



Legislation Text

File #: 18-0275, **Version:** 1

Brookheart Subdivision - Preliminary

SUMMARY: Mr. Hopper is proposing a 10 lot subdivision at the corner of South Old Mail Road and Coon Hollow Road. There are existing roads and water. The existing water lines are 4 inch along Coon Hollow Road and a 2 inch along South Old Mail. Both right-of-ways for Coon Hollow and S. Old Mail are only 40 feet. The developer is donating the required 5 feet for their “half” of the required right-of-way. The developer is not proposing any fire hydrants.

STAFF RECOMMENDATION: Planning Staff has consulted with the Engineering Dept. and Utility Dept. in regard to the size of the existing water lines. The Engineering Dept. has requested the developer provide the City of Crossville with a letter, stating that they have had an engineer to conduct an evaluation of the existing waterline sizes and flows, to ensure that they are adequate to handle the increase in structure count. The engineering firm hired has contacted the city, who performed a flow test on the line and provided them with the data, and verbally told the planning department that the flow was more than adequate to handle the new subdivision. A letter will be provided to the City before the planning commission meeting. The recommendation from the Engineering Dept. and Utility Dept. based on the number of houses and usage, are recommending that the existing line sizes remain and the developer is not required to install or upgrade the lines to 6 inch size. In Article III section E subset 3c states, “Within subdivisions all water mains shall be of minimum six (6) inches in diameter unless approved otherwise by the planning commission upon the Utility Company’s recommendation.” Since the line sizes are less than 6 inches in diameter, fire hydrants cannot be installed. Staff recommends approval of the preliminary plat.

NECESSARY PLANNING COMMISSION ACTION: Approve or Deny the Preliminary plat.