

Kevin Dean
Planning Commission
City of Crossville

November, 11 2020

Mr. Dean,

I respectfully submit an Addendum to The Master Concept Plan as presented to, and approved by, the Crossville Regional Planning Commission in February 2017. At that time, we were presenting Phase 8 Master Plan that envisioned 9 Phased-in sections to be constructed sequentially for a total of 150 lots spanning multiple years. We have now successfully completed 3 of those plats representing approximately 50 of the lots.

Back in 2017, two conditions existed with which time has both clarified and affected. First, the property to the west of the plat boundaries extending over to Northside Drive was not at that time available, nor contemplated, by the Developer. Second, it was agreed the development would experience traffic congestion during home construction due to the length of road required to be completed before connecting to an existing external roadway allowing traffic relief. A development pattern was agreed between city and developer at that time to best fit the quickest solution to the traffic problem and the shortest route to Riverchase Drive was plotted.

The Gardens has experienced steady and consistent growth for these past three years and the amount of home construction has paced up to 15 plus homes at one time under construction, usually in a very close area. This has developed into the situation envisioned in 2017.


Realizing the popularity of the development, a better resolution was sought by the developer. In 2020 the owner of the property to the west between the existing subdivision and Northside Dr. agreed to sale. The Gardens Developer further agreed to assume planning of the wetland and extensive Greenland spaces that would be necessary to develop that property. This would allow for a Master Entrance to the development to be created thus aiding in traffic relief, enhancing the property, and providing for the new postal regulated community mail areas.

The result is the plat I am hereby requesting to be amended to our Approved Master Concept Plat resulting in additional residences, more open green spaces, an improved and highly landscaped entryway which would also allow for the decoupling of motor homes and their towed vehicles immediately upon entering, or exiting, the property. This decoupling would further reduce risk and additional traffic complications with towed vehicles being common on interior streets.

The plat is designated Phase 9 and will be developed in less than four separate phases. It creates a new entrance that must be approved by the Tennessee Department of Transportation, and it uses an existing one that is already constructed. We would request that this addendum be amended and the previous plan of development mandating we tie into Riverchase Drive in the next phase be abandoned thus allowing phase 9 to become the next submitted phases.

If approved, we would also like a clarified permission to now develop Phase 8-5 and 6 while we are building phase 9, in front of Phase 8 plat 4 should we be so inclined.

Respectfully,



James Tim Wilson

Developer, Owner "The Gardens", Inc.