

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, October 17, 2024

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on October 17, 2024 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 4 - Gordon Atchley, Mayor Pro-tem Rob Harrison, Landon Headrick, and Vice Chair Kevin Poore

Absent 3 - Mayor R.J. Crawford, Jerry Wood, and James Mayberry

Others present were Kevin Dean, Bailey Walker, Mike Crowe, and Kimber Crowe.

Public Comment

There were no comments made.

Agenda Items

- 1. Approval of minutes (8/15, 9/19)

A motion was made by Gordon Atchley, seconded by Landon Headrick, to approve the minutes. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

- 2. Crowe Property, Ivey Road - Final Plat with Variance

The property owners are proposing a three-lot subdivision along Ivey Road. The proposed lot 2 and lot 3 do not front Ivey Road and are accessible via a proposed ingress/egress/utility easement. They are requesting a variance for the lack of road frontage.

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

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

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

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

3. Emerald Leaf Phase 2 - Final Plat Rescission

Planning Staff and the submitting engineers overlooked a section of the existing utilities that need to be addressed before the final plat for Emerald Leaf Phase 2 can be approved and recorded. The six required fire hydrants are not existing and are shown as proposed. A financial guarantee would need to be provided, or the developer can pay for the installation of the six fire hydrants and the plat would need to be changed, showing the fire hydrants as existing. From discussion with the engineers, it is believed that the developer will pay for the new hydrants and resubmit the plat at the November Planning Commission meeting. Staff has submitted for a cost estimate for the hydrants to provide the developer with the required total payment cost.

A motion was made by Mayor Pro-tem Rob Harrison, seconded by Landon Headrick, to rescind the prior approval of the plat with the understanding of review in the future. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

4. Genesis Plaza Phase II, rescind and approve - Final Plat

The Planning Commission approved a final plat for Genesis Plaza Phase II at their August 15th meeting. The plat was approved with financial guarantees for the completion of utilities and the road. Since the approval of the plat, the developer has completed the utilities and the road. Staff recorded the plat as Plat Book 12 Page 706. For clarity in the minutes, the Planning Commission is being asked to rescind their previous approval and approve the current plat with no financial guarantees.

Since the road has been completed, a recommendation to the City Council is requested for the acceptance of Donnelly Place as a City street.

A motion was made by Landon Headrick, seconded by Gordon Atchley, to rescind approval of the previous plat. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

A motion was made by Mayor Pro-tem Rob Harrison, seconded by Landon Headrick, to approve the current plat and recommend to the city council for the acceptance of Donnelly Place as a City street. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

5. Murphy Oil - Site Plan

The developer has proposed to demolish the existing Murphy Oil canopy, pumps, and building that are located on an outparcel in front of Walmart, located off Highway 127 North. They are planning to construct a larger store, add additional pumps, and relocate the underground fuel tanks. They are requesting a variance to the required

setbacks for the new store building, as well as the canopy and pumps. Highway 127 North is an arterial highway, and it requires a 50-foot setback with standard 10-foot side and rear setbacks.

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

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

6. Park Place Motors - Site Plan

The owner of Park Place Motors has proposed the demolition of all the existing structures on their site, located between Cracker Barrel and Waffle House, along Executive Drive. They are proposing the construction of a 5 unit "strip mall" with two driveway entrance points to Executive Drive and approximately 27 parking spots. Each unit is proposed to be 30 feet by 44 feet.

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

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

7. N. Hills Duplex Housing - Variance Request

The North Hills Duplex Housing development's site plan was approved previously by the Crossville Regional Planning Commission. However, at the time of the original submission and approval, it was not known that rear ingress/egress would be required for the structures to meet code. Building 14 was approved at the setback line. Since a rear ingress/egress is required and due to the elevation of the construction, a landing with stairs is required on the rear of those structures. The owner and his contractor are requesting a variance to the side setback for building 14. They are requesting a 5-foot variance to the required 10-foot setback. This allows for the construction of the stairs and a landing if needed.

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

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

8. Woodlawn Road Annexation Request - Annexation and Plan of Services

The property owner of Tax Map 087 parcels 044.03 and 044.01, located off Woodlawn Road, has requested annexation into the City of Crossville. It is approximately 4.87 acres.

After a discussion with City Staff, it was decided to not include the portion of Woodlawn Road at this time. There are several portions of Woodlawn Road that alternate from inside City to outside City, and staff does not want to increase any confusion. If or when any more parcels request annexation along Woodlawn Road, then

it will be determined if the City could annex a larger portion of the road to help eliminate the confusion.

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

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

A motion was made by Mayor Pro-tem Rob Harrison, seconded by Gordon Atchley, to recommend approval of the annexation to City Council. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

9. Northside Dr and HWY 70 west Annexation request - Annexation and Plan of Services

The property owner of Tax Map 099 parcel 025.00 has requested annexation into the City of Crossville. The area is approximately 0.84 acres. The portion of Highway 70 West, in which the property fronts is already in the City limits. After a discussion with City Staff, it was decided to not include the portion of Northside Drive, since it would leave a section outside City.

A motion was made by Gordon Atchley, seconded by Landon Headrick, to approve the Plan of Service. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

A motion was made by Gordon Atchley, seconded by Landon Headrick, to recommend approval of the annexation to City Council. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

10. Staff Reports and Other Business

Kevin Dean gave an update regarding the owner that requested annexation for Palmetto Drive. The owner is in the process of talking to the adjacent property owners and is hoping to get something to present to Staff, so it can be put on to the agenda for the November meeting.

- In House Plats (In Progress)
- o None

- In House Plats (Completed)
- o Dimi Smith Property, recorded as Plat Book 12 page 703
- o Stone View Phase V, recorded as Plat Book 12 page 701
- o John and Bailey Meadows property, recorded as Plat Book 12 page 702
- o Cotton Patch Phase II revision, recorded as Plat Book 12 page 707

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

- *Regular Plats (Completed)*
- o *Gensis Plaza Phase II Final, recorded as Plat Book 12 page 706*

- *Other*
- o *None*

Monthly Planning Report: July 1, 2024 to October 10, 2024

- *Planning Items reviewed: 14*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 38*
- *Number of New Lots Created: 32*
- *Fees Collected: \$850.00*
- *Acres Subdivided: 35.22*
- *New Roads: 740 feet*
- *New Water Lines: 920 feet*
- *New Sewer Lines: 920 feet*

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

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

Absent: 3 - Mayor Crawford, Wood and Mayberry

Adjournment

A motion was made by Gordon Atchley at 12:24 p.m., seconded by Pro-tem Rob Harrison, to adjourn. The motion carried unanimously.