

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, November 16, 2023

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on November 16, 2023 at Crossville City Hall. Chairman Greg Tabor was present and presiding. He called the meeting to order at 12:02 p.m.

Present 4 - Gordon Atchley, Greg Tabor, Mayor Pro-tem Rob Harrison, and Kevin Poore

Absent 3 - Mayor R.J. Crawford, Landon Headrick, and Jerry Wood

Others present were City Manager Greg Wood, Kevin Dean, Baylee Rhea, Roger Breeding, T.C. Miller, Andy Peterson, Cortney Peterson, Tony Lecke, Charles Tudor, and Franklin Steveson.

Public Comment

No comments were received.

Agenda Items

1. Cook Road Subdivision Phase I - Preliminary

The developer is proposing an 8-lot subdivision along Cook Road on the parcel in front of Stone Elementary. There is an existing water and sewer line along Cook Road. This development is outside the City of Crossville. Recently when developments have requested sewer outside the City, Staff has sent the request to the Council for approval and made a recommendation to charge a capacity fee. Previous requests to connect to the sewer outside of City limits have only been in existing developments. Since this is a new proposed development, it is still recommended to charge a capacity fee. In addition to the submission of the preliminary plat, the developer is requesting sewer capacity for the 8 lots shown on the preliminary plat.

A motion was made by Kevin Poore, seconded by Gordon Atchley, to approve the preliminary plat pending approval of outside city sewer service by City Council. The motion carried by the following vote:

Aye: 4 - Atchley, Tabor, Mayor Pro-tem Harrison and Poore

Absent: 3 - Mayor Crawford, Headrick and Wood

2. Breeding Lot Line Adjustment

The property owners on Old Mail Road are seeking a lot line adjustment between two parcels. One parcel is less than 5 acres and does require platting. The remaining lot is 10 acres and does not require platting, but is included on the plat. They are requesting a variance for soils testing and the state environmentalist certificate.

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

Aye: 4 - Atchley, Tabor, Mayor Pro-tem Harrison and Poore

Absent: 3 - Mayor Crawford, Headrick and Wood

3. 310 Myrtle Ave Setback Variance

The property owner at 310 Myrtle Avenue is wishing to do an addition to their house. The proposed addition will be 4 feet from the adjacent property line. They are requesting a 6-foot variance from the side setback to have a 4-foot setback. The adjacent property is a flag lot and the location of the proposed setback reduction is along the driveway. They are in the process of attempting to purchase a portion of the "flag pole" portion of the flag lot since they have been maintaining it for years. There are no other structures or safety hazards on this portion of the lot. The adjacent property owner has agreed to sell strip from the pole portion. Due to the long delay in surveyor availability, they are seeking a variance so they may begin construction of the addition before winter.

A motion was made by Mayor Pro-tem Rob Harrison, seconded by Gordon Atchley, to approve the setback variance. The motion carried by the following vote:

Aye: 4 - Atchley, Tabor, Mayor Pro-tem Harrison and Poore

Absent: 3 - Mayor Crawford, Headrick and Wood

4. Ledford Duplex Housing Phase 2 - Site Plan

The developer is proposing the final phase of their duplex housing development. The Planning Commission approved Phase 1 at a special call meeting on October 4, 2023. City Council also approved a hammer turnaround at their October 10 meeting. The final phase includes 7 more housing structures with private water and sewer lines servicing the remaining development. A new fire hydrant will be installed at the entrance on Ledford Drive. There are two stormwater structures proposed on the northeastern property line.

A motion was made by Gordon Atchley, seconded by Mayor Pro-tem Rob Harrison, to approve the site plan subject to stormwater permits and payment for the new fire hydrant. The motion carried by the following vote:

Aye: 4 - Atchley, Tabor, Mayor Pro-tem Harrison and Poore

Absent: 3 - Mayor Crawford, Headrick and Wood

5. Edward Jones Building 2 - Site Plan

The developer is proposing constructing a second building on the property located at the corner of Interstate Drive and Old Jamestown Highway. The proposed building is 1,784 square feet with a new parking area. The existing driveway will be used. The developer is requesting two new utility connections. The current site plan shows two new taps that would require crossing Interstate Drive.

A motion was made by Kevin Poore, seconded by Gordon Atchley, to approve the site plan with the required change for utility connections. The motion carried by the following vote:

Aye: 4 - Atchley, Tabor, Mayor Pro-tem Harrison and Poore

Absent: 3 - Mayor Crawford, Headrick and Wood

6. Pilot Gas Station EV Charging Stations - Site Plan

The developer is proposing the installation of EV charging stations located on the southern property line of the Pilot Travel Center on Genesis Road.

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

Aye: 4 - Atchley, Tabor, Mayor Pro-tem Harrison and Poore

Absent: 3 - Mayor Crawford, Headrick and Wood

7. School Street Duplex Housing - Site Plan

The developer is proposing 4 duplex housing units and 1 single occupancy unit. The property is fronted on 3 sides by roads and water service. There is a low-pressure sewer line along School Avenue to the west of the proposed development that can be accessed. Each of the duplex units will have off street parking and driveway access to the road. The parking and access for the single-family unit will have a parking area/driveway off Woody Circle and a sidewalk extending from the parking area to the unit.

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

Aye: 4 - Atchley, Tabor, Mayor Pro-tem Harrison and Poore

Absent: 3 - Mayor Crawford, Headrick and Wood

8. Starbucks and Multi-Tenant Structure - Site Plan

The developer is proposing a Starbucks and multi-tenant retail store along Genesis Road on lot 1 of the Genesis Plaza Development. This lot is located adjacent to the existing Speedway and the Advanced Auto Parts that is currently under construction. A new driveway is not required. Water and sewer connections will be located on the lower right-hand corner of the lot with existing utilities. There will be driveways off the proposed road to the rear that are currently under construction.

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

Aye: 4 - Atchley, Tabor, Mayor Pro-tem Harrison and Poore

Absent: 3 - Mayor Crawford, Headrick and Wood

9. 5 Small Cell Sites - Telecomm Review

A company is proposing 5 Small Cell Site locations in Crossville. Four of the sites will be replacing existing street light poles with matching models with a small cell site located on top. The locations are in front of Bojangles, in front of Lowe's, in front of

Verizon Wireless, near Burger King, and a non-street light monopole in front of Frontier on Highway 70 West. The light poles are designed to allow the existing power to the light to remain as is and be separate from the power of the small cell site.

A motion was made by Kevin Poore, seconded by Gordon Atchley, to approve the small cell sites, contingent upon Engineering Department review and approval. The motion carried by the following vote:

Aye: 4 - Atchley, Tabor, Mayor Pro-tem Harrison and Poore

Absent: 3 - Mayor Crawford, Headrick and Wood

10.

Staff Reports

In House Plats (In Progress)

- o 2nd Revision of Howe Property, located on Netherton Land, simple lot line adjustment

In House Plats (Completed)

- o George Hayne Property, lot combo recorded as PL12p610
- o Cumberland Medical Square Revision, new lot created and additional property added to adjacent lot, recorded as PL12p611

Regular Plats (In Progress)

- o Stone View Phase 2, should be submitted for the Dec meeting
- o Martha Selby, has been submitted for recording but not yet by the agenda creation

Regular Plats (Completed)

- o None

Other

- o

Monthly Planning Report: July 1, 2023 to Nov 9, 2023

- Planning Items reviewed: 38
- Number of Preliminary Lots: 13
- Number of Final Lots: 17
- Number of New Lots Created: 8
- Fees Collected: \$2800
- Acres Subdivided: 38.293
- New Roads: 0 feet
- New Water Lines: 560 feet
- New Sewer Lines: 185 feet

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

Aye: 4 - Atchley, Tabor, Mayor Pro-tem Harrison and Poore

Absent: 3 - Mayor Crawford, Headrick and Wood

Other Business

11.

Proposed Subdivision Regulation Revisions

The proposed changes to the Subdivision Regulations were discussed. City Planner Kevin Dean made mention of correcting typing errors, aligning the regulations with state laws, and increasing minimum lot size. He announced to the Planning Commission that a Public Hearing would be held on December 14, 2023 at 5 p.m. in Council Chambers and encouraged Commissioners to attend.

No action was taken on this item.

Adjournment

A motion was made by Kevin Poore at 1:25 p.m., seconded by Gordon Atchley, to adjourn the meeting. The motion carried unanimously.