

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on December 10th, 2024, 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
 Cal Doty, Mayor
 Paige Mengel
 Anita Ricker, Secretary
 Lindy Riley, Chairman

Members Absent:

Matt Hensley
 Ginny Kidwell, Vice-Chairman

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Bert Seay, Building Official; Paula Chandler, Clerk Recorder's Office, Amber Morris, Clerk Recorder's Office; Scott Keith, Assistant Public Works Director; Todd Smith, City Manager; Cathy Osborne, Assistant City Manager; Ron Woods, City Attorney

Motion made, seconded, and carried to approve the meeting agenda with item 9.4 App. No. 24GRN-DEV00025 withdrawn.

Lindy Riley, Chairman of the commission presided. Motion made, seconded, and carried to approve minutes of special called meeting of November 19th, 2024, 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. NONE

Staff Report:

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

Construction has begun on the new traffic signal at the intersection of 11-E and Serral Drive with an estimated completion date of March 2025.

Construction of the new Panda Express restaurant adjacent to the Texas Roadhouse restaurant on E. Andrew Johnson Highway is nearing completion with an estimated opening in early February 2025.

Fontana Pointe – a 72 Unit Apartment project located off Harlan Street behind the new Texas Roadhouse is ahead of schedule with two (2) building pads ready to begin construction. We expect permits to be pulled this week with an estimated project completion date of October 2025.

Mr. Davenport reported that the town has been contacted by a developer interested in an 11-acre site located behind the Chick-Fil-A restaurant off E. Andrew Johnson Highway. In discussion with the developer, staff requested a frontage road connecting Lowes and Crocket Crossing as another entrance way on the backside of the property for easier public access. In addition, staff informed the developer that a traffic impact study would be required at their cost and at no cost to the town.

Bert Seay, Building Official announced that in February or March of next year this board may be asked to convene as the Health and Sanitation Board to hear a property maintenance violation of town code. More information will be provided at a future date if there is not a resolution of the issue.

Annual Report. Justin Schooley, Planner presented a synopsis of the annual report of the Commission's activities from September 2023 to August 2024. Motion made, seconded, and carried to approve the report and is attached as part of the official public records of the Greeneville Municipal Planning Commission.

2025 Greeneville Municipal Planning Commission Meeting Dates & Application Deadlines. Motion made, seconded, and carried to approve the 2025 Greeneville Municipal Planning Commission Meeting Dates & Application Deadlines.

Randy Davenport announced that the July 2025 Municipal Planning Commission meeting will be his last meeting as the town's Planning Director. Mr. Davenport will be retiring on August 1st, 2025.

Recommendation to the City Council to DENY acceptance of a section of Persimmon Hollow from North Rufe Taylor Road with Cherry Grove and Cherry Grove from Persimmon Hollow to Persimmon Hollow to the Master Street List of the Town of Greeneville. Motion was made, seconded, and carried to not recommend to the City Council the acceptance of a section of Persimmon Hollow from North Rufe Taylor Road to the intersection with Cherry Grove and Cherry Grove from Persimmon Hollow to Persimmon Hollow located in the Johnson Farms residential development and to add to the "Master Street List" for the Town of Greeneville until proof that these streets meet Town of Greeneville Street Standards due to visual evidence of poor construction as it pertains to streets, sidewalks, curbing, and catch basin inlets. Assistant Public Works Director Scott Keith and City Attorney Ron Woods also address the board. Mr. Woods gave possible issues for adopting roadways that do not meet city standards. In addition, Mr. Woods recommended at the time that the town does accept streets in this development that performance bonds should be extended (1) one year pass acceptance of streets as an additional warranty. Mr. Davenport shared pictures of the poor construction quality with a representative of D. R. Horton and invited them to attend the meeting to discuss concerns, but no one was present at the meeting to address the issue.

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

Wilson Drive, preliminary and final approval for a plat showing the relocation of a property line, Ray Parton, Jacob Harmon, property owners. Administrative approval was granted to the preliminary and final approval for a plat showing the relocation of the property line dividing Tax Map 110J, Group F, Parcel 001.00 and being known as the Ray Parton property and Tax Map 110J, Group F, Parcel 005.03 and being known as the Jacob Harmon property located on Wilson Drive. The plat creates two (2) revised parcels being Lot 1R (0.35 acres in size) and Lot 2 (0.99 acres in size). The property is currently zoned **R-1 (Low Density) Residential** and **R-2 (Medium Density) Residential**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended consent.

Lexington Court, preliminary and final approval for a plat showing the relocation of a property line, James and Sara Carter, David and Rebecca Myers, property owners. Administrative approval was granted to the preliminary and final approval for a plat showing the relocation of the property line dividing Tax Map 100H, Group A, Parcel 011.00 and being known as the James and Sara Carter property and Tax Map 100H, Group A, Parcel 012.00 and being known as the David and Rebecca Myers property located on Lexington Court. The plat creates two (2) revised parcels being Lot 11R (0.58 acres in size) and Lot 12R (0.91 acres in size). The property is currently zoned **R-1 (Low Density) Residential** and **R-2 (Medium Density) Residential**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended consent.

Arnold Road, preliminary and final approval for a plat showing the subdivision and re-combination of three (3) parcels of land, Bradley Huff, Amy Hull Lamb, property owners. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision and re-combination of three (3) parcels of land being Tax Map 098, Parcel 013.00 and 014.00 being known as the Bradley Huff property and Tax Map 098, Parcel 013.01 and being known as the Amy Hull Lamb property located on Arnold Road. The plat creates two (2) revised parcels being Lot 1 (1.78 acres in size) and Lot 2 (1.34 acres in size). The property is currently zoned **B-4 (Arterial) Business** and **R-2 (Medium**

Density) Residential. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended.

There being no further business, the meeting adjourned.

Submitted:

Lindy Riley, Chairman

Anita Ricker, Secretary

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