

# City of Crossville

392 N. Main  
Crossville, TN 38555



## Minutes

Thursday, May 20, 2021

12:00 PM

City Hall

**Planning Commission**

**Regular Meeting**

**Call to Order**

*Chairman Mike Moser called the meeting to order at 12:04 p.m.*

**Present** 7 - Vice Chair Kevin Poore, Gordon Atchley, Council Member Rob Harrison, Greg Tabor, Chairman Mike Moser, Mayor James Mayberry, and Landon Headrick

*Others present were T.C. Miller, City Manager Greg Wood, Kevin Dean and Malena Fisher.*

**Agenda Items**

1. Approval of 4/15 and 5/6 minutes

**A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to approve the minutes of the 4/15 regular meeting and 5/6 special-called meeting. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

2. Approval of annexation and Plan of Services for 8.79 acres in The Gardens, Phase 9

*Tim Wilson has requested 8.79 acres in The Gardens be annexed into the City.*

**A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to recommend to Council the approval of the Plan of Services and the annexation of 8.79 acres in The Gardens, Phase 9. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

3. Sky View Meadow Subdivision - Preliminary

*The developer is proposing a 43-lot subdivision off Sparta Drive. The proposed subdivision will include approximately 1500 feet of new roads and water and approximately 2200 feet of sewer. Road profiles have been provided to show finish grade of the roads since current topography would be greater than the 10% slope maximums. As with any preliminary plat, lots are subject to change when stormwater design is complete. If a significant change is required, a new preliminary plat will be submitted for review.*

**A motion was made by Greg Tabor, seconded by Mayor James Mayberry, to approve the preliminary plat. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

**4.** 1116 HWY 70E Shaver Division

*The developer, Mr. Shaver, is proposing a 4 lot subdivision along HWY 70E. This development is located inside the City of Crossville. All lots will be serviced by city water and sewer.*

**A motion was made by Mayor James Mayberry, seconded by Greg Tabor, to approve the plat. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

**5.** Keener Family Division

*The developer, the Keener Family, is proposing a 1.220-acre division from a remainder greater than 5 acres. The property is located on HWY 70N, outside the City of Crossville. There is an existing house located on the parcel with an existing/working septic system. They are requesting a variance for additional soil testing and the state environmentalist's signature. They are also requesting a variance for the remainder property to have road frontage. They have included a 25-foot ingress/egress/utility easement for access to the remainder. They anticipate the properties to be joined together at a later time and do not wish to have the remainder be a flag lot.*

**A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the road frontage variance. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

**A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the plat and the soils testing variance. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

**6.** Lantana Road Baptist Church Division

*The developer, Lantana Road Baptist Church, is proposing a division of 1.853 acres off a parcel with a remainder greater than 5 acres. The proposed lot has an existing house with an existing septic system. They are requesting a variance for the requirement of a soils study and the state environmentalist's signature. This property is located outside the city of Crossville; however, city sewer is available across Lantana Road. Due to the nature of Lantana Rd. utility casings were installed to prevent the road from being bored for utility crossings. With the location of the nearest casing, a mainline sewer extension would be required to service this parcel with sewer. Since they have a working septic system, no connection to city sewer is being requested at this time. Should the septic system ever fail, sewer could become accessible upon the extension of a sewer line, all costs of which would be the responsibility of the church.*

**A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the plat and variance. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

## 7. Discussion on Site Plan Review Requirements

*With the influx of higher density developments, such as apartment complexes and cluster housing, the strain on City infrastructure and the safety of citizens is becoming a concern. The State of Tennessee grants regional planning commissions the power to require site plan reviews. Currently the City has no regulatory powers over nonsubdivided cluster housing as it does under the planning commission's subdivision regulations. Unlike subdivided developments, the City cannot require proper driveway placement, fire hydrant requirements, utility line maintenance, sidewalks, recreational space, or EMS and school bus access for nonsubdivided properties. City Manager Greg Wood also expressed concern in the equity of regulations, noting that mobile home developments are required to provide recreational space while nonsubdivided higher density and cluster housing developments are not.*

*In order to implement a site plan review requirement, it would have to be adopted into the Planning Commission's subdivision regulations per state law. Planning Commission members agreed to move forward with implementing a site plan review requirement.*

**A motion was made by Gordon Atchley, seconded by Landon Headrick, to proceed with developing a site plan review requirement. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

## 8. Staff Reports and Other Business

- *In House Plats (In Progress)*
  - o *Lloyd Property, a simple subdivision along Bell Rd. has been submitted and in review.*
- *In House Plats (Completed)*
  - o *None*
- *Regular Plats (In Progress)*
  - o *The Gardens Phase 8 plat 4a has been submitted for pre-submittal review. Staff is waiting on a corrected plat to be submitted.*
- *Regular Plats (Completed)*
  - o *None*
- *Other*
  - o *None*

*Monthly Planning Report: July 1, 2020 to May 14, 2021*

- *Planning Items reviewed: 34*
- *Number of Preliminary Lots: 205*
- *Number of Final Lots: 112*
- *Number of New Lots Created: 91*
- *Fees Collected: \$3,450.00*
- *Acres Subdivided: 75.988*
- *New Roads: 2780 feet*
- *New Water Lines: 2780 feet*
- *New Sewer Lines: 2780 feet*

**A motion was made by Vice Chair Kevin Poore, seconded by Greg Tabor, to**

**accept Staff Reports as presented. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

### **Adjournment**

**A motion was made by Gordon Atchley, seconded by Council Member Rob Harrison, to adjourn. Motion carried by the following vote:**

**Aye:** 7 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

*The meeting was adjourned at 12:50 p.m.*