

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, April 17, 2025

12:00 PM

City Hall

Planning Commission

Public Hearing - Annexations

Present 6 - Gordon Atchley, Mayor R.J. Crawford, Landon Headrick, Vice Chair
Kevin Poore, James Mayberry, and Rob Harrison

Absent 1 - Jerry Wood

1. **Public Hearing - Annexations**

A Public Hearing is required regarding the annexation for TMP 101A C 003.00 (1357 Cook Road). Mayor Crawford called the meeting to order at 12:02 p.m.

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

Seeing none, Mayor Crawford adjourned the meeting.

Regular Meeting**Call to Order**

The Crossville Regional Planning Commission met for its monthly meeting on April 17, 2025 at Crossville City Hall. Mayor R.J. Crawford was present and presiding. He called the meeting to order at 12:04 p.m.

Roll Call

Present 6 - Gordon Atchley, Mayor R.J. Crawford, Landon Headrick, Vice Chair
Kevin Poore, James Mayberry, and Rob Harrison

Absent 1 - Jerry Wood

Others present were Kevin Dean, Bailey Walker, and Serena Vasudeva.

Public Comment

There were no comments made.

Agenda Items

1. **Approval of minutes 3/20**

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

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

Absent: 1 - Wood

2. Revision of Valley Road Addition 931 Properties - Final Plat

The developer/owner of the property, located along Old Mail Road, has proposed a 2-lot subdivision. They have proposed a "unique" single family residential structure for the properties. With the planned development of the parcels, they have requested two variances. The first being the minimum lot width at building setback of 60 feet. Both lots are 50 feet in width which meets the minimum road frontage requirements. The second variance is the side setback on the adjoining lot side. Regulations require 10-foot side setbacks, but they requested a 5-foot variance to have 5-foot setbacks, which would still leave a 10-foot separation between the two structures.

Mayor Crawford stated that he would be abstaining from this agenda item due to representation of this group. Vice Chair Kevin Poore presided over this agenda item.

A motion was made by Rob Harrison, seconded by James Mayberry, to approve the variances. The motion carried by the following vote:

Aye: 5 - Atchley, Headrick, Vice Chair Poore, Mayberry and Harrison

Absent: 1 - Wood

Abstain: 1 - Mayor Crawford

A motion was made by James Mayberry, seconded by Rob Harrison, to approve the final plat. The motion carried by the following vote:

Aye: 5 - Atchley, Headrick, Vice Chair Poore, Mayberry and Harrison

Absent: 1 - Wood

Abstain: 1 - Mayor Crawford

Mayor Crawford presided over the remainder of the meeting.

3. J & K Trucking RV/Camper Storage Facility - Site Plan

The property owner has proposed the construction of a 48 foot x 100 foot building for the purpose of Camper/RV Storage. A new driveway is proposed connecting to Stout Drive. New water and sewer connections are proposed to existing water and sewer along Stout Drive.

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

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

Absent: 1 - Wood

4. Walton Estates - Site Plan

The developer has proposed 11 residential housing structures, totaling 21 housing units. Ten of them will be duplexes and one will be a single family structure. There will be a 22-foot-wide paved private drive with a single driveway entrance along

Highway 70. A cul-de-sac will not be required since the road will loop. A 125 foot 6-inch fire line and a fire hydrant is proposed to provide required fire hydrant coverage. A private, master metered water line will provide water service to all proposed structures. A private sewer line will provide service to all structures and connect to an existing public sewer line to the rear of the property. Three storm water detention structures are proposed.

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

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

Absent: 1 - Wood

5. Plan of Services for 1357 Cook Road Annexation

The owner of 1357 Cook Road TMP 101A C 003.00 has requested annexation into the City of Crossville. The total area being annexed is 0.70 acres. Water and Sewer are existing.

A motion was made by Rob Harrison, seconded by Vice Chair Kevin Poore, to recommend to the Crossville City Council the approval of the plan of services for the annexation of 1357 Cook Road. The motion carried by the following vote:

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

Absent: 1 - Wood

6. Staff Reports and Other Business

- *In House Plats (In Progress)*
 - o *Highland - Miller, two lot subdivision along Miller Avenue.*
 - o *Elmo Road Division, two lot subdivision along Elmo.*
- *In House Plats (Completed)*
 - o *None*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *391 Old Lantana Road Division has been recorded as Plat 12 Page 759*
- *Other*
 - o *Two requests for annexation currently going through staff review*
 - o *One request for utility main extensions currently going through staff review*

Monthly Planning Report: July 1, 2024 to April 10, 2025

- *Planning Items reviewed: 45*
- *Number of Preliminary Lots: 65*
- *Number of Final Lots: 68*
- *Number of New Lots Created: 44*
- *Fees Collected: \$ 3,300.00*
- *Acres Subdivided: 76.43*

- *New Roads: 740 feet*
- *New Water Lines: 920 feet*
- *New Sewer Lines: 920 feet*

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

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

Absent: 1 - Wood

Adjournment

A motion was made by Landon Headrick at 12:15 p.m., seconded by James Mayberry, to adjourn the meeting. The motion carried unanimously.