

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, November 17, 2022

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on November 17, 2022 at Crossville City Hall. Chairman Moser was present and presiding. He called the meeting to order at 12:01 p.m.

Rollcall

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

Absent 1 - Landon Headrick

Others present were City Manager Greg Wood, City Planner Kevin Dean, and Baylee Rhea.

Agenda Items

1 Approval of the Minutes (10/20)

A motion was made by Councilmember Rob Harrison, seconded by Greg Tabor to approve the October 20th meeting minutes. The motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Chairman Moser and Mayor Mayberry

Absent: 1 - Headrick

Rollcall

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

2 Verizon Cell Tower Upgrade (Livingston Rd)

Verizon Wireless is requesting to upgrade equipment on the tower on Livingston Road. Planning Commission must review and recommend for approval to the Codes Department.

A motion was made by Vice Chair Kevin Poore, seconded by Greg Tabor to recommend the upgrades for approval to the Codes Department. The motion carried by the following vote:

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

3 T-Mobile Tower Upgrade, Livingston Rd.

T-Mobile is requesting to upgrade equipment on the tower on Livingston Road. Planning Commission must review and recommend for approval to the Codes Department.

A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley to recommend the upgrades for approval to the Codes Department. The motion carried by the following vote:

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

4 Patel - Vaughn Street - Site Plan 1

Mr. Vipul Patel, the owner and developer of the property on Vaughn Street, is proposing the addition of a new housing structure within an existing cluster housing development. The new housing structure will have a single driveway that will front on Vaughn Street. There is existing water and sewer along Vaughn Street and this proposed structure will connect to those existing utility lines.

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

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

5 Patel - Vaughn Street - Site Plan 2

Mr. Vipul Patel, the owner and developer of the property on Vaughn Street, is proposing the addition of two new housing structures within a pre-existing, non-conforming cluster housing development. With the addition of the two new structures, he is proposing the extension of an existing driveway along with a new driveway that will run perpendicular to the existing one. This would allow a "hammer" turn-a-round area. Per the Multi-family/Cluster Housing ordinance, a cul-de-sac is required but the City does allow "hammer" turn-a-rounds by the Crossville Regional Subdivision Regulations. Therefore, Mr. Patel is asking for a variance to the required cul-de-sac, as this is an existing cluster housing that currently does not have any turn-a-round available and the "hammer" style is allowed in the subdivisions. The Planning can approve Site Plans, however any variance associated with them must be approved by City Council, since it is an ordinance.

A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley, to recommend approval for a variance and approve the site plan upon approval of the variance by City Council. The motion carried by the following vote:

6 Maple Glen Phase II - Letter of Credit Extension

The developer for Maple Glen Phase II, Habitat for Humanity, is requesting a 12-month extension on the existing letter of credit for a temporary cul-de-sac. The current LOC is in the amount of \$14,640.00. The new agreement and proposed amount for the 12-month extension is \$16,104.00, which meets the required 10% increase.

A motion was made by Vice Chair Kevin Poore, seconded by Mayor James Mayberry to accept the new letter of credit in the amount of \$16,104. The motion carried by the following vote:

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

7 Staff Reports & Other Business

In House Plats (In Progress)

- o None

- *In House Plats (Completed)*

- o *Combination of two lots along Narcissus in the Hide-A-Way Hills area, lots T82 and T83. Plat has been recorded Plat Book 12 page 484*
- o *Lot line adjustment for Otto - Memorial Home, located between Northside Drive and Northside Lane, was recorded as Plat Book 12 page 483*

- *Regular Plats (In Progress)*

- o *Homestead area Preliminary Plat for a new proposed road. Staff has been in discussion with the developers and are still awaiting submittal of the plat.*
- o *Homestead area Final Plat, for the dedication of ROW of the new proposed road shown on the afore mentions preliminary plat.*

- *Regular Plats (Completed)*

- o None

- *Other*

- o

Monthly Planning Report: July 1, 2022 to Nov 14, 2022

- *Planning Items reviewed: 31*
- *Number of Preliminary Lots: 15*
- *Number of Final Lots: 36*
- *Number of New Lots Created: 9*
- *Fees Collected: \$2,100.00*
- *Acres Subdivided: 42.367*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley, to approve the staff reports. 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 Mayor James Mayberry by to adjourn the meeting at 12:10 p.m. The motion carried by an unanimous vote.