

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, September 18, 2025

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on September 18, 2025 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 5 - Gordon Atchley, Mayor R.J. Crawford, James Mayberry, Rob Harrison, and Jerry Wood

Absent 2 - Landon Headrick, and Vice Chair Kevin Poore

Others present were City Manager Valerie Hale, Bailey Walker, Kevin Dean, Tiffany Walker, Melissa Clark, Serena Vasudeva, and Sam Patel.

Public Comment

There were no comments made.

Agenda Items

1. Approval of minutes (8-21)

A motion was made by James Mayberry, seconded by Jerry Wood, to approve the minutes. The motion carried by the following vote:

Aye: 5 - Atchley, Mayor Crawford, Mayberry, Harrison and Wood

Absent: 2 - Headrick and Vice Chair Poore

Vice Chair Kevin Poore joined the meeting at 12:01 p.m.

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

Absent 1 - Landon Headrick

2. Weigel's Plat Peavine Road and Chestnut Hill - Final Plat

Weigel's is wishing to combine the two parcels where their proposed new store is to be constructed on the corner of Peavine Road and Chestnut Hill Road. The Crossville Regional Planning Commission approved a site plan for this development at their July 2025 meeting. The site plan included the construction of a "Utility Building"

approximately 23 feet from the edge of right-of-way for the Interstate 40 eastbound onramp. Since an Interstate is considered an arterial road, a set back of 50 feet is required. During the review of the site plan, Staff did not indicate an issue with the 23 foot set back. Staff noticed the proposed encroachment while reviewing the plat. Weigel's has requested a 30-foot setback variance from Interstate 40. There will then be a required setback of 20 feet.

Also of note, there is a Crab Orchard Utility District waterline that is located crossing the property. The plat shows that the line is to be relocated and it also includes the new easement for the line.

A motion was made by Rob Harrison, seconded by Jerry Wood, to approve the variance. The motion carried by the following vote:

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

Absent: 1 - Headrick

A motion was made by James Mayberry, seconded by Jerry Wood, to approve the plat. The motion carried by the following vote:

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

Absent: 1 - Headrick

3. Weigel's Genesis Road Location - Site Plan

Weigel's has proposed another store location in Crossville. It will be located on the corner of Genesis Road and Cook Road. The proposed Weigel's includes a 6,605 square foot store with 50 parking spaces, gas pumps, and a 125-foot-long carwash with vacuum stations. There are two proposed driveway connections to Cook Road and two proposed driveway connections along Genesis Road. One of the Genesis Road driveway connections is an entrance / right turn out only. New water and sewer connections are proposed, and are to be finalized before construction.

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

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

Absent: 1 - Headrick

4. Bubba's Bodega Store plus Retail Space and Townhomes - Site Plan

The property owner and developer at the corner of Genesis Road and Iris Lane has proposed a mixed-use development. The portion fronting on Genesis Road will be for commercial/retail, and the remainder of the property behind it will be for residential townhomes. At the corner of the intersection, they have proposed Bubba's Bodega, a 3,375 square foot convenience store with a drive-thru. Gas pumps are not included in their proposal. There are two other proposed retail spaces, one is 2,500 square feet and the second one is 3,750 square feet. Each of the retail spaces will have their own parking lots.

Behind the retail spaces, they have proposed a residential townhome development consisting of 14 townhomes, with driveways and additional overflow parking.

There are two proposed driveways connected by a private drive. One driveway connection will be along Iris Lane and the other will be along Genesis Road. The connection with Genesis Road is across the road from North Hills Drive.

Private water and sewer lines are proposed within the development, with the water being on a master meter. The development does require a mainline sewer extension from an existing manhole located along Iris Lane. The mainline extension is approximately 215 feet of 8 inch gravity sewer with the addition of a new manhole. Approval of the mainline extension must be granted by City Council.

A motion was made by Rob Harrison, seconded by Vice Chair Kevin Poore, to recommend to the City Council to approve the sewer mainline extension. The motion carried by the following vote:

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

Absent: 1 - Headrick

A motion was made by Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the site plan contingent upon the require TDOT driveway permit, any required stormwater permits, and the approval of the sewer mainline extension by City Council. The motion carried by the following vote:

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

Absent: 1 - Headrick

5. Support for the Inclusive Playground at Centennial Park

The City of Crossville received a grant for the development and construction of an inclusive playground, which will be located inside Centennial Park, and be available for children of all abilities and special needs. One of the requirements of this grant is to have support from the jurisdictional Planning Commission.

Once the design has been finalized, a site plan will be submitted to the Planning Commission for official approval.

A motion was made by Vice Chair Kevin Poore, seconded by Jerry Wood, to support the inclusive playground. The motion carried by the following vote:

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

Absent: 1 - Headrick

6. Staff Reports and Other Business

- ☐ *In House Plats (In Progress)*
- ☐ *Star Group 1 LLC, simple 1 lot subdivision the corner of Peavine Road and Turner Cemetery.*

- ☐ *In House Plats (Completed)*
- ☐ *118 Stone Drive, simple 2 lot subdivision along Stone Drive, recorded as Plat Book 13 Page 3.*
- ☐ *1 Division of Lot 1A Matherly Street - Shanks Property, recorded as Plat Book 13 Page 6*

- ☐ *Regular Plats (In Progress)*

☐ *Oakland Subdivision, 395 Lot subdivision located on the "Swallows Property". Still on hold.*

☐ *Regular Plats (Completed)*

☐ *Skyview Meadow Phase II Lots 16-19, recorded as Plat Book 13 Page 2*

☐ *1 Maple Glen Consolidation of Lots, recorded as Plat Book 13 Page 1.*

☐ *Other*

☐ *.....*

Monthly Planning Report: July 1, 2025 to September 11, 2025

☐ *Planning Items reviewed: 18*

☐ *Number of Preliminary Lots: 418*

☐ *Number of Final Lots: 19*

☐ *Number of New Lots Created: -1*

☐ *Fees Collected: \$ 1,450.00*

☐ *Acres Subdivided: 26.704*

☐ *New Roads: 0 feet*

☐ *New Water Lines: 0 feet*

☐ *New Sewer Lines: 215 feet*

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

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

Absent: 1 - Headrick

Adjournment

A motion was made by James Mayberry at 12:14 p.m., seconded by Vice Chair Kevin Poore, to adjourn the meeting. The motion carried unanimously.