

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, August 15, 2024

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on August 15th, 2024 at Crossville City Hall. Mayor Pro-Tem Rob Harrison was present and presiding as Chairman. He called the meeting to order at 12:03 p.m.

Present 4 - Gordon Atchley, Mayor Pro-tem Rob Harrison, Jerry Wood, and James Mayberry

Absent 3 - Mayor R.J. Crawford, Landon Headrick, and Vice Chair Kevin Poore

Others present were City Manager Valerie Hale, City Clerk Baylee Rhea, Kevin Dean, Bailey Walker, and Jack Stites.

Public Comment

There were no comments made.

Agenda Items

1. Approval of minutes (7/18)

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

Aye: 4 - Atchley, Mayor Pro-tem Harrison, Wood and Mayberry

Absent: 3 - Mayor Crawford, Headrick and Vice Chair Poore

Landon Headrick joins meeting at 12:08 p.m.

2. Netherton Place Housing Development - Site Plan

The developer is proposing a cluster housing development off Netherton Lane. The new development will be 16 duplex units. It will have a single driveway access point off Netherton Lane. This will be a private drive with a loop and cul-de-sac. The development will consist of private utilities for water and sewer. There will be a public fire line of approximately 360 feet and a new fire hydrant to provide proper fire protection for all structures. An easement will be granted to the City for the fire line. Some of the units will be connected to a low-pressure sewer line along Netherton Lane. The remaining units will be gravity fed to the rear of the property. The developer must obtain an easement to cross the adjacent property to connect to the City's gravity sewer line. Building permits will not be issued until the easement has been obtained. Should that be an issue, then additional low-pressure lines could be run into a larger

commercial grinder pump and sewer would then be available to the entire development.

A motion was made by James Mayberry, seconded by Landon Headrick, to approve the site plan contingent upon any required stormwater permits and obtaining proper easements . The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Pro-tem Harrison, Headrick, Wood and Mayberry

Absent: 2 - Mayor Crawford and Vice Chair Poore

3. Genesis Plaza Phase II - Final Plat

The developer is proposing phase two of Genesis Plaza. This phase consists of an additional lot and the dedication of the road right-of-way for the newly constructed Donnelly Place. The new lot is 0.98 acres and will be serviced by water and sewer along the new road. Donnelly Place is approximately 740 feet long with a 50-foot right-of-way. The road has not been completed.

A financial guarantee has been provided to the City in the amount of \$75,332 to complete the road, plus the required additional 10%. The new water lines have been installed and accepted by the City. The sewer has been installed, but has not been tested yet. A financial guarantee has been provided to the City in the amount of \$4,200 to complete proper testing and completion.

A variance is being requested for the turnaround area at the end of the proposed road, Donnelly Place. The developer proposed an ingress/egress easement in lieu of the required dedicated right-of-way. City staff recommended the use of the easement to not end up with "extra" right-of-way to maintain in the future.

A motion was made by James Mayberry, seconded by Gordon Atchley, to approve the plat and variance. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Pro-tem Harrison, Headrick, Wood and Mayberry

Absent: 2 - Mayor Crawford and Vice Chair Poore

A motion was made by Gordon Atchley, seconded by Jerry Wood, to approve the financial guarantee in the amount of \$4,200 for the proper testing and completion of the water and sewer. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Pro-tem Harrison, Headrick, Wood and Mayberry

Absent: 2 - Mayor Crawford and Vice Chair Poore

A motion was made by Mayor Pro-tem Rob Harrison, seconded by James Mayberry, to approve the financial guarantee in the amount of \$75,332 for the completion of the road. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Pro-tem Harrison, Headrick, Wood and Mayberry

Absent: 2 - Mayor Crawford and Vice Chair Poore

4. City of Crossville Fire Station Two - Site Plan

The City of Crossville has proposed building Fire Station 2 at the corner of Cotton Patch Drive and Interstate Drive. The new fire station will be approximately 10,700 square feet. It will have driveway access along Interstate Drive and two driveways along Cotton Patch. The final grading plan is not complete. Staff will review and approve the

grading plan prior to the approval of the building permit. There is a power pole shown in the middle of the driveway off Interstate Drive and it will be relocated.

A motion was made by Jerry Wood, seconded by James Mayberry, to approve the site plan contingent on required storm water permits. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Pro-tem Harrison, Headrick, Wood and Mayberry

Absent: 2 - Mayor Crawford and Vice Chair Poore

5. Staff Reports & Other Business

- *In House Plats (In Progress)*
 - o *None*
- *In House Plats (Completed)*
 - o *13 Bob Tollett Loop, simple 2 lot subdivision recorded as Plat Book 12 page 684*
 - o *Austin Wade Property, simple 2 lot subdivision recorded as Plat Book 12 page 686*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *Maple Glen, re-subdivision, and cul-de-sac construction with right-of-way dedication, recorded as Plat Book 12 page 685*
- *Other*
 - o *End of Fiscal Year 23/24 Report*

Monthly Planning Report: July 1, 2024 to August 8, 2024

- *Planning Items reviewed: 5*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 3*
- *Number of New Lots Created: 2*
- *Fees Collected: \$350.00*
- *Acres Subdivided: 7.62*
- *New Roads: 740 feet*
- *New Water Lines: 920 feet*
- *New Sewer Lines: 920 feet*

A motion was made by Gordon Atchley, seconded by Landon Headrick, to accept the Staff Report as presented. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Pro-tem Harrison, Headrick, Wood and Mayberry

Absent: 2 - Mayor Crawford and Vice Chair Poore

Adjournment

A motion was made by Gordon Atchley at 12:19 p.m., seconded by Jerry Wood, to adjourn the meeting. The motion carried unanimously.