

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Tuesday, June 17, 2025

12:00 PM

City Hall

Planning Commission

Public Hearing - Annexations

1. Public Hearing - Annexations

A Public Hearing is required regarding the annexation for TMP 126A C 019.00 (Halstead Drive), TMP 112D J 037.00 (Rhododendron Circle), TMP 112D J 013.00 (Rhododendron Circle), TMP 113H F 011.00 (Rhododendron Circle), and TMP 113H F 012.00 (Rhododendron Circle).. 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.

Present 5 - Gordon Atchley, Mayor R.J. Crawford, Vice Chair Kevin Poore, Rob Harrison, and Jerry Wood

Absent 2 - Landon Headrick, and James Mayberry

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on June 17, 2025 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, City Clerk Baylee Rhea, Kevin Dean, Janelle Hernandez, and Fider Hernandez.

Public Comment

There were no comments made.

Agenda Items

1. Approval of minutes (5/15)

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, Vice Chair Poore, Mayberry, Harrison and Wood

Absent: 1 - Headrick

2. Crossville Indoor Rec Center Livingston Rd - Preliminary Plat

The City of Crossville and the Sports Authority have proposed the abandonment of the current Right-of-way and dedication of a new Right-of-way for Livingston Road. The plat also represents two parcels of land that has been deeded to the Sports Authority from the City.

A motion was made by James Mayberry, seconded by Gordon Atchley, 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

A motion was made by James Mayberry, seconded by Rob Harrison, to recommend the abandonment of Right-of-way for a portion of Livingston Road to the City Council. The motion carried by the following vote:

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

Absent: 1 - Headrick

3. Miller Ave Utility Pump Station Lot - Final Plat

The City of Crossville is wishing to subdivide a parcel off a lot greater than 5 acres along Miller Avenue, for the purpose of installing a water line pump station. There are currently no utilities to the proposed parcel. The purpose of this subdivision is to construct a pump station for a new water line that will connect existing City water and boost the pressure and connect to Crab Orchard Utility (Water Authority). The only construction on this parcel will be the pump station. The proposed location of the structure, due to the existing overhead power lines will be approximately 45 feet from the Right-of-way of Miller Ave. The City is requesting a variance of 5 feet from the required 50-foot setback from Miller Avenue and a variance for the requirement of water and sewer.

A motion was made by Vice Chair Kevin Poore, seconded by James Mayberry, to approve the variances for front setback for a 45-foot setback from Miller Ave and the requirement of water and sewer. 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 Vice Chair Kevin Poore, seconded by James Mayberry, to approve the final plat. The motion carried by the following vote:

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

Absent: 1 - Headrick

4. Tommy's Motorsports Addition - Site Plan

Tommy's Motorsports has proposed a 7,500 square foot addition to the front of their existing 17,500 square foot building, which is located off Crabtree Road. This addition will include a new "face" to the building. No new driveway is needed.

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

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

Absent: 1 - Headrick

5. Fifth Street Tri-Plex - Site Plan

The developer has proposed the construction of a three-unit residential housing structure along Fifth Street. Each unit will have 3-bedroom, 2 bath, and approximately 1,260 square feet of heated space. Each unit will have their own water and sewer connection and a driveway which will connect to Fifth Street.

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

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

Absent: 1 - Headrick

6. Cook Road Multi-Family Development Phase II - Site Plan

The developer has proposed 19 new duplex structures for a total of 38 new residential housing units. Each duplex structure is approximately 60 feet x 60 feet. A 22-foot-wide paved private drive will provide access. The private drive will have two access points to Cook Road. The location of the drive's intersection with Cook Road aligns with a previously approved plat. The development will be served by private water and sewer with connection points along existing Cook Road. There is a proposed 6-inch fire line to a new hydrant to provide fire protection. The developer has also proposed 3 storm water detention ponds for the development.

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

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

Absent: 1 - Headrick

7. Cook Road Duplex Housing Development Phase IV - Site Plan

The developer has proposed a 9-duplex housing development off Cook Road, that will total 18 new housing units. Two of the proposed units are 2,240 square foot with garage and the other 7 units will be 3,720 square feet with garages. There is a proposed paved private drive to access the development along with private water and sewer lines. The proposed drive and utilities are located on an adjacent property, that is owned by the developer. Approval of the site plan is contingent upon a copy of the easement for ingress/egress and utilities to the benefit of the adjacent property that has the development on it. There is a proposed fire line for the addition a new hydrant to provide fire protection. The developer has also proposed 3 storm water detention ponds.

A motion was made by James Mayberry, seconded by Vice Chair Kevin Poore,

to approve the site plan contingent on storm water permits and the recorded easement. The motion carried by the following vote:

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

Absent: 1 - Headrick

8. Peachtree Water Line Extension - Financial Guarantee Release

The developer along Peachtree Drive has completed the new water line. The City has inspected and approved the line. The developer provided a letter of credit, in the amount of \$25,920.75.

A motion was made by Rob Harrison, seconded by Vice Chair Kevin Poore, to release the letter of credit. The motion carried by the following vote:

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

Absent: 1 - Headrick

9. Approval of annexation and Plan of Services for Rhododendron Cir - Martin Property

Standard Plan of Services for the properties requesting annexation along Rhododendron Circle.

A motion was made by Rob Harrison, seconded by James Mayberry, to recommend approval for the plan of services to 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. Approval of annexation and Plan of Services for Rhododendron Cir - Cooper Property

Standard Plan of Services for the annexation of the requested parcel along Rhododendron Circle.

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

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

Absent: 1 - Headrick

11. Approval of annexation and Plan of Services for Halstead Drive

Standard Plan of Services with the addition of a sewer line extension for the requesting property along Halstead Drive.

A motion was made by Rob Harrison, seconded by James Mayberry, to recommend the approval of the plan of service to City Council. The motion carried by the following vote:

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

Absent: 1 - Headrick

12. Daugherty Property HWY 127N - Sewer Connection request or annexation

The property owner of Tax Map 062 parcel 100.00 has requested outside City sewer connection. They are looking to construct 80 to 100 residential apartments on the property, sometime in 2027. They were made aware of the capacity issues, North of Interstate 40 on Highway 127. These issues should be addressed and remedied before the end of 2026. Therefore, capacity should not be an issue for their development. The City ordinance does allow the connection to sewer outside the City limits, if an existing sewer line is in place and available to the property requesting AND annexation is not feasible. To annex the property, an approximate 4,000 feet corridor annexation would be required.

A motion was made by Vice Chair Kevin Poore, seconded by Gordon Atchley, to allow outside City sewer connection if the project is started or completed on or before December 31, 2027, if not, the granting of outside City sewer is rescinded. The motion carried by the following vote:

Aye: 4 - Atchley, Vice Chair Poore, Mayberry and Harrison

Nay: 2 - Mayor Crawford and Wood

Absent: 1 - Headrick

13. 82 Fox Fire Road - Request for Outside City Sewer

The property owners of Tax Map 126 Parcel 021.00, which is located at 82 Fox Fire Road, at the intersection of Fox Fire Road and Lantana Road., is requesting outside City sewer connection. In their email to the City, they state that they were told they could tie into the City's sewer system for a small fee and the purchase of a grinder pump. They state that they purchased the property prior to the new annexation-related policies and are wishing to be grandfathered in and allowed to tie to the sewer without annexation.

Kevin Dean clarified that the new ordinance, which went into effect on September 10, 2024, prohibits granting outside city sewer connections unless annexation is not feasible. Since the sewer line is located outside the City limits but annexation is feasible due to the adjacent City limits, Staff recommended denial of the request for outside City sewer connection.

The property owner, Janelle Hernandez, stated her concerns about the financial burden of annexation, regarding double taxation for their business. She stated that the benefits of being annexed were not necessary for their business, as they would not utilize services like trash pickup or snow removal.

City Clerk Baylee Rhea explained the City business tax. For minimal businesses (Less than \$100,000.00/year) it would be \$15.00 for the City and \$15.00 for the County per year. For standard businesses (More than \$100,00.00/year) it is a rate set by the State with a minimum of \$22.00 for the City and \$22.00 for the County per year. And the actual sum paid for standard businesses depends on how much over \$100,000.00 they earn.

Kevin Dean stated that there was an easement obtained by the City from the previous

property owner that gave the right to the City to run a sewer line across the property. He explained that the City has the right to establish policies or ordinances that say who can access sewer lines and it is regardless of where the sewer line is located.

Mrs. Hernandez expressed her frustration over the perceived unfairness of allowing larger developments to connect to the sewer while denying their request. She stated that the sewer line runs through their property and asked, why should they be required to go through a lengthy annexation process?

The Planning Commission concluded that the recommendation would be neutral, allowing the property owners to pursue the matter further with the City Council for a variance. The property owners were instructed on what their next steps could be.

A motion was made by Mayor R.J. Crawford, seconded by Jerry Wood, to make a recommendation to City Council to move forward with sewer connection contingent upon this property being annexed. The motion failed by the following vote:

Aye: 3 - Atchley, Mayor Crawford and Wood

Nay: 3 - Vice Chair Poore, Mayberry and Harrison

Absent: 1 - Headrick

14.

Staff Reports and Other Business

- *In House Plats (In Progress)*
 - o *Hennessee Property, a simple 2 lot subdivision along Fox Creek Road.*
- *In House Plats (Completed)*
 - o *Price Sawmill, simple 1 lot subdivision along Sawmill Road, Recorded as Plat Book 12 Page 777*
 - o *Lucas & Russell Division, simple 2 lot subdivision recorded as Plat Book 12 Page 779*
 - o *Obed River Estate Maier Property, simple 2 lot subdivision recorded as Plat Book 12 Page 778*
 - o *Spas/Reeves Division, simple lot line adjustment recorded as Plat 12 Page 782*
 - o *Revision of Glad Acres Lot 1, simple 2 lot subdivision recorded as Plat Book 12 Page 781*
- *Regular Plats (In Progress)*
 - o *None*
- *Regular Plats (Completed)*
 - o *None*
- *Other*
 - o *.....*

Monthly Planning Report: July 1, 2024 to June 11, 2025

- *Planning Items reviewed: 61*
- *Number of Preliminary Lots: 65*
- *Number of Final Lots: 79*
- *Number of New Lots Created: 46*
- *Fees Collected: \$ 3,950.00*
- *Acres Subdivided: 96.132*

- *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, Vice Chair Poore, Mayberry, Harrison and Wood

Absent: 1 - Headrick

Adjournment

A motion was made by Rob Harrison at 12:55 p.m., seconded by Gordon Atchley, to adjourn the meeting. The motion carried by the following vote:

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

Absent: 1 - Headrick