

City of Crossville

392 North Main Street
Crossville, Tennessee 38555



Minutes

Thursday, October 16, 2025

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on October 16, 2025 at Crossville City Hall. Vice Chair Kevin Poore was present and presiding. He called the meeting to order at 12:04 p.m.

Roll Call

Present 4 - Gordon Atchley, Landon Headrick, Vice Chair Kevin Poore, and Rob Harrison

Absent 3 - Mayor R.J. Crawford, James Mayberry, and Jerry Wood

Others present were Bailey Walker, Kevin Dean, Randy Blake, Ann Grogitsky, and Serena Vasudeva.

Public Comment

There were no comments made.

Agenda Items

1. Approval of minutes (9/18)

A motion was made by Gordon Atchley, seconded by Landon Headrick, to approve the minutes. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

2. Model Railroad West Avenue - Site Plan

The model railroad group has proposed a 3,000 square foot building, with 15 parking spaces, along West Avenue. It is believed that existing water and sewer services are on site, but if they cannot be located, new taps can be made. The proposed building does encroach on the 50-foot setback from West Avenue. A 7-foot variance is requested.

A motion was made by Gordon Atchley, seconded by Landon Headrick, to approve the setback variance from West Avenue. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

A motion was made by Rob Harrison, seconded by Landon Headrick, to approve the site plan contingent upon any required stormwater and TDOT permits. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

3. Spriggs Construction Storage Building, Crabtree - Site Plan

The property owner has proposed the construction of a 5,000 square foot (50-foot x 100-foot) storage facility on the property fronting Crabtree Road. The proposed structure complies with all mandated building setbacks. No requests for new driveways or utility connections have been submitted at this time. (Note: The proposed building site crosses an existing property line; however, both properties are under single ownership by the developer.)

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

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

4. Shanks Data Storage Facility - Site Plan

The property owner has proposed a 1,200 square foot (30-foot by 40-foot) building to house a data storage facility on the lot fronting Matherly Street. The proposed driveway is intended to utilize an existing ingress/egress/utility easement that crosses an adjacent property to Dunn Avenue. A proposed water tap is planned from the existing water line located on Dunn Avenue. There is an existing sewer line available at the rear of the property.

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

Aye: 3 - Atchley, Vice Chair Poore and Harrison

Absent: 3 - Mayor Crawford, Mayberry and Wood

Abstain: 1 - Headrick

5. CarFix Storage Building, Bilbrey Street - Site Plan

The owner of CarFix has proposed the addition of a new 3,840 square foot (96-foot x 40-foot) storage building on the property, which fronts Bilbrey Street. This proposal does not include any requests for new utility connections or driveway access points.

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

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

6. North Main Medical addition - Site Plan

The owner of North Main Medical has proposed a 1,200 square foot (30-foot x 40-foot) addition to their existing structure, which includes a screened porch area and a small deck. The proposed addition complies with all building setback requirements.

A motion was made by Rob Harrison, seconded by Landon Headrick, to approve the site plan contingent upon Volunteer Energy Cooperative's approval of the overhead powerline location. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

7. Annexation of 226 Tulip Drive - Annexation Review and Recommendation

The property owners of 226 Tulip Drive, Tax Map and Parcel 112D I 010.00, have requested annexation. This annexation would not involve any streets. Request for sewer has not been made at this time. City Staff has presented this request to the Planning Commission for a recommendation to move forward with the annexation process or not.

A motion was made by Rob Harrison, seconded by Landon Headrick, to recommend Staff move forward with annexation. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

8. Annexation of 31 Canary Drive - Annexation Review and Recommendation

The property owner of 31 Canary Drive, Tax Map and Parcel 112L E 007.00, has requested annexation for the purpose of connection to the City's sewer system. They are wishing to construct a single-family residence with a detached mother-in-law suite. To connect to the City sewer system, a sewer mainline extension would be required. It would require approximately 480 feet of a 2-inch low-pressure sewer line. The annexation would also include 380 feet of Canary Drive.

The conditions of Canary Road are not up to City road standards. Standard repaving would bring it up to within acceptable margins. Staff requested guidance on classifying. The classification will determine the cost responsibility of the low-pressure sewer extension.

A motion was made by Rob Harrison, seconded by Landon Headrick, to accept the property as a single-family residential structure. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

A motion was made by Rob Harrison, seconded by Gordon Atchley, to recommend Staff move forward with annexation. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

9. Annexation of 344 Jada Drive - Annexation Review and Recommendation

The property owner of 344 Jada Drive, Tax Map and Parcel 126H C 010.00, has requested annexation and connection to the City's sewer system. There is currently no sewer available to the property. A 940-foot extension of a low-pressure sewer line would be required to provide a sewer connection. The requestor would be responsible for the material cost of the extension. In order to annex the property, a corridor annexation of approximately 760 feet of Pigeon Ridge Road (a State Highway) and 265 feet of Jada Drive (a County Road) would be required.

Jada Drive is not up to current City road standards. It is surfaced in tar and chip and has a 17.5-foot paved driving surface. If annexed, the street would need to be compliant to City standards.

A motion was made by Rob Harrison, seconded by Landon Headrick, to recommend Staff move forward with annexation. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

10. Staff Reports and Other Business

- *In House Plats (In Progress)*
- o *None*

- *In House Plats (Completed)*
- o *Star Group 1 LLC, recorded as Plat Book 13 page 11.*

- *Regular Plats (In Progress)*
- o *Still no resubmittal for the Oakland Preliminary Plat.*

- *Regular Plats (Completed)*
- o *None*

- *Other*
- o *Currently working on 5 Annexation requests*

Monthly Planning Report: July 1, 2025 to October 10, 2025

- *Planning Items reviewed: 23*
- *Number of Preliminary Lots: 418*
- *Number of Final Lots: 19*
- *Number of New Lots Created: -1*
- *Fees Collected: \$1,750.00*
- *Acres Subdivided: 26.704*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 215 feet*

A motion was made by Rob Harrison, seconded by Gordon Atchley, to accept staff reports as presented. The motion carried by the following vote:

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

Absent: 3 - Mayor Crawford, Mayberry and Wood

Adjournment

A motion was made by Gordon Atchley at 12:29 p.m., seconded by Rob Harrison, to adjourn the meeting. The motion carried unanimously.