

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, September 19, 2024

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on September 19, 2024 at Crossville City Hall. Vice Chair Kevin Poore was present and presiding. He called the meeting to order at 12:02 p.m.

Present 4 - Mayor Pro-tem Rob Harrison, Landon Headrick, Vice Chair Kevin Poore, and Jerry Wood

Absent 3 - Gordon Atchley, Mayor R.J. Crawford, and James Mayberry

Others present were City Manager Valerie Hale, Kevin Dean, Bailey Walker, Gary Robbins, Ethan Hadley, Charles Dixon, and Mary Wibel.

Public Comment

There were no comments made.

Agenda Items

1. Office for Mike Spalding, Dorton Way - Site Plan

Spence Walton is proposing the construction of an office and shop for Mike Spalding at the corner of Old Lantana Road and Dorton Way. The lot is a long narrow lot that drops off quickly toward Lantana Road. The building is approximately 1,380 square feet with two large garage doors and an office entrance on the lower portion of the lot facing away from Old Lantana. The driveway entrance will be off Dorton Way. New water and sewer connections will be made to existing utilities along Old Lantana Road. The owner is requesting a setback variance from Dorton Way. The required setback would be 30 feet. They are requesting a 17-foot variance, which would be 13-foot setback. There are other structures in the area with less setbacks. The topography of the lot would limit what could be constructed on the property.

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

Aye: 4 - Mayor Pro-tem Harrison, Headrick, Vice Chair Poore and Wood

Absent: 3 - Atchley, Mayor Crawford and Mayberry

A motion was made by Mayor Pro-tem Rob Harrison, seconded by Landon Headrick, to approve the site plan contingent upon any required stormwater permit(s). The motion carried by the following vote:

Aye: 4 - Mayor Pro-tem Harrison, Headrick, Vice Chair Poore and Wood

Absent: 3 - Atchley, Mayor Crawford and Mayberry

2. Emerald Leaf Subdivision Phase II - Final Plat

The preliminary plat was approved several months ago, and the area of the proposed subdivision has now been annexed into The City of Crossville. The final lot consists of 27 lots. Roads, water, and sewer are existing.

A motion was made by Mayor Pro-tem Rob Harrison, seconded by Jerry Wood, to approve the final plats. The motion carried by the following vote:

Aye: 4 - Mayor Pro-tem Harrison, Headrick, Vice Chair Poore and Wood

Absent: 3 - Atchley, Mayor Crawford and Mayberry

3. Homestead Junction Financial Guarantee Extension - Escrow Account

The developers of Homestead Junction have requested an extension for their financial guarantees for the proposed road and temporary cul-de-sac. A miscommunication occurred between City Staff and the developers on when the original agreement expired. Due to the projected completion of the TDOT road project near the Homestead triangle, their intent was to have a two-year agreement. The paperwork itself was only for 1 year. The agreement expired in December 2023. The developers did move forward with a new agreement and request its extension to December 2025. They anticipate completing the project within the next several months and granting a 12-month extension will provide them the cushion of coordinating the earthwork and paving. The money in the escrow account is projected to cover the cost of the completion.

Commissioner Rob Harrison abstained from this vote noting that his cousin is the co-developer this property.

A motion was made by Landon Headrick, seconded by Jerry Wood, to approve the extension of the agreement. The motion carried by the following vote:

Aye: 3 - Headrick, Vice Chair Poore and Wood

Absent: 3 - Atchley, Mayor Crawford and Mayberry

Abstain: 1 - Mayor Pro-tem Harrison

4. Annexation Request for Palmetto Drive and Plan of Services - Annexation

The owner of Lots 38, 39, 40, & 41 of Plat 1 of Mount Crest Subdivision as recorded in Plat Book 8 Page 82 is requesting annexation and/or the extension of low-pressure sewer to his lots. These lots are also identified as Tax Map 112D group J parcels 001.00, 003.00, 004.00, and 019.00. The annexation would also include approximately 970 feet of Palmetto Drive. The owner has discussed with local soil scientists and was informed that none of the lots would "perk" for construction of even a single home. The owner has indicated that if annexation is not feasible, he would request the extension of outside City sewer to the lots.

From discussions with the City Manager and other members of staff, corridor annexations are an issue the City should be trying to correct or close and not create

new ones. The City recently did a corridor annexation along Canary Drive which involved a sewer line extension. Staff considered it a smaller corridor annexation that affected four outside City limit properties and could potentially provide sewer to two more additional vacant lots, if they were to request annexation as well. If this corridor annexation were to take place, then ten existing homes would be outside City with the road adjacent to them inside City, as well as a short dead-end cul-de-sac, which would not be inside the City or a City street. It would be providing five vacant lots with the potential for sewer. This does include the four lots requested in the annexation. Staff recommends the denial of the annexation with a recommendation to the property owner that he contact the properties between his and the existing city limits to provide a more contiguous City limit boundary.

The new Water and Sewer Connections and Mainline Extensions ordinance does not allow the extension of sewer mainlines outside the City limits. There is a section that would allow the City Council to grant a variance.

Staff suggested the owner instead pursue outside City sewer, but the new City ordinance generally prohibits such extensions. The owner's request falls under the new ordinance's stipulations regarding sewer extensions. City Planner Kevin Dean described the concerns on how emergency service jurisdiction will be affected if the annexation were to be granted due to City and County land. The Commission would like to make note that the owner requested annexation prior to the new ordinance. Staff suggests that the owner contact the owners of properties adjacent to his lots to explore a more contiguous annexation. This could potentially lower the cost of sewer line extension and address the City's concerns about corridor annexations. City Planner Kevin Dean suggested the owner be provided documentation on the benefits of owners becoming annexed into the City. Commissioners tabled the annexation request to allow the owner time to speak with the adjacent property owners. Commissioners will reconsider the annexation at the next meeting, taking into account the owner's efforts to secure the support of neighboring property owners.

A motion was made by Mayor Pro-tem Rob Harrison, seconded by Landon Headrick, to table this item. The motion carried by the following vote:

Aye: 4 - Mayor Pro-tem Harrison, Headrick, Vice Chair Poore and Wood

Absent: 3 - Atchley, Mayor Crawford and Mayberry

5. Staff Reports & Other Business

- *In House Plats (In Progress)*
 - o *Dimi Smith Property, single lot subdivision along Fredonia Road*
 - o *Stone View Phase V, two lot subdivision along River Otter Drive*
- *In House Plats (Completed)*
 - o *Bartlett Subdivision, simple two lot subdivision off Thurman Ave., recorded as - Plat Book 12 Page 693*
- *Regular Plats (In Progress)*
 - o *Genesis Plaza Phase II, water and sewer has been completed. The developer will either complete the road or provide a financial guarantee.*
- *Regular Plats (Completed)*
 - o *None*

- Other
- 0

Monthly Planning Report: July 1, 2023 to September 11, 2024

- *Planning Items reviewed: 10*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 33*
- *Number of New Lots Created: 30*
- *Fees Collected: \$550.00*
- *Acres Subdivided: 22.39*
- *New Roads: 740 feet*
- *New Water Lines: 920 feet*
- *New Sewer Lines: 920 feet*

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

Aye: 4 - Mayor Pro-tem Harrison, Headrick, Vice Chair Poore and Wood

Absent: 3 - Atchley, Mayor Crawford and Mayberry

Adjournment

A motion was made by Jerry Wood at 12:45 p.m., seconded by Landon Headrick, to adjourn. The motion carried by the following vote: