



Legislation Details (With Text)

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Title: Dollar General HWY 70 East - Site Plan
Sponsors: Planning Commission
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Attachments: 1. DG HWY 70E Near Blackberry - Site Plan

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------|----------|--------|
| 6/15/2023 | 1 | Planning Commission | approved | Pass |

Dollar General HWY 70 East - Site Plan

SUMMARY: A developer is proposing a new Dollar General store, just past Blackberry Drive fronting HWY 70 East. The proposed development will require a new driveway permit from TDOT and two new utility connections for water and sewer. At the time of the site plan submittal, the developer has not obtained the TDOT driveway permit or the required easements for their proposed sewer connection. There is a small "reserve strip" to the east of Blackberry Drive between the dedicated ROW and the property line. They have been in contact with the property owner and have agreed on an easement to allow the utility crossing as well as land excavation in that area. The City of Crossville has a water line located in the ROW of Blackberry Drive. Any excavation in that area must adhere to the utility ordinances of the City that require the proper depth of our utilities. Should their plans cause that depth to change, per the ordinance, they will be required to raise or lower the waterline to maintain that proper depth. A permit has been submitted to TDEC for stormwater, however at the time of the site plan submission, it has not been approved.

STAFF RECOMMENDATION: Staff recommends approval of the site plan, subject to a TDOT driveway permit and a TDEC permit.

NECESSARY COUNCIL ACTION: Approve site plan subject to required TDOT and TDEC permits