

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, June 16, 2022

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on June 16, 2022 at Crossville City Hall. Chairman Mike Moser was present and presiding. He called the meeting to order at 12:04 p.m.

Present 6 - Gordon Atchley, Council Member Rob Harrison, Greg Tabor, Chairman Mike Moser, Mayor James Mayberry, and Landon Headrick
Absent 1 - Vice Chair Kevin Poore

Others present were Kevin Dean, Valerie Hale, Beth Ann Brown, and Greg Wood.

Agenda Items

1. Approval of minutes (05/19)

A motion was made by Council Member Rob Harrison, seconded by Greg Tabor, to approve the minutes as presented. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

2. Financial Guarantee Extension for The Gardens Phase 8 Plat 3, temporary cul-de-sac

The developer is requesting a 12-month extension and a new Letter of Credit for the temporary cul-de-sac at the end of Phase 8 Plat 3. The developer has provided the new Letter of Credit with the required 10% increase, in the amount of \$7,424.00 and set to expire on June 17th, 2023. Staff recommends approval of accepting new Letter of Credit and releasing the previous one.

A motion was made by Council Member Rob Harrison, seconded by Mayor James Mayberry, to approve financial guarantee extension. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

3. Release of Financial Guarantees - Sky View Meadow - Road Improvements

The developer has completed the required improvements on the road, Sky View Meadow Drive and is requesting the release of the financial guarantees (certified checks) in the amount of \$6,050.00. Staff recommends the release of the financial guarantees for the required road improvements, which were rock shoulders and cul-de-sac width. Staff also recommends that the acceptance of Sky View Meadow Drive as an official City Street be sent to the City Council for approval with a speed limit of 15 mph.

A motion was made by Mayor James Mayberry, seconded by Greg Tabor, to release the financial guarantee in the amount of \$6,050, and request to City Council the acceptance of Sky View Meadow Drive as a City street with a speed limit of 15 mph. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

4. Sparta Drive Subdivision-Bruce Cannon-Final

The developer is proposing a 3-lot subdivision that will require a sewer line extension. The preliminary plat was approved by Planning Commission at the May 2022 meeting. A financial guarantee has been presented for the installation of the sewer line in the amount of \$27,500.00.

Staff recommends approval of the final plat and acceptance of the financial guarantee.

A motion was made by Gordon Atchley, seconded by Greg Tabor, to approve the final plat and accept the financial guarantee in the amount of \$27,500. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

5. Site Plan - East Tennessee Ford Garage

East Tennessee Ford is proposing a new garage to be located behind their existing location, between Dunn Ave and Old Jamestown Highway. Both proposed entrances/exits will be on City Streets. There is existing water and sewer infrastructure to the site.

Staff recommends approval of the site plan.

A motion was made by Greg Tabor, seconded by Mayor James Mayberry, to approve the site plan as presented. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

6. Site Plan - Wash N Roll Car Wash - West Ave

The developer is proposing Wash N Roll Carwash located along West Ave beside Sherwin Williams and in front of Food City. The main entrance will be from West Avenue with a one-way exit only to Food City's parking lot. A TDOT driveway permit will be required for the West Avenue entrance. The City will be requiring an easement/agreement with Wash N Roll and Food City prior to the issuance of a building permit or stormwater/land disturbance permit. Water and sewer utilities are available to the site. With the development's proposed grading plan, there is a possibility that a "fill" will be over an existing water line. The City has requested a water line profile be provided to ensure that the maximum depth allowed by City Ordinance, 4.5 ft, will not be exceeded.

Staff recommends approval of the site plan, with the understanding that the easement/agreement be provided to Staff as well as the water line profile with a change in grading plan if necessary to prevent the overflow of the City's water line.

Mr. Harrison discussed the number of site plans coming before the Planning Commission. Kevin Dean explained the goal is to determine any potential impact to the City's infrastructure.

A motion was made by Greg Tabor, seconded by Council Member Rob Harrison, to approve the Site Plan contingent upon submission of easement agreement with Food City. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

7. Site Plan - EV Charging Station - Comfort Suites Peavine Rd

The developer is proposing a 2 station EV charging location in the parking lot of the Comfort Suites located at the corner of Peavine Road and E. First Street. New driveway access is not required and water/sewer utilities are not needed. The City does not have any sewer lines in that area and Crab Orchard Utility does not have any water lines in the proposed site location. There is a 50-foot setback from Peavine Road; however, the City has allowed gas pumps and their canopies to be constructed within the setback and Staff feels that this would be treated the same.

Staff recommends approval of the site plan.

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

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

8. Site Plan - 1st Street Estates - Glenn Clark

The developer is proposing a cluster housing development at the corner of East First Street and Hyder Ridge Rd. The development will include a private driveway fronting on two City streets. The development proposed will include 13 duplex rental structures or 26 housing units. Water and sewer utilities are available to the site. The developer is

proposing a master metered water system within the site, as well as a central pump station for sewer. The developer will also be installing a new fire hydrant to meet the 500-foot maximum distance to residential structure requirement. As shown in the presented site plan, a dedicated fire line is proposed for the hydrant, which would be serviced by Crab Orchard Utility District and the rest of the development will be serviced by the City. It is possible to install the hydrant on Hyder Ridge and not have to construct a 6-inch fire line.

Also, per the requirements of the Multi-family / Cluster Housing ordinance, over 10,000 square feet is proposed for common ground/open space.

Since East First Street is designated as a collector street, the construction of sidewalks would be required by the Multi-family/Cluster Housing ordinance. Since there are not any existing sidewalks in the area and the City does not have plans to construct sidewalks along East First Street, the developer is requesting a variance from the requirement. They are proposing a dedication of an 8-foot easement along their property, should the City ever wish to construct sidewalks in the area. Since the requirement is part of the ordinance, a variance will have to be granted by City Council. The Planning Commission will act in an advisory role in regard to variance to the ordinance.

Staff recommends approval of the site plan with the requested variance, pending the City Council's granting of the variance and accepting the easement.

A motion was made by Mayor James Mayberry, seconded by Council Member Rob Harrison, to approve the site plan with recommendation to the City Council for the granting of the variance and acceptance of an easement. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

9. Staff Reports and Other Business

In House Plats (In Progress)

- o Grassland Edison, a simple 2 lot subdivision near Dogwood Ave.*
- o Peavine Division Bruce Cannon, a 2 lot subdivision along Peavine Rd.*
- o Greenbriar Division Lots 19 and 23, 2 lot resubdivision in Greenbriar.*

In House Plats (Completed)

- o Dean Dairy, simple 2 lot subdivision on Stout Drive. Recorded as Plat Book 12 page 422*
- o Port Haven Resub lots 3 and 4, simple 2 into 1 combination along HWY 70 west. Recorded as Plat Book 12, Page 423*
- o Chick Fil-A, simple 2 into 1 combination along HWY 127 north. Recorded as Plat Book 12 page 421*

Regular Plats (In Progress)

- o None*

Regular Plats (Completed)

- o Randy Barnwell, simple 2 lot subdivision with variance. Recorded as Plat Book 12 page 424*
- o Sky View Meadow Phase 2, regular subdivision along Sparta Drive. Recorded as*

Plat Book 12 page 419

Monthly Planning Report: July 1, 2021 to June 10, 2022

- Planning Items Reviewed: 52*
- Number of Preliminary Lots: 24*
- Number of Final Lots: 140*
- Number of New Lots Created: 97*
- Fees Collected: \$4,550.00*
- Acres Subdivided: 145.267*
- New Roads: 2,203 feet*
- New Water Lines: 2,262 feet*
- New Sewer Lines: 4,123 feet*

A motion was made by Gordon Atchley, seconded by Council Member Rob Harrison, to approve Staff Reports. The motion carried by the following vote:

Aye: 6 - Atchley, Council Member Harrison, Tabor, Chairman Moser, Mayor Mayberry and Headrick

Absent: 1 - Vice Chair Poore

Adjournment

A motion was made by Greg Tabor , seconded by Mayor James Mayberry, to adjourn the meeting at 12:34 p.m. The motion carried by an unanimous vote.