

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, March 21, 2024

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on Thursday, March 21, 2024 at Crossville City Hall. Chairman Greg Tabor was present and preside. He called the meeting to order at 12 p.m.

Present 6 - Gordon Atchley, Greg Tabor, Mayor R.J. Crawford, Mayor Pro-tem Rob Harrison, Kevin Poore, and Jerry Wood

Absent 1 - Landon Headrick

Others present were City Manager Greg Wood, City Clerk Valerie Hale, Kevin Dean, Baylee Rhea, George Marlow, Aliene Carletti, and Debrina McCarver.

Public Comment

No comments were received from the public.

Agenda Items

1. Approval of minutes (2/15)

A motion was made by Kevin Poore, seconded by Mayor Pro-tem Rob Harrison, to approve the minutes. The motion carried by the following vote:

Aye: 6 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison, Poore and Wood

Absent: 1 - Headrick

2. Carletti Building on E. First Street - Site Plan

The developer is proposing a 2,250 square foot building addition located at 1896 E. First Street. New driveway and utility connections are not proposed. The proposed addition meets all setback requirements. There is a proposed stormwater detention pond on the site plan, which was designed for the overall project. This was started prior to the adoption of the site plan review ordinance and the pond has not been constructed.

A motion was made by Gordon Atchley, seconded by Jerry Wood, to approve the site plan contingent upon any required stormwater permits. The motion carried by the following vote:

Aye: 6 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison, Poore and Wood

Absent: 1 - Headrick

3. Stoneview Phase II, Unit I - Final Plat

The developer is proposing a new 18 lot subdivision for the next phase of Stoneview, a subdivision located off Cook Road across from Stone Memorial High School. This phase includes approximately 1675 feet of new curbed road, named Stoneview Drive. There are approximately 1675 feet of new 6-inch waterline and 4-inch low pressure sewer. The road and utilities have been inspected and approved by city staff. Staff asks that the Planning Commission asks City Council to accept Stoneview Drive as a City Street and set the speed limit at 20 mph, since it is an internal street in a subdivision.

A motion was made by Kevin Poore, seconded by Mayor Pro-tem Rob Harrison, to recommend Stoneview Drive as a City street with a 20 mph speed limit to City Council and approve the final plat . The motion carried by the following vote:

Aye: 6 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison, Poore and Wood

Absent: 1 - Headrick

4. Release of financial guarantees for Stoneview

In two previous plats, Stoneview Phase I Unit I and Stoneview Phase I Unit II, financial guarantees were provided, in the form of certified checks, totaling \$34,100.00. Since the overall stormwater designs were required to change, by TDEC, the original designs for the guaranteed stormwater structures were not going to be needed. However, since they were not built, the Planning Commission could release the financial guarantees, without re-platting. City staff met with the developer and the best course of action was decided to wait till the next phase was complete, which will include two constructed detention ponds and will provide coverage for the entire development. Once that phase was submitted and approved, the Planning Commission could release the financial guarantees being held for previous phases.

A motion was made by Kevin Poore, seconded by Jerry Wood, to release the financial guarantees in the form of a check in the amount of \$34,100. The motion carried by the following vote:

Aye: 6 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison, Poore and Wood

Absent: 1 - Headrick

5. Water and Sewer Mainline Extensions to Tax Map 099 parcel 014.01 - Mainline Extension

The property owner of Tax Map 099 parcel 014.01 is requesting a water and sewer mainline extension to a portion of their property, which is located on the north western side of Northside Drive (Northwest Connector, phase I). They are proposing the development of a campground. The extension would require approximately 700 feet of 2-inch water line and 840 feet of 4-inch low pressure sewer. The utilities are currently located within The Gardens Subdivision along Red Oak Drive.

The portion of the parcel, where the campground would be located, is located outside the City of Crossville. The cost of the mainline extension would be at 100% to the property owner/developer. The estimated cost for the 2-inch water line extension is \$85,690.00. The estimated cost for the 4-inch low pressure sewer is \$128,480.00. Both estimated do include the required 10% increase. A letter of credit would be required, in the estimated amount, if approved by City Council. These figures do not include tap fees or capacity fee.

Planning Commissioners asked City Planner Kevin Dean approximately how far outside of the City this property was and they were informed the property touches the City limit. Upon further discussion of sewer line capacity and the cost of the project with the property owner, the property owner asked to table the discussion. Mr. Marlow requested for Mr. Dean to provide him cost estimates if he were to be annexed and he would make a decision prior to next month's Planning Commission meeting agenda deadline.

A motion was made by Kevin Poore, seconded by Mayor Pro-tem Rob Harrison, to table the request. The motion carried by the following vote:

Aye: 6 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison, Poore and Wood

Absent: 1 - Headrick

6. Staff Reports

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

- *In House Plats (Completed)*
 - o *Hide-A-Hills Mobile Home Park Re-subdivision of Lots T1 and T2 has been recorded as Plat Book 12 Page 638*
 - o *Panther-Stone Re-subdivision of Lots 1 and 2 - a simple move of a lot line has been recorded as Plat Book 12 Page 643*

- *Regular Plats (In Progress)*
 - o *Re-subdivision of the Ivey Property. This property was originally subdivided and approved by the Planning Commission. However, with some developments that have taken place, the owners have sold a portion of the property and are now wishing to submit a new subdivision for the remaining property.*

- *Regular Plats (Completed)*
 - o *Thompson Lane/Lou Morrison 10 Lot division - recorded as Plat Book 12 Page 637*

- *Other*
 - o *None*

Monthly Planning Report: July 1, 2023 to March 14, 2024

- *Planning Items reviewed: 66*
- *Number of Preliminary Lots: 65*
- *Number of Final Lots: 83*
- *Number of New Lots Created: 46*
- *Fees Collected: \$5,100.00*
- *Acres Subdivided: 88.053*
- *New Roads: 1675 feet*
- *New Water Lines: 2235 feet*
- *New Sewer Lines: 1860 feet*

A motion was made by Kevin Poore, seconded by Gordon Atchley, to approve staff reports. The motion carried by the following vote:

Aye: 6 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison, Poore and Wood

Absent: 1 - Headrick

Adjournment

A motion was made by Kevin Poore at 12:22 p.m., seconded by Mayor R.J. Crawford, to adjourn the meeting. The motion carried unanimously.