



## Legislation Details (With Text)

**File #:** 23-0400      **Version:** 1      **Name:** Emerald Leaf Phase II - Preliminary Plat  
**Type:** Planning Item      **Status:** Regular Agenda  
**File created:** 12/15/2023      **In control:** Planning Commission  
**On agenda:** 12/21/2023      **Final action:** 12/21/2023  
**Title:** Emerald Leaf Phase II - Preliminary Plat  
**Sponsors:** Planning Commission

**Indexes:**

**Code sections:**

**Attachments:** 1. OVERALL P-PLAT EMERALD LEAF P-II-R, 2. Emerald Leaf P-I S-1 R, 3. Emerald Leaf P-I S-2 R

Date	Ver.	Action By	Action	Result
12/21/2023	1	Planning Commission	approved	Pass

### Emerald Leaf Phase II - Preliminary Plat

**SUMMARY:** The developer is proposing a 27-lot subdivision along Spruce Loop. There is existing roads, water, and sewer to all proposed lots. The developer will be installing approximately 6 new fire hydrants. This development is outside the City of Crossville. Due to its location, the development will have to be annexed or a request to City Council for outside city sewer. The owner/developer has been informed and will inform staff of their intentions before the deadline for the January City Council meeting.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plat, with a note in the minutes, stating that either the property be annexed or a request made and approved by city council for outside city sewer before final plat could be recorded.

**NECESSARY PLANNING COMMISSION ACTION:** Approve the preliminary plat