

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, January 18, 2018

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

Chairman Mike Moser called the meeting to order at 11:58 a.m.

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

Absent 1 - Council Member Pamala Harris

Others present: April Leitner, Wiley Smith Jr., Shirley Bingham, Greg Wood, Kevin Dean, Valerie Hale, and Malena Fisher

Agenda Items

1. Approval of minutes (12/21/2017)

A motion was made by Kevin Poore, seconded by Greg Tabor, to approve the minutes the 12/21/2017 minutes. The motion carried by the following vote:

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

Absent: 1 - Council Member Harris

2. Wiley Smith Plat - Final

Mr. Smith submitted a plat to the Planning Commission at the September 2017 meeting adding approximately 1.44 acres to another parcel for his daughter. That plat was approved with a variance to the requirement for ROW dedication and recorded as DB1510p484. Now they are submitting a revision to that plat, adding an additional 0.71 acres to Ms. Sandra Smith's property. Since there is a small portion of the addition that fronts Virgil Smith Rd, a variance for the requirement of ROW dedication is needed again. Staff recommends approval for the variance, for the same reason as granted back in September 2017; no new lots are being created which would increase traffic flow in the area.

A motion was made by Kevin Poore, seconded by Rob Harrison, 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

3. Bingham Property Plat - Final

Ms. Bingham is proposing to subdivide 0.38 acres of her property with a remainder of 2.63 acres. This would be classified as a Simple subdivision except, the property does not front on a public road. Werthwyle Drive is a private drive that has an existing ingress/egress easement for the properties that front it. A variance would be required for the road frontage would be required. Staff recommends approval of the variance.

Both lots 1 & 2 already have structures on them as well as another structure located on another parcel. The ingress/egress easement is already in existence. This subdivision is not causing the need for one; therefore the situation already exists whether this plat is approved or not.

Citing possible conflict of interest, Kevin Poore abstained from the vote.

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

Aye: 5 - Atchley, Harrison, Mayor Mayberry, Tabor and Chairman Moser

Absent: 1 - Council Member Harris

Abstain: 1 - Poore

4. Staff Reports and Other Business - Kevin Dean, Local Planner

- *In House Plats (In Progress)*
 - o *Dave's Pawn Shop Property, Plat has been submitted for review and is waiting for corrections.*
 - o *Broadway Group HWY 127S, a simple one lot subdivision fronting HWY 127S. Plat has been reviewed, approved, and signed. The developer is having to hold the plat until the final closing before it can be recorded.*

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

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

- *Regular Plats (Completed)*
 - o *Revision of Crossroad Villages Phase 3 Unit 3, has been recorded with the Register of Deeds as DB1516 page 1962. A copy is on file in the Planning Office.*

Monthly Planning Report: July 1, 2017 to Jan. 11, 2018

- *Planning Items reviewed: 33*
- *Number of Preliminary Lots: 6*
- *Number of Final Lots: 63*
- *Number of New Lots Created: 38*
- *Fees Collected: \$2,100.00*
- *Acres Subdivided: 72.445*
- *New Roads: 1221 feet*
- *New Water Lines: 635 feet*
- *New Sewer Lines: 1290 feet*

Adjournment

With no further business, Chairman Mike Moser adjourned the meeting at 12:07 p.m.

Motion made by Greg Tabor, seconded by Kevin Poore, to adjourn the meeting. Motion carried by the following vote:

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

Absent: 1 - Council Member Harris