

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, May 21, 2026

12:00 PM

City Hall

Planning Commission

Public Hearing - Annexations

Mayor R.J. Crawford called the Public Hearing to order at 12:00 p.m. on May 21, 2026.

Present 6 - Mayor R.J. Crawford, Landon Headrick, James Mayberry, Jerry Wood, Rob Harrison, and Kevin Poore

Absent 1 - Gordon Atchley

1. Public Hearing - Annexations

A Public Hearing is required regarding the annexation of Bob Tollett Loop (Tax Map 128 Parcel 080.01) and Lantana Road (Tax Map 126 Parcel 006.02).

Mayor Crawford asked those in attendance if there were any comments regarding the properties being annexed.

Seeing none, Crossville Regional Planning Commission moved in to their Regular Meeting and adjourned the Public Hearing.

Regular Meeting**Call to Order**

The Crossville Regional Planning Commission met for its monthly meeting on May 21, 2026 at Crossville City Hall. Mayor R.J. Crawford was present and presiding. He called the meeting to order at 12:01 p.m.

Roll Call

Present 6 - Mayor R.J. Crawford, Landon Headrick, James Mayberry, Jerry Wood, Rob Harrison, and Kevin Poore

Absent 1 - Gordon Atchley

Others present were City Manager Valerie Hale, Kevin Dean, Bailey Walker, Ethan Hadley, Mike Moser, Travis Isaacson, Randy Barnwell, Will Robinson, Cheryl Sandlin, Jennifer Aragon, Monica Cantera-Serralta, and Adrian Rivas.

Public Comment

There were no comments made.

Agenda Items

Gordon Atchley joined the meeting at 12:02 p.m.

Present 7 - Gordon Atchley, Mayor R.J. Crawford, Landon Headrick, James Mayberry, Jerry Wood, Rob Harrison, and Kevin Poore

1. Approval of Minutes (4/16)

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

Aye: 6 - Mayor Crawford, Headrick, Mayberry, Wood, Harrison and Poore

Absent: 1 - Atchley

2. Annexation Bob Tollett Loop TMP 127 080.01 - Plan of Services

Staff presented the Plan of Services for the annexation of Tax Map 127 Parcel 080.01 (Bob Tollett Loop) to the Planning Commission for recommendation to the City Council. This is a standard Plan of Services.

This Resolution was recommended for approval

Aye: 7 - Atchley, Mayor Crawford, Headrick, Mayberry, Wood, Harrison and Poore

3. Annexation Lantana Road Jay Wood Property TMP 126 006.02 - Plan of Services

Staff presented the Plan of Services for the annexation of Tax Map 126 Parcel 006.02 (Lantana Road) to the Planning Commission for recommendation to the City Council. This is a standard Plan of Services, with the added portion of a bore fee must be paid prior to having sewer accessible to the property. The bore fee is in the amount of \$5,000.98.

Jerry Wood abstained from voting.

This Resolution was recommended for approval

Aye: 6 - Atchley, Mayor Crawford, Headrick, Mayberry, Harrison and Poore

Abstain: 1 - Wood

4. The Gardens Phase 8 plat 3 Temp Cul-de-sac LOC - Extension

The developer of The Gardens has requested a 6 month extension on the financial guarantee for a temporary cul-de-sac at the end of Phase 8 Plat 3. Due to changes in the overall plan and the cost of construction, the amount has increased. The current letter of credit is in the amount of \$9,883.00. The amount of the new letter of credit is \$17,771.00.

A motion was made by Kevin Poore, seconded by Jerry Wood, to release the existing letter of credit in the amount \$9,883.00. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Mayberry, Wood, Harrison and Poore

A motion was made by Kevin Poore, seconded by Jerry Wood, to accept the new letter of credit in the amount of \$17,771.00 and grant a 6 month extension. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Mayberry, Wood, Harrison and Poore

5. Frost Road Water Line Extension Variance Request - Mainline Extension Variance

The property owner of Tax Map 099 009.03 has requested water service to their property. Per the requirements listed in the Mainline Extension Ordinance (§18-107), any service line over 75 feet must be approved by City Council or must be a mainline extension. The property owner requested a variance from the Ordinance, to allow a private service line in lieu of a 250-foot mainline extension. The estimated cost for a 2 inch mainline water extension is \$7,023.31. A variance would allow the placement of a water meter at the end of the existing line, then a private service line to be installed by the property owner in a private easement. The property owner will be responsible for obtaining the easement.

The Planning Commission does act in an advisory capacity in this matter. The final approval or denial resides with the Crossville City Council. Staff recommends the granting of the variance, due to this area of Frost Road being a section of "no man's land." Cumberland Plateau Water Authority's water line does not extend to the property and the City of Crossville's ends about 250 feet from the property. Should any development of the property happen or subdivisions beyond the construction of the one house that is being constructed now, then a mainline extension would be required and would be done so at the property owner's expense.

This Resolution was recommended for approval

Aye: 7 - Atchley, Mayor Crawford, Headrick, Mayberry, Wood, Harrison and Poore

6. Duplex Housing Development behind Lantana Lucy's - Site Plan

The property owner has proposed a duplex housing development behind Lantana Lucy's located off Highway 70 East. The proposed development includes 7 duplexes (14 housing units), a private drive, and private water and sewer. The proposed sewer connection, on the rear of the property, must be verified by Public Works and Engineering as a viable point of connection. If it is not, then a new sewer connection will be required. Since the proposed driveway is shown connecting to Highway 70, a TDOT driveway permit may be required.

A motion was made by Rob Harrison, seconded by James Mayberry, to approve the site plan contingent upon verification of the sewer connection, and any required TDOT driveway permits and storm water permits. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Mayberry, Wood, Harrison and Poore

7. Cumberland Fellowship Church Children's Building Addition - Site Plan

Cumberland Fellowship has proposed an approximately 9,000 square foot addition to their building. Staff recommended approval of the site plan.

The City does have a gravity sewer line that is in the area of the proposed addition. The gravity sewer line must be relocated before any construction for the building can be started. A financial guarantee is required for the relocation of the gravity sewer line in the amount of \$120,606.48.

A motion was made by James Mayberry, seconded by Vice Chair Kevin Poore, to accept the financial guarantee in the amount of \$120,606.48. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Mayberry, Wood, Harrison and Poore

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

Aye: 7 - Atchley, Mayor Crawford, Headrick, Mayberry, Wood, Harrison and Poore

8. "Power Retail Center" - Site Plan

The developers and property owners of the large tract parcel have proposed a large-scale retail center. It will be located behind the existing Starbucks and Advanced Auto. The proposed buildings are approximately 160,000 square feet with two additional proposed multi-tenant buildings totaling approximately 30,000 square feet. The main entrance to the shopping center will be off a newly proposed 5 lane road between the proposed shopping center and the existing Speedway, and it will align with the traffic light at Genesis Road and Interstate Drive. There will be additional connection points off Donnelly Place; the road that runs behind Starbucks and Advanced Auto. An extension of Donnelly Place, including a cul-de-sac, has been reviewed and approved by the Crossville Regional Planning Commission. The site plan being presented for Planning Commission review and approval does not include the proposed utility connections and extensions. The developer's engineers and the City's Engineering Department are reviewing the plans for utilities. Once the finalized utility site plan has been submitted, Staff will present it to the Planning Commission for approval. Site work must be completed prior to the installation of utilities. Phasing the site plans into two parts allows construction to commence while awaiting City and State approval for the utility plans.

A motion was made by Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the site plan contingent upon any stormwater permits. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Mayberry, Wood, Harrison and Poore

9. Staff Reports and Other Business

- *In House Plats (In Progress)*
 - o *None*
- *In House Plats (Completed)*
 - o *TR Wyatt, simple two lot subdivision off Dayton Avenue, recorded as PL13 Page 83*
- *Regular Plats (In Progress)*
 - o *Russell Property, located off Highway 70 North, under review.*
- *Regular Plats (Completed)*
 - o *Genesis Plaza Lots 6, 7, and 8, plat recorded as Plat Book 13 Page 91*
- *Other*
 - o *.....*

Monthly Planning Report: July 1, 2025 to May 18, 2026

- *Planning Items reviewed: 68*
- *Number of Preliminary Lots: 565*
- *Number of Final Lots: 68*
- *Number of New Lots Created: 19*
- *Fees Collected: \$5,900.00*
- *Acres Subdivided: 125.944*
- *New Roads: 1651 feet*
- *New Water Lines: 1350 feet*
- *New Sewer Lines: 1265 feet*

A motion was made by Kevin Poore, seconded by Jerry Wood, to accept staff reports as presented. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Mayberry, Wood, Harrison and Poore

Adjournment

A motion was made by Vice Chair Kevin Poore at 12:24 p.m., seconded by Landon Headrick, to adjourn the meeting. The motion carried unanimously.