

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, January 16, 2025

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on January 16, 2025 at Crossville City Hall. Mayor RJ Crawford was present and presiding. He called the meeting to order at 12:00 p.m.

Roll Call

- Present** 6 - Gordon Atchley, Mayor R.J. Crawford, Landon Headrick, Vice Chair Kevin Poore, Jerry Wood, and Rob Harrison
- Absent** 1 - James Mayberry

Others present were Kevin Dean, Bailey Walker, and Brian Mullins.

Public Comment

There were no comments made.

Agenda Items

1. Approval of minutes (12/19)

A motion was made by Vice Chair Kevin Poore, seconded by Jerry Wood, to approve the minutes. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore and Wood

Absent: 1 - Mayberry

2. Mullins Property Woodlawn Road - Final Plat with variances

Mr. Mullins has proposed a subdivision of a parcel he owns that fronts on Woodlawn Road. He is in the process of selling the parcel and adjacent parcels. He wishes to retain the portion where a cell phone tower resides. Under normal circumstances, Staff would recommend that he join the larger lot to his property that is adjacent. However, due to miscommunications that Mr. Mullins received from the title attorney and the county regarding which jurisdiction the property resides in, Staff has suggested a different path, so there is no further delay of the closing of his property. Mr. Mullins' property is located outside the City of Crossville, but it is within the urban growth boundary. Upon review by Staff, several changes and variances are required. The first variance is for the lack of road frontage for Lot 1. A 40-foot ingress/egress/utility easement is proposed. The other variance is for soils and state environmentalist certificate. The majority of Lot 1 is concrete with a cell tower and all of Lot 2 is graveled. There are no suitable soils for septic.

Mayor Crawford asked it be noted in the minutes that the property is fronted by an existing sewer connection. Sewer is accessible but not available (without annexation), because the property is outside the City of Crossville.

A motion was made by Gordon Atchley, seconded by Vice Chair Kevin Poore, to approve the variance of road frontage. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore and Wood

Absent: 1 - Mayberry

A motion was made by Vice Chair Kevin Poore, seconded by Landon Headrick, to approve the variance of soils and TDEC certificate. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore and Wood

Absent: 1 - Mayberry

A motion was made by Gordon Atchley, seconded by Vice Chair Kevin Poore, to approve the final plat. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore and Wood

Absent: 1 - Mayberry

3. Palmetto Drive Annexation Request

City Staff mailed out a letter to all the property owners along Palmetto Drive. The residents had almost two months to respond. Only three responses were received, excluding the original requestor. Of those responses, only one was a property listed as not contacted by the requestor, and they responded no. The other responses were already obtained by the requestor with one answering "yes" and the other "no."

To move forward, City Staff feels they need a direction from the Planning Commission for one of the three options:

- 1. Corridor annexation of the properties that have requested (shown in green but would still need a written request from all green properties)*
- 2. Allow outside City sewer. The cost would be at the expense of the requestor. Capacity fees would be required (approximately \$1,000 per lot), and sewer would be at outside City sewer rates.*
- 3. Take no action at this time.*

If outside City sewer or corridor annexation is recommended, this item would be officially presented to the Planning Commission at the February meeting.

A motion was made by Mayor R.J. Crawford, seconded by Jerry Wood, to continue with corridor annexation. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore and Wood

Absent: 1 - Mayberry

4. Staff Reports and Other Business

SUMMARY:

- *In House Plats (In Progress)*
 - o *Cook Road Property - Small 4 lot subdivision along Cook Road. It is currently under staff review*
 - o *Stone View Phase VI - Small 4 lot subdivision near Cook Road, River Otter Drive, and Stone View Drive. It is currently under staff review.*
 - o *Medley - Ivey Road Division - Small 3 lot subdivision along Ivey Road. It should be recorded by the January meeting.*

- *In House Plats (Completed)*
 - o *Wattenbarger Subdivision - Small 3 lot subdivision along Wells Road. Recorded as Plat Book 12 page 725*

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

- *Regular Plats (Completed)*
 - o *None*

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

Monthly Planning Report: July 1, 2024 to January 9, 2025

- *Planning Items reviewed: 28*
- *Number of Preliminary Lots: 65*
- *Number of Final Lots: 58*
- *Number of New Lots Created: 42*
- *Fees Collected: \$2,100.00*
- *Acres Subdivided: 66.41*
- *New Roads: 740 feet*
- *New Water Lines: 920 feet*
- *New Sewer Lines: 920 feet*

A motion was made by Vice Chair Kevin Poore, seconded by Jerry Wood, to accept staff reports as presented. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore and Wood

Absent: 1 - Mayberry

Adjournment

A motion was made by James Mayberry at 12:26 p.m., seconded by Jerry Wood, to adjourn. The motion carried unanimously