

# City of Crossville

392 North Main Street  
Crossville, Tennessee 38555



## Minutes

Thursday, February 20, 2025

12:00 PM

City Hall

**Planning Commission**

### Regular Meeting

#### Call to Order

*The Crossville Regional Planning Commission met for its monthly meeting on February 20, 2025 at Crossville City Hall. Vice Chair Kevin Poore was present and presiding. He called the meeting to order at 12:00 p.m.*

#### Roll Call

**Present** 5 - Gordon Atchley, Greg Tabor, Landon Headrick, Vice Chair Kevin Poore, and Jerry Wood

**Absent** 3 - Mayor R.J. Crawford, James Mayberry, and Rob Harrison

*Others present were Kevin Dean, Valerie Hale, Ethan Hadley, Bailey Walker, Michael Williams, and Darrell Hall.*

#### Public Comment

*There were no comments made.*

#### Agenda Items

- 1. Approval of minutes 1/16

**A motion was made by Gordon Atchley, seconded by Jerry Wood, to approve the minutes. The motion carried by the following vote:**

**Aye:** 4 - Atchley, Headrick, Vice Chair Poore and Wood

**Absent:** 3 - Mayor Crawford, Mayberry and Harrison

- 2. White Tail Run - Setback Variance Request

*The property owner of 62 White Tail Run, Tax Map 113A K 004.00, has proposed constructing a 16 foot x 40 foot garage for their RV/Camper. Due to the topography and location of the house at the end of the cul-de-sac, they requested a side setback variance. The neighboring house located at 63 White Tail Run, Tax Map 113A K 003.00, has a house on that parcel. That house is approximately 26 feet from the adjoining property line. The proposed garage would be located approximately 4 feet from their common property line. To provide space for the garage, an existing drain will be moved further on to the requester's land. The storm water discharge in that area will not be negatively impacted by the drain's relocation.*

**A motion was made by Landon Headrick, seconded by Jerry Wood, to approve the 6-foot setback variance to the common property line between Tax Map 113A K parcels 003.00 and 004.00. The motion carried by the following vote:**

**Aye:** 4 - Atchley, Headrick, Vice Chair Poore and Wood

**Absent:** 3 - Mayor Crawford, Mayberry and Harrison

*James Mayberry joined the meeting at 12:03 p.m.*

**Present** 6 - Gordon Atchley, Greg Tabor, Landon Headrick, Vice Chair Kevin Poore, Jerry Wood, and James Mayberry

**Absent** 2 - Mayor R.J. Crawford, and Rob Harrison

**3.** Sparta HWY Apartment Housing Development - Site Plan

*The owners/developers of Tax Map 099 017.00, located on Sparta Highway (Highway 70 West) across from the entrance of Holiday Drive, have proposed a new apartment housing development. There will approximately 40 housing units, however they are looking at enlarging a few units to create several 2-bedroom units. If they do this, it should not affect the overall site plan, except by reducing the total number of housing units and lowering the overall amount of square footage. Staff informed them that if there were significant changes, that a resubmittal of the amended site plan would be required. There is a proposed Common Space/Laundry building located off the cul-de-sac near the rear of the property. There will be private water and sewer lines. Water and sewer lines will be connected to existing City utilities to the rear of the property, inside the Kings Gate Subdivision. A new proposed fire hydrant located on the cul-de-sac will give proper fire coverage to all building locations. There is one proposed entrance, with a 22 foot wide private drive, to intersect with Sparta Highway, a state road. A TDOT driveway permit will be required. They have proposed a single detention pond to meet the requirements for storm water.*

*Since this multifamily development is proposed along an Arterial Road, per the multifamily ordinance, sidewalk construction is required. The developers have asked for a variance to the requirement of sidewalk construction as well as the requirement of any additional right-of-way dedication for sidewalks. They have requested this variance because the City and State do not have sidewalks planned for Sparta Highway. The existing right-of-way along Sparta HWY is approximately 120 feet in width, which should be able to handle a road widening and sidewalk construction in the future, should one ever be planned.*

**A motion was made by James Mayberry, seconded by Jerry Wood, to recommend to the City Council the approval of the variance for the requirement of sidewalks. The motion carried by the following vote:**

**A motion was made by James Mayberry, seconded by Landon Headrick, to approve the site plan contingent upon TDOT driveway permits, any required storm water permits, and the granting of the variance by the City Council. The motion carried by the following vote:**

**Aye:** 5 - Atchley, Headrick, Vice Chair Poore, Wood and Mayberry

**Absent:** 2 - Mayor Crawford and Harrison

**4.** Flanigan Duplex Housing - Site Plan

*The owner/developer of Tax Map 100K B 031.00, located at the corner of Webb Avenue. and Burnett Street, has proposed the construction of three duplex units. Two of the units will front Webb Avenue and the third unit will front Burnett Street. Each*

*unit will have their own water meter. There will be a private sewer line combining each unit to a single sewer connection. There is an existing fire hydrant on the corner of Webb Avenue and Burnett Street that will provide proper fire protection for the project. The developer has not provided the required storm water calculations to see if a detention pond would be required. The developer has an area designated for a storm water structure.*

**A motion was made by James Mayberry, seconded by Gordon Atchley, to approve site plan contingent upon any required storm water permits. The motion carried by the following vote:**

**Aye:** 5 - Atchley, Headrick, Vice Chair Poore, Wood and Mayberry

**Absent:** 2 - Mayor Crawford and Harrison

**5. Miller Ave-Spriggs Property - Site Plan**

*The owner/developer of Tax Map 1000 A 024.00 has proposed a 9,000 square foot metal building with bay doors and approximately 30 parking spaces. The development will have a 24-foot-wide driveway connecting to Miller Avenue (SR 392). A TDOT driveway permit will be required. A new water connection is proposed to the existing City water line along Miller Avenue. A new sewer connection is proposed to an existing low pressure sewer line along the rear of the property.*

**A motion was made by Jerry Wood, seconded by James Mayberry, to approve the site plan contingent upon TDOT driveway permit and any required storm water permits. The motion carried by the following vote:**

**Aye:** 5 - Atchley, Headrick, Vice Chair Poore, Wood and Mayberry

**Absent:** 2 - Mayor Crawford and Harrison

**6. City of Crossville Spec Building, Interchange Drive - Site Plan**

*City of Crossville has proposed a spec building on the site ready pad The site ready pod is located on the northern portion of Interchange Drive. The current site plan shows two 100,000 square foot buildings, joined to create a 200,000 square foot building, 10,000 square foot of office space, a large parking area, and truck loading zone. The site can have multiple driveway connections to Interchange Drive for personal vehicles as well as larger truck entrances and exits. At this time, only one of the 100,000 square foot buildings is to be constructed. All driveways, parking, office space, and utility connections are considered placeholder for future build out. Since the proposed spec building will be essentially a shell only, utility connections are speculative and may need to be changed to match interior plumbing once the building moves forward to a finished state. Any significant changes to this site plan may require a resubmittal or amendment to this approval. The site is covered under an existing storm water permit.*

**A motion was made by James Mayberry, seconded by Landon Headrick, to approve the site plan. The motion carried by the following vote:**

**Aye:** 5 - Atchley, Headrick, Vice Chair Poore, Wood and Mayberry

**Absent:** 2 - Mayor Crawford and Harrison

**7. Staff Reports & Other Business**

*In House Plats (In Progress)*

- o Cook Road property Phase III, small 4 lot subdivision along Cook Road.
- o Stone View Phase VI and VII... Two plats have been submitted for presubmittal review, the developer has not made up their mind on which will move forward.
- o Pointe Place Phase 2, lots 6 and 7, a lot line adjustment.
- o Genesis Road and Iris Lane, a simple subdivision between the City and adjacent property.

- In House Plats (Completed)

- o Medley-Ivey Road Division, small subdivision along Ivey Road, recorded on 1/14/25 as Plat 12 page 735

- Regular Plats (In Progress)

- o None

- Regular Plats (Completed)

- o Mullins Property, simple two lot subdivision along Woodlawn Rd, recorded on 1/17/25 as Plat 12 page 739

- Other

- o Two annexations will be presented to the Planning Commission at the March 20th meeting, including the new requirement for public hearings for Plan of Services recommendations.

*Monthly Planning Report: July 1, 2024 to February. 13, 2025*

- Planning Items reviewed: 34
- Number of Preliminary Lots: 65
- Number of Final Lots: 60
- Number of New Lots Created: 42
- Fees Collected: \$2,450.00
- Acres Subdivided: 67.58
- New Roads: 740 feet
- New Water Lines: 920 feet
- New Sewer Lines: 920 feet

**A motion was made by Jerry Wood, seconded by Gordon Atchley, to accept Staff Reports as presented. The motion carried by the following vote:**

**Aye:** 5 - Atchley, Headrick, Vice Chair Poore, Wood and Mayberry

**Absent:** 2 - Mayor Crawford and Harrison

### Adjournment

**A motion was made by Landon Headrick at 12:25 p.m., seconded by Jerry Wood, to adjourn the meeting. The motion carried unanimously**