foot variance to an existing 30 foot easement and a building setback along the southern side lot line of his property located on Cedar Ridge Lane. When the plat was originally recorded, the additional setback and easement were thought to be needed due to the installation of utilities along the side lot line. Water and underground electric have been installed, but the sewer line never was. City staff has reviewed the sewer need and potential development in the area, and have come to the conclusion that the sewer line would not be needed. If the property behind Mr. Daugherty's lot were to be developed, it could be served from another way. Current city goal for utilities is to avoid "cross country" lines.

Staff recommends approval of the variance.

A motion was made by Gordon Atchley, seconded by Pamala Harris, that this Planning Item be approved. The motion carried by the following vote:

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

Absent: 2 - Poore and Harrison

3 Preliminary Plat Blackberry Ridge Phase 2

The developer/owner of Blackberry ridge is proposing phase 2 of their development. At this time, they are proposing a new road, water, sewer, and a fire hydrant. There are currently no lots shown on the development. Phase 1 of Blackberry Ridge is a single lot with duplex apartments constructed on them. It was originally developed with single family house lots. Since the market and owner of the development changed, they decided to go with rental duplexes.

City staff does have some concerns with the City adopting roads, water, and sewer for a commercial development. It may be perceived as having a city street as a "driveway".

Twenty two additional structures are planned at this time. The Staff is concerned with perception of possibly having City street as a driveway to commercial development.

The City views duplexes as residential. Triplexes or multi-plex units are viewed as commercial development for trash pick up. Initially, the development consisted of single family lots at time of construction, then resubdivided as one big lot and built duplexes on the property. Gordon Atchley stated he's concerned about setting a precedent.

Kevin Dean is somewhat concerned about precedence too, and in the past the Planning Commission has approved complexes. (i.e. Charleston Plantation was approved for proper turn around for school bus.) It was discussed that only issue would be if Blackberry Ridge decides to subdivide property and engineer stated they do not anticipate subdivision. Kevin Dean reminded the commission this is only a preliminary plat, not a final. When final plat is submitted, then a financial guarantee would have to be submitted with the request. Any concerns could be addressed at that time.

A motion was made by James Mayberry, seconded by Gordon Atchley, that this Planning Item be approved. The motion carried by the following vote:

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

Absent: 2 - Poore and Harrison

4 Maple Glen Re-Subdivision Lots 43-47

Cumberland County Habitat for Humanity has submitted a proposed change to its existing subdivision located off Iris Circle along Fuller Court. They are adjusting a few lot lines and combining lots. They are adjusting the lot line between lots 46 & 47 and combining lots 45 & 46 and lots 43 & 44. Since the end result of the change is three lots, it falls into the category of a Small Resubdivision and requires Planning Commission review and approval. Staff recommends approval of the plat.

A motion was made by Mike Moser, seconded by Pamala Harris, that this Planning Item be approved. The motion carried by the following vote:

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

Absent: 2 - Poore and Harrison

5 Staff Reports: Kevin Dean, Local Planner

- *In House Plats (In Progress)*

- o *None*
- *In House Plats (Completed)*
 - o *Resubdivision Cotton Patch, a simple 2 lot subdivision by Bruce Wyatt. The plat has been recorded at the Register of Deeds office as Plat Book 11 page 751. A copy of the plat is on file in the planning office.*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *Lawless Property, The plat was submitted and approved by the Crossville Regional Planning Commission in July. The plat has been recorded at the Register of Deeds office as Plat Book 11 page 747. A copy of the plat is on file in the Planning Office.*
 - o *The Grove Phase 1, The plat was submitted and approved by the Crossville Regional Planning Commission in July. The plat has been recorded at the Register of Deeds office as Plat Book 11 page 748. A copy of the plat is on file in the Planning Office.*

Monthly Planning Report: July 1, 2016 to August 12, 2016

- *Planning Items reviewed: 7*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 34*
- *Number of New Lots Created: 24*
- *Fees Collected: \$650.00*
- *Acres Subdivided: 33.18*
- *New Roads: ~ 2,000 feet*
- *New Water Lines: ~2,000 feet*
- *New Sewer Lines: ~2,000 feet*

This Planning Item was received and filed.

Adjournment

A motion was made by Pamala Harris, seconded by Mike Moser, that this meeting be adjourned. Meeting adjourned at 12:24 by the following vote:

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

Absent: 2 - Poore and Harrison