

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, March 18, 2021

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

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

Also present were Kevin Dean and Malena Fisher.

Agenda Items

1. Approval of 2/18 minutes

A motion was made by Gordon Atchley, seconded by Greg Tabor, to approve this minutes of the February 18 meeting. The motion carried by the following vote:

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

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

2. Colins Place Phase 2 Preliminary

The developer is proposing an additional 5 lots along Dayton Avenue. This section will require a new sewer line extension for lots 18 and 19. Roads, water, and sewer (for lots 20-22) are existing.

A motion was made by Vice Chair Kevin Poore, 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

3. 1st Street Estates Preliminary

The developer is proposing a new 13 lot subdivision at the corner of East First Street and Hyder Ridge Road. Five of the lots will front on East First Street. The remaining will be located on a proposed new road off Hyder Ridge Road. There is existing water and sewer available along East First street. A portion of the water along East First Street is serviced by the City of Crossville and a portion by Crab Orchard Utility. All water up Hyder Ridge Road and down the new proposed road would be Crab Orchard Utility's service area. There is a potential that the preliminary plat would have to change, dependent to the findings from a certified assessment of "water features" located on a portion of the proposed development. If a significant change is required, a new preliminary plat will be submitted to the Planning Commission.

A motion was made by Council Member Rob Harrison, seconded by Vice Chair

Kevin Poore, 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. Stone View Preliminary

The developer is proposing a 64-lot subdivision along Cook Road, across from Stone Memorial High School. Twenty of the proposed lots front on Cook Road, three lots front on the existing river Otter Drive, and the remaining would be along a proposed road, Stoneview Drive. Water and sewer are existing along Cook Road and River Otter Drive. Utilities would have to be installed for lots fronting the proposed Stoneview Drive. There is a potential that the preliminary plat would have to change, dependent to the findings from a certified assessment of "water features" located on a portion of the proposed development. If a significant change is required, a new preliminary plat will be submitted to the Planning Commission.

A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, 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

5. Approval of annexation and Plan of Services for 32.57 acres on Lantana Road

Michael Simpson and Nicholaus Holman have requested that their properties at 3710 Lantana Road be annexed into the City. The property owners are interested in City services in order to develop the tracts into residential housing. Staff suggested several conditions in order to make City sewer available to the property. Staff proposed allowing connection to City sewer once the offsite 3-inch low-pressure line is upgraded to a 4-inch line and an agreement is reached between the adjacent property owner, which is where the offsite sewer line is located. This will also allow the developer to connect to the City's sewer system. The developer/property owner will be financially responsible for easements, line extensions, and the above-mentioned upgrades to the existing system, as well as all taps and fees associated with making sewer available to their property. If the property is subdivided in the future, extension of sewer collection lines into a developing subdivision will be the responsibility of the developer, in accordance with the Crossville Municipal Code and the Subdivision Regulations of the Crossville Regional Planning Commission.

A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to recommend for approval the annexation and Plan of Services for 3710 Lantana Road. The motion carried by the following vote:

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

6. Staff Reports & Other Business

Buc-ee's Tennessee LLC has requested the right-of-way of Sweeney Drive, adjacent to their property, be closed and be acquired by them. Staff recommends the closure of the ROW of Sweeney Drive that is between Stout Drive and Genesis Road. This portion of Sweeney Drive could be a potential safety concern during the widening of Interstate Drive, part of the Northwest Connector project, which is slated to begin this

year. Some traffic may wish to take this portion of Sweeney to avoid the intersection of Interstate Drive with Genesis Road. This could cause a safety concern with vehicles trying to turn left on Genesis Road. During the widening of Interstate Drive, a signal will be added at the intersection of Interstate Drive and Stout Drive.

A motion was made by Gordon Atchley, seconded by Greg Tabor, to recommend to Council the closure of the ROW of Sweeney Drive. The motion carried by the following vote:

- *In House Plats (In Progress)*
 - o *Proposed 2 lot subdivision off Old HWY 70west is currently under review*
 - o *Proposed 1 lot subdivision off Bell Rd is currently under review*

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

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

- *Regular Plats (Completed)*
 - o *Dodson Plat along Virgil Smith Rd, as approved by the CRPC in Feb, has been recorded as PL12p309*
 - o *Wyatt Court ROW plat, as approved by the CRPC in Feb, has been recorded as DB1602p1196*

- *Other*
 - o *.....*

Monthly Planning Report: July 1, 2020 to March 12, 2021

- *Planning Items reviewed: 26*
- *Number of Preliminary Lots: 162*
- *Number of Final Lots: 100*
- *Number of New Lots Created: 84*
- *Fees Collected: \$2,650*
- *Acres Subdivided: 63.798*
- *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 Mayor James Mayberry, to approve 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 Greg Tabor, seconded by Vice-Chair Kevin Poore, to adjourn. Motion carried by the following vote:

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