

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, February 15, 2024

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on Thursday, February 15, 2024 at Crossville City Hall. Chairman Tabor was present and presiding. He called the meeting to order at 12 p.m.

Roll Call

Present 4 - Gordon Atchley, Greg Tabor, Mayor R.J. Crawford, and Kevin Poore

Absent 3 - Mayor Pro-tem Rob Harrison, Landon Headrick, and Jerry Wood

Others present were Baylee Rhea, Tim Begley, Greg Wood, and Louis Morrison Jr.

Public Comment

No comments were received.

Agenda Items

1. Approval of minutes (1/18)

A motion was made by Gordon Atchley, seconded by Mayor R.J. Crawford, to approve the minutes. The motion carried by the following vote:

Aye: 4 - Atchley, Tabor, Mayor Crawford and Poore

Absent: 3 - Mayor Pro-tem Harrison, Headrick and Wood

Mayor Pro-tem Harrison entered the meeting at 12:01 p.m.

2. Crossville Storage Units Sparta Highway - Site Plan

The developer is proposing the demolition of an existing car wash and construction of five storage units. New utility and driveway access connections are not requested. A stormwater detention structure is proposed on the southern portion of the property. There is an existing 20-foot sewer easement crossing the property to the benefit of the Dollar General located to the east. The developer is requesting the reduction of the 12-foot utility easement that is around the perimeter of the property to a 10-foot utility easement. This would bring the utility easement in alignment with the 10-foot side and rear setbacks. They are also requesting a 20-foot variance for the 30-foot road set back from the undeveloped Lutheran Lane.

A motion was made by Kevin Poore, seconded by Mayor Pro-tem Rob Harrison, to grant the variances due to no close structures. The motion carried by the following vote:

Aye: 5 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison and Poore

Absent: 2 - Headrick and Wood

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

Aye: 5 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison and Poore

Absent: 2 - Headrick and Wood

3. Goodwill Loading Dock - Site Plan

Goodwill located at the corner of North Main Street and Elmore Lane is proposing the construction of a loading dock on the rear of their property. Since the project is a concrete platform that will require a building permit, it does trigger the site plan review process. There are not new utility or driveway connections. The proposed loading dock does not appear to conflict with any known existing easements and falls well within the building setbacks.

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

Aye: 5 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison and Poore

Absent: 2 - Headrick and Wood

4. IMI New Office - Site Plan

IMI, located on Maryetta Street, is proposing to replace their current office with a modular building and then demolish their existing office. New utilities and driveways are not needed. They are proposing a boiler structure to be constructed back in the original office's location.

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

Aye: 5 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison and Poore

Absent: 2 - Headrick and Wood

5. ACE Body Shop Maintenance Building - Site Plan

The owner of ACE Body Shop is proposing a new maintenance building to attach to their existing building and running along the back property line, perpendicular to Taylor Street. New utility connections and driveways are not needed. The proposed building is within all existing building setbacks.

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

Aye: 5 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison and Poore

Absent: 2 - Headrick and Wood

6. Jeff Woods Construction Interchange Drive - Site Plan

The developer is proposing a new 10,200 square foot building on a parcel off Interchange Drive. It will consist of new driveway access and new water and sewer connections. There will be a stormwater detention area to the west of the proposed building.

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

Aye: 5 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison and Poore

Absent: 2 - Headrick and Wood

7. Staff Reports and Other Business

· *In House Plats (In Progress)*
o *Thompson Lane - Morrison 10 lot subdivision, Planning Commission granted approval of the Preliminary plat at the Jan 2024 meeting. Under the new state law and Crossville Regional Planning Commission Subdivision Regulations, any plat with less than 25 lots that has received Preliminary approval by the Planning Commission can be approved by staff "in-house". This will be the first of those that are done under the new law/regulations.*

· *In House Plats (Completed)*
o *None*

· *Regular Plats (In Progress)*
o *None*

· *Regular Plats (Completed)*
o *None*

· *Other*
o *.....*

Monthly Planning Report: July 1, 2023 to February 8, 2024

- *Planning Items reviewed: 62*
- *Number of Preliminary Lots: 65*
- *Number of Final Lots: 61*
- *Number of New Lots Created: 28*
- *Fees Collected: \$4850.00*
- *Acres Subdivided: 69.043*
- *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 as presented. The motion carried by the following vote:

Aye: 5 - Atchley, Tabor, Mayor Crawford, Mayor Pro-tem Harrison and Poore

Absent: 2 - Headrick and Wood

Adjournment

A motion was made by Gordon Atchley at 12:11 p.m., seconded by Mayor Pro-tem Rob Harrison, to adjourn the meeting. The motion carried unanimously.