

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, January 19, 2023

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on January 19, 2023 at Crossville City Hall. Chairman Moser was present and presiding. He called the meeting to order at 12:03 p.m.

Rollcall

- Present** 5 - Vice Chair Kevin Poore, Gordon Atchley, Greg Tabor, Chairman Mike Moser, and Mayor Pro-tem Rob Harrison
- Absent** 2 - Landon Headrick, and Mayor R.J. Crawford

Others present were City Manager Greg Wood, City Planner Kevin Dean, Baylee Rhea, Burt Allaire, Frances Atkins and Michael Crowe.

Agenda Items

1. Approval of minutes (12/15)

A motion was made by Gordon Atchley, seconded by Greg Tabor to approve the December 15, 2022 meeting minutes. The motion carried by the following vote:

Aye: 5 - Vice Chair Poore, Atchley, Tabor, Chairman Moser and Mayor Pro-tem Harrison

Absent: 2 - Headrick and Mayor Crawford

2. Frances Atkins - Pigeon Ridge Property - Final

The property owner of a parcel larger than 5 acres is selling a portion of their land to an adjacent property owner, who is joining it to their parcel. Water is available but no sewer. Since the property owners are not creating a new lot, they are requesting a variance to the requirement of soils testing and the state environmentalist’s signature. Pigeon Ridge Road is also less than 50 feet in ROW. They are requesting a variance for the requirement of ROW dedication.

A motion was made by Mayor Pro-tem Rob Harrison, seconded by Greg Tabor, to approve the plat and variances. The motion carried by the following vote:

Aye: 5 - Vice Chair Poore, Atchley, Tabor, Chairman Moser and Mayor Pro-tem Harrison

Absent: 2 - Headrick and Mayor Crawford

3. Medley Property Revision - Final Plat

A property owner is selling a portion of their lot, which is greater than 5 acres, and joining it to an adjacent property. There is water available, but not sewer. They are requesting a variance for the requirement of soil testing and the state environmentalist's signature, based on there being a working septic system and no new lot being created.

A motion was made by Mayor Pro-tem Rob Harrison, seconded by Gordon Atchley, to approve the plat and variance. The motion carried by the following vote:

Aye: 5 - Vice Chair Poore, Atchley, Tabor, Chairman Moser and Mayor Pro-tem Harrison

Absent: 2 - Headrick and Mayor Crawford

4. Verizon Antenna Addition Highland Street Tower

Under the current City of Crossville's telecommunication ordinance, the Planning Commission must review and recommend the approval of the permit to the Codes Department for any upgrades and new tower installations or significant changes to an existing tower.

A motion was made by Vice Chair Kevin Poore, seconded by Greg Tabor, to recommend the approval and issuance of a permit by the Codes Department. The motion carried by the following vote:

Aye: 5 - Vice Chair Poore, Atchley, Tabor, Chairman Moser and Mayor Pro-tem Harrison

Absent: 2 - Headrick and Mayor Crawford

5. Neeley RV Storage, Crabtree Rd - Site Plan

The developer is proposing a 46'x260' Pole Barn style structure for the purpose of RV storage. It is located on the rear of his property and has no proposed new utilities. There is an existing driveway to Crabtree Rd. No additional signage is being proposed at this time.

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

Aye: 5 - Vice Chair Poore, Atchley, Tabor, Chairman Moser and Mayor Pro-tem Harrison

Absent: 2 - Headrick and Mayor Crawford

6. Crossville Ceramics Porcelain Tile Dr Ball Mill Addition - Site Plan

Crossville Ceramics is proposing a new addition to their plant located on Porcelain Tile Drive. No utilities are in the area or will be affected by addition. It is well inside the building setbacks. After meeting with Crossville Ceramics, their engineer, contractors, and Crossville Fire Department, the decision was made to install a new fire line and additional fire hydrants. These are shown on the site plan.

A motion was made by Vice Chair Kevin Poore, seconded by Mayor Pro-tem

Rob Harrison, to approve the site plan. The motion carried by the following vote:

Aye: 5 - Vice Chair Poore, Atchley, Tabor, Chairman Moser and Mayor Pro-tem Harrison

Absent: 2 - Headrick and Mayor Crawford

7. Cravens Metal Building behind A-frame 127S - Site Plan

The developer is proposing the new construction of a 50'x45' metal building behind the A-frame structure located on 127 South. No new utilities are required for the building. The distance from the new proposed building and existing A-frame structure has been reviewed and approved by the Code Department for proper fire protection separation.

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

Aye: 5 - Vice Chair Poore, Atchley, Tabor, Chairman Moser and Mayor Pro-tem Harrison

Absent: 2 - Headrick and Mayor Crawford

Landon Headrick entered the meeting at 12:16 p.m.

8. Reeves The Pointe Garage Addition - Site Plan

The developer is proposing a garage/grill room addition to the eastern portion of Building 3. Since the property is classified as multi-family, changing the footprint of the structures does require site plan approval. The proposed garage is located within a flood zone. The proposed addition will "cut off" access from the adjacent property, which was being used as the primary ingress/egress to the multi-family development. Since the time of the recording of the current plat, Plat Book 12 page 210, a new road has been constructed with the purpose of removing all ingress/egress access from the adjacent property. Since this is a new plat, either dedicating ROW for the new road to become a city street or changing the existing plat by moving the ingress/egress easement must be completed. This has not been submitted, approved, or recorded, and the approval of this site plan must be done subject to that new plat and agreement being recorded.

A motion was made by Mayor Pro-tem Rob Harrison, seconded by Vice Chair Kevin Poore, to approve site plan subject to the recording of a new plat. The motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Tabor, Chairman Moser, Headrick and Mayor Pro-tem Harrison

Absent: 1 - Mayor Crawford

9. Peavine Roadhouse Variance

The property owners for Peavine Roadhouse are requesting a variance for their existing structure. They have removed an existing covered deck and are proposing a new, slightly large one to go back in its place. The new proposed deck would not be any closer to Confederate Drive than the existing building. There was not a plat recorded at its original subdivision, as it predated the regulations and was not inside the city or the city's planning boundary at the time. However, since this addition does trigger a site plan review, setbacks are established on the site plan. The current owner is wishing to sell the property and does not want any issues of setback encroachment for a new buyer or their bank. The setback variances would be from Confederate Road and the rear of the property. A setback variance for fronting Confederate Road would be a variable setback from 18 feet to 12 feet, leaving a variable setback of 18 feet to 12 feet. Also, a variance from the rear of the property is being requested of 10 feet, leaving the rear setback at 0. There is a possible property line encroachment along the rear, however no official survey of the property was conducted and the owner stated that the walk-in freezer was located on their property.

A motion was made by Vice Chair Kevin Poore, seconded by Mayor Pro-tem Rob Harrison, to approve setback variance. The motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Tabor, Chairman Moser, Headrick and Mayor Pro-tem Harrison

Absent: 1 - Mayor Crawford

10. Peavine Roadhouse Covered Deck - Site Plan

The owners of the Peavine Roadhouse are proposing a new covered deck. They have removed the old deck and are wanting to construct a new deck that is slightly larger than the previous one. Engineered plans for the deck have been provided by the Codes Department.

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

Aye: 6 - Vice Chair Poore, Atchley, Tabor, Chairman Moser, Headrick and Mayor Pro-tem Harrison

Absent: 1 - Mayor Crawford

11. Staff Reports

In House Plats (In Progress)

- o None*

- In House Plats (Completed)*

- o Revision to Riverchase Phase 2 and 3, the developer removed one lot from Phase 3 and joined a portion of it to a lot in Phase 3 and an adjacent lot in phase 2. The plat has been recorded as Plat Book 12 page 502. A copy is on file in the Planning Office.*

- Regular Plats (In Progress)*

- o None*

- *Regular Plats (Completed)*
 - o *Jordan Properties, approved by the Planning Commission at the December meeting, has been recorded as Plat Book 12 page 499.*
 - o *Gibson Property, approved by the Planning Commission at the December 2022 meeting, has been recorded as Plat Book 12 page 498.*
 - o *Homestead Junction Final, ROW dedication for Conservation Court, approved by the Planning Commission at the December 2022 meeting, subject to the provision of financial guarantees, has been recorded as Plat Book 12 page 501.*

- *Other*
 - o *None*

Monthly Planning Report: July 1, 2022 to Jan 13, 2023

- *Planning Items reviewed: 48*
- *Number of Preliminary Lots: 15*
- *Number of Final Lots: 46*
- *Number of New Lots Created: 10*
- *Fees Collected: \$3,450.00*
- *Acres Subdivided: 57.077*
- *New Roads: 100 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: 6 - Vice Chair Poore, Atchley, Tabor, Chairman Moser, Headrick and Mayor Pro-tem Harrison

Absent: 1 - Mayor Crawford

Adjournment

A motion was made by Vice Chair Kevin Poore, seconded by Chairman Mike Moser, to adjourn the meeting at 12:26 p.m. The motion carried with a unanimous vote.