

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, May 19, 2022

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on Thursday, May 19, 2022. Chairman Mike Moser called the meeting to order at 12:00 p.m. in Room 317 at Crossville City Hall.

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

Absent 1 - Greg Tabor

Others present were City Manager Greg Wood, Kevin Dean, Valerie Hale, Brance Beaty, Randy Barnwell, and Terry Miller.

Agenda Items

1. Approval of 04/21 minutes

The Minutes were approved.

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

Absent: 1 - Tabor

2. Randy Barnwell Division

The property owner is subdividing 1.29 acres off a parcel greater than 5 acres, along Frost Rd. The proposed lot 1 has an existing house and working septic system. They are seeking a variance for the new soils test and state environmentalist's signature.

Staff recommended approval of the variance and the plat. The approximate location of the field lines is known, and will not be affected by the division. The proposed lot is much larger than the minimum lot size, as required in the Crossville Regional Subdivision Regulations.

A motion was made by Vice Chair Kevin Poore, seconded by Mayor James Mayberry, to approve the plat and variance. The motion carried by the following vote:

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

Absent: 1 - Tabor

3. Sparta Drive Division - Bruce Cannon - Preliminary

The developer is proposing a three-lot subdivision from a parcel greater than 5 acres. There is an existing water line fronting the proposed lots, however there is no sewer. The developer is proposing a mainline sewer extension along rear of the lots and along the southeastern property line of the remainder to an existing gravity sewer line.

Staff recommended approval of the preliminary plat.

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

Absent: 1 - Tabor

4. Site Plan Review - EV Charging Station on 127N

Staff has received a proposal for a 2-station Electric Vehicle Charging Station to be installed in the parking lot of the Executive Inn on 127N / North of I-40. Under the new Site Plan Review Ordinance, all commercial developments must submit a Site Plan and be approved by the Planning Commission.

Staff recommends approval of the Site Plan.

A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the Site Plan. The motion carried by the following vote:

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

Absent: 1 - Tabor

5. Sky View Meadow Phase II, Final

The developer proposes a 21-lot addition to Sky View Meadow. This proposed subdivision includes approximately 980 feet of roads, water, and sewer. All infrastructure has been installed. The water and street infrastructure did not pass inspection and has not been officially approved by City Staff. Financial guarantees were provided for the storm water (\$26,400), roads (\$4,950), and cul-de-sac (\$1,100).

Staff recommends approval of the plat and financial guarantees.

A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the plat and accept financial guarantees. The motion carried by the following vote:

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

Absent: 1 - Tabor

6. Staff Reports and Other Business

In House Plats (In Progress)

- o Dean Dairy Division, simple one lot subdivision along Stout Drive.*

- o Chick Fil-A, simple 2 lot combination into one lot along HWY 127N
- o Port Haven Resub of Lots 3 and 4, simple 2 lot combination into one lot along HWY 70W
- o Bruce Cannon Division, a simple 1 lot subdivision along Peavine Rd.

In House Plats (Completed)

- o Dorton Way, a simple two lot division located off Dorton Way, recorded as PL12p409

Regular Plats (In Progress)

- o None

Regular Plats (Completed)

- o Cumberland Medical Square, recorded as PL12p408
- o Thomas Larry David Division, recorded as PL12p410
- o Kerley-Hale Lot Division, recorded as PL12p407
- o Red Brush, recorded as DB1642p1330

Other

- o None

Monthly Planning Report: July 1, 2021 to May 13, 2022

- Planning Items reviewed: 42
- Number of Preliminary Lots: 24
- Number of Final Lots: 131
- Number of New Lots Created: 94
- Fees Collected: \$3,900
- Acres Subdivided: 129.617
- New Roads: 2221 feet
- New Water Lines: 2262 feet
- New Sewer Lines: 3583 feet

A motion was made by Council Member Rob Harrison, seconded by Vice Chair Kevin Poore, to approve Staff Report. The motion carried by the following vote:

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

Absent: 1 - Tabor

Adjournment

The meeting adjourned at 12:13 p.m.

A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to adjourn the meeting. The motion carried by the following vote:

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

Absent: 1 - Tabor