



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes

Planning Commission

Thursday, February 16, 2017

12:00 PM

City Hall

Regular Meeting

Call to Order

Chairman Burgess called the meeting to order at 12:06 p.m.

Rollcall

Present 4 - Chairman Dave Burgess, Mayor James Mayberry, Mike Moser, and Council Member Pamala Harris

Absent 3 - Kevin Poore, Gordon Atchley, and Rob Harrison

Others present were Darrell Hall, Kevin Dean, and Valerie Hale

Agenda Items

Present 4 - Chairman Dave Burgess, Mayor James Mayberry, Mike Moser, and Council Member Pamala Harris

Absent 3 - Kevin Poore, Gordon Atchley, and Rob Harrison

1 Approval of minutes (01/19/17)

A motion was made by Mayor James Mayberry, seconded by Council Member Pamala Harris to approve the minutes. The motion carried by the following vote:

2 The Gardens Preliminary Plat

The Gardens Inc. is proposing a new expansion to their development, which consists of 149 lots on 91.89 acres. The new proposal upon completion will include approximately 10, 915 feet of new roads, water, and sewer. This expansion will continue the same plan of the current development that includes zero lot lines with duplexes as well as some standalone single family building sites. This expansion will eventually tie into two existing city streets, Riverchase Drive and Kings Row, as well as extending Holly Tree Drive. There are several Green Space lots that will be

non-buildable that will be used for several stormwater structures as well as leaving some of the trees and grass areas. There is one portion of the proposed Cedar Tree Drive that is projected to exceed the maximum percent slope of 10. The developer is requesting a variance to allow a 12% slope on a small portion of Cedar Tree Drive. The road will not be a "dead end" drive but be accessible from Holly Tree Drive and Kings Row. Staff asked the design engineer to assess the proposed slope for any "line of sight" problems due to the increase grade. They assured staff that the "line of sight" requirements as listed in the Subdivision Regulations would be met.

A motion was made by Mayor James Mayberry, seconded by Council Member Pamala Harris that a variance be granted to allow a 12% slope on a small portion of Cedar Tree Drive.

Aye: 4 - Chairman Burgess, Mayor Mayberry, Moser and Council Member Harris

Absent: 3 - Poore, Atchley and Harrison

The developer is requesting a 2nd variance for the intersections of Alcorn Drive & Dogwood Point with Cedar Tree Drive. Subdivision regulations require the angle of intersection to be greater than 60 degrees; however due to the design configuration and the desire of the developer to match lines with the existing Northside Drive they are less than 60 degrees. The design engineer has proposed a paving layout that should meet the requirement of the subdivision regulations (attached and made a part of the minutes).

A motion was made by Mike Moser, seconded by Mayor James Mayberry to grant a variance based on paving design. The motion carried by the following vote:

Aye: 4 - Chairman Burgess, Mayor Mayberry, Moser and Council Member Harris

Absent: 3 - Poore, Atchley and Harrison

A motion was made by Council Member Pamala Harris, seconded by Mike Moser, that the preliminary plat be approved. The motion carried by the following vote:

Aye: 4 - Chairman Burgess, Mayor Mayberry, Moser and Council Member Harris

Absent: 3 - Poore, Atchley and Harrison

3

Staff Reports & Other Business - Kevin Dean, Local Planner

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..Body

- *In House Plats (In Progress)*
 - o *Misty Ridge Division, a simple 1 lot being divided from a tract larger than 5 acres along Pigeon Ridge Road. The plat has been submitted and is currently under review.*
 - o *Betty Dixon Division, a simple lot line adjustment and division along Fredonia Rd. The plat has been submitted and is currently under review.*
 - o *Crossroads Villages Phase II Unit 1, a Simple 2 lot subdivision being divided off the Crossroads Preliminary Plat that has been approved by the Crossville Regional Planning Commission, in January 2017. The plat has been submitted and is currently under review.*

- *In House Plats (Completed)*

- o *H&R Slaughter House, a less than 5 acre lot divided from a tract larger than 5 acres and added to a tract larger than 5 acres along Sawmill Rd. The plat has been recorded at the Register of Deeds office as Deed Book 1494 page 37. A copy is on file in the Planning Office.*

- o *The Crossroads Villages Phase II Unit 2, a simple two lot division as part of the Preliminary plat approved by the Planning Commission in January 2017 has been recorded in the Register of Deed's office as Deed Book 1494 page 1191. A copy is on file in the Planning Office.*

- *Regular Plats (In Progress)*

- o *None*

- *Regular Plats (Completed)*

- o *None*

- *Other*

- o *.....*

Monthly Planning Report: July 1, 2016 to February 10, 2017

- *Planning Items reviewed: 28*
- *Number of Preliminary Lots: 241*
- *Number of Final Lots: 64*
- *Number of New Lots Created: 38*
- *Fees Collected: \$2,500.00*
- *Acres Subdivided: 180.988*
- *New Roads: 2000 feet*
- *New Water Lines: 2000 feet*
- *New Sewer Lines: 2000 feet*

The Staff Report was received and filed.

4

Bryson Division (Grandview Dr)-Final

The developer is currently building homes for sale on existing lots that he owns. The original plan was to rent the homes and proceeded to build them across property lines. The developer has now decided to sell the homes and the property lines need to be adjusted. Since the lot line adjustment is affecting 3 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; however, due to lack of representation this item was not addressed.

A motion was made by Mike Moser, seconded by Mayor James Mayberry to deny approval of the plat and variance and to waive fees if presented within the next three months. The motion carried by the following vote:

Aye: 4 - Chairman Burgess, Mayor Mayberry, Moser and Council Member Harris

Absent: 3 - Poore, Atchley and Harrison

Adjournment

A motion was made by Council Member Pamala Harris, seconded by Mayor James Mayberry, that the meeting be adjourned. The motion carried by the following vote:

Aye: 4 - Chairman Burgess, Mayor Mayberry, Moser and Council Member Harris

Absent: 3 - Poore, Atchley and Harrison