

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, July 20, 2023

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on Thursday, July 21, 2023 at Crossville City Hall. Chairman Mike Moser was present and presiding. He called the meeting to order at 12 p.m.

Present 3 - Greg Tabor, Landon Headrick, and Kevin Poore

Absent 3 - Gordon Atchley, Mayor R.J. Crawford, and Mayor Pro-tem Rob Harrison

Others present were Greg Wood, Kevin Dean, Baylee Rhea, Mark Moore, T.C. Miller, and Fielding Ables-Kha.

Agenda Items

1. Procedures for Public Comment

At the meeting on June 15, 2023, it was voted to adopted the same rules as City Council for Public Comment. The rules are as follows: At the beginning of the meeting, an item shall be on the agenda for Public Comment at which time, members of the public may address the Planning Commission. No person not a member of the Planning Commission shall be allowed to speak more than once or longer than three (3) minutes on any matter, unless so permitted by majority vote of the Planning Commission. Persons wishing to speak during this period are encouraged to register with the Assistant City Clerk by filling out a card indicating their name, address, and topic of discussion prior to the meeting to ensure the opportunity to speak.

Public Comment

There were not any public comments received.

2. Approval of minutes (6/15 and 6/15 Special Called Meeting)

A motion was made by Greg Tabor, seconded by Kevin Poore, to approve the minutes from 6/15 and the Special Called meeting on 6/15. The motion carried by the following vote:

Aye: 4 - Tabor, Moser, Headrick and Poore

Absent: 3 - Atchley, Mayor Crawford and Mayor Pro-tem Harrison

3. Goose Pointe Sewer Extension

The property owner of Lot 8 on Goose Point has requested a mainline sewer extension to their property. It is approximately 185 feet. The city engineering staff is recommending a 2-inch low pressure sewer line. The cost estimate for material is \$738.98, which includes all materials and the TDEC fee. The property owner has

requested the city to install the line. The property owner will need to pay the City of Crossville a total of \$6,812.98 to have the sewer line extended. That total includes the sewer tap, grinder pump and the cost estimate.

Under the ordinance, the Crossville Regional Planning Commission must review and make a recommendation to the City Council for final approval or denial of any mainline water or sewer extension.

A motion was made by Kevin Poore, seconded by Greg Tabor, to recommend for approval the mainline extension and send the request to City council for final approval. The motion carried by the following vote:

4. Cantrell Division II Amendment - Final Plat

Whisper Aero has constructed a road for the benefit of Johnny Reeves' apartments. The original plat showed an ingress/egress access crossing the parking area of the then Mariner's Pointe. The developer has submitted a new plat, eliminating the ingress/egress easement that crosses the parking area and establishes a new one along the newly constructed private road. The approval of this plat will replace Plat Book 12 page 210.

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

Aye: 4 - Tabor, Moser, Headrick and Poore

Absent: 3 - Atchley, Mayor Crawford and Mayor Pro-tem Harrison

5. Simple Life Church Metal Building - Site Plan

Simple Life Church is proposing the construction of a 40'x84' metal building to the rear of their church. Any utilities to the building will be connected to the existing service lines, so new connections are not proposed. A new driveway to Genesis Road is not required. The building is to be located approximately 15 feet from the side property line.

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

Aye: 4 - Tabor, Moser, Headrick and Poore

Absent: 3 - Atchley, Mayor Crawford and Mayor Pro-tem Harrison

6. Commercial Building for Rodney Brown - Site Plan

Rodney Brown is proposing a new commercial building located at the intersection of Livingston Road and Keyes Street. The proposed building is 60'x28'. There are possibly existing water and sewer taps that can be used. If not, then the lines are available and new taps will have to be purchased.

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

Aye: 4 - Tabor, Moser, Headrick and Poore

Absent: 3 - Atchley, Mayor Crawford and Mayor Pro-tem Harrison

7. Crossville Boat & RV Storage - Site Plan

The developer is proposing a storage unit facility that includes parking for boats and RVs. The proposed development is located off Livingston Road. It is a 3.94-acre site that will consist of:

- o 79 Total Boat/RV Storage Spaces*
 - § 12'x30': 50*
 - § 12'x40': 24*
 - § 12'x50': 5*
- o 69 Total Storage Units*
 - § 10'x10': 13*
 - § 10'x15': 41*
 - § 10'x20': 15*

There is a proposed driveway to Livingston Road and a proposed sign located 40 feet from Livingston Road. New utility connections are not needed. The proposed stormwater structures are shown but not yet approved by TDEC or the City of Crossville.

Vice Chair Kevin Poore stated he is unsure of who the owner of the property is but may have a conflict of interest and should abstain from the vote.

A motion was made by Greg Tabor, seconded by Landon Headrick, to approve the site plan subject to stormwater permits. The motion carried by the following vote:

Aye: 3 - Tabor, Moser and Headrick

Absent: 3 - Atchley, Mayor Crawford and Mayor Pro-tem Harrison

Abstain: 1 - Poore

8. David Kerley Construction Office and Warehouse - Site Plan

Mr. Kerley is proposing an office for his construction business and a warehouse to be used for storage at the intersection of Miller Avenue and Dayton Avenue. The proposed structures will be a 36'x64' office and a 50'x53.5' warehouse. The development will require a new driveway to Miller Avenue since it is a state route. There will be new water and sewer connections. Due to the proximity of the proposed development to a stream, a stormwater structure will be required. The stormwater structure has not been designed yet, but its approximate location has been shown on the site plan.

A motion was made by Greg Tabor, seconded by Kevin Poore, to approve the site plan subject to TDOT driveway permit and any required stormwater permits. The motion carried by the following vote:

Aye: 4 - Tabor, Moser, Headrick and Poore

Absent: 3 - Atchley, Mayor Crawford and Mayor Pro-tem Harrison

9. Butler Express 3 Car Wash, Interstate Drive - Site Plan

The developer is proposing the construction of a Butler Express Car Wash along Interstate Drive on the property located behind Aspen Dental. There will be new utility connections, however they do not have those plans finalized. The two existing driveways are being proposed for use, but since this is a state route and the use of the

land has changed, TDOT will more than likely require a new permit. It is not believed that any stormwater structures will be required. There is a possibility of TDEC review for the discharge of stormwater into the existing stream that runs under the property.

A motion was made by Kevin Poore, seconded by Landon Headrick, to approve the site plan subject to TDOT driveway permits, any required TDEC permits, and the submission of the finalized utility plan. The motion carried by the following vote:

Aye: 4 - Tabor, Moser, Headrick and Poore

Absent: 3 - Atchley, Mayor Crawford and Mayor Pro-tem Harrison

10. Staff Reports and Other Business

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

- *In House Plats (Completed)*
 - o *None*

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

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

- *Other*
 - o *Fiscal Year 22/23 Planning Report*

Monthly Planning Report: July 1, 2022 to July 14, 2023

- *Planning Items reviewed: 7*
- *Number of Preliminary Lots: 0*
- *Number of Final Lots: 3*
- *Number of New Lots Created: 0*
- *Fees Collected: \$450.00*
- *Acres Subdivided: 0*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 185 feet*

A motion was made by Kevin Poore, seconded by Greg Tabor, to approve Staff Reports as presented. The motion carried by the following vote:

Aye: 4 - Tabor, Moser, Headrick and Poore

Absent: 3 - Atchley, Mayor Crawford and Mayor Pro-tem Harrison

Adjournment

A motion was made by Greg Tabor to adjourn the meeting at 12:22 p.m. The motion carried unanimously.