



City of Crossville

392 N. Main
Crossville, TN 38555

Minutes Planning Commission

City Hall

Thursday, November 21, 2019

12:00 PM

Regular Meeting

Call to Order

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: Eddie Davis, Caleb Ostrander, Alex Brosky, City Manager Greg Wood, Kevin Dean, and Malena Fisher.

Chairman Moser called the meeting to order at 12:02 p.m.

Agenda Items

1. Approval of 10/17 minutes

A motion was made by Gordon Atchley, seconded by Vice Chair Kevin Poore, to approve the 10/17 meeting minutes. The motion carried by the following vote:

Aye: 5 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor and Mayor Mayberry

Absent: 1 - Headrick

Abstain: 1 - Chairman Moser

2. Liberty Baptist Church Subdivision

Liberty Baptist church is proposing a land swap with an adjacent property owner and joining a couple of their other parcels into one. They are seeking a variance for the requirement of soils testing for a backup system on lot 1. The overall size of the lot is not changing that much, with property being added to the rear, while a section of the side is being added to the church's property. The section being added to the church's property is at a higher elevation than the remainder of lot 1 and would not impact any potential area for a backup system for septic. Staff recommends approval of the plat and variance.

A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to approve the variance. 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

A motion was made by Gordon Atchley, seconded by Vice Chair Kevin Poore, to approve the plat. 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

3. Vanwinkle Property / Brown Ave Setback Variance Request

The property owners of Tax Map 113C J 015.00, 91 Brown Ave. is requesting a front and side setback variance to allow the construction of a two-car garage. The proposed garage would be 19 feet from the ROW of Brown Ave. and 6'4" to the side lot line to the south east. The reasoning behind the setback variance is stated in the attached letter. They feel that other structures along Brown Ave. are already within the setback and this variance would pose no threat to public safety or impede any widening or utility projects along Brown Ave. The adjacent Doctor's office is approximately 11 feet from the ROW of Brown Ave. and the church is approximately 2 feet from the ROW. Staff recommends approval of the front and side setback variance requests.

A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to approve the front and side variances. 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

4. Proposed Name Change for Mariners Pointe Drive

The two current owners of the properties that front on Mariners Pointe Drive have requested the name of the road be changed to Pointe Landing. This is an action that is recommendation only for the Planning Commission and will be forwarded to the City Council.

A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to make a recommendation to City Council for the approval of the name change. 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

5. Verizon Wireless Small Cell Install, 127S near CMC

Verizon Wireless is proposing the installation of a Small Cell deployment pole across from CMC located on HWY 127S. Per the existing city ordinance, the Planning Commission must review and approve before a building permit can be issued. Since this structure is proposed within TDOT ROW, TDOT requires a review and approval of the local municipality. This pole would service Cumberland Medical Center and

businesses in the immediate vicinity, including the Justice Center. Verizon is proposing a black decorative pole which would be approximately 35 feet tall. It will have 4G capability but can be upgraded to 5G in the future.

The recommendation of the Planning Commission will also be forwarded to Verizon to be used as the City's review and approval of the plan. Staff recommends approval of the building permit and the recommendation to be forwarded to TDOT.

A motion was made by Gordon Atchley, seconded by Vice Chair Kevin Poore, to approve the application. 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

Landon Headrick arrived at 12:21 p.m.

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

6.

Feasibility Discussion of Non-Contiguous Annexation of Meadow Park Lake

The City Manager has requested the Planning Commission to discuss the feasibility of a non-contiguous annexation of the Meadow Park Lake property. Non-Contiguous annexation is allowed by TCA 6-51-104, and the Lake Commission and MPL staff have requested annexation be considered so that City ordinances can be enforced. Meadow Park is owned by the City but is not within the City limits and therefore not subject to City ordinances. Interlocal agreements with the county would be required for the maintenance of the streets between the existing City limits and the area to potentially be annexed, which would include City Lake Road and a portion of Lantana Road.

Another requirement of an interlocal agreement would be for provision of emergency for the same area. Part of that area would include South Cumberland Elementary, and it could potentially mean that the City would be responsible for the SRO officer there, a significant additional cost. Also, the question of whether the City would be responsible for First Responder calls for that area would have to be addressed, and the area contains 71 existing homes. This would affect the response times for the City, and the ISO rating, which currently is 3. Chairman Moser raised the issue of pulling those emergency response teams away from the core of the City and the possibility of a major industrial event happening.

Also raised was the issue that no revenue would be gained from the annexation; the property is already owned by the City and therefore no additional property tax revenue would be generated to offset the additional cost. Vice Chair Poore said he would like time to review the statute and recommended tabling the discussion for a month. Mayor Mayberry said he did not support the additional time and money to be spent to annex the property, and Councilmember Harrison agreed. Greg Tabor asked what issues MPL staff were having, and City Manager Greg Wood said that unleashed dogs, trash and alcohol use were the major issues. Chairman Moser said he would like more information before he made a decision.

A motion was made by Vice Chair Kevin Poore, seconded by Council Member Rob Harrison, to table further discussion until next month. 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, Kevin Dean-Local Planner

- *In House Plats (In Progress)*
 - o *Carl Norris Division, a simple 2 lot subdivision located off Wells Rd. This plat is currently under review.*
 - o *Long Division, a simple 1 lot subdivision along Sawmill Rd, has been submitted for review.*

- *In House Plats (Completed)*
 - o *Vancienetta Wisdom Subdivision, a simple 2 lot subdivision located on Fourth Street. This plat has been recorded as Deed Book 1562 page 723.*

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

- *Regular Plats (Completed)*
 - o *Cantrell Division II, a plat presented and approved by the Crossville Regional Planning Commission has been recorded as Plat Book 12 page 210.*

- *Monthly Planning Report: July 1, 2019 to November 14, 2019*
- *Planning Items reviewed: 10*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 11*
- *Number of New Lots Created: 6*
- *Fees Collected: \$450.00*
- *Acres Subdivided: 14.05*
- *New Roads: 0 feet*
- *New Water Lines: 680 feet*
- *New Sewer Lines: 0 feet*

A motion was made by Vice Chair Kevin Poore, seconded by Greg Tabor, to accept 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. The motion carried by the following vote:

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

Chairman Moser adjourned the meeting at 12:45 p.m.

8. Training on Small Cell Deployment by Verizon

After the meeting adjourned, Alex Brosky with Verizon provided training on small cell capacity towers.