

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, February 19, 2026

12:00 PM

City Hall

Planning Commission

Public Hearing - Annexations

1. Public Hearing - Annexations

A Public Hearing is required regarding the annexations for TMP 112L D 019.00 (Canary Drive), TMP 112L D 021.00 (Canary Drive), TMP 125M A 006.01 (Lantana Road), and TMP 087 008.00 (Woodlawn Road). Mayor Crawford called the meeting to order at 12:00 p.m.

Mayor Crawford asked those in attendance if there were any comments regarding the property 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 February 19, 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 - Gordon Atchley, Mayor R.J. Crawford, Vice Chair Kevin Poore, James Mayberry, Rob Harrison, and Jerry Wood
- Absent** 1 - Landon Headrick

Others present were City Manager Valerie Hale, Bailey Walker, Kevin Dean, Ethan Hadley, Mike Moser, Jack Stites, Dalton Teeple, and Keith Hinch.

Public Comment

There were no comments made.

Agenda Items

1. Approval of minutes (PC 01/15)

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

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

Absent: 1 - Headrick

2. 3rd Amendment to Pointe Place Subdivision - Preliminary Plat

The owner of lot 7 in Pointe Place Subdivision has proposed a preliminary plat for the purpose of relocating an existing gravity sewer line as well as the easement. The proposed relocation is to install a new manhole that will provide a more suitable building space for their residence.

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

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

Absent: 1 - Headrick

3. Hinch Baisley Division - Preliminary Plat

A developer has proposed a 2.67-acre, one-lot subdivision along Miller Avenue (south of the roundabout). There is an existing low-pressure sewer line to the north of the property. As shown on the preliminary plat, a 12-inch water line is proposed across Miller Avenue, along with a proposed fire hydrant. The City of Crossville will be involved in the waterline portion of the project. The property owner will be required to pay for the hydrant upon submittal of the final plat.

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

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

Absent: 1 - Headrick

4. Donnelly Place Road Extension - Preliminary Plat

The developer of Genesis Plaza has proposed the extension of Donnelly Place with the installation of a cul-de-sac. By extending the road and constructing a cul-de-sac, the previous requirement of a turnaround and installation of a "hammerhead" is not needed. They have requested the abandonment of the right-of-way for the hammerhead and for it be joined back to the property listed as Tax Map 87 parcel 92.00.

Since right-of-way abandonment must be approved by City Council, the approval of a final plat and the third reading of an Ordinance will be required. The requested approval of the preliminary plat is a necessary step for the developer to move forward with the construction of the road or submitting a final plat with financial guarantees.

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

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

Absent: 1 - Headrick

5. Becker Duplex Development Old Mail Road - Site Plan

The developer has proposed a duplex housing development along Old Mail Road. The development consists of 30 housing units, a private drive, private sewer, and the extension of a public water line. The public water line will connect the existing line along Old Mail Road to an existing line at the end of Harding Street. A new fire hydrant will be installed, and an existing fire hydrant will be relocated along Old Mail Road to

accommodate the alignment of the proposed driveway. Because this project involves a 6-inch water main extension, a new hydrant installation, and the relocation of existing infrastructure, a financial guarantee is required.

A motion was made by Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the site plan contingent upon storm water permits, TDEC and engineering approval of the water line extension, and the provision of a financial guarantee in an amount as approved by engineering, as well as the granting of an easement for the water line. The motion carried by the following vote:

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

Absent: 1 - Headrick

6. Canary Drive - TMP 112L D 019.00 - Plan of Service

Staff presented the Plan of Service for the annexation of TMP 112L D 019.00 (Canary Drive) to the Planning Commission for recommendation to the City Council. This is a standard Plan of Services.

A motion was made by Rob Harrison, seconded by Vice Chair Kevin Poore, to recommend approval of the Plan of Services to the Crossville City Council. The motion carried by the following vote:

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

Absent: 1 - Headrick

7. Canary Drive - TMP 112L D 021.00 - Plan of Service

Staff presented the Plan of Service for the annexation of TMP 112L D 021.00 (Canary Drive) to the Planning Commission for recommendation to the City Council. This is a standard Plan of Services.

A motion was made by Rob Harrison, seconded by Vice Chair Kevin Poore, to recommend approval of the Plan of Services to the Crossville City Council. The motion carried by the following vote:

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

Absent: 1 - Headrick

8. Lantana Road - TMP 125 M A 006.01 - Plan of Service

Staff presented the Plan of Service for the annexation of TMP 125M A 006.01 (Lantana Road) to the Planning Commission for recommendation to the City Council. This is a standard Plan of Services.

A motion was made by Vice Chair Kevin Poore, seconded by Jerry Wood, to recommend approval of the Plan of Services to the Crossville City Council. The motion carried by the following vote:

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

Absent: 1 - Headrick

9. Woodlawn Road - TMP 087 008.00 Portion - Plan of Service

Staff presented the Plan of Service for the annexation of TMP 087 008.00 (Woodlawn Road) to the Planning Commission for recommendation to the City Council. This is a Standard Plan of Services with the addition of an extension of a 4-inch low pressure sewer line by 300 feet. The cost in the amount of \$3,681.09, plus the cost of taps fees and the grinder pump, for low-pressure sewer line materials is the responsibility of the property owner and must be paid within 12 months of being annexed.

A motion was made by Vice Chair Kevin Poore, seconded by James Mayberry, to recommend approval of the Plan of Services to the Crossville City Council. The motion carried by the following vote:

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

Absent: 1 - Headrick

10. Staff Reports and Other Business

- *In House Plats (In Progress)*
 - o *Price Saw Mill Road Division II, simple lot line adjustment between two lots and the combination of 3 other lots.*
- *In House Plats (Completed)*
 - o *Selby - Wiley, simple lot line property swap, recorded as Plat Book 13 page 47*
 - o *Tabor Division, Simple 1 lot subdivision along Central Avenue. Recorded as Plat Book 13 Page 59*
- *Regular Plats (In Progress)*
 - o *Still no updates or resubmittal of the 400 lot subdivision of the old Swallows Property.*
- *Regular Plats (Completed)*
 - o *Bartlett Old Mail Road - recorded as Plat Book 12 Page 49*
- *Other*
 - o *.....*

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

- *Planning Items reviewed: 43*
- *Number of Preliminary Lots: 419*
- *Number of Final Lots: 47*
- *Number of New Lots Created: 11*
- *Fees Collected: \$3,450.00*
- *Acres Subdivided: 60.144*
- *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 James Mayberry, 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 Vice Chair Kevin Poore at 12:17 p.m., seconded by Gordon Atchley, to adjourn the meeting. The motion carried unanimously.