



May 10, 2017

Mr. Kevin Dean
Planning Coordinator
City of Crossville
392 North Main Street
Crossville, Tennessee 38555

Re: Preliminary Plat for Panther Valley Subdivision

Dear Mr. Dean,

Following your Official Review of the Preliminary Plat for Panther Valley Subdivision, we would respectfully ask for a variance from the Subdivision Regulations for the Crossville Planning Region.

The City's Subdivision Regulations states that street jogs on minor residential streets with centerline offsets of less than 125 feet shall not be allowed. The intent is to maintain a safe flow of traffic when crossing a road to get to another road. This makes sense in an area where the roads are a means to get from point A to point B, i.e. through traffic. That is not the case here. Town Branch Road is on the east side of County Garage Road. It is a 750 lf (+/-) cul de sac. That is to say that no one is utilizing it as through traffic, rather it is solely for access to the homes on the cul de sac. The proposed Panther Valley Road is a similar situation. It is a U shaped 1500 lf(+/-) road on the west side of County Garage Road for a proposed subdivision. It is a road for access to the homes on the street and will not be utilized by through traffic. Again, it is solely for access to the homes in the subdivision.

The distance from centerline of the existing road to the centerline of the proposed road is 40 lf (+/-) or 2 car lengths. The developer is working to provide affordable housing in the area and is committed to good design. We ask for your consideration of this matter and that you grant a variance.

Thank you for your consideration of this matter.

Respectfully,

Barry R. Field, P.E., LEED GREEN ASSOCIATE

BRF/amh