

City of Crossville

*392 North Main Street
Crossville, Tennessee 38555*



Minutes

Thursday, June 18, 2026

12:00 PM

City Hall

Planning Commission

Regular Meeting

Call to Order

The Crossville Regional Planning Commission met for its monthly meeting on June 18, 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 4 - Mayor R.J. Crawford, Landon Headrick, Jerry Wood, and Rob Harrison

Absent 3 - Gordon Atchley, James Mayberry, and Kevin Poore

Others present were Kevin Dean, Bailey Walker, Aaron Frazer, Louis Frazer, Austin Page, Daniel Nolen, and Mike Moser.

Public Comment

There were no comments made.

A motion was made by Rob Harrison, seconded by Jerry Wood, to amend the agenda and add First Freewill Baptist Church Pavilion - Site Plan as agenda item #8. The motion carried by the following vote:

Aye: 4 - Mayor Crawford, Headrick, Wood and Harrison

Absent: 3 - Atchley, Mayberry and Poore

Vice Chair Kevin Poore joined the meeting at 12:02 p.m.

Present 5 - Mayor R.J. Crawford, Landon Headrick, Jerry Wood, Rob Harrison, and Kevin Poore

Absent 2 - Gordon Atchley, and James Mayberry

Agenda Items

1. Approval of Minutes (5/21)

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

Aye: 5 - Mayor Crawford, Headrick, Wood, Harrison and Poore

Absent: 2 - Atchley and Mayberry

2. Stewart Russell Division - Plat with Variance

Mr. Russell has proposed a three-lot subdivision along Highway 70 North. The proposed layout consisted of lot line adjustments to the existing lots and the creation of new lots. Proposed Lots 2 and 3 front on Highway 70 North and have existing water. The proposed Lot 1 requires a variance for ingress, egress, and utility access. The reason for the variance request was that Mr. Russell requested to maintain ownership of the access point for the possibility in the future to subdivide the remaining property, which is currently greater than 5 acres, into more lots for his family. In the event of a future subdivision, Mr. Russell would be required to construct a public road and public utilities. If the proposed Lot 1 was a flag lot, it could hinder future plans.

A motion was made by Vice Chair Kevin Poore, seconded by Landon Headrick, to approve the variance allow an easement in lieu of road frontage and utility access. The motion carried by the following vote:

Aye: 5 - Mayor Crawford, Headrick, Wood, Harrison and Poore

Absent: 2 - Atchley and Mayberry

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

Aye: 5 - Mayor Crawford, Headrick, Wood, Harrison and Poore

Absent: 2 - Atchley and Mayberry

3. Becker Old Mail Road Duplex Housing Revision - Site Plan

The developer has proposed a revision to a previously approved duplex housing site plan. The original site plan required a fire hydrant to be relocated due to the proposed alignment of the driveway. The developer had since shifted the proposed driveway and changed the sizing of the duplex housing units. The new site plan will not require the fire hydrant to be relocated. The total number of units was reduced to 29 instead of 30 due to the changes made to the driveway and the sizing of the housing units.

A motion was made by Vice Chair Kevin Poore, seconded by Landon Headrick, to rescind the approval of the previous site plan for this property that was approved on February 19, 2026. The motion carried by the following vote:

Aye: 5 - Mayor Crawford, Headrick, Wood, Harrison and Poore

Absent: 2 - Atchley and Mayberry

A motion was made by Vice Chair Kevin Poore, seconded by Landon Headrick, to approve the new site plan. The motion carried by the following vote:

Aye: 5 - Mayor Crawford, Headrick, Wood, Harrison and Poore

Absent: 2 - Atchley and Mayberry

4. Cook Road Townhomes - Site Plan

The developer has proposed a townhome development along Cook Road, in front of Stone Memorial High School, consisting of 26 housing units located in 10 separate buildings. The proposed development will be serviced by a master water meter with private service lines. Sewer lines will run to a private pump station via private service lines and then connect to an existing sewer line along Cook Road. Access to the townhomes will be along a private drive with off-driveway parking and sidewalks to the interior units. There is an existing fire hydrant along Cook Road that is less than 500 feet from all proposed structures.

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

Aye: 5 - Mayor Crawford, Headrick, Wood, Harrison and Poore

Absent: 2 - Atchley and Mayberry

5. AutoZone Interstate Drive - Site Plan

Developers have proposed an AutoZone to be located along Interstate Drive, behind the Aspen Dental and T-Mobile location. The proposed building is 6,815 square feet. There are two proposed driveway locations, which may require TDOT permitting. There are two proposed utility connections located on the southwestern property corner for water and sewer. A short private service line will be required for the sewer connection to the existing low-pressure sewer line located on the adjacent property. Proper easements for the private sewer line currently exist, as provided on a recorded plat.

A motion was made by Rob Harrison, seconded by Jerry Wood, to approve the site plan changing from mainline extension to a private service line contingent upon any required TDOT driveway permits. The motion carried by the following vote:

Aye: 5 - Mayor Crawford, Headrick, Wood, Harrison and Poore

Absent: 2 - Atchley and Mayberry

6. Walmart Addition - Site Plan

Walmart has proposed a 5,188 square foot addition to their existing store along North Main Street, as well as a change in parking. The addition and change in parking is to relocate the "Pick Up" location from the southern side of the store to the northern side. There are no new driveways or utility connections proposed.

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

Aye: 5 - Mayor Crawford, Headrick, Wood, Harrison and Poore

Absent: 2 - Atchley and Mayberry

7. Staff Reports and Other Business

- *In House Plats (In Progress)*
 - o *Revision to Glendale Lots 13-18, under review.*
 - o *Stoneview Phase III, 19 lots along Stoneview Drive.*
 - o *Replat of Mount Crest Subdivision lots 38 and 39, a lot line adjustment along Palmetto Drive.*

- *In House Plats (Completed)*
- o *TR Wyatt Addition, recorded as Plat 13 Page 92*

- *Regular Plats (In Progress)*
- o *Still waiting on resubmittal of Oakland (400 lot single family residential subdivision)*

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

- *Other*
- o *.....*

Monthly Planning Report: July 1, 2025 to June 12, 2026

- *Planning Items reviewed: 75*
- *Number of Preliminary Lots: 565*
- *Number of Final Lots: 97*
- *Number of New Lots Created: 23*
- *Fees Collected: \$6,600.00*
- *Acres Subdivided: 140.814*
- *New Roads: 1651 feet*
- *New Water Lines: 1350 feet*
- *New Sewer Lines: 1265 feet*

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

Aye: 5 - Mayor Crawford, Headrick, Wood, Harrison and Poore

Absent: 2 - Atchley and Mayberry

8. First Freewill Baptist Church Pavilion - Site Plan

First Freewill Baptist Church, located on East First Street, has proposed a 40 foot by 60 foot pavilion on the rear of their property. The proposed pavilion will have restroom facilities and require a new sewer connection. The church had obtained a private easement to cross the adjacent property to connect to public sewer. The water service will come from the existing water at the church. New driveways were not proposed.

A motion was made by Rob Harrison, seconded by Vice Chair Kevin Poore, to approve the site plan. The motion carried by the following vote:

Aye: 5 - Mayor Crawford, Headrick, Wood, Harrison and Poore

Absent: 2 - Atchley and Mayberry

Adjournment

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