

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, April 16, 2026

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on April 16, 2026 at Crossville City Hall. Mayor R.J. Crawford was present and presiding. He called the meeting to order at 12:00 p.m.

Roll Call

Present 4 - Gordon Atchley, Mayor R.J. Crawford, Landon Headrick, and Rob Harrison

Absent 3 - James Mayberry, Jerry Wood, and Kevin Poore

Others present were Kevin Dean, Bailey Walker, Mike Moser, Brad Brackett, Avery Cowan, and Scott Word.

Public Comment

There were no comments made.

Agenda Items

1. Approval of Minutes (3/19)

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

Aye: 4 - Atchley, Mayor Crawford, Headrick and Harrison

Absent: 3 - Mayberry, Wood and Poore

2. Revision of Qualls Division - Preliminary Plat

The property owner and developer of the Qualls property along Miller Avenue has proposed a two-lot subdivision. Currently, there is no sewer service available to proposed Lot 1. They have submitted a preliminary plat that proposes a mainline sewer extension that would cross proposed Lot 2 to provide sewer service to Lot 1.

A motion was made by Rob Harrison, seconded by Gordon Atchley, to approve the preliminary plat. The motion carried by the following vote:

Aye: 4 - Atchley, Mayor Crawford, Headrick and Harrison

Absent: 3 - Mayberry, Wood and Poore

3. Beehive Subdivision - Preliminary Plat

The developers have proposed a 125-lot subdivision, north of Cook Road and east of

Stone Memorial High School. The subdivision will have two access points: one along a newly constructed Wheeler Court extension and the second on Beehive Lane. There will be 121 new building sites for single-family residential homes. The other lots in the proposed subdivision will be for stormwater detention and common ground, which will be owned and maintained by an HOA. As part of the subdivision, they are including an improved section of Beehive Lane, since the current condition of Beehive Lane does not meet the standards required in the CRPC Subdivision Regulations.

A motion was made by Rob Harrison, seconded by Gordon Atchley, to approve the preliminary plat. The motion carried by the following vote:

Aye: 4 - Atchley, Mayor Crawford, Headrick and Harrison

Absent: 3 - Mayberry, Wood and Poore

4. Co-op Veterinary Clinic - Site Plan

The Co-op has proposed the demolition of an existing building and the construction of a new facility for their Veterinary Clinic. The proposed building will be 4,080 square feet and located along Industrial Boulevard between Tri-County Rental and Faith Baptist Church. New driveway, water, and sewer connections are not required.

A motion was made by Rob Harrison, seconded by Landon Headrick, to approve the site plan. The motion carried by the following vote:

Aye: 4 - Atchley, Mayor Crawford, Headrick and Harrison

Absent: 3 - Mayberry, Wood and Poore

5. Rescue Squad Building - Site Plan

Cumberland County Rescue Squad has proposed the construction of a new storage building. The proposed building is 30 feet x 40 feet (1,200 square feet). There are no new driveways or utility connections proposed.

A motion was made by Rob Harrison, seconded by Gordon Atchley, to approve the site plan. The motion carried by the following vote:

Aye: 4 - Atchley, Mayor Crawford, Headrick and Harrison

Absent: 3 - Mayberry, Wood and Poore

6. Bartlett Townhomes Old Mail Road - Site Plan

The developer has proposed a townhome multi-family development along Old Mail Road. They have proposed eight units with a private drive and private water and sewer. The private drive will include a cul-de-sac to provide an adequate turnaround area. There is an existing fire hydrant located within 500 feet of all units. Stormwater calculations have not been performed at this time.

A motion was made by Gordon Atchley, seconded by Rob Harrison, to approve the site plan contingent upon any required stormwater permits. The motion carried by the following vote:

Aye: 4 - Atchley, Mayor Crawford, Headrick and Harrison

Absent: 3 - Mayberry, Wood and Poore

7. TMP 126 006.01 and 006.02 Annexation Request - Review and Recommendation

The property owner of Tax Map 126 Parcels 006.01 and 006.02 requested annexation for the purpose of connecting to the City sewer system. The properties have failing septic systems and have been advised by TDEC that the only way to fix the issue is to connect to City sewer. There are several businesses affected: Salvation Army, Subway, C&W Mechanical, and D&D HVAC. The area to be annexed is approximately 1.03 acres. Either a mainline sewer extension will be required or a fee to bore State Route 101 (Lantana Road).

A motion was made by Gordon Atchley, seconded by Rob Harrison, to proceed with the annexation process. The motion carried by the following vote:

Aye: 4 - Atchley, Mayor Crawford, Headrick and Harrison

Absent: 3 - Mayberry, Wood and Poore

8. TMP 127 parcel 080.01 Annexation Request - Review and Recommendation

The property owner of Tax Map 127 Parcel 080.01 requested annexation for the purpose of connecting to the City water and sewer system. The property owner is proposing a small camping area to accommodate six to ten RV campsites. They wish to develop and use approximately 0.33 to 1 acre of the property, with the remainder to be cleaned up and maintained as a natural habitat. There are existing water and sewer lines at the front of the property. No additional streets are part of the annexation, as it fronts on Bob Tollett Loop, which is a frontage road located within the right-of-way of Highway 127.

A motion was made by Rob Harrison, seconded by Gordon Atchley, to proceed with the annexation process. The motion carried by the following vote:

Aye: 4 - Atchley, Mayor Crawford, Headrick and Harrison

Absent: 3 - Mayberry, Wood and Poore

9. Staff Reports and Other Business

- *In House Plats (In Progress)*
 - o *Hideaway Hills Peachtree Resub, small resubdivision along Peachtree, in-house approved and waiting to be recorded.*
- *In House Plats (Completed)*
 - o *Brad Eldridge Lantana Property, small 3 lot subdivision, recorded as PL13 Page 75*
 - o *Marc Kerley, simple 2 lot subdivision along Fedonia Road., recorded as PL13 Page 82*
 - o *Reagan Fairview Addition, simple 2 lot subdivision along Old Lantana, recorded as PL13 Page 73*
 - o *Wayne and Luara Warren Division Revision, simple lot line adjustment along West Creston Road, recorded as PL 13 Page 74*
- *Regular Plats (In Progress)*
 - o *Still no resubmission of preliminary plat for the 400 lot division.*

- *Regular Plats (Completed)*
- o *Hinch Baisley Final Plat, recorded as PL 13 Page 76*
- o *Donnelly Place extension, recorded as PL 13 Page 79*

- *Other*
- o *.....*

Monthly Planning Report: July 1, 2025 to April 13, 2026

- *Planning Items reviewed: 65*
- *Number of Preliminary Lots: 565*
- *Number of Final Lots: 68*
- *Number of New Lots Created: 18*
- *Fees Collected: \$5,200.00*
- *Acres Subdivided: 124.154*
- *New Roads: 1651 feet*
- *New Water Lines: 1350 feet*
- *New Sewer Lines: 1265 feet*

A motion was made by Rob Harrison, seconded by Landon Headrick, to accept staff reports as presented. The motion carried by the following vote:

Aye: 4 - Atchley, Mayor Crawford, Headrick and Harrison

Absent: 3 - Mayberry, Wood and Poore

Adjournment

A motion was made by Gordon Atchley 12:12 p.m., seconded by Landon Headrick, to adjourn the meeting.