

CITY OF CROSSVILLE
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Crossville, Tennessee 38555~4275
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Planning Office

July 29, 2026

April Martin
Realtor
eXp Realty

RE: Property located within the City of Crossville, 2650 Cook Rd (TMP 088 040.01)

To Whom It May Concern,

As requested, City Staff has reviewed the property in question and found no zoning requirements on the property.

The property in question is located inside the City of Crossville. The City of Crossville does not have Zoning. The City does have ordinance restrictions that are like Zoning, but only regarding Mobile Homes, Mobile Home Parks, and "Adult Oriented" businesses. There might be certain height maximums regarding Zoning requirements around the airport. If any structure on the property is proposed to be above 200ft in height, please notify the City Staff for a closer definition of height zoning. The city of Crossville does have site plan review for any new or remodel that changes the footprint for commercial, industrial, or multifamily structures.

There could be deed restrictions or covenants regarding this property. The city does not act as an enforcement agency regarding deed restrictions or covenants.

Any change to the existing parcel lines would require a new plat to be submitted to the Crossville Regional Planning Commission for approval, per the requirements or regulations established in the Crossville Regional Planning Commission Subdivision Regulations.

The property is currently being taxed at residential rates. If the land use changes to a commercial use, then the Cumberland County Property Assessor would need to be notified and the tax rate changed to commercial. If the use is changed, then the property may be subject to building permit and Codes requirements. Please contact the City of Crossville Codes Dept. for information regarding the change of use.

There are no known variances on the property.

If you have any other questions or concerns regarding this, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin J. Dean", with a stylized flourish at the end.

Kevin J. Dean, City Planner