

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, July 17, 2025

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on July 17, 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 6 - Gordon Atchley, Mayor R.J. Crawford, Landon Headrick, Vice Chair Kevin Poore, James Mayberry, and Jerry Wood

Absent 1 - Rob Harrison

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

Public Comment

There were no comments made.

Agenda Items

1. Approval of minutes 6/17

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

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

Absent: 1 - Harrison

Rob Harrison joined the meeting at 12:01 p.m.

Present 7 - Gordon Atchley, Mayor R.J. Crawford, Landon Headrick, Vice Chair Kevin Poore, James Mayberry, Rob Harrison, and Jerry Wood

2. Cook Road Phase II, Glenn Clark - Preliminary Plat

The developer, who was recently approved for a cluster housing/duplex development at this location, has revised their plans and now seeks to subdivide the property into 23 single-family residential lots, proposing approximately 1,000 feet of new road, water, and sewer. The proposed points of intersection align with previous plat and site plan submittals. The project includes one new fire hydrant along the new water line, with the sewer line being a low-pressure system that will connect to the existing line on Cook

Road. Staff recommends approving the preliminary plat, contingent on several changes: the main water line in the subdivision must be 6 inches, not 4 inches as shown; the cross-country 6-inch line for the fire hydrant needs removal, the sewer line size must be indicated (a 4-inch LPS is required), and a proposed road name must be provided. Additionally, a variance will be necessary for the common ground/non-buildable lot designated for stormwater detention areas, which can be granted at final plat approval, and provisions for the maintenance and upkeep of this common ground and the stormwater ponds will be required before final plat approval.

A motion was made by Vice Chair Kevin Poore, seconded by Jerry Wood, to approve the preliminary plat contingent upon the required corrections. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore, Mayberry, Harrison and Wood

3. Sports Authority Indoor Rec Facility - Final Plat

This item is the final plat for the Sports Authority of the City of Crossville's Indoor Recreational Facility. The main purpose of the plat is to show the abandoned right-of-way and the dedication of the new right-of-way for Livingston Road and to officially combine all parcels into one. A variance is needed for the requirement of a financial guarantee for the completion of the road.

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

Aye: 7 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore, Mayberry, Harrison and Wood

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

Aye: 7 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore, Mayberry, Harrison and Wood

4. Parsons Cluster Housing, Coleman Road - Site Plan

The developer has proposed the demolition of an existing rental house that is located on a lot with three other residential structures and to construct a new rental house in its place. The cluster housing development is located between Coleman Street and Campbell Street. The developer has proposed a 1,260 square feet, single family home. There are two existing single family residential site-built homes and a mobile home located on the property. The existing house is in poor condition and the developer wishes to demolish it to build a new one in its location. New driveways and utility connections are not needed or proposed.

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

Aye: 7 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore, Mayberry, Harrison and Wood

5. Multifamily Duplex Housing Development, Genesis Road - Site Plan

The developer has proposed the construction of a multifamily duplex housing development off Genesis Road. The development will consist of 12 duplexes for a total of 24 housing units, a 560-foot paved private drive with proper cul-de-sac, and private

water and sewer lines. They have also proposed two storm water detention ponds to be constructed. Genesis Road is a State Highway and a TDOT driveway permit will be required. City Council has approved the sewer line extension.

A motion was made by James Mayberry, seconded by Rob Harrison, to approve the site plan contingent upon required permits and the installation of a financial guarantee for the main sewer line extension. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore, Mayberry, Harrison and Wood

6. Weigel's Peavine Location - Site Plan

Weigel's is proposing a new gas station with diesel at the intersection of Peavine Road, Chestnut Hill Road, and E. First Street. The site is the current location of the Chestnut Hill Winery. The Weigel's store will be 6,605 square feet with 50 parking spots. The property is proposed to have 8 gas fueling stations and 6 large truck diesel pumps located toward the back of the building. Due to the increase in traffic that will be generated by the development, the City required Weigel's to perform a traffic study. The study has been completed and several improvements will be required. Such as, lane adjustments, and the widening of Peavine Road, Chestnut Hill Road, and East First Street. A traffic signal will also be required for the intersection.

Melissa Clark and Tiffany Walker from Weigel's were present at the meeting. Melissa expressed excitement about the new gas station location, which will include diesel services. This will be their first diesel location in Crossville, with plans to follow up with another one soon.

Melissa Clark explained the timeline for the project, stating that there will be a 120-day waiting period after closing on the property to allow Chestnut Hill Winery to shut down operations before demolition can begin. She discussed the significant off-site improvements required for the development, including lane adjustments and the addition of a traffic signal at the intersection.

Rob Harrison asked about their plans for the large detention pond located on the site plan. Melissa Clark explained that there is an existing pond on the property, and it will be dressed up with landscaping to improve the appearance.

Melissa Clark elaborated on Weigel's plans to expand their food offerings at the new store. She mentioned that the store will feature an in-house deli, fresh pizzas, and a new product called "Dippin Chicken." She highlighted Mr. Weigel's efforts to improve the quality of food offerings by hiring professional chefs and establishing a new commissary to supply fresh food daily.

James Mayberry asked if they will have delivery services for food. Melissa Clark explained that while they do not have dedicated delivery drivers, they utilize services like DoorDash for customers who want to have food delivered.

James Mayberry stated that he thought Mr. Weigel retired from the business. Ms. Clark explained that he did retire and has appointed a new CEO, but remains as a chairman and is still very involved in the business, further explaining, the family-oriented nature of Weigel's, mentioning that the company is still very much a family business. She noted that the founder's son is involved in the operations, and they recently had an internship program for the founder's grandchildren, showcasing a

strong family legacy within the company.

Melissa Clark shared that Weigel's is looking to expand further, including plans for car washes at future locations. She expressed optimism about the new store's potential and the positive impact it will have on the community.

Rob Harrison expressed concern with TDOT delays, and asked if this will push back the project? Melissa Clark stated that they are aware of the issue, but there has not been any issues with their process with TDOT.

A motion was made by Rob Harrison, seconded by James Mayberry, to approve the site plan with a note stating the Certificate of Occupancy will not be provided until off-site improvements are complete or a financial guarantee is provided. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore, Mayberry, Harrison and Wood

7. Shepherd's Way, Central Baptist Church - Right-of-way Closure

Central Baptist Church is currently developing a master plan for their campus. A portion of that plan is to increase parking capacity. While they are just in the design and planning phase of the plan, they foresee needing to close a portion of the right of way of Shepherd's Way for use of parking and for the safety of their congregation in walking from their cars to the church. There have been some complaints about through traffic traveling Shepherd's Way at higher rates of speed. At this time, they are seeking a guarantee from the City, that if they meet all the requirements that have been explained by Planning Staff (platting, construction of a cul-de-sac, and the survey work required by the City to abandon right-of-way) that the City will then abandon the right-of-way for the church. They do not want to move forward in spending the required funds to meet all the requirements and then the City to deny the right of way closure. They anticipate the formal request to close the right-of-way within a year.

City Staff conducted a traffic count of Shepherd's Way at both ends, near the intersection of Dunbar Lane and the intersection of Highway 127 South. From the traffic count, it does appear that most traffic on the road is on Sundays and Wednesdays and most of the traffic does use the Highway 127 entrance over the Dunbar Lane side.

*Average Daily Traffic counts:
Dunbar Lane Sides: 389
Highway 127 South Side: 1,007*

City Planner Kevin Dean recused himself from this agenda item. City Engineer Tim Begley presided over the Staff review.

Rob Harrison asked if this would cut off an access point to South Ridge Circle. Kevin Dean put the GIS onto the screen to show an overview of the area, and explained that this would not affect South Ridge Circle.

A motion was made by James Mayberry, seconded by Rob Harrison, to recommend to City Council that the right-of-way be abandoned/closed contingent upon all the requirements of plats, construction of the new cul-de-sac be completed within 3 years of the 3rd reading of the Ordinance, as well as a financial guarantee be provided to the City of Crossville for any damage to the existing portion of Shepherd's Way that may require

maintenance or upkeep during the construction phase of the cul-de-sac. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore, Mayberry, Harrison and Wood

8. Dunbar Road Passon Property Sewer Connection - Mainline Sewer Extension and Outside City Sewer

On January 18, 2024, the Crossville Regional Planning Commission voted to deny a main sewer line extension to the property owned by the Passons. The property is located south of Brown Elementary School on Dunbar Road. The reason for the denial was due to there being no capacity available on the existing sewer line. They are now requesting for the City to look at their request again.

Their proposal is to construct 24 duplexes for a total of 48 housing units. They have proposed to phase their development with phase 1 consisting of 6 buildings and the final build out being the total of 24. Their designed system is for grey water discharge only, as they would have an onsite "septic tank." The discharge to the City sewer would be in lieu of field lines. The property is approximately 600 feet past the end of the existing sewer line. It would require a mainline extension and permission to tie on to outside City sewer.

James Mayberry asked what the approximate cost to hire an engineering firm to conduct the study. City Planner Kevin Dean replied that the City had sent out inquiries to engineering firms but had not yet received an official estimate. He then added that City Engineer Don Cole had told him prior to the meeting that the study would cost around \$20,000.00.

Mayor Crawford stated that this study would eventually need to be done, since the line currently services the local school. City Engineer Tim Begley further explained that the study would be necessary if they were to service any future residents in that area.

Vice Chair Kevin Poore agreed with Mayor Crawford, that the study would eventually be required.

Jerry Wood and Rob Harrison expressed their concerns about the justification for conducting this study, given that the location is outside the urban growth boundary and is unlikely to ever be annexed into the City.

Mayor Crawford expressed his concerns about setting a precedent for allowing sewer connections outside the urban growth boundary. He explained that the study could provide a baseline for the City to make more informed decisions on whether to approve or deny such requests.

Vice Chair Kevin Poore and James Mayberry both agreed that the study is a good idea for the City to pursue.

Mayor Crawford then stated that he knows the property owners and abstained from the voting.

A motion was made by Vice Chair Kevin Poore, seconded by Landon Headrick, to recommend to City Council to authorize the hiring of an engineering firm to conduct a study or analysis for the existing sewer line in the area in question. The motion carried by the following vote:

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

Abstain: 1 - Mayor Crawford

9. Proposed Changes to the Multifamily Cluster Housing Ordinance - Proposed Ordinance Change

Since the adoption of the Multifamily Cluster Housing Ordinance, one of the major changes has been the requirement for the installation of fire hydrants within 500 feet of all new residential structures. Currently this is being addressed by installing a 6-inch fire line with a fire hydrant or hydrants. Typically, these are dead end lines with no services attached. Due to the required size of a line for a fire hydrant and the small amount of flow that would be generated by most multifamily cluster housing developments, the water in the line can become stagnant and not suitable for use for water services. A few of the developments that have been approved, have installed private fire lines. Some of those water plans have been approved by TDEC. However, TDEC has changed their requirements dealing with private fire lines. Large scale commercial developments do not have an issue in installing the very expensive backflow prevention devices that are now being required by TDEC, which is a cost most housing developers would rather not be burdened with. City Staff has proposed a solution to accept the fire lines as public lines, which do not require the backflow prevention devices. However, that would potentially incur a cost to the City that is not typical for public lines. The maintenance and upkeep of the fire lines will be held to a maintenance agreement with the City and owner, should they ever have a leak or the hydrant become damaged.

A motion was made by Rob Harrison, seconded by James Mayberry, to recommend to move forward with the proposed Ordinance change to allow maintenance agreements on fire lines for multifamily/cluster housing developments with approval from City Attorney and submit to Council. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore, Mayberry, Harrison and Wood

10. Proposed changes to the Site Plan Review Ordinance - Proposed Ordinance Change

Staff has noticed a need to be able to accept financial guarantees on site plans for off-site improvements, due to the increase in both the number and size of new developments. Staff has proposed changing the Site Plan Review ordinance to allow the Planning Commission to accept financial guarantees for required off-site improvements.

A motion was made by James Mayberry, seconded by Vice Chair Kevin Poore, to recommend that Staff proceed with the proposed changes to the Site Plan Review Ordinance and submit to Council. The motion carried by the following vote:

Aye: 7 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore, Mayberry, Harrison and Wood

11. Staff Reports & Other Business

- In House Plats (In Progress)
- o Lot Combo The Terrace at Obed River, a simple combination of two lots into one,

located off Forest Drive.

- o Mamie Lou Cox Property, simple 1 lot subdivision off a parcel greater than 5 acres off Hyder Ridge Road.*

- In House Plats (Completed)*

- o Hennessee Property, has been recorded as Plat 12 page 784*
- o Baisley Acres, has been recorded as Plat 12 page 785*

- Regular Plats (In Progress)*

- o 395 lot Preliminary Plat for the Swallows Property has been submitted and is under review. Should appear before the Planning Commission in August.*

- Regular Plats (Completed)*

- o City of Crossville - Miller Avenue Pump Station division, has been recorded as Plat 12 page 788*

- Other*

- o*

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

- Planning Items reviewed: 9*
- Number of Preliminary Lots: 418*
- Number of Final Lots: 3*
- Number of New Lots Created: -3*
- Fees Collected: \$700.00*
- Acres Subdivided: 12.97*
- New Roads: 0 feet*
- New Water Lines: 0 feet*
- New Sewer Lines: 0 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: 7 - Atchley, Mayor Crawford, Headrick, Vice Chair Poore, Mayberry, Harrison and Wood

Adjournment

A motion was made by Jerry Wood at 1:01 p.m., seconded by Gordon Atchley, to adjourn the meeting. The motion carried unanimously.