

Kevin Dean

From: Scott Caldwell <scott@caldwelld-e.com>
Sent: Wednesday, February 12, 2025 3:32 PM
To: Kevin Dean
Cc: Rob Cunningham; chasestrode55@gmail.com
Subject: Re: FW: 1140 Sparta Highway

Mr. Dean,

RE: Spata Hwy Multifamily proposed project

The owners of 1140 Partners, LLC are requesting a variance for the sidewalk requirement along Sparta Hwy per Municipal Code 14-1002(D)(1). The approval of the variance would remove the requirement to construct a sidewalk along Sparta Hwy in front of the proposed Sparta Hwy multifamily development. The reasoning for the request is that there are not any sidewalks in the immediate area and the City of Crossville does not have any sidewalks currently planned for the area.

Please contact me for any clarification regarding the sidewalk variance request.

On Wed, Feb 12, 2025 at 3:21 PM Kevin Dean <kevin.dean@crossvilletn.gov> wrote:

-----Original Message-----

From: Kevin Dean <kevin.dean@crossvilletn.gov>

Sent: Monday, February 3, 2025 10:43 AM

To: 'Rob Cunningham' <runerider10@gmail.com>

Cc: 'Andrew C. Strode' <Chasestrode55@gmail.com>; 'Scott Caldwell' <caldwelld2020@gmail.com>;
'zbestarch@aol.com' <zbestarch@aol.com>

Subject: RE: 1140 Sparta Highway

The variance would be for the requirements stated in Municipal Code 14-1002(D)(1).

As I stated in a previous email,

" Also, I have finally received all comments from our departmental review of the site plan, everything looks good with one comment. Per the multi-family ordinance requirements, any development along an "arterial" road does require sidewalk installation. However, at this time the City and/or State does not have plans for sidewalks along HWY 70 and we wouldn't want you to have to install sidewalks to nowhere. There currently isn't even any idea what side sidewalks would be installed along that road if or when they ever were. In order to remedy this, we will need a request for variance for the requirements of sidewalks. Reason stating, there are currently no plans from the municipality to have sidewalks along this road. Staff will support the variance."

If you need any further explanation, please let me know. Feel free to give me a call if you would rather

discuss it on the phone instead of emails.

Thanks
-KJD

Kevin J. Dean
Planner / GIS Analyst
Engineering Dept.
City of Crossville

-----Original Message-----

From: Rob Cunningham <runerider10@gmail.com>
Sent: Monday, February 3, 2025 10:30 AM
To: Kevin Dean <kevin.dean@crossvilletn.gov>
Cc: Andrew C. Strode <Chasestrode55@gmail.com>; Scott Caldwell <caldwellde2020@gmail.com>;
zbestarch@aol.com
Subject: Re: 1140 Sparta Highway

Please clarify the variance request.

> On Feb 3, 2025, at 11:19 AM, Kevin Dean <kevin.dean@crossvilletn.gov> wrote:

>
> That is correct, you can make those adjustments in the field, if you would like to submit a revised sheet of the overall site plan, showing those changes you are welcome to and you do have plenty of time. That is up to you. If you choose to not submit a new sheet C-3 (which is all we would need), I can include in the agenda legislative text, that a potential change may occur in the field as grading and spacing, and show any "significante" change be needed, then a new site plan would be submitted. To clarify, I would not consider removing a couple units and extending other units by 10 feet to be "significant". If you start realigning roads and changing the overall concept and layout, then yes, we may require a resubmittal.

>
> Also, please get the variance request submitted by Thursday Feb. 6th 4pm.

>
> Thanks
> -KJD

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> Kevin J. Dean
> Planner / GIS Analyst
> Engineering Dept.
> City of Crossville

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> -----Original Message-----

> From: Rob Cunningham <runerider10@gmail.com>

> Sent: Monday, February 3, 2025 10:13 AM
> To: Kevin Dean <kevin.dean@crossvilletn.gov>
> Cc: Andrew C. Strode <Chasestrode55@gmail.com>; Scott Caldwell <caldwellde2020@gmail.com>;
> zbestarch@aol.com
> Subject: Re: 1140 Sparta Highway
>
> Hello Kevin
> You're interpreting my email correctly , the square footage of the two bedroom units would increase from 25'x100' to 35'x100. However, we would reduce the number of units by 1 or possibly two to accommodate for the additional depth of the two bedroom units.
>
> Only three of the buildings would increase from 2500 sq ft to 3500' sq ft. However, the rear units currently show 4. We would reduce that rear building to two apartments.
>
> I'm interpreting your email as we are good to make these adjustments in the field?
>
>> On Feb 3, 2025, at 11:03 AM, Kevin Dean <kevin.dean@crossvilletn.gov> wrote:
>>
>> Rob,
>>
>> From my understand of what you are proposing, it sounds to me that the overall plan would be reducing the number of residential units and possibly having some of the square footage go down. Is this correct?
>>
>> If so, I don't see any issues with that being adjusted in the field at the time of grading/construction. We usually look at site plans in more of a preliminary viewpoint and not as future as-builts. We expect the number of units to be more of a "not to exceed". We do expect the building placement and layout to be pretty close. From what you are saying, I don't think that would be an issue.
>>
>> Also, I have finally received all comments from our departmental review of the site plan, everything looks good with one comment. Per the multi-family ordinance requirements, any development along an "arterial" road does require sidewalk installation. However, at this time the City and/or State does not have plans for sidewalks along HWY 70 and we wouldn't want you to have to install sidewalks to nowhere. There currently isn't even any idea what side sidewalks would be installed along that road if or when they ever were. In order to remedy this, we will need a request for variance for the requirements of sidewalks. Reason stating, there are currently no plans from the municipality to have sidewalks along this road. Staff will support the variance.
>>
>> If you have any questions, please let me know.
>>
>> Thanks
>> -KJD
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>> Kevin J. Dean
>> Planner / GIS Analyst
>> Engineering Dept.
>> City of Crossville
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>>
>> -----Original Message-----
>> From: Rob Cunningham <runerider10@gmail.com>
>> Sent: Monday, February 3, 2025 9:40 AM
>> To: City Email Kevin Dean <kevin.dean@crossvilletn.gov>
>> Cc: Andrew C. Strode <Chasestrode55@gmail.com>; Scott Caldwell <caldwellde2020@gmail.com>;
>> zbestarch@aol.com
>> Subject: 1140 Sparta Highway
>>
>> Hello Kevin
>> We have a bit of a quandary on our end and could use your input. Our site plan isn't matching the floor plans and we have a potential solution that may not require spending the money to to revise.
>>
>> The site plan without the red edits is a 25' x 100' building. However, our two bedroom units have been drawn at 35' x 100' as you see on the version with the red edits. We are hoping this is as simple as putting the two bedroom units on the right and shoving the total depth back by 45', which would eliminate one or possibly two of the rear units. We can make this adjustment in the field as we grade.
>>
>> Thoughts?
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Scott Caldwell, P.E.
Consultant Engineer - Site Development
<http://caldwelld-e.com/>

