

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, July 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 July 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 6 - Gordon Atchley, Mayor R.J. Crawford, Landon Headrick, Jerry Wood, Rob Harrison, and Kevin Poore
Absent 1 - James Mayberry

Others present were Kevin Dean, Bailey Walker, and Mike Moser.

Mayor R.J. Crawford asked for a moment of silence to honor the passing of Council member James Mayberry.

Public Comment

There were no comments made.

Agenda Items

1. Approval of Minutes (6/18)

A motion was made by Vice Chair Kevin Poore, seconded by Landon Headrick, to approve the minutes. The motion carried by the following vote:

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

Absent: 1 - Mayberry

2. Wyatt Court Division - Preliminary Plat

The City of Crossville has proposed a 2.88-acre subdivision at the end of Wyatt Court. An 8-inch water line extension is proposed to the proposed property line. An easement included on the proposed lot would be retained by the City for access to the Greenway and trails along the Little Obed River.

A motion was made by Gordon Atchley, seconded by Vice Chair Kevin Poore, to approve the preliminary plat. The motion carried by the following vote:

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

Absent: 1 - Mayberry

3. Miskan America Addition - Site Plan

Miskan America, located along Interstate Drive, has proposed a few small additions to the rear of their existing building. The additions include a 313 square foot electrical room and two 491 square foot compressor rooms. The total addition is 1,295 square feet. New water, sewer, or road/driveway connections are not proposed.

A motion was made by Vice Chair Kevin Poore, seconded by Landon Headrick, to approve the site plan contingent upon any required storm water permits. The motion carried by the following vote:

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

Absent: 1 - Mayberry

4. The Gardens Phase 8 plat 4a - Financial Guarantee Extension/Renewal

The Gardens has requested a 12-month extension on their existing Letter of Credit (LOC) for the cul-de-sac shown on Phase 8 Plat 4a. The current amount of the letter of credit is \$21,219.00. With a 12-month extension, the required amount is \$23,340.90. This amount includes the required 10% increase.

A motion was made by Gordon Atchley, seconded by Vice Chair Kevin Poore, to release existing letter of credit in the amount of \$21,219.00. The motion carried by the following vote:

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

Absent: 1 - Mayberry

A motion was made by Vice Chair Kevin Poore, seconded by Landon Headrick, to accept new letter of credit for the amount of \$23,340.90. The motion carried by the following vote:

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

Absent: 1 - Mayberry

5. 42 Canary Drive TMP 112L D 020.00 Annexation - Review and Recommendation

The property owners of 42 Canary Drive, Tax Map 112L Group D Parcel 020.00, have requested annexation into the City of Crossville. Their parcel is approximately 0.43 acres. The purpose of their request is to connect to City sewer. The property is already on City water, but they are paying the outside City water rates. Currently, there is not a sewer line accessible to their property, but a mainline extension has been approved and the fees paid by the requestor from a previous annexation. Once that line is installed and this property annexed, they would be eligible for connection to the City's sewer system.

A motion was made by Vice Chair Kevin Poore, seconded by Landon Headrick, to recommend moving forward with annexation procedures. The motion carried by the following vote:

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

Absent: 1 - Mayberry

6. 2094 Lantana Road TMP 126A B 001.00 Annexation - Review and Recommendation

The property owner of 2094 Lantana Road, Tax Map 126A Group B Parcel 001.00, has requested annexation into the City of Crossville. Their parcel is approximately 3.25 acres. The purpose of their request was not stated in the request.

A motion was made by Vice Chair Kevin Poore, seconded by Jerry Wood, to recommend moving forward with annexation procedures. The motion carried by the following vote:

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

Absent: 1 - Mayberry

7. Staff Reports and Other Business

· In House Plats (In Progress)

o None

· In House Plats (Completed)

o Stoneview Phase III, 19 lot subdivision along River Otter Drive across from Stone Memorial High School, has been recorded as Plat Book 13 page 103.

o Replat of Mont Crest Subdivision Lots 38 and 39 has been recorded as Plat Book 13 page 102

o Revision of Glendale Subdivision lots 13 - 18, along Storie Avenue, has been recorded as Plat Book 13 page 105

o Braddam Property, small lot subdivision off Highway 70 North has been recorded as Plat Book 13 page 104

o Pfau Property, a simple right-of-way joining adjacent lot along Hickory Hollow, has been recorded as Plat Book 13 page 106

· Regular Plats (In Progress)

o Stewart Russell Division, still have not received final plat with TDEC signatures.

o Stepp Property, simple 1 lot subdivision with a required variance along Highway 127 South will be presented to the PC at the August 20th meeting.

o Still no resubmittal for the 400-lot residential subdivision of the "Swallows Property".

· Regular Plats (Completed)

o None

· Other

o

Monthly Planning Report: July 1, 2025 to June 30, 2026 *End of Fiscal Year Report*****

· Planning Items reviewed: 77

· Number of Preliminary Lots: 565

· Number of Final Lots: 101

· Number of New Lots Created: 25

· Fees Collected: \$6,750.00

· Acres Subdivided: 148.224

- *New Roads: 1651 feet*
- *New Water Lines: 1350 feet*
- *New Sewer Lines: 1265 feet*

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

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

Absent: 1 - Mayberry

Adjournment

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