

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on March 11th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Ben Brooks
Andy Broyles
David Durante, Alternate Secretary
Matt Hensley
Ginny Kidwell, Vice-Chairman
Paige Mengel
Anita Ricker, Secretary
Lindy Riley, Chairman

Members Absent:

Cal Doty, Mayor

Motion made, seconded, and carried to approve the meeting agenda.

Lindy Riley, Chairman of the commission presided. Motion made, seconded, and carried to approve minutes of regular meeting of February 11th, 2025, as written.

Recognition of persons wishing to make public comment or ask questions on any agenda item:

Chairman Riley announced individuals wishing to make public comment or ask questions on any item on the meeting agenda to sign the sheet at the entrance door at this time. Walt Stone, Jeff Taylor, Todd Hensley, Scott Niswonger requested to speak on item 6.1.

Staff Report:

Randy Davenport, Planning Administrator, gave updates on various projects in the town.

The new traffic signal at the intersection of Serral Drive and SR-34 (East Andrew Johnson Hwy.) is now in operation.

The 72-unit apartment project development located off Harlan Street is progressing. The installation of water/sewer & stormwater drainage is nearing completion and unit construction will begin soon with an estimated project completion date by year end.

Plaza Towers has changed ownership and is currently renovating the complex. Town staff have met with the developer via ZOOM meetings to discuss if an additional vehicle access point is possible from Bob Smith Blvd. and discussed plans to construct ADA access to the rear of building to the local shopping centers.

Department heads met in retreat last week and discussed their priority list of concerns that included, traffic on Andrew Johnson Highway, a remote traffic signal system, Greene Valley project traffic impact, town sidewalk improvements, downtown sidewalk connectivity, and Phase II of the Crowfoot Alley connector.

Mr. Davenport reported that staff has been contacted from two individuals gathering information on “how to be de-annexed” from the Town of Greeneville. Reasons given – lack of sewer service. Mr. Davenport reported that no formal request has been made at this time. The board requested staff to provide a list for their review of areas inside the Town of Greeneville not receiving sanitary sewer services from the Greeneville Water Commission.

Recognition of persons wishing to make public comments. A maximum of five (5) minutes was provided to speak to the planning commission members. Walt Stone, Jeff Taylor, Todd Hensley, and Scott Niswonger each provided concerns if the “Bohannon Development” housing development on Whitehouse Road was approved. Concerns shared included negative traffic impact to already narrow Whitehouse Road roadway, airport noise to a residential area, a residential development within ½ mile to the end of an airport runway, small engine failures that could occur on takeoff, Greeneville Fire Department response time, limited fire compression tools if a jet fuel fire should occur in a residential area. The development of an estimated 218 homes is not considered to be within the entry level housing price point. The impact on schools, hospitals, roads, water/sewer, will strain the town infrastructure. The development could danger the viability of the airport and have a negative economic impact on the community if the airport is constrained to operate.

In addition, Todd Hensley encouraged members to visit the Federal Aviation Administration website <https://www.faa.gov/airports/acrp> Airport Cooperative Research Program (ACRP). He said that the ACRP program offers resources and tools to find solutions to problems faced by airport operators.

The Town of Greeneville Planning Administrator, Randy Davenport, stated that the proposed development meets all the town’s legal zoning requirements. He explained that despite the objections voiced if all regulations are met, there was nothing the commission could do to legally deny the project. Planning Commission and City Council member Matt Hensley said that he felt the commission could deny the grading plan based on the rules and regulations of the Planning Commission. Matt Hensley stated. “It says that our decision-making and our judgements should be oriented towards the health, safety, and general welfare of the town.”

Whitehouse Road, DENIAL of preliminary approval for a mass grading plan and grading permit for Phase No. 1 of the “Bohannon Residential Development” owned by Land Star Development, LLC. Motion was made, seconded, and carried to DENY preliminary approval for a mass grading plan and grading permit for Phase No. 1 of the Land Star Development, LLC residential development (currently referred to as the Bohannon Development) located on Whitehouse Road and being Tax Map 086, Parcel 049.00 and owned by Land Star Development, LLC. Conceptual design for a proposed 218 lot P.U.D subdivision development was presented as an information item only at the January 10th, 2023, meeting of the Greeneville Municipal Planning Commission. The proposed concept design showed the construction of approximately 9,670 feet (1.8 miles) of new street. Since that presentation, additional geotechnical, environmental, and civil engineering studies have been performed on the property. The developers made submission for a Notice of Coverage (NOC) permit with TDEC, and that permit was issued on April 4th, 2024. In addition, an Aquatic Resource Alteration Permit (ARAP) was issued on October 11th, 2024. Total area of land disturbance for Phase No. 1 is

29.10 acres. Staff recommended the grading plan be granted preliminary approval; however, DENIAL was based on concerns of health, safety, and general warfare of the citizens of the Town of Greeneville due to the proximity to the Greeneville Municipal Airport.

Administrative approval: Motion made, seconded, and carried to recognize and concur with the following administrative approval:

603 North Main Street, preliminary and final approval of a two (2) lot minor combination plat, Daniel and Kristal Jones property. Administrative approval was granted to the preliminary and final approval of a two (2) lot minor combination plat located at 603 North Main Street and being known as the Daniel and Kristal Jones property and being Greene County Tax Map 098D, Group B, Parcel 014.00. The combination plat proposes to combine two (2) parcels into one (1) being Lot 30R (0.34 acres) in size. The proposed combined lot will have one-hundred ft. (100 ft.) of road frontage along North Main Street. Staff recommended consent.

2270 East Andrew Johnson Hwy., preliminary and final approval of a site plan showing the construction of a new “Take 5” oil business, WSM Ventures, LLC. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan showing the construction of a new “Take 5” oil change business located at 2270 East Andrew Johnson Hwy. and being known as the WSM Ventures, LLC property and being Greene County Tax Map 087M, Group A, Parcels 005.00, 006.00, 007.00 and 008.00 subject to an entrance permit from TDOT addressing the improvements to the existing traffic signals. The plan proposes adding a 1,431 Sq. Ft. building with associated parking and a new entrance onto East Andrew Johnson Highway with required improvements to the existing traffic signal location. Landscape buffering will be required along the rear of the property as it adjoins a single-family residential subdivision that is Zoned R-1(Low Density) residential and other landscaping will be required as the property is located within the “Gateway Overlay” district. The developer will be responsible for all costs associated with any traffic signal or entrance improvements. A combination plat will also be required to combine the four (4) separate parcels into one (1) parcel. Staff recommended preliminary and final approval.

Greeneville Municipal Airport Authority property, preliminary approval of a site plan showing the construction of a sixty-foot x one-hundred foot (60 ft. x 100 ft.) corporate hangar facility. Motion was made, seconded, and carried to grant preliminary approval of a site plan showing the construction of a sixty ft. x one-hundred ft. (60 ft. x 100 ft.) corporate hangar facility located on the Greeneville Municipal Airport Authority property. Since the Planning Commission has no authority over airport design, staff presented this item only for grant-related purposes to show Town of Greeneville approval. Staff recommended approval.

There being no further business, the meeting adjourned.

Submitted:

Lindy Riley, Chairman

Anita Ricker, Secretary

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