



Legislation Text

File #: 17-0271, **Version:** 1

Meadow Creek LLC Division - Bell & Dykes

SUMMARY: The developer is subdividing a 4 acre lot off a remainder that is greater than 5 acres. There is currently no waterline available in the area. A contract has been drawn up with West Cumberland Utility District to extend the 2in line to the property. Since this is a single one lot subdivision, a 2 inch line is more than sufficient to supply the lot with water. Under the Crossville Regional Planning Subdivision Regulations, fire protection would only be required on Small or Regular subdivisions. This would be classified as a Simple, with exception of lacking water. It is the recommendation of the Utility District to extend a 2 inch line. If any other development were to happen in this area, it would be the responsibility of the new developer to upgrade the line to meet their needs. It is staff's understanding that this is the policy for the Utility District. The future buyer of the lot is providing a financial guarantee in the agreed amount of \$5,000.00 in the form of a check (that has been deposited by the City). A copy of the contract agreement from West Cumberland UD is on file in the planning office.

STAFF RECOMMENDATION: Since it is the policy and recommendation of the Utility District and the requirement for a fire hydrant is not needed on a single lot, Staff recommends acceptance of the financial guarantee and approval of the plat.

NECESSARY PLANNING COMMISSION ACTION: Accept the financial guarantee and approve the plat.