

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on January 9th, 2024, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Andy Broyles
Cal Doty, Mayor
David Durante
Matt Hensley
Paige Mengel
Lindy Riley, Chairman & Alternate Secretary

Members Absent:

Ben Brooks
Ginny Kidwell, Vice-Chairman
Anita Ricker, Secretary

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

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 December 12th, 2023, 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 recognized.

Staff Report:

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

Scooter's Coffee: Staff contacted the developer/owner of the Scooter's Coffee project at 1595 E. Andrew Johnson Highway and informed them that they have a May 31st deadline to complete the project, or they will have to go through the permitting process again. The developer indicated that an internal financial misunderstanding has been resolved and subcontractors are currently being pulled together to finish the project.

Texas Roadhouse: Developers of the site for the Texas Roadhouse Restaurant are currently constructing a large retaining wall on the backside of the lot and restaurant construction should begin in early spring with a completion date of late summer.

The developer of the Texas Roadhouse site is giving excess topsoil to the Town of Greeneville at no cost for use at the landfill.

Panda Express: The proposed Panda Express restaurant to be located adjacent to the new Texas Roadhouse project is ready to begin construction just as soon as all permits are obtained.

Traffic signal at Serral Drive/Traffic Study in the east end area of Greeneville: Staff to meet next week with the traffic consultant. Staff will review recommendations and will request the consultant to give a presentation to the planning commission at our next meeting. We hope to have the installation of a new traffic signal at Serral Drive/E. Andrew Johnson Hwy. by the end of summer to coincide with the opening of the new Texas Roadhouse restaurant.

Development: Staff continue to receive calls from people wishing to relocate to Greeneville, however, interest in commercial development is currently exceeding residential inquiries. Staff reported that housing construction has slowed.

Staff reported that D. R. Horton Homes continue to construct new homes, however their sales are not as they had anticipated. They have currently constructed in excess of 35 homes in the

Johnson Farms development. Onsite inspection for ground disturbance regulations is scheduled for later this week by staff.

Depot Street Redevelopment area is seeing new construction and we anticipate more new builds in future.

Legislative news: Mr. Davenport informed the commission that the 113th Tennessee General Assembly has convened, and a topic of discussion will be the recent influx of persons moving to Tennessee and how this is affecting costs on the local governments, planning, zoning, housing, etc. Staff will watch closely for any legislative updates and forward those to the commission as available.

3075 E. Andrew Johnson Highway/N. Rufe Taylor Road, preliminary and final approval for a site plan for a 7-Brew Coffee Drive-Thru. Motion was made, seconded, and carried to grant preliminary and final approval for a site plan for a 7-Brew Coffee Drive-Thru located at 3075 E. Andrew Johnson Highway and being a portion of Tax Map 088, Parcel 080.02 subject to receiving approval from TDOT to use the existing entrance as a right in/right out ingress and egress. The subject property is currently zoned B-4 (Arterial) Business. The site plan indicates a 525 S.F. building with associated parking and drive-thru entrances and exits. The entrances to the site will be from N. Rufe Taylor Rd. which includes an existing entrance near E. Andrew Johnson Hwy. and a new entrance constructed connected to N. Rufe Taylor Road. This will be a drive-thru arrangement only. No indoor seating will be provided. Parking stalls provided will be for employees only. An existing storm water detention pond will be utilized with improvements made to increase capacity. The site directly to the north and adjoining this site also utilizes the same pond. Due to less than one (1) acre being disturbed, no NOC permit from TDEC will be required. The site plan has been reviewed by planning staff. Concerns with traffic flow have been identified and these concerns have been presented to the developers. Staff informed the planning commission of traffic flow concerns.

Fairgrounds Road and Fairgrounds Circle intersection, preliminary and final approval for a site plan for a rental equipment business storage yard, Grand Rental Station Rental Company. Motion was made, seconded, and carried to grant preliminary and final approval for a site plan for a rental equipment business storage yard located at the intersection of Fairgrounds Road and Fairgrounds Circle and being Tax Map 087N, Group D, Parcel 006.00 subject to receiving an approved stormwater NOC (Notice of Coverage) permit from TDEC. The subject property is zoned B-4 (Arterial) Business. The site plan indicates the grading of this parcel as well as Tax Map 87N, Group D, Parcel 005.00. Entrances to the site will be from Fairgrounds Circle as well as Fairgrounds Road. The site will provide storage for equipment associated with the Grand Rental Station Rental Company. The site directly to and adjoining the storage yard will be graded for future development. An aboveground stormwater detention pond will be utilized to provide the required stormwater control. The proposed gravel surface for the storage of equipment is allowed under Zoning Ordinance Section 1901.4.9.5. The site plan has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

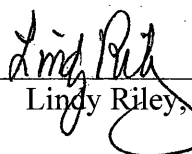
Harlan Street and E. Andrew Johnson Highway intersection, preliminary and final approval for a site plan for a Panda Express restaurant in the "Shops at Greeneville" retail development. Motion was made, seconded, and carried to grant preliminary and final approval for a site plan for a Panda Express restaurant located in the "Shops at Greeneville" retail development near the intersection of Harlan Street and E. Andrew Johnson Highway and being a portion of Tax Map 088, Parcel 097.02 subject to additional site plan information being provided. The subject property is zoned B-4 (Arterial) Business. The site plan indicates a 2,600 S.F. building with indoor seating as well as a two (2) lane drive thru. The site provides parking for indoor seating, online pick-up, and employees. Access to the site will be from a dedicated ingress/egress easement dedicated across the front of the site for the benefit of all businesses located in the development. Stormwater detention will be provided by the detention ponds that were constructed during the mass grading of the site. No additional stormwater control will be required, and the new sites drainage will connect to existing stormwater pipes that were also constructed during the mass grading. The site plan has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

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

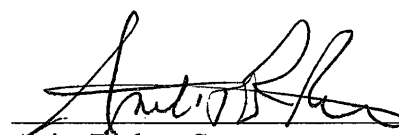
600 W. Andrew Johnson Hwy, preliminary and final approval for a plat showing the removal of an ingress/egress easement, Planet Fitness property. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the removal of an ingress/egress easement on a previous plat known as the "Subdivision Plat of 600 W. Andrew Johnson Highway" and being a portion of Tax Map 086M, Parcel 006.03 and being known as the Planet Fitness property located at 600 W. Andrew Johnson Hwy. The previously approved plat indicated an ingress/egress easement located across the newly constructed building. Further research found that the easement in question had been removed previously. The intent of the plat is to correct this error. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended consent.

521 Tusculum Blvd., preliminary and final approval for a plat showing the combination of four (4) lots, McDonald's Corporation property. Administrative approval was granted to the preliminary and final plat showing the combination of four (4) lots for the property known as McDonald's Corporation property located at 521 Tusculum Blvd. and being Tax Map 099A, Group A, Parcel 011.00. The intent of the plat is to remove the internal lots lines and combine the four (4) parcels into one (1) parcel. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended consent.

There being no further business, the meeting adjourned.


Lindy Riley, Chairman

Submitted:


Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on February 13th, 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
 Matt Hensley
 Ginny Kidwell, Vice-Chairman
 Anita Ricker, Secretary
 Lindy Riley, Chairman & Alternate Secretary

Members Absent:

Paige Mengel
 Cal Doty, Mayor

Staff members present: Randy Davenport, Planning Administrator; Bert Seay, Building Official; David Weems, Fire Marshal; Justin Schooley, Planner; Paula Chandler, Clerk Recorder's Office; Cathy Osborne, Assistant City Manager; Christina Potts, Marketing/Media Specialist

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 January 9th, 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 recognized.

Job Shadowing Youth Council Recognized. Several job shadowing participants of the Town of Greeneville Youth Council in attendance were recognized.

Staff Report:

Randy Davenport, Planning Administrator gave updates on various projects in the town including building remodel plans for the former Tractor Supply Store and the former Fatz Café locations that meet current zoning regulations and do not need approval by the commission.

The former TSC building next to CCU Boulevard is being developed into a cancer treatment center to be known as "Cancer Treatment Associates". The center will utilize the rear portion of the building with driveway entrance off CCU Boulevard. It is their intent to keep the front of the building as a storefront for potential future business use.

The former Fatz Café building has been purchased by an Ohio man that plans to open an Amish-type market in the building. There will be no indoor dining. The business is expected to be open in late spring or early summer.

Mr. Davenport reported that we are still seeing interest from people wanting to relocate to Greeneville.

Mr. Davenport reported that Mattern & Craig Engineering firm has completed a traffic signal study at Serral Drive/E. Andrew Johnson Highway at the request of the Town of Greeneville. Staff have met with the engineers and have reviewed the design, and we believe that costs will be within budgeted amounts. The design has been forwarded to TDOT for approval. We anticipate approval soon and hope to bid out the signal project in early spring and have the signal in service before the new Texas Roadhouse Restaurant opens in late summer.

Also, Mattern & Craig Engineering firm has completed a traffic study of the east end of Greeneville. The town has received a copy of the study, and it identifies several areas needing attention. Staff will schedule a meeting with consultants to come and give recommendations to this board. Hopefully, we will have that presentation at next month's Greeneville Municipal Planning Commission meeting.

Mr. Davenport reported that the proposed 72-Unit apartment complex planned behind the new Texas Roadhouse development with ingress and egress off Harlan Street (city limits of Tusculum) is moving forward.

Mr. Davenport reported that town staff is making plans to meet with City of Tusculum officials in order to coordinate response to impacts developments on the eastern end of 11E will have on Greeneville and the City of Tusculum.

Mr. Davenport reported that the Texas Roadhouse has received State Fire Marshal approval to the seating capacity of the new restaurant and development will be moving forward. Construction is anticipated to begin later this spring.

Mr. Davenport reported that the Johnson Farms development continues and is now in Phase II of construction.

Mr. Davenport reported that the 7-Brew coffee shop and the new KFC restaurant plans are moving forward.

613 and 615 East Barton Ridge Road, preliminary and final approval for a plat showing the subdivision and re-combination of two (2) parcels of land, John and Jason Barham property. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision and re-combination of two (2) parcels of land located at 613 and 615 East Barton Ridge Road and known as the John and Jason Barham property and being Tax Map 099I, Group B, Parcels 040.00 and 039.00. The intent of the plat is to divide the parcel at 613 East Barton Ridge Road and combine the remainder of that parcel with the parcel located at 615 East Barton Ridge Road and create two (2) new parcels known as Lot 1 (0.21 acres) and Lot 2 (0.94 acres). The property is zoned R-3 (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 approval.

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

(Address TBD) Jefferson Street, preliminary and final approval for a plat showing the combination of three (3) parcels of land known as the Jesse and Amber Hayes property. Administrative approval was granted to the preliminary and final plat showing the combination of three (3) parcels of land located at TBD Jefferson Street and known as the Jesse and Amber Hayes property and being Tax Map 099A, Group B, Parcel 007.00. The intent of the plat is to combine three (3) parcels of land creating one (1) new parcel known as Lot 42R (0.58 acres). The plat also clearly defines the location of a forty foot (40') wide ingress/egress easement for the benefit of Tax Map 099A Group B, Parcel 018.00 adjacent to the north of the subject property. The property is zoned M-2 (High Impact Use). The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended consent.

Recommendation to the Greeneville City Council to rezone property located along West Irish Street and West Main Street from M-2 (High Impact Use) to B-4 (Arterial) Business as identified by Town of Greeneville staff review as being inappropriately zoned. Motion was made, seconded, and carried to recommend to the Greeneville City Council that parcels of land being identified as Greene County Tax Map 098O, Group A, Parcels 001.00, 002.00, 003.00, 004.00, 005.00, 006.00, 007.00, 008.00, 009.00, 010.00, 011.00, 012.00, 013.00, 014.00, 015.00, 016.00, 016.01, 017.00, and 018.00; Tax Map 110B, Group A, Parcel 021.00, and Tax Map 110B, Group B, Parcel 015.00 located along West Irish Street and West Main Street be rezoned from M-2 (High Impact Use) to B-4 (Arterial) Business. The parcels being considered for rezoning have been identified as being inappropriately zoned during a review by the Town of Greeneville planning staff. Correcting the zoning from the current M-2 (High Impact Use) to the correct zoning of B-4 (Arterial) Business brings the residences and businesses located on these parcels into conformity with the Town's Zoning Ordinance. Now that financial institutions have much more stringent

guidelines when considering financing, especially for residential properties, a property that is zoned incorrectly is at a considerable disadvantage. The Town of Greeneville planning staff has decided to take the corrective action of rezoning these properties to a more appropriate zone reflecting the current use which is residential and business in nature. The change will help eliminate complications when improving, selling, or adding to the properties. Staff recommended that the Greeneville Municipal Planning Commission grant approval and recommend the rezoning request from M-2 (High Impact Use) to B-4 (Arterial) Business to the Greeneville City Council for their approval.

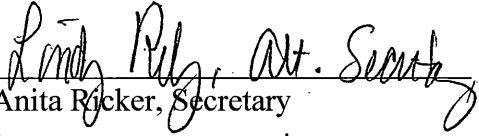
423 East Bernard Ave, preliminary and final approval for a plat showing the combination of four (4) parcels and land, Idlewild Park Addition Lots 33, 34, 35 and 36, Ronald and Tara Crum property. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the combination of four (4) parcels of land being known as the Idlewild Park Addition Lots 33, 34, 35 and 36 and being Tax Map 099H, Group C, Parcel 013.00 and being known as the Ronald and Tara Crum property located at 423 East Bernard Avenue. The combination will create a new parcel identified as Lot 33R (0.69 acres). The property is zoned B-4 (Arterial) Business. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

There being no further business, the meeting adjourned.



Lindy Riley, Chairman

Submitted:



Anita Ricker, Secretary

Lindy Riley, Alternate Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on March 12th, 2024, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Ben Brooks
Andy Broyles
Cal Doty, Mayor
Matt Hensley
Ginny Kidwell, Vice-Chairman
Paige Mengel
Lindy Riley, Chairman & Alternate Secretary

Members Absent:

David Durante
Anita Ricker, Secretary

Staff members present: Randy Davenport, Planning Administrator; Bert Seay, Building Official; Justin Schooley, Planner; Paula Chandler, Clerk Recorder's Office; Christina Potts, Marketing/Media Specialist

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 13th, 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 recognized.

Staff Report:

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

Mr. Davenport reported that the traffic signal at Serral Drive is waiting for TDOT approval before moving forward. TDOT have informed staff that they are currently going through internal reorganization that has slowed down all approvals.

Mr. Davenport reported that a representative of Mattern & Craig Engineering firm gave a presentation of the completed traffic study of the east end of Greeneville to the City Council meeting on March 5th. He said the study ranks intersections and areas with serious traffic concerns. The city council has formed a committee to develop a plan of action for those areas. Mr. Davenport will get a copy of the Power Point Presentation and forward it to each board member.

Mr. Davenport reported that town staff met with the Tennessee Department of Transportation last week to discuss any available state funds to help with traffic concerns in Greeneville.

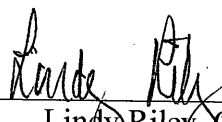
230 West Barton Ridge Road, preliminary and final approval for a plat showing the re-subdivision of three (3) parcels of land, Chris Ricker property. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the re-subdivision of three (3) parcels of land located at 230 West Barton Ridge Road and known as the Chris Ricker property and being Tax Map 099I, Group B, Parcel 020.03. The intent of the plat is to revise the location of property lines dividing Lot 1R (1.36 acres), Lot 2R (1.01 acres) and Lot 3R (1.39 acres) per a previous plat recorded in Plat Cabinet L, Slide 303. The property is zoned **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 approval.

824 East McKee Street, preliminary and final approval for a plat showing the subdivision of a parcel of land, Andrew and Rachel Hull property. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision of a parcel of land located at 824 East McKee Street and known as the Andrew and Rachel Hull property and being Tax Map 110, Parcel 016.00. The plat creates seven (7) lots ranging in size from 5.20 acres to 10.56 acres. The plat also clearly defines the location of various Greeneville Energy Authority easements as well as a Permanent Ingress/Egress easement from the end of Woodfield Road for the benefit of Lot 2. The location of a flood zone crossing the property is also clearly defined. The property is zoned **R-1 (Low Density) Residential**. It was noted that Lot 2 contains a pipestem that allows lot access for frontage requirements from East McKee Street with the primary driveway entrance off Woodfield Road. Per the layout of the subdivision, this will not create any issues and is therefore approved as noted. The pipestem exceeds the 400 ft minimum length regulations at approximately 695 feet. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

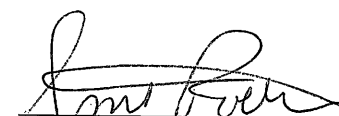
West Bernard Ave near intersection of Crum Street and across from the Dollar Store, preliminary and final approval for a site plan for Eagle Market and Tobacco shop. Motion was made, seconded, and carried to grant preliminary and final approval for a site plan for the Eagle Market and Tobacco shop located on West Bernard Avenue near the intersection of Crum Street and across from the Dollar General Store and being Tax Map 099I, Group E, Parcel 020.23. The site plan indicates the grading of the site and the construction of a 2,700 S.F. building along with associated parking. The entrance has been located to align with the entrance to the Dollar General Store across the street. An aboveground stormwater detention pond will be utilized to provide the required stormwater control. Due to less than one (1) acre of land being disturbed, no TDEC "NOC" permit is required. The site is located adjacent to a designated Special Flood Hazard Area (Zone AE) regulatory floodway for Richland Creek. This area has been located and shown on the site plan. No disturbance is allowed within 60 ft. (60') of the top of creek bank. The site plan has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

Joint Workshop announced: Randy Davenport, Planning Administrator informed members that the Greeneville Planning Commission is requested to attend a joint workshop with the Greeneville City Council at 5:00 p.m. on March 19th after the regular council meeting at 4:00 p.m. A non-profit company Midway Rehabilitation Center has expressed interest in purchasing an existing building located in the Mount Pleasant Industrial Park for a Residential Re-Entry Center for the Federal Bureau of Prisons. The facility will provide a dormitory type setting for both male and female clients. The subject property is currently zoned M-2 (High Impact Use) which does not allow residential use. The purpose of the joint workshop is to discuss the town's response. Staff suggested an amendment to the current zoning ordinance of the Town of Greeneville by the addition of a "Special Exception" to Article IX to define "residential units" in relation to location in the M-1 or M-2 zoning districts.

There being no further business, the meeting adjourned.


Lindy Riley, Chairman

Submitted:


Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on April 9th, 2024, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Ben Brooks
 Andy Broyles
 Cal Doty, Mayor
 David Durante
 Matt Hensley
 Ginny Kidwell, Vice-Chairman
 Anita Ricker, Secretary
 Lindy Riley, Chairman & Alternate Secretary

Members Absent:

Paige Mengel

Staff members present: Randy Davenport, Planning Administrator; Bert Seay, Building Official; Justin Schooley, Planner; Paula Chandler, Clerk Recorder's Office; David Weems, Fire Marshal

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 March 12th, 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. Danny Ewell signed a request to speak on agenda item 7.3.

Staff Report:

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

Dollar General Market at U.S. 11E/Hal Henard Road: Certificate of Occupancy issued.

Scooter's Coffee 1595 E. Andrew Johnson Highway: Certificate of Occupancy issued.

7-Brew Coffee off N. Rufe Taylor Rd/E. Andrew Johnson Highway: The site is quickly moving forward. We anticipate the business to open within the next month.

Texas Roadhouse off E. Andrew Johnson Highway: The project is well under construction. We anticipate that they could be open by the end of this year or early next year.

Traffic Signal at Serral Drive: Signalization plans were submitted to TDOT for review and approval several months ago. The engineer hired by the town has been constantly contacting TDOT to try to get an answer and final approval of the plan to be able to move forward. We hope the signalization can be in operation before the Texas Roadhouse official opening.

Traffic Study: Staff have met internally and reviewed the traffic study completed by Mattern & Craig that was presented to the City Council on March 5th, 2024. Several recommendations for improvements were given in that study. Staff has prioritized the most critical areas and will recommend a (5) five to (10) ten-year improvement plan to the City Council. When the plan is finalized, staff will provide the commission with a copy of their recommendation.

Downtown Redevelopment: The SMN Investments twelve (12) dwelling unit project on Depot Street is progressing. Three (3) of the loft apartments located on the General Morgan side have received their Certificate of Occupancy. The building project across the street has received State Fire Marshal approval and is moving forward. Hopefully by this summer, construction may begin with a total of (9) condos in that building. The building architecture will match existing architectural styles of other buildings on Depot Street.

Staff continue to receive interest from those interested in development in Greeneville. Staff to meet with a developer this week to discuss another potential large residential development.

Recommendation to the Greeneville City Council to rezone property located along Village Drive and Thornwood Drive from M-2 (High Impact Use) to B-4 (Arterial Business as identified by Town of Greeneville staff review as being inappropriately zoned. Motion was made, seconded, and carried to recommend to the Greeneville City Council that parcels of land being identified as Greene County Tax Map 087J, Group A, Parcels 005.00, 006.00, 007.00, 008.00, 009.00, 010.00, 011.00, 011.01, and 012.01; located along Village Drive and Thornwood Drive be rezoned from M-2 (High Impact Use) to B-4 (Arterial) Business. The parcels being considered for rezoning have been identified as being inappropriately zoned during a review by the Town of Greeneville planning staff. Correcting the zoning from the current **M-2 (High Impact Use)** to the correct zoning of **B-4 (Arterial) Business** brings the residences and businesses located on these parcels into conformity with the Town's Zoning Ordinance. Now that financial institutions have much more stringent guidelines when considering financing, especially for residential properties, a property that is zoned incorrectly is at a considerable disadvantage. The Town of Greeneville planning staff has decided to take the corrective action of rezoning these properties to a more appropriate zone reflecting the current use which is residential and business in nature. The change will help eliminate complications when improving, selling, or adding to the property. Staff recommended that the Greeneville Municipal Planning Commission grant approval and recommend the rezoning request from **M-2 (High Impact Use)** to **B-4 (Arterial) Business** to the Greeneville City Council for their approval.

214 and 218 Thornwood Drive, preliminary and final approval for a plat showing the relocation of the divisional line between two (2) adjoining parcels of land, known as the Brittiny Holland property. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the relocation of the divisional line between two (2) adjoining parcels of land located at 214 and 218 Thornwood Drive and known as the Brittiny Holland property and being Tax Map 087J, Group A, Parcels 009.00 and 010.00. The plat relocates the divisional line between the two (2) parcels listed above, correcting an issue of the former line being located thru an existing structure. The location of the limits of a flood zone crossing the property is also clearly defined. The property is currently zoned **M-2 (High Impact Use)** but has been requested to be re-zoned to a **B-4 (Arterial) Business** zone. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

Courtyard at Morgan Farm P.U.D., "TABLE" preliminary and final approval for a plat showing the recombination of two (2) parcels of land. After much discussion, motion was made, seconded, and carried to "TABLE" preliminary and final approval for a plat showing the recombination of two (2) parcels of land comprising the Courtyard at Morgan Farm P.U.D. (Planned Unit Development) and being Tax Map 088G, Group A, Parcels 023.00 and 023.01.

The submitted plat removes a lot line that had been created without formal plat approval by the planning commission. The creation of this new parcel line made the original planned unit development non-conforming due to the parcels being reduced in size. The minimum parcel size for a planned unit development per our zoning regulations is two (2) acres. This division created by the unapproved plat/deed made both parcels non-conforming. The other complicating factor is that there have been seven (7) condominium units constructed and sold.

Staff recommended approval of the new plat to recombine the two (2) separate parcels back into the original configuration of the planned unit development when it was originally approved. This will result in one (1) of the two (2) homeowners associations being dissolved or potentially both being dissolved, and a new homeowners association being created. The property is zoned **B-4 (Arterial) Business**. The submitted plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission.

Daniel Coffey, Register Land Surveyor for Azimuth Engineering Inc. firm spoke to the commission as to preparing the original plat for the Courtyard at Morgan Farm P.U.D prepared

on May 8th, 2006. In addition, Mr. Coffey said that he was requested to prepare a "Sketch of Common Area and Phase Line for the Courtyard at Morgan Farm" P.U.D. on October 25th, 2012. Mr. Coffey stated his opinion that the deed recorded in 2013 prepared from the "Sketch" creating two parcels should be "NULL".

Mr. Danny Ewell, President of the Condo Association spoke representing the current unit owners and voiced that they are against the recombination of the two (2) parcels of land as submitted.

Mr. Tom Hopson, representative of the Morgan Farm Development spoke in favor of the recombination of the two (2) parcels of land.

In research, the original P.U.D was approved by the Greeneville Regional Planning Commission on May 9th, 2006 where a motion was made to approve final PUD of the Courtyard, a condominium development at Morgan Farm subject to condition that should foot print of development change the owner must come back to planning commission with revised plans. In the minutes of March 12th, 2013, a discussion between the commission and Attorney Bill Nunnally who represented five owners out of the seven owners of existing units located at the PUD at Morgan Farm discussed concerns the five owners had relating to future development at Morgan Farm. The five-unit owners wished to have common area deeded as a Phase I to the association transferring of ownership from developer to unit owners' association. The commission gave Mr. Nunnally instructions to come back to the Commission with Attorney Opinions about this matter.

No further discussions or actions found in the official minutes of the Greeneville Municipal Planning Commission until item presented at today's meeting for consideration.

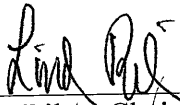
W. Andrew Johnson Highway, preliminary and final approval for a site plan for a 3,798 S. F. medical office building. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan for a medical office building located on W. Andrew Johnson Highway across from the Planet Fitness building and being Tax Map 098D, Group A, Parcel 008.01 subject to TDOT (Tennessee Department of Transportation) driveway permit approval. The site plan indicates a 3,798 S.F. building with the required number of parking spaces provided. Stormwater detention will be provided by underground pipes and is designed to the 50-year design storm per TDOT requirements. This exceeds the town's design requirements. The single entrance to the site will be from W. Andrew Johnson Highway. A turn-around area is provided for fire truck access. The approval is subject to receiving a driveway permit from TDOT (Tennessee Department of Transportation) for the proposed entrance. Due to less than one (1) acre being disturbed, no NOC permit from TDEC will be required. The property is zoned **B-4 (Arterial) Business**. The site plan has been reviewed by planning staff and meets all zoning, planning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

Greeneville Zoning Ordinance change – require "Frontage Road" on future development along U.S. 11-E. In discussion, several members of the board expressed interest in a Greeneville Zoning Ordinance change that would require a "Frontage Road" in future site developments along U. S. 11-E. Mr. Davenport said that the City Council is currently working on policies for traffic signalization and street lighting, and this could be added to their discussion.

128 and 130 Maple Crest Drive and 110 Stratford Drive, preliminary and final approval for a plat showing the subdivision and re-subdivision of four (4) parcels of land, known as the Wade McCamey property. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision and re-combination of four (4) parcels of land located at 128 and 130 Maple Crest Drive and 110 Stratford Drive and known as the Wade McCamey property and being Tax Map 099O, Group H, Parcels 013.00 and 014.00 and Tax Map 099O, Group D, Parcels 004.01 and 004.00. The plat removes portions of platted lot lines and combines portions of the parcels to create three (3) new parcels from four (4). The new parcels being Lot 23R (0.708 acres), Lot 24R (0.699 acres)

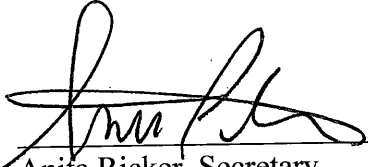
and Lot 5R (0.448 acres). The property is zoned **R-1A (Low Density) Residential**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

There being no further business, the meeting adjourned.



Lindy Riley, Chairman

Submitted:



Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on May 14th, 2024, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Cal Doty, Mayor
David Durante
Matt Hensley
Ginny Kidwell, Vice-Chairman
Paige Mengel
Anita Ricker, Secretary
Lindy Riley, Chairman & Alternate Secretary

Members Absent:

Ben Brooks
Andy Broyles

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Paula Chandler, Clerk Recorder's Office

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 April 9th, 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. Tom Hopson and Kenny Hartman signed a request to speak on agenda 6 – Discussion only “Morgan Farm Planned Unit Development”.

Staff Report:

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

7-Brew Coffee off N. Rufe Taylor Rd temporary Certificate of Occupancy issued.

72-Unit Apartment Complex located behind the Texas Roadhouse project, civil site plans submitted, item to be on next Planning Commission agenda.

Old Town Market (former Fatz site) progressing should be open in June or July 2024.

Depot Street – New business location - Lost Boys Barber Shop. SMN Investments Development ready to begin construction subject to signatures on plat finalizing property swaps with town.

Traffic Study: At the May 7th, 2024 City Council meeting staff gave recommendations for a (5) five year plan for traffic improvements ranking projects by cost and availability of materials to improve locations identified in the recently completed traffic study performed. Engineers Mattern & Craig will be at the Planning Commission meeting in July with a presentation.

Traffic Signal at Serral Drive: TDOT has given approval to the signalization plans for a traffic signal at Serral Drive. The project is out for bid and hopefully construction may begin in June.

Discussion of the Morgan Farm Planned Unit Development: Staff provided the following timeline and the town's attorney opinion.

05/08/2006 Azimuth Engineering prepared the original plat for the Courtyard at Morgan Farm P.U.D.

05/09/2006 The original P.U.D received Greeneville Regional Planning Commission approval as submitted, subject to condition that should footprint of development change the owner must come back to the planning commission with revised plans.

- 08/09/2012 The Courtyard at Morgan Farm Homeowners Association Inc. dissolved.
- 10/25/2012 Azimuth Engineering prepared a "Sketch" of Common Area Phase Line" for the Courtyard at Morgan Farm P.U.D. Not a stamped and signed plat.
- 12/28/2012 Warranty Deed prepared by Judy Robinson transferring ownership of 1.105 acres from Morgan Road Development Corporation to The Courtyard at Morgan Farm Homeowners Association, Inc., a Tennessee Corporation, Warranty Deed referencing "*Sketch of Common Area and Phase Line for The Courtyard at Morgan Farm, (P.U.D)*" dated 10/25/2012 and revised 10/29/2012.
- 03/12/2013 The Greeneville Regional Planning Commission in discussion heard Bill Nunnally, Attorney representing (5) five of the (7) seven-unit owners voice concerns relating to future development at Morgan Farm P.U.D. The five-unit owners wished to have the common area deeded as a Phase I to the Homeowners Association transferring of ownership from developer to the (5) five-unit owners association. The commission gave Mr. Nunnally instructions to come back to the commission with attorney opinions about this matter.
- 05/06/2013 Greene County Property Assessor, Chuck Jeffers stamps Warranty Deed with parcel identification.
- 05/06/2013 Attorney Bill Nunnally records Warranty Deed at the Greene County Register of Deeds (Joy Rader Nunnally) Office transferring ownership of 1.105 acres from Morgan Road Development Corporation to The Courtyard at Morgan Farm Homeowners Association Inc.
- 04/09/2024 The Greeneville Municipal Planning Commission "TABLED" Item App. No. 24GRN-DEV0010 consideration of preliminary and final approval to recombine the (2) two parcels of land at the Courtyard at Morgan Farm P.U.D for the intent that the P.U.D will again be in compliance with the Town of Greeneville Zoning Ordinance to correct a nonconforming P.U.D. Mr. Danny Ewell, President of the Condo Association spoke representing the current unit owners and voiced that they are against the recombination of the two (2) parcels of land.
- 05/14/2024 The Greeneville Municipal Planning Commission meeting agenda, Item #6 for discussion only. Tom Hopson and Kenny Hartman spoke in favor of whatever avenue to allow them to move forward in construction of new units in the P.U.D. They stated that the current unit owners will NOT agree to any deed change or combination and is not an option.

Staff read Town Attorney Ron Woods opinion:

"The deed that split the original parcel is void or voidable because 1) the master deed says such conveyances are void and 2) the Secretary of State had administratively dissolved The Courtyard at Morgan Farm Homeowners Association, Inc. prior to the property sale which limits The Courtyard's authority and activities to winding up its business.

The deed, if valid, creates a division of the PUD which in turn results in a violation of the Zoning Ordinance. Following notice from the Building Official, this violation gives rise to daily fines of \$50 and the right of the Town to file for an injunction requiring the violation to be cured. **A violation also means no building permits can be issued for the property.**

Both Morgan Road Development Corporation and Morgan Farm Homeowners Association, Inc. have now been administratively dissolved. They will need to be reinstated in order to function.

Possible courses of action by the parties:

- 1) Morgan Road Development Corporation / Morgan Farm Homeowners Association, Inc. once reinstated can seek revocation of the deed thus restoring the PUD as approved.

- 2) The Courtyard at Morgan Farm Homeowners Association, Inc., Morgan Road Development Corporation and Morgan Farm Homeowners Association, Inc. once all are reinstated can rescind the deed and internally rewrite the master deed to apportion common expenses in whatever manner they agree.

Possible courses of action by the Town:

- 1) Give notice and fine the parties, until the situation is resolved.
- 2) File suit against the parties for an injunction requiring them to restore the PUD to compliance.
- 3) Do both 1 & 2.
- 4) Revise the Zoning Ordinance to allow smaller PUDs and then approve the division following reinstatement of all three corporate entities.

Recommendation:

It is my recommendation that the parties attempt their course of action #2. If the parties unwilling or unsuccessful, then Morgan Road Development Corporation / Morgan Farm Homeowners Association, Inc. once reinstated should attempt their course of action #1. If they are unwilling or unsuccessful, then the Town should implement its course of action #1, and if necessary #2. Town's #4 should only occur with the Planning Director's recommendation and approvals of the Planning Commission and the City Council. "

Motion was made, seconded, and carried to place on the next Greeneville Municipal Planning Commission agenda consideration of a variance to reduce the Morgan Farm P.U.D size from Zoning Ordinance regulations to allow P.UD to continue as legal nonconforming P.U.D in the Town of Greeneville.

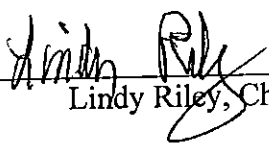
Recommendation to the Greeneville City Council to rezone property located along Snapps Ferry Road from R-1 (Low Density) Residential to M-2 (High Impact Use). Motion was made, seconded, and carried to recommend to the Greeneville City Council that parcel of land being identified as Greene County Tax Map 087D, Group A, Parcel 011.00 located along Snapps Ferry Road be rezoned from R-1 (Low Density) to M-2 (High Impact Use). The parcel being considered for rezoning is currently zoned **R-1(Low Density) Residential**. The owner of the property is requesting a change in zoning to **M-2 (High Impact Use)**. The stated purpose of the rezoning request is to allow the property to be used for a future business location. The rezoning request has been reviewed by the planning department and meets all rezoning requirements. The recommendation from planning staff is to grant the rezoning request and recommend the rezoning request from R-1 (Low Density) to M-2 (High Impact Use) to the Greeneville City Council for their approval.

190 East Andrew Johnson Highway, preliminary and final approval for a plat showing the combination of four (4) parcels of land, NNN REIT, Inc. property (Mountain Motor Sports). Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the combination of four (4) parcels of land located at 190 East Andrew Johnson Highway and being known as the NNN REIT, Inc. property (Mountain Motor Sports) and being Tax Map 087P, Group A, Parcels 0041.00, 042.00 and 038.01. The plat combines the four (4) parcels into one (1) parcel being 2.54 acres in size. The property is currently zoned **M-2 (High Impact Use)**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

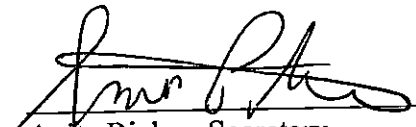
W. Depot Street/W. Summer Street, preliminary and final approval for a plat showing the subdivision and recombination of six (6) parcels of land, Town of Greeneville, SMN Investments, Inc., and A. Dave Wright properties. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision and recombination of six (6) parcels of land and being portions of Tax Map 098L, Group L, Parcels 021.01, 024.00, 026.00, 008.00 and 012.00 and being located between W. Depot Street and West Summer Street. The plat conveys ownership of portions of said parcels between The Town of Greeneville, SMN Investments, Inc. and A. Dave Wright. The transfer of ownership and combination of the portions of the parcels will result in newly configured shapes and sizes of parcels owned by the Town of Greeneville, SMN Investments, Inc. and A. Dave Wright. The purpose of the plat is as a result of the construction of the Crowfoot Alley Parking lot and the redevelopment of properties

facing West Depot Street by SMN Investments, Inc. The property is zoned **B-2 (Central Business)**. 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.


Lindy Riley, Chairman

Submitted:


Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on June 11th, 2024, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Cal Doty, Mayor
 Matt Hensley
 Ginny Kidwell, Vice-Chairman
 Paige Mengel
 Anita Ricker, Secretary
 Lindy Riley, Chairman & Alternate Secretary

Members Absent:

Ben Brooks
 Andy Broyles
 David Durante

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Paula Chandler, Clerk Recorder's Office; Todd Smith, City Manager; David Weems, Fire Marshal

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 May 14th, 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. Tom Hopson, Kenny Hartman, and Danny Ewell signed a request to speak on the item under Unfinished Business: Discussion only – Morgan Farm Planned Unit Development.

Staff Report:

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

Discussion of the Morgan Farm Planned Unit Development:

Mr. Davenport began by summarizing recent meeting discussions relating to the Morgan Farm Planned Unit Development, a development located behind Walmart. Because a warranty deed recorded in 2013 divided the P.U.D. into two parcels, it thereby created a violation of the Greeneville Zoning Regulations. The property owner of the undeveloped portion now wishes to begin further development in the P.U.D., however a building permit cannot be issued due to the existing violation.

On April 9th, 2024 the Greeneville Municipal Planning Commission "TABLED" a request for approval to re-combine two (2) parcels of land at the Courtyard at Morgan Farm Planned Unit Development.

On May 14th, 2024 after much discussion, the Greeneville Municipal Planning Commission, approved a motion to bring a request before the Greeneville Board of Zoning Appeals at the next meeting date for consideration of a variance to the Greeneville Zoning Ordinance for the Morgan Farm P. U. D. size with the intent to allow this P.U.D. to continue as a legal nonconforming P.U.D in the Town of Greeneville.

Town Attorney Ron Woods in attendance gave his opinion as to the town's legal position and how this matter may be resolved.

Mr. Woods said the Greeneville Zoning Appeals Board does not have the authority to grant the variance as requested as it does not meet legal reasons for requesting a variance. The Greeneville Zoning Board of Appeals can only grant a variance due to a physical characteristic of a property.

Mr. Woods said a warranty deed was recorded with the Greene County Register of Deeds office on May 6th, 2013 that divided the Morgan Farm P.U.D. into two parcels in violation of the original Master Deed. He said that this violation carries daily fines of \$50 and the Town has the right to file an injunction requiring the violation to be cured. A violation also means no building permits may be issued for the property.

Mr. Woods recommended that the parties involved should reinstate their incorporation status with the Secretary of State of Tennessee, file with the Greene County Chancery Court a request

to rescind the warranty deed recorded on May 6th, 2013, then internally rewrite the master deed to apportion common expenses in whatever manner they agree. This would allow the P.U.D. to be in conformity with the Greeneville Zoning Regulations and allow further development in the P.U.D.

Tom Hopson property owner, Kenny Hartman, Developer, and Danny Ewell, President of the Homeowners Association addressed the board with each of their concerns.

It was determined that the Greeneville Municipal Planning Commission has no authority to correct the violation created by the warranty deed created in 2013 as this is a civil matter between the parties involved. Chairman Riley moved to the next item on the meeting agenda.

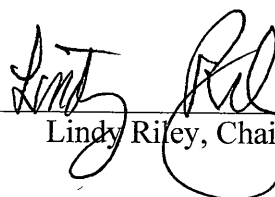
Administrative approval: Motion was made, seconded, and carried to recognize and concur with the following administrative approval:

1703 West Main Street, preliminary and final approval for a plat showing the combination of two (2) parcels of land, Arrowhead Church, Inc. Administrative approval was granted to grant preliminary and final approval for a plat showing the combination of two (2) parcels of land located at 1703 West Main Street and being known as the Arrowhead Church, Inc. property and being Tax Map 110G, Group A, Parcels 023.01 and 023.06. The plat combines the two (2) parcels into one (1) parcel being 2.29 acres in size. The property is currently split zoned **B-1 (Neighborhood) Business and R-3 (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.

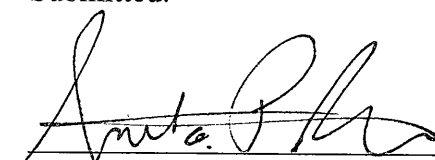
62 Harlan Street, preliminary and final approval of a site plan for a 72-unit apartment complex, Fontana Pointe. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan for a 72-unit apartment complex located at 62 Harlan Street behind the Texas Roadhouse site and being known as "Fontana Pointe" and being Tax Map 088, Parcel 097.12 with final approval subject to a notice of coverage permit (NOC) being approved by TDEC and approval of the fire flow requirements by the Greeneville Fire Department. The site plan indicates three (3) apartment buildings, each being three (3) stories high with associated parking. Also indicated is a community building, picnic pavilion and playground. The total number of apartment units indicated is seventy-two (72). The single entrance to the site will be from Harlan Street. On-site stormwater detention will be provided by two (2) detention ponds. The property is zoned **B-4 (Arterial) Business**. The site plan has been reviewed by planning staff and meets all zoning, planning and subdivision requirements of the Greeneville Municipal Planning Commission.

Johnson Farms Development, preliminary and final approval for a plat showing the subdivision of thirty-eight (38) additional lots being designated as Phase No. 2B. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision of thirty-eight (38) additional lots being designated as Phase No. 2B of the Johnson Farms Development subject to a review of the bond currently held for the construction of streets and sidewalks that is under review and an appropriate dollar amount will be determined before the plat receives the final signature of the planning administrator. This is a continuation of the overall development and brings the total number of approved lots to one-hundred and forty (140). The development has an active SWPPP permit in place as well as the approval of the utilities in the area of the aforementioned lots. The property is zoned **B-4 (Arterial) Business**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

There being no further business, the meeting adjourned.


Lindy Riley, Chairman

Submitted:


Anita Ricker, Secretary

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on July 9th, 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
 Cal Doty, Mayor
 Matt Hensley
 Paige Mengel
 Anita Ricker, Secretary
 Lindy Riley, Chairman & Alternate Secretary

Members Absent:

Ginny Kidwell, Vice-Chairman

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

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 June 11th, 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. Ms. Mary Rafferty requested to speak on Item 7.2.

Staff Report:

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

Intersection of the Asheville Highway (S.R.70) and Sunrise Drive, preliminary and final approval of a plat showing the subdivision of a parcel, Bill Cutshaw and Shirley Walker property. Motion was made, seconded, and carried to grant preliminary and final approval of a plat showing the subdivision of a parcel of land located northeast of the intersection of the Asheville Highway (S.R. 70) and Sunrise Drive and being known as the Bill Cutshaw and Shirley Walker property and being Tax Map 110J, Group G, Parcels 003.00. The plat subdivides the parcel into four (4) parcels being Lot B1 (0.284 acres), Lot B2 (0.330 acres), Lot B3 (0.277 acres) and Lot B4 (1.742 acres). The property is currently zoned **R-2 (Medium Density) Residential**. The property is intended for the construction of single-family residential units. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

Chairman Riley recognized Ms. Rafferty who addressed the board with her concerns of the following rezoning request at 375 Lick Hollow Road. Ms. Rafferty suggested that an R-2 zoning district would better serve the community. Staff pointed out that there is no other R-2 zone adjacent to the subject property and it would be proper to zone the entire property R-3 as the northwestern half is already zoned R-3. Ms. Rafferty was concerned that an R-3 would allow for smaller denser lot development. Staff stated that the current property owner has the same concerns and intends to build two single-family homes, one for the mother, and the other for the daughter. Ms. Rafferty had no further objections.

Recommendation to the Greeneville City Council to rezone a parcel of land, 375 Lick Hollow Road, Cecil Morrison property from currently split zoned, B-1 (Neighborhood) Business and R-3 (Medium Density) Residential entirely to R-3 (Medium Density) Residential. Motion was made, seconded, and carried to recommend to the Greeneville City Council that a parcel of land being identified as Greene County Tax Map 109, Parcel 016.01 located at 375 Lick Hollow Road and being known as the Cecil Morrison property be rezoned from current split zoned, with

the northwestern half being zoned **B-1 (Neighborhood) Business** and the southeastern half being zoned **R-3 (Medium Density) Residential**, entirely to **R-3 (Medium Density) Residential**. The owner of the property is requesting the entire parcel be zoned **R-3 (Medium Density) Residential**. The stated purpose of the rezoning request is to bring the entire property into the same zoning district for subdivision into two (2) lots for the construction of two (2) single family residential units. Removing the **B-1 (Neighborhood) Business** zoning district will provide buffering requirements from the adjoining property located to the northeast which is zoned **B-1 (Neighborhood) Business**. The rezoning request has been reviewed by the planning department and meets all rezoning requirements. The recommendation from planning staff is to grant the rezoning request from split B-1 (Neighborhood) Business and R-3 (Medium Density) entirely to R-3 (Medium Density) Residential to the Greeneville City Council for their approval.

Recommendation to the Greeneville City Council to rezone property located at 816 W. Summer Street, Randall M. Wittig property from M-2 (High Impact Use) to B-1 (Neighborhood) Business. Motion was made, seconded, and carried to recommend to the Greeneville City Council that parcel of land being identified as Greene County Tax Map 098F, Group A, Parcel 025.00 located at 816 W. Summer Street and being known as the Randall M. Wittig property be rezoned from current zoned **M-2 (High Impact Use)** to **B-1 (Neighborhood) Business**. The current use of the property is as single-family residential. The owner of the property is requesting a change in zoning to the correct zoning of **B-1 (Neighborhood) Business** district. Now that financial institutions have much more stringent guidelines when considering financing, especially for residential properties, a property that is zoned incorrectly is at a considerable disadvantage. The change will help eliminate complications when improving, selling, or adding to the property. The recommendation from planning staff is to grant the rezoning request and to rezone the parcel from M-2 (High Impact Use) to B-1 (Neighborhood) Business district and to send the recommendation to the Greeneville City Council for their approval.

Discussion of possible changes to Greeneville Zoning Ordinance and Subdivision Regulations. Bert Seay began the discussion by listing reasons why the current Greeneville Zoning Ordinance and Subdivision Regulations should be reviewed and updated. He said that the Town of Greeneville has experienced exceptional growth in the past few years and situations have arisen that do not fully fit with current regulations. He said that developers are requesting new modern concepts that our current code may not clearly define, and this leaves approval open to interpretation.

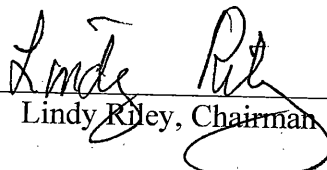
Mr. Seay asked the board to begin their own review and email staff about any items they feel should be changed. He said staff will begin an internal review starting at the beginning that will take three to four years to complete. He said staff will present a five-minute summary update at each Planning Commission meeting of their progress and hopefully a recommendation of changes every quarter to six months.

Presentation of traffic study: Justin Carter with Mattern & Craig (engineering firm) gave a presentation of the traffic study performed for the area of the 11-E By-Pass from Erwin Highway to the Greeneville/Tusculum city limits. (Traffic Study attached).

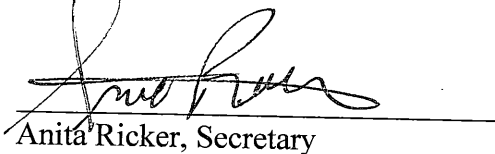
Commissioners were given the opportunity to ask questions and discuss future traffic impacts. Todd Smith, City Manager told members that the town has passed a 5-year improvement plan and has budgeted in FY25 \$100,000 for upgrades.

The presentation met commissioners required continuing education requirements for the year.

There being no further business, the meeting adjourned.


Lindy Riley, Chairman

Submitted:


Anita Ricker, Secretary

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East Greeneville Traffic Study



Planning Commission, July 9, 2024



Purpose

- Projects Recently Completed or under Development in East Greenville:
 - The Shops at Greenville: Retail and Restaurants
 - Johnson Farms: Residential
 - 7-Brew Coffee Shop
 - Harlan Street Apartments
 - Potential New School Site
- Generated Traffic:
 - 9,300+ Trips Per Day



Study Area



- East Greenville along SR-34 (US-11E) and surrounding street network
- Includes 12 intersections and 10 Routes
 - US-11E at Wal-Mart Entrance/CCU Lane
 - US-11E at Harlan Street/Morgan Road
 - Harlan Street at Shops at Greenville Entrance
 - US-11E at Serral Drive
 - US-11E at Rufe Taylor Road
 - N. Rufe Taylor at Jeff Woods Memorial Drive
 - Jeff Woods Memorial Drive/Gass Drive at Fairgrounds Road
 - Gass Drive at Snapps Ferry Road
 - Fairgrounds at Snapps Ferry Road
 - Old Stage Road at Snapps Ferry Road
 - Old Stage Road at N. Rufe Taylor Road
 - Old Stage Road at Serral Drive

Traffic Analysis

- Analyze the impacts that the developments will have on the study area, including:
 - Determine peak hour traffic generated by the developments
 - Distribute generated peak hour traffic throughout the study area
 - Evaluate Existing and Proposed delay level of service and queue lengths
 - Safety Analyses of key intersections and corridors
 - Provide recommendations to mitigate impacts to traffic
 - » Recommendations provided in Short-term and Long-term categories
 - » Recommendations do not include the warranted traffic signal at the intersection of SR-34 (US-11E) at Serral Drive, as it is currently under construction.



Traffic Analysis (cont'd)

- Without improvements, delays reach unacceptable levels and queue lengths exceed available storage throughout the study area
- Several locations experience crash rates that exceed the statewide average
- Sight distance is obstructed (by an embankment) at the intersection of Jeff Woods Memorial Drive at N. Rufe Taylor Road
- Several routes have substandard geometry, especially considering the increasing traffic
- These issues can be mitigated with the implementation of the recommended improvements

Short-term Recommendations

- Along SR-34 (US-11E):
 - Update timing information at signals within the study area
 - Provide communication between signalized intersections within the study area
 - Extend turn lanes along SR-34 (US-11E)
 - » Eastbound left turn lane at N. Rufe Taylor Road
 - » Westbound left turn lane at S. Rufe Taylor Road
 - » Eastbound left turn lane at Serral Drive
- Along Harlan Street:
 - Widen Harlan Street from SR-34 (US-11E) to south of the proposed apartment entrance to provide three, 12-foot lanes
 - Stripe a dedicated northbound left turn lane into the apartment entrance
- Along Morgan Road:
 - Improve signage and pavement markings, between SR-34 (US-11E) and Wal-Mart entrance, to better define lane assignments
- At the intersection of SR-34 (US-11E) at Harlan Street/Morgan Road:
 - Modify the traffic signal to allow the side streets to run concurrently (widening Harlan is required to do this)
 - Add protected/permissive westbound left turn phase



Short-term Recommendations (cont'd)

- Along N. Rufe Taylor Road:
 - Widen N. Rufe Taylor Road from SR-34 (US-11E) to Jeff Woods Memorial Drive to provide three, 12-foot-wide lanes, with one travel lane in each direction and a continuous two-way left turn lane
 - Regrade embankment adjacent to the eastbound lane on Jeff Woods Memorial Drive to provide adequate sight distance
- Along S. Rufe Taylor Road:
 - Widen S. Rufe Taylor Road from SR-34 (US-11E) to south of the business entrances to provide for two northbound lanes; one left-turn lane and one shared thru-right turn lane
- At the intersection of SR-34 (US-11E) at Rufe Taylor Road:
 - Modify the traffic signal to allow the side streets to run concurrently (widening Rufe Taylor is required to do this)
- At the intersection of Old Stage Road and Snapps Ferry Road:
 - Construct southbound and northbound left turn lanes on Snapps Ferry Road
 - Install a traffic signal



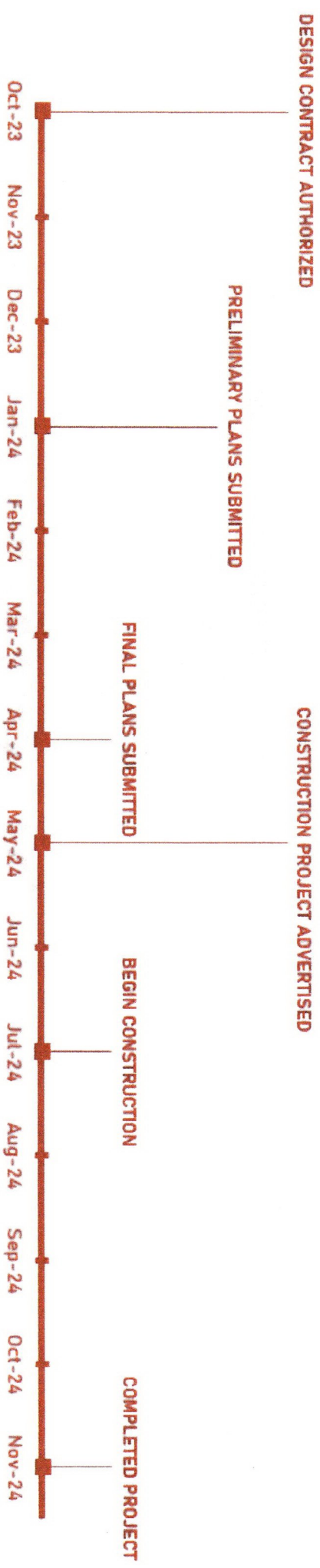
Long-term Recommendations

- Along N. Rufe Taylor Road:
 - Widen from Jeff Woods Memorial Drive to Old Stage Road, to provide three, 12-foot-wide lanes with one travel lane in each direction and a continuous two-way left turn lane, and correct substandard geometry.
- Along Old Stage Road:
 - Widen from Snapps Ferry Road to Serral Drive to provide three, 12-foot-wide lanes with one travel lane in each direction and a continuous two-way left turn lane, and correct substandard geometry.
- Along Serral Drive:
 - Widen from SR-34 (US-11E) to Old Stage Road to provide three, 12-foot-wide lanes with one travel lane in each direction and a continuous two-way left turn lane, and correct substandard geometry.
- At the intersection of SR-34 (US-11E) at Serral Drive:
 - Construct a westbound right turn lane on SR-34 (US-11E)



Sample Project Timeline

TRAFFIC SIGNAL SR-34 AT SERRAL DRIVE



PROJECT CONSTRUCTION COST: \$385,000

- Project did not require right-of-way acquisition or utility relocations and was funded with local (i.e. no State/Federal) funds.
- Using State and/or Federal funds greatly extends the timeline.



Questions?

Jason Carder, PE, PTOE, RSP
jacarder@matternandcraig.com

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on August 13th, 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
 Cal Doty, Mayor
 Paige Mengel
 Anita Ricker, Secretary
 Lindy Riley, Chairman & Alternate Secretary

Members Absent:

Ginny Kidwell, Vice-Chairman
 Matt Hensley

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Bert Seay, Building Official; Paula Chandler, Clerk Recorder's Office; Todd Smith, City Manager; David Weems, Fire Marshal

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 July 9th, 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. John Henson requested to speak during the staff report.

Staff Report:

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

The developers of the new Kentucky Fried Chicken across from the Texas Roadhouse Development on the 11-E Bypass have said that they are delaying construction until next spring.

The Texas Roadhouse Development is ahead of schedule and anticipates a soft opening in mid-October. Staff will issue a temporary Certificate of Occupancy that is good for 45 days to allow them to begin training staff.

MECO – Solar Panels. Mr. Davenport explained the reason for the urgency of this project and introduced Mr. John Henson, MECO Engineer, who provided background information.

Mr. Davenport said that MECO wishes to install solar panels on existing buildings at their current site. The use is allowed under the town's current zoning regulations and the property is zoned M-2. Mr. Davenport explained that MECO has applied for USDA grants and tax incentives that require a local jurisdiction letter of approval with a deadline of September 30th.

Mr. Davenport told the board that there should be no adverse impact to airplanes, nor public view from the surrounding roadways. He said the panels are non-reflective and the elevation along with natural vegetation should screen the view to the public.

Mr. John Henson addressed the board. Mr. Henson said MECO currently employs 170 employees with its corporate headquarters located in Greeneville. He said that MECO pays good wages and has highly technical jobs. MECO partners with Walters State Community College, the University of Tennessee, and East Tennessee State University. He said that they are community oriented and hopes that becoming more energy efficient will allow them to be more competitive.

Mr. Henson said these solar panels are important cost savings measures and expects to receive a return on their investments within 5 years or less. The panels will provide up to 97 % of their power use during optimal conditions and they are working with the Greeneville Energy Authority to be more efficient. He said that their goal is to be fully operational by next spring.

Mayor Cal Doty polled the board. The board gave consensus that staff may give administrative approval and add the item to the next meeting agenda as a consent item.

Bert Seay, Building Official said that he will issue MECO a Zoning Verification letter.

1505 W. Main Street, preliminary and final approval of a site plan showing the expansion of an existing parking area and the reconfiguration of existing stormwater detention areas, First Church of God property. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan showing the expansion of an existing parking area and the reconfiguration of existing stormwater detention areas and being known as the First Church of God property located at 1505 West Main Street and being Tax Map 110G, Group A, Parcels 028.00 and 029.00. The plan adds an additional one-hundred and thirty (130) parking spaces and provides for the future expansion of the existing Family Center building. The reconfigured stormwater detention areas are designed to accommodate the additional impervious area. The property is currently zoned R-2 (Medium Density) Residential. The site plan has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

Discussion Item: Continuation of discussion of revisions to zoning and subdivision ordinances. Staff have begun reviewing the Town of Greeneville Zoning Ordinance and will provide the first set of recommended changes for review and approval in the September or October meeting.

Mr. Davenport said business models are changing, and our code needs a complete review and update. Types of businesses such as Pals, 7 Brew Coffee, and the new McDonalds on Tusculum Boulevard have limited dining and have no need for the number of parking spaces currently required. Also, drive-thru "stacking" is not currently addressed in the zoning ordinance and should be defined.

Mr. Bert Seay said at the request of member Matt Hensley our vision statement will be added to the Zoning Ordinance. In his review, Mr. Seay found definitions that should be updated or added to reflect more current terms. Examples: Tiny Homes, Bed & Breakfast, Country Inn, Hotel/Motel, and AIRBNB. Mr. Seay also said that our Shopping Center Regulations are out of date and will be reviewed. Staff will continue their review of the zoning ordinance piece by piece and he noted that some complicated areas will require other opinions.

Mr. Seay asked the board to continue their review and let him know of any changes or concerns that they may have.

Stormwater run-off issues at the Johnson Farms Development, All-Phase Construction (Contractor), D.R. Horton Homes (Developer). Mr. Davenport displayed pictures from an August 2nd, 2024, storm event in the Johnson Farms Development. These pictures were provided to Mr. Davenport by D.R. Horton Homes (Developer). They showed stormwater runoff and flooded streets in the Johnson Farms Development.

Mr. Davenport said that the Johnson Farms Development stormwater plan is over two (2) years old. He visited the development site yesterday and several acres of ground is not stable, no grass, inadequate silt control measures, and no stabilization of exposed ground. Steve Ellis, Contract Engineer for the Town of Greeneville has been asked to compose a letter to issue an "Order of Compliance" giving a time frame for the contractor (All-Phase Construction) to make corrections, or fines will be issued. The developer will be given a couple of weeks to correct issues and provide a revised "stormwater plan". TDEC gives the local jurisdiction authority "first steps" to resolve issues. Currently the contractor is in violation of their TDEC permit Erosion Control Plan. If this does not get their attention, a "Stop Work Order" will be issued and TDEC will be asked to step in.

Mayor Doty asked staff to speak to a D.R. Horton Homes representative and find out when this development will be completed.

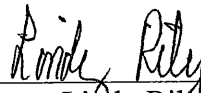
Staff recommended no further permits should be issued until the site is in full compliance. Staff also suggested that for future phases the developer should post an Erosion Control bond. The bond should be in an amount sufficient to correct stormwater issues if problems arise. This will

ensure that the burden of stormwater maintenance will not fall back on the taxpayers of Greeneville.

In addition, staff pointed out that the Town of Greeneville has not accepted any street in the development and should not until all issues are resolved.

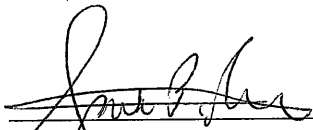
In other business, Mr. Davenport reminded members that at the next planning commission meeting officers for the FY 24/25 will be elected.

There being no further business, the meeting adjourned.



Linda Riley, Chairman

Submitted:



Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on September 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
 Ginny Kidwell, Vice-Chairman
 Cal Doty, Mayor
 Paige Mengel
 Anita Ricker, Secretary
 Lindy Riley, Chairman

Members Absent:

Matt Hensley

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Bert Seay, Building Official; Paula Chandler, Clerk Recorder's Office; Todd Smith, City Manager; Amber Morris, Clerk Recorder's Office

Lindy Riley called the meeting to order.

Motion made, seconded, and carried to approve the meeting agenda with the addition of an item 8.4, discussion and board feedback for rezoning a large area to correct incorrect zoning in the Town of Greeneville.

Motion made, seconded, and carried to approve minutes of regular meeting of August 13th, 2024, as written.

Lindy Riley asked for nominations for the annual election of the Municipal Planning Commission Officers for the 2024-2025 planning year.

2024-2025 Commission Officers. Motions made, seconded, and carried to re-elect Lindy Riley, Chairman; to re-elect Ginny Kidwell, Vice-Chairman; to re-elect Anita Ricker, Secretary; and elect David Durante, Alternate Secretary; as officers of the Municipal Planning Commission from September 2024 to August 2025.

Lindy Riley, Chairman of the commission presided going forward.

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.

Staff Report:

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

The new McDonalds rebuild on Tusculum Blvd. has been issued a temporary 30-day certificate of occupancy to allow them to open with only a few items to complete. At the request of the town, the developer has agreed to lower their street signage by 30 feet.

The Texas Roadhouse Restaurant is on schedule to open on November 11th, 2024. They will be issued a temporary Certificate of Occupancy so they may begin hiring and training staff.

Panda Express is quickly going up and expects a three-month completion with opening in late November/early December.

Mr. Davenport reported that the construction engineer for the new traffic signal at Serral Drive has given an estimated date of completion of March 2025 citing delays due to supply chain issues for the mast control arms. Staff will recommend to the contractor that ground construction begin as soon as possible to be ready for the arms once received. The town is looking at other options to deal with the increased traffic at the Shops at Greeneville until the signalization is installed.

Todd Smith, City Manager addressed the board concerning the traffic signal financing at Serral Drive. The developer of the Shops at Greeneville agreed to pay \$100,000 toward the signal cost with the remaining cost to be paid through a Tax Increment Financing agreement (TIF). Mr. Smith said that he and Mayor Doty have met regularly with Greene County Mayor Morrison and had received his support. However, the Greene County Budget and Finance Committee met on September 4th and DID NOT agree to the tax-increment agreement. It appears that Greene County will not be a financial partner for this traffic signalization.

Mayor Cal Doty encouraged everyone to call their Greene County Commissioners and request that this TIF agreement be sent to the full commission for consideration. He said he felt the county should consider that those who live in town are also county residents and taxpayers.

Staff stated the 72-unit apartment complex (Fontana Pointe) behind the Texas Roadhouse development is ready to begin grading operations.

Mr. Davenport gave an update on the Johnson Farm Development issues discussed at last month's meeting. He said that staff met with representatives of D. R. Horton Homes, and they are aware of the town's concerns. They discussed how the Town of Greeneville will respond moving forward regarding Erosion Control.

Mr. Davenport reported that property complaints in the town are increasing as new property owners have issues with their newly purchased properties. He stated just this month, two staff members of the Building and Zoning Department have been subpoenaed to appear in court proceedings. He said this is time-consuming and more and more issues are arising as older properties that may have been developed before current regulations are being sold.

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

1500 Industrial Road, MECO Corporation to install solar panels on the roofs of existing building, requested Zoning Verification Letter. Administrative approval was granted for the issuance of an official Zoning Verification Letter to MECO Corporation for the installation of solar panels on the roofs of existing buildings located at 1500 Industrial Road and being Tax Map 087, Parcels 079.01, 138.01, and 139.00. A presentation was given to the planning commission at the August 13th, 2024, meeting. Staff recommend consent.

Discussion Item: Continuation of discussion of revisions to zoning and subdivision ordinances. Staff have finished reviewing the first section of the Town of Greeneville Zoning Ordinance and will present formal changes for consideration including the adoption of a vision statement in Article II. Purpose, and updates to Article III. Definitions. Next staff will begin review of Article IV. General Provisions Section 401 through Section 407. Mr. Seay asked the board to continue their review and let him know of any changes or concerns that they may have.

Mr. Davenport said current subdivision regulations for the acceptance of new streets require immediate review and attention. He said that the town has accepted five new roads in the past two years and several more will be considered soon (i.e., Deborahs Way in the Red Tail Landing Subdivision and three in the Johnson Farms Development. He said updates are needed to make sure the town is accepting roads built with the best products and in conformity to town standards.

100 Wren Street, preliminary and final approval for a plat showing the combination of three (3) parcels of land, Darrel and Karen Casey property. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the combination of three (3) parcels of land located at 100 Wren Street and being known as the Darrel and Karen Casey property and being Tax Map 086M, Group A, Parcels 028.00 and 029.00. The plat combines three (3) platted parcels into one (1) parcel being Lot 61R and is 0.57 acres in size. The property is currently zoned **M-2 (High Impact Use)**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

1034 West Summer Street, preliminary and final approval for a plat showing the subdivision of a parcel of land, Ray William Long Estate. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision of a parcel of

land located at 1034 West Summer Street and being known as the Ray William Long Estate property and being Tax Map 098G, Group B, Parcel 014.00. The plat subdivides the parcel into two (2) parcels being Lot 163R (0.42 acres in size) and Lot 164R (0.28 acres in size). A fifteen-foot (15 ft.) wide permanent ingress/egress easement will be established across Lot 163R for the benefit of access to Lot 164R from West Summer Street. The property is currently zoned **R-4 (High 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 approval.

76 State Street, preliminary and final approval for a plat showing the subdivision of a parcel of land, Ray Wykle Subdivision. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision of a parcel of land located at 76 State Street and being known as the Ray Wykle Subdivision property and being Tax Map 098B, Group A, Parcel 001.00. The plat subdivides the parcel into two (2) parcels being Lot 1RA (1.59 acres in size) and Lot 1RB (0.72 acres in size). The property is currently zoned **B-4 (Arterial) Business**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

Discussion and board feedback for grouping an area for rezoning to correct incorrect zoning in the Town of Greeneville. Mr. Davenport explained that two property owners in the West Main Street area have requested rezoning of their property due to improper zoning. He said that these properties may not be rezoned as requested due to spot zoning regulations. However, in the same general area, another property owner has requested a rezoning from current zone M-2 High Impact Use District to R-2 Medium Density Residential. Mr. Davenport said if the board agrees, rezoning of the entire larger area to B-4 Arterial Business District would be a better fit for the current use and would allow future business development along with residential development. Mr. Davenport requested feedback from the board.

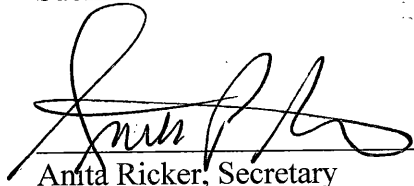
In consensus, the board directed Mr. Davenport to send property owners notice of rezoning within the referenced area to B-4 Arterial Business District and begin the rezoning process if there is no adverse response.

There being no further business, the meeting adjourned.



Lindy Riley, Chairman

Submitted:



Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on October 8, 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
 Ginny Kidwell, Vice-Chairman
 Cal Doty, Mayor
 Paige Mengel
 Anita Ricker, Secretary
 Lindy Riley, Chairman

Members Absent:

Matt Hensley

Staff members present: Justin Schooley, Planner; Bert Seay, Building Official; Paula Chandler, Clerk Recorder's Office

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 September 10th, 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. Jason Wilkerson and Jerry Swatzell requested to speak to an agenda item relating to the rezoning of their properties off King Street.

Staff Report:

Justin Schooley, Planner gave updates on various projects in the town.

The Texas Roadhouse Developers have asked for a Certificate of Occupancy. Staff will be giving final site inspections soon.

The 72-unit apartment development behind the new Texas Roadhouse off Harlan Street (Fontana Pointe) has started mass grading. They are getting the site ready for utilities and building pads. Staff reported that during the recent storm event, stormwater runoff was at a minimum.

Mr. Schooley reported that the developer of Johnson Farms Development is currently working with TDEC to update their Prevention Sediment Control Plan.

Continuation of discussion of revisions to zoning and subdivision regulations. Staff review continues of the Town of Greeneville Zoning Ordinance. Currently staff are reviewing General Provisions Section 401 through Section 407, site plan requirements, PUD's, and Subdivision Regulations.

310 and 330 East Andrew Johnson Highway, preliminary and final approval for a plat showing the combination of nine (9) parcels of land, Mountain Motor Sports Greeneville LLC. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the combination of nine (9) parcels of land located at 310 and 330 East Andrew Johnson Hwy. and being known as the Mountain Motor Sports Greeneville LLC property and being Tax Map 087P, Group D, Parcels 001.00 and 001.03. The plat combines nine (9) platted parcels into one (1) parcel being Tract 1R (2.92 acres in size). The property is currently zoned **M-2 (High Impact Use)**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff Recommended.

801 East McKee Street and Woodlyn Street, preliminary and final approval for a plat showing the combination and subdivision of four (4) parcels of land, Laughlin Memorial Hospital/Mountain States Properties, Inc. properties. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the combination and

subdivision of four (4) parcels of land located at 801 East McKee Street and Woodlyn Street being known as the Laughlin Memorial Hospital property being Tax Map 111, Parcel 001.00 and the Mountain States Properties, Inc. property being Tax Map 111A, Group A, Parcel 004.00. The plat combines the four (4) parcels and then subdivides the parcel into two (2) parcels being Lot 1 (14.367 acres in size) and Lot 2 (14.758 acres in size). The road frontage for Lot 2 will be from Woodlyn Street. A permanent ingress/egress easement will be established across Lot 1 for the benefit of access to Lot 2 from East McKee Street. The property is currently zoned **R-4 (High Density) Residential** with a portion (Tax Map 111A, Group A, Parcel 004.00) being zoned **R-1 (Low 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.

Corner of Willis Street and North Loretta Street, TABLED a request for preliminary approval for a plat showing the subdivision of a parcel of land, Aaron Pike property. Motion was made, seconded, and carried to **TABLE** a request for preliminary approval for a plat showing the subdivision of a parcel of land located at the corner of Willis Street and North Loretta Street being known as the Aaron Pike property and being Tax Map 098D, Group H, Parcel 008.00. The plat subdivides the parcel into eleven (11) parcels being Lot 1 through 11 and ranging in size from 0.19 acres to 1.54 acres. The property is currently zoned **R-3 (Medium Density) Residential**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements (with the exceptions noted) of the Greeneville Municipal Planning Commission. The item was TABLED due to the very challenging topography of the site, request for a grading and drainage plan, pending approval of a MS4 permit, pending approval of a NOC (Notice of Coverage) from TDEC (Tennessee Development of Environment and Conservation and approval from the Southern Folk Railroad for development adjacent the railroad right of way. Additional concerns of the board listed were related to development of pipe steam lots on this site, a main water line of the Greeneville Water Commission running parallel to property, and unknown debris on site left from a Chair Factory operated in the 1940's.

Item 8.4 Rezoning requests TABLED due to misidentification of subject properties requested for rezoning. Two property owners on King Street spoke against the rezoning of their properties. Motion was made, seconded, and carried to **TABLE** requests to rezone properties due to the agenda item misidentification of subject properties. Jason Wilkerson and Jerry Swatzell spoke against the rezoning of their properties located adjacent to King Street. The requested rezoning was from a current M-2 (High Impact Use) District to a B-4 (Arterial) Business District.

Corner of Snapps Ferry Road and Gass Drive, preliminary approval for a mass grading plan showing the development of a vacant parcel of land known as Greene County, Tennessee Industrial Park. Motion was made, seconded, and carried granting preliminary approval for a mass grading plan showing the development of a vacant parcel of land known as Greene County, Tennessee Industrial Park located at the corner of Snapps Ferry Road and Gass Drive and being Tax Map 087, Parcel 142.00 subject to a NOC permit from TDEC. The mass grading plan submitted is to prepare the site to be classified as "site-ready" for future industrial development. Per this plan, ONLY grading work will be performed on the site. The engineer for the project will be required to obtain a NOC permit from TDEC. This will involve providing site detention as well as erosion control measures. No buildings, parking or utilities will be constructed at this stage. When the site is ready for these elements, a full site plan will need to be submitted for approval. The property is currently zoned M-2 (**High Impact Use**). The mass grading plan has been reviewed and would qualify for preliminary approval. The mass grading plan will also be presented to the Greene County Regional Planning Commission for approval. Staff recommended approval.

Bert Seay noted that the Town of Greeneville and Greene County participates in the Federal National Flood Insurance Program. During site plan approval processes some feel that our Flood Area regulations are too stiff. However, the recent storm event and disaster of September 27th, 2024, proves that these regulations should be followed. He said if you overlay the FEMA flood maps over our region the destroyed areas follow the FEMA identified flood areas.

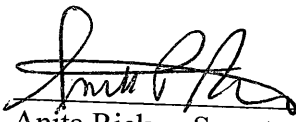
Cal Doty thanked board member Paige Mengel for the Greene Energy Authority's hard work and dedication to restore power after the destruction caused by Hurricane Helene.

Mr. Doty also said he is proud of Justin Schooley for his hard work at the Emergency Operations Center providing maps of the flood areas.

There being no further business, the meeting adjourned.

Submitted:


Lindy Riley, Chairman


Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A special called meeting of the Greeneville Municipal Planning Commission was held on November 19th, 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
Matt Hensley
Ginny Kidwell, Vice-Chairman
Cal Doty, Mayor
Paige Mengel
Anita Ricker, Secretary
Lindy Riley, Chairman

Members Absent:

Staff members present: Randy Davenport, Planning Administrator, Justin Schooley, Planner; Bert Seay, Building Official; Paula Chandler, Clerk Recorder's Office; David Weems, Fire Marshal; Christina Potts, Media/Marketing Specialist; Amber Morris, Clerk Recorder's Office

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 October 8th, 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. Recognized during the meeting was Jason Wilkerson, Item 6.3; Justin Burleson, Item 7.3; David Berly, Item 7.4; and George Smith, Item 7.5.

Staff Report:

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

Mr. Davenport reported that the contractor is ready to begin construction of the traffic signal at Serral Drive with an estimated completion date March 2025.

Mr. Davenport announced that board members have an upcoming training opportunity on Friday November 22nd hosted by TAPA's Middle TN Section. This is TAPA's Fall Conference and training is being offered online. Mr. Davenport has sent a link to each board member and the training will take place online from 9:00 am to 1:00 pm EST on the of topics; Ethics, Housing, Transportation, and Law. Each member that attends online will receive 4 credit hours of their required annual education hours. Mr. Davenport encouraged each member to attend if possible.

Continuation of discussion of revisions to zoning and subdivision regulations.

Staff has requested that MTAS review and suggest changes to our zoning and subdivision regulations to bring them in line with today's development standards. Staff feels that MTAS has the capability to accomplish a review quicker and more thorough than town staff. We hope to have a time scheduled for the commission to review suggestions by the end of the first quarter of next year.

Corner of Willis Street and North Loretta Street, denied preliminary approval for a plat showing the subdivision of parcel of land, Aaron Pike property. Motion was made, seconded, and carried to deny preliminary approval for a plat showing the subdivision of a parcel of land located at the corner of Willis Street and North Loretta Street being known as the Aaron Pike property and being Tax Map 098D, Group H, Parcel 008.00. The plat subdivides the parcel into eleven (11) parcels being Lot 1 thru 11 and ranging in size from 0.19 acres to 1.54 acres. The property is currently zoned **R-3 (Medium Density) Residential**. Due to the very challenging topography of the site, a grading and drainage plan will be required before final approval will be granted. Due to increasing drainage issues the town is facing and the requirements of our MS4 permit, all developments moving forward will be required to provide this information. A NOC (Notice of Coverage) will also be required from TDEC (Tennessee Department of Environment and Conservation. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements (with the exceptions noted) of the Greeneville Municipal Planning Commission. Original application was tabled pending additional information being submitted. No additional plans or revised designs have been provided. Planning staff recommends that the planning commission formally deny the application so that the plat will not be automatically approved after 60 days from initial submittal. (Per T.C.A. 13-4-304 (a))

Recommendation to the Greeneville City Council to rezone property located at West Main Street and King Street from M-2 (High Impact Use) to a zoning district of B-4 (Arterial) Business. Motion was made, seconded, and carried to recommend to the Greeneville City Council that parcels of land being identified as Greene County Tax Map 110B, Group A, Parcels 019.00, 020.00, 020.01, 020.02, and 022.00 located along West Main Street and King Street be rezoned from the current **M-2 (High Impact Use)** to **B-4 (Arterial) Business**. This rezoning brings the residences and businesses located on these parcels into conformity with the Town's Zoning Ordinance. The parcels being considered for rezoning have been identified as being inappropriately zoned during a review by the Town of Greeneville planning staff. Now that financial institutions have much more stringent guidelines when considering financing, especially for residential properties, a property that is zoned incorrectly is at a considerable disadvantage. The Town of Greeneville planning staff has decided to take the corrective action of rezoning these properties to a more appropriate zone reflecting the current use which is residential and business in nature. The change will help eliminate complications when improving, selling, or adding to the property. This item was tabled at the October 8th, 2024, meeting due to comments and concerns from two (2) of the property owners. At today's meeting, Mr. Jason Wilkerson spoke to the board and said after thought he requests that his property be considered for rezoning along with these parcels. The original request has been revised to remove Mr. Jerry Swatzell's parcel (Tax Map 110B, Group A, Parcel 012.01). The planning office received no additional information or request from Mr. Swatzell. The recommendation from planning staff is to grant the rezoning request and to rezone the subject parcels from M-2 (High Impact Use) to B-4 (Arterial) Business district and to send the recommendation to the Greeneville City Council for their approval.

Recommendation to the Greeneville City Council to rezone property located on Reaves Hill Drive from M-2 (High Impact Use) to R-2 (Medium Density) Residential and correct a Town of Greeneville GIS mapping system error. Motion was made, seconded, and carried to recommend to the Greeneville City Council that an entire parcel of land being identified as Greene County Tax Map 110G, Group A, Parcel 035.01 located on Reaves Hill Drive be rezoned from a current zoning of **M-2 (High Impact Use)** to **R-2 (Medium Density) Residential** with other parcels located along Reaves Hills Drive identified as Greene County Tax Map 110G, Group A, Parcel 041.00, Greene County Tax Map 110B, Group C, Parcels 020.01, 020.04 and 020.02 being corrected on the Town of Greeneville GIS mapping system in that those parcels entirely be zoned R-2 (Medium Density) Residential. The properties will remain zoned R-2 (Medium Density) Residential with the zoning district being applied to the entire parcel. The recommendation from planning staff is to grant the rezoning request and to rezone parcel 110G, Group A, Parcel 035.01 from M-2 (High Impact Use) to R-2 (Medium Density) Residential, correct the Town of Greeneville GIS mapping system for parcels 041.00, 020.01, 020.04 and 020.02 and to send the recommendation to the Greeneville City Council for their approval.

217 and 215 S. Irish Street, preliminary and final approval for a plat showing the relocation of property line known as the Joseph Adornate and Patrick Spinks properties. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the relocation of the property line dividing Tax Map 098L, Group A, Parcel 026.00 being known as the Joseph Adornate property and Tax Map 098L, Group A, Parcel 027.00 and being known as the Patrick Spinks property. The plat creates two (2) revised parcels being Lot 1R (0.34 acres in size) and Lot 2R (0.54 acres in size). The property is currently zoned **R-4 (High 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 approval.

310 E. Andrew Johnson Highway, preliminary and final approval for a site plan showing the construction of a new 23,590 S.F. building and related parking, Mountain Motorsports Greeneville. Motion was made, seconded, and carried to grant preliminary and final approval for a site plan showing the construction of a new 23,590 S.F. building and related parking located at 310 East Andrew Johnson Highway and being Tax Map 087P, Group D, Parcels 001.00 and 001.03. The plan indicates the building will be the new location of Mountain Motorsports Greeneville and will replace the existing facility currently located to the west of this site. The area around the building will be paved and will provide fifty (50) parking spaces with two (2) ADA accessible spaces. The west portion of the site will be a gravel area to provide outdoor display of inventory of products. A fenced in area will be at the rear of the building which will serve as the service department. The site will utilize an underground stormwater detention area designed to accommodate the additional impervious area. The property is currently zoned **M-2 (High Impact Use)** and is located in the **Gateway Overlay District**. The site plan has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

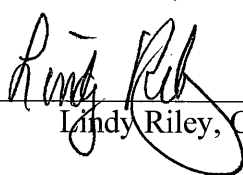
1027 West Summer Street, preliminary and final site plan showing the conversion of an existing single family residential structure into a Ballard Health facility, known as "Strong Futures". Motion was made, seconded, and carried to grant preliminary and final approval for a site plan showing the conversion of an existing single family residential structure located at 1027 West Summer Street and being Tax Map 098, Parcel 031.00. into a facility for Ballard Health being known as "Strong Futures" subject to a TDOT driveway entrance permit approval. The site plan only indicates the addition of a fire apparatus accessible driveway along with improvements to the existing parking area. The driveway will require the construction of two (2) concrete culverts to cross a drainage way known as Crazy Creek. This drainage way is located in a flood zone designated as "Zone A" Special Flood Area. Calculations have been provided to acquire a CLOMR from FEMA per Town of Greeneville Stormwater Requirements. The approval is subject to a TDOT driveway entrance permit being approved since an additional entrance point will be added to West Summer Street which is a State Highway. The property is currently zoned **R-3 (Medium Density) Residential**. The site plan has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

2270 E. Andrew Johnson Highway, preliminary approval for a site plan showing the construction of a "Take 5" Oil Change facility. Motion was made, seconded, and carried to grant preliminary approval for a site plan showing the construction of a "Take 5" Oil Change facility at 2270 East Andrew Johnson Highway and being Tax Map 087M, Group A, Parcels 005.00, 006.00, 007.00 and 008.00 subject to a TDOT driveway entrance and signal improvement permit being approved. The developer was notified that all costs associated with the signal improvement will be his responsibility. The site plan only indicates a single entrance to the site that will align with Fairgrounds Circle. This is an existing signalized intersection. The actual facility will be a single-story structure 1,431 S.F. in size with asphalt paved entrance and parking area. The developer has been informed that any changes made to the existing signal configuration will be the full financial responsibility of the developer. The developer is in the process of engaging the services of a civil engineer specializing in traffic signal design. There is a flood zone designated as "Zone A" Special Flood Area located on a portion of the property. The property is currently zoned **B-4 (Arterial) Business**. At this time, the developer is simply seeking input as to if the plan would be approved before moving forward with other design requirements. The site plan has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission pending more detailed information being provided. Staff recommended preliminary approval subject to a TDOT driveway entrance and signal improvement permit being approved.

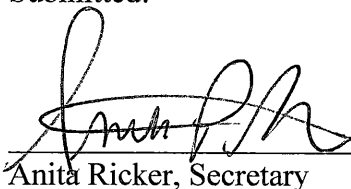
389 N. Rufe Taylor Road, preliminary and final approval for a plat showing Section No. 2C of the Johnson Farms Development. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing Section No. 2C of the Johnson Farms Development located at 389 North Rufe Taylor Road subject to receipt of three bonds: a road construction bond, a fire access road construction bond, and a sidewalk construction bond. Bond amounts must be approved by the town engineer prior to approval. This section contains a total of thirty-two (32) additional lots. With the previous phases already approved, this will bring the total approved lots for construction to one-hundred and sixty-nine (169). The site construction plans for this section have been previously reviewed and approved by the planning staff and planning commission and the lots being proposed meet all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

Discussion of Johnson Farms Development Phase I bond release. Staff informed the board that the developer has requested that the Phase I performance bond be released. Mr. Davenport handed members a document describing our Infrastructure Performance Bond requirements. Mr. Davenport said that to release the bonds, two elements must be met; that the Municipal Planning Commission and the Building/Planning office/Public Works Director agree that the project has been completed satisfactorily. Mr. Davenport recommended that before the bond is released that the Public Works Department examine underground stormwater piping for any obstructions. Members also recommended road core samples be examined prior to release. Due to the item not being on the official agenda, staff will present item at the next meeting date.

There being no further business, the meeting adjourned.


Lindy Riley, Chairman

Submitted:


Anita Ricker, Secretary

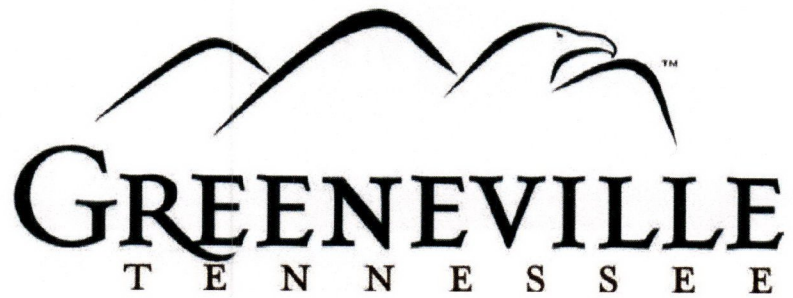
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Planning Commission Annual Report



SEPTEMBER 12, 2023 – AUGUST 13, 2024

Drafted for the Greeneville Municipal Planning Commission

1. INTRODUCTION

The planning period of the Greeneville Municipal Planning Commission (GMPC) extends from September of one year to August of the following year, concluding with the election of the GMPC’s officers in September each year, as stipulated in the bylaws. This annual report provides a synopsis of GMPC membership, the Planning Department staff, and the activities of the GMPC from September 2023 to August 2024. Lastly, it outlines the work to be undertaken in the upcoming planning period. Any actions that the GMPC may take in response to this report will be included as part of this document.

The planning period for this report runs from September 12th, 2023, to August 13th, 2024.

1.1 Planning Commission Membership

The GMPC consisted of the following members at various times during the annual planning period (see Table 1.1). Changes were made to the positions within the GMPC at the September 12, 2023 officer election. Lindy Riley was elected Chairman and Alternate Secretary; City Councilmember Ginny Kidwell was elected to Vice Chairman; and Anita Ricker was re-elected Secretary.

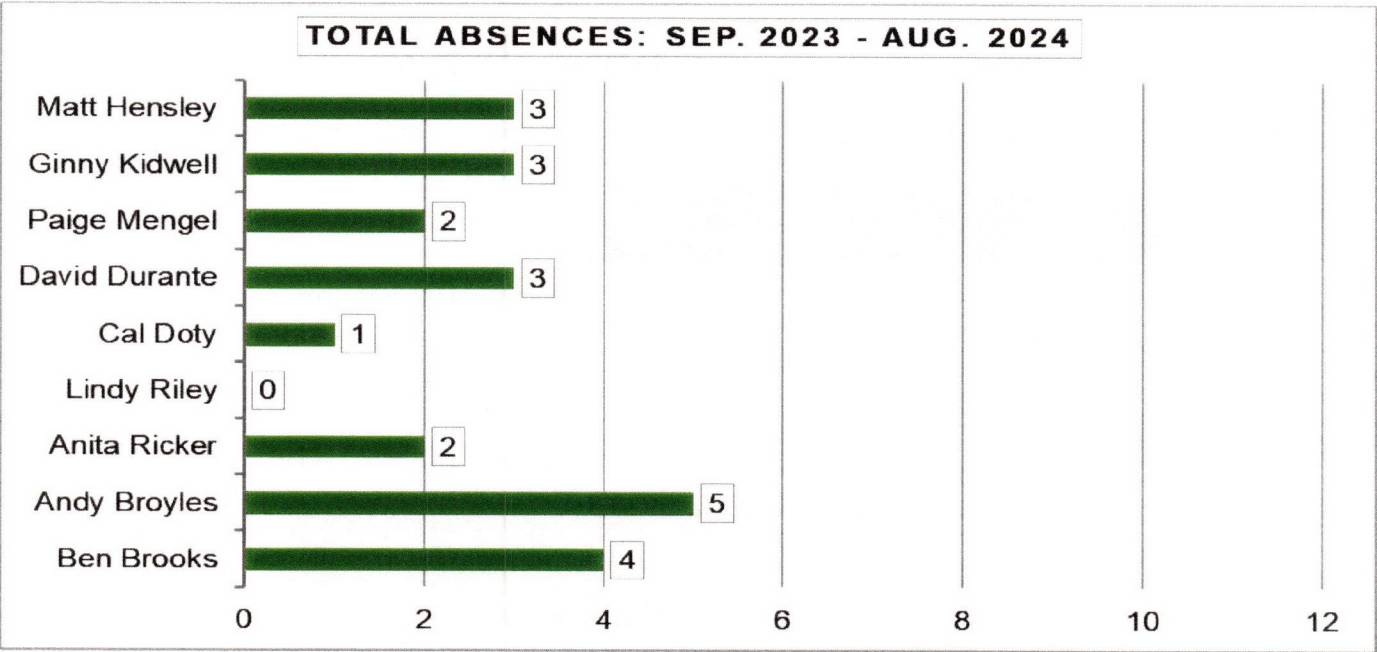
1.2 Meetings & Attendance

Twelve (12) regular meetings of the GMPC were held during the planning period (Sep. 2023 - Aug. 2024). All twelve (12) of the meetings were held beginning at 9:30 AM in the G. Thomas Love Boardroom at the Greeneville Energy Authority office building, located at 110 N. College Street, Greeneville, Tennessee. The attendance of these GMPC meetings are as shown in (Table 1.2.).

Table 1.2
Planning Commission Attendance
For 2023-2024 Planning Period

Table 1.1
2023-2024 Planning Commission Members

Commissioner	Title Position
Lindy Riley	Chairman & Alternate Secretary
Cal Doty	City Mayor
Ben Brooks	
Andy Broyles	
Anita Ricker	Secretary
David Durante	
Ginny Kidwell	City Councilmember & Vice-Chairman
Paige Mengel	
Matt Hensley	City Councilmember



1.2 Planning Commission Training

Tennessee State Law requires that from January 1 to December 31 of any year, a planning commissioner should receive at least four (4) hours of training. During the planning period, the Greeneville planning staff and members of the GMPC attended several training events to fulfill these state requirements (See Table 1.3). These training events and sessions are critical for the GMPC and Planning Staff to learn about the chal-

lenges in planning and current practices in the field.

1.4 Planning Staff

The GMPC has two full time employed staff positions. These two positions are the Planning Director and Planner/ GIS (Geographic Information Systems) Analyst. The Planning Director is Randy Davenport, who is responsible for administering all planning and zoning responsibilities of the town. The Planner/ GIS Analyst position is a new staff position that was officially added September, 2023 with the employment of Justin Schooley. The primary role of the Planner/ GIS Analyst is to assist carrying out the Planning Director's roles and responsibilities. The secondary role is to develop and manage the town's GIS operations.

Table 1.3
Planning Commission Annual Training

Date	Event	Duration
11/14/2023	PC & BZA Private Property Rights	4 hours
11/17/2023	PC & BZA Private Property Rights	4 hours
7/09/2024	Traffic Impact Study	2 hours

2. DEVELOPMENT ACTIONS

2.1 Civil Site Development Plans

During the planning period, the GMPC was presented 12 civil site plan applications for consideration and approval. The GMPC approved all 12 applications.

Table 2.1 (below) indicates the approved projects during the planning period.

2.2 Subdivisions

The GMPC has jurisdictional authority over land subdivisions within the

Table 2.1
GMPC Approved Civil Site Plans

Permit Number	Project Name	Location	Approval Date
23GRN-SP00007	Dollar General	11-E (Across Hal Henard Rd)	9/12/2023
23GRN-SP00008	Texas Roadhouse	3430 E. Andrew Johnson Hwy., Greeneville	10/10/2023
23GRN-SP00009	McDonald's	521 Tusculum Blvd., Greeneville	11/14/2023
23GRN-SP00010	KFC	3507 E. Andrew Johnson Hwy., Greeneville	12/12/2023
23GRN-SP00011	7-Brew Coffee	3075 E. Andrew Johnson Hwy., Greeneville	1/9/2024
23GRN-SP00013	Grand Rental Storage Yard	Fairgrounds Road, Greeneville	1/9/2024
23GRN-SP00014	Panda Express	East Andrew Johnson Hwy., Greeneville	1/9/2024
24GRN-SP00001	Eagle Smoke Shop	West Bernard Ave., Greeneville	3/12/2024
24GRN-SP00003	Kings Way Medical	645 West Andrew Johnson hwy., Greeneville	4/9/2024
24GRN-SP00004	Fontana Pointe Apartments	62 Harlan Street, Greeneville	6/11/2024
24GRN-SP00005	First Church of God	1505 West Summer Street, Greeneville	7/9/2024

corporate limits of the Town of Greeneville. According to Tennessee state law (Tenn. Code Ann. § 13-4-303), subdivision regulations grant the powers of a planning commission to ensure harmonious development of a municipality and its environment. Harmonious development creates conditions favorable to the health, safety, convenience, and prosperity of the community. From September 2023 to August 2024, a total of Twenty-two (22) subdivisions were presented to and approved by the GMPC (see Table 2.2).

2.3 Property Rezoning

The GMPC has jurisdictional authority over the rezoning of property in the Town’s corporate limits. During the planning period the GMPC was presented six (6) zoning change requests and the GMPC approved all

of them (see Table 2.3). All six (6) requests were then presented to and approved by City Council. The majority or rezonings were to change the M-2 (High Impact Use) district to either commercial business or residential use districts.

2.4 Streets

The role of the GMPC with respect to streets is mainly to establish street construction standards in the Subdivision Regulations and to recommend to the City Council whether a proposed street should be designated as an “official” public street and added to the “Official Street List”. The Commission also recommends to the said Council whether the Town should abandon an existing right-of-way or alley. The GMPC was not presented with any changes to the street list during the 2023-2024 planning period.

Table 2.2
GMPC Approved Subdivisions (Sept. 2023—Aug. 2024)

Permit Number	Address	GMPC
23GRN-DEV00016	1062 West Vann Road, Greeneville	9/12/2023
23GRN-DEV00017	Earl Street, Greeneville	9/12/2023
23GRN-DEV00018	3430 E. Andrew Johnson Hwy., Greeneville	10/10/2023
23GRN-DEV00019	West Andrew Johnson Hwy., Greeneville	10/10/2023
23GRN-DEV00021	E. Andrew Johnson Hwy., Greeneville	11/13/2023
23GRN-DEV00022	W. Bernard Ave., Greeneville	11/13/2023
23GRN-DEV00023	Crescent Drive, Greeneville	11/13/2023
23GRN-DEV00024	645 W. Andrew Johnson Hwy., Greeneville	12/12/2023
24GRN-DEV00001	600 West Andrew Johnson Hwy., Greeneville	1/9/2024
24GRN-DEV00002	521 Tusculum Blvd., Greeneville	1/9/2024
24GRN-DEV00003	613 e. Barton Ridge Road, Greeneville	2/13/2024
24GRN-DEV00004	Jefferson Street, Greeneville	2/13/2024
24GRN-DEV00005	423 East Bernard Avenue, Greeneville	2/13/2024
24GRN-DEV00006	230 East Barton Ridge Road, Greeneville	3/12/2024
24GRN-DEV00007	824 East McKee Street, Greeneville	3/12/2024
24GRN-DEV00009	110 Stratford Drive, Greeneville	4/9/2024
24GRN-DEV00008	214 / 218 Thornwood Drive, Greeneville	4/9/2024
24GRN-DEV00010	Garden Meadow Drive, Greeneville	4/9/2024
24GRN-DEV00011	190 East Andrew Johnson Highway, Greeneville	5/14/2024
24GRN-DEV00012	108 W. Summer St., Greeneville	5/14/2024
24GRN-DEV00013	1703 West Main Street, Greeneville	6/11/2024
24GRN-DEV00014	817 Asheville Highway, Greeneville	7/9/2024

Table 2.3
GMPC Approved Rezoning (Sept. 2023—Aug. 2024

Permit Number	Address	District (Before)	District (After)	GMPC Action/ Date
24GRN-ZON00018	816 W Summer St	M-2 (High Impact Use)	B-1 (Neighborhood) Business	7/9/2024
24GRN-ZON00017	Lick Hollow Road	B-1 (Neighborhood) Business	R-3 (Medium Density) Residential	7/9/2024
24GRN-ZON00015	Snapps Ferry oad	R-1 (Low Density) Residential	M-2 (High Impact Use)	5/14/2024
24GRN-ZON00009	218 Thornwood Drive	M-2 (High Impact Use)	B-4 (Arterial) Business	4/9/2024
24GRN-ZON00003	W. Irish St.	M-2 (High Impact Use)	B-4 (Arterial) Business	2/13/2024
23GRN-ZON00025	W. Irish St	M-2 (High Impact Use)	R-3 (Medium Density) Residential	12/12/2023

2.5 Annexation/De-Annexation

2023 planning period.

The 2023-2024 planning period saw no requests for annexation or de- annexation. Under current state law, annexation and de- annexations can only be made by resolution upon request of the property owner. The Town last annexed property during the 2022-

3. BOARD OF ZONING APPEALS

3.1 Board of Zoning Appeals Actions

The Board of Zoning Appeals (BZA) comprises the same members from the GMPC. According to state law the BZA can hear and decide on appeals that deal with matters such as special exceptions, variances, and map verifications. During the 2023-2024 planning period the BZA was presented and heard four (4) variance cases.

Table 3.1
BZA Approved Cases (Sept. 2023—Aug. 2024)

Permit number	Address	Permit Type	BZA Hearing Date
23GRN-ZON00018	305 Oak Grove Ave	Variance	9/12/2023
23GRN-ZON00027	703 K Street	Variance	1/9/2024
24GRN-ZON00010	213 Tusculum Blvd	Variance	4/9/2024
24GRN-ZON00014	304 Takoma Ave	Variance	5/14/2024

4. 2024-2025 PLANNING PERIOD WORK PLAN

4.1 Work Plan

The following are work recommendations that were proposed to be adopted by the Planning Commission work period beginning September 2023 and ending August 2024.

- 1. Incorporate the goals and intent of the “Greeneville Comprehensive Plan (2017-2037)” in to development policy.
- 2. Work with MTAS consultants to audit Greeneville’s development policy and provide a report of the audit.

- 3. Continue updating Town Planning Department website.
- 4. Improve public outreach and education of stormwater and floodplain management, impact, and policy.
- 5. Apply for grants (including TDOT Multimodal Grant) to aid in future phases of downtown redevelopment construction.
- 6. Work cohesively with the Town’s Development Services group to oversee development from conceptual plans to final certificate of occupancy.



2025 GREENEVILLE MUNICIPAL PLANNING COMMISSION & BOARD OF ZONING APPEALS MEETING DATES

MEETING DATE Second Tuesday (9:30 am)	APPLICATION DEADLINE (Due by 5:00 pm)	DEVELOPMENT REVIEW COMMITTEE SUBMITAL DATE (Email to Members)
January 14, 2025	December 20, 2024	January 3, 2024
February 11, 2025	January 20, 2025	January 31, 2025
March 11, 2025	February 20, 2025	February 28, 2025
April 8, 2025	March 20, 2025	March 28, 2025
May 13, 2025	April 21, 2025	May 2, 2025
June 10, 2025	May 20, 2025	May 30, 2025
July 8, 2025	June 20, 2025	June 27, 2025
August 12, 2025	July 21, 2025	August 1, 2025
September 9, 2025	August 20, 2025	August 29, 2025
October 14, 2025	September 22, 2025	October 3, 2025
November 11, 2025	October 20, 2025	October 31, 2025
December 9, 2025	November 20, 2025	November 28, 2025

- Submit all items by 5:00 pm on the application deadline.
- Planning Commission meetings begin at 9:30 am on the second Tuesday of each month and are subsequently followed by Board of Zoning Appeals meetings.
- Meetings of the Planning Commission and the Board of Zoning Appeals are held in the G. Thomas Love Boardroom at the Greeneville Energy Authority Building, located at 110 N. College Street, Greeneville, TN 37743.

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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:

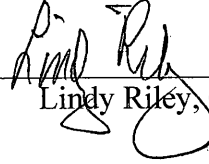
Wilson Drive, preliminary and final approval for a plat showing the relocation of a property line, Ray Parton, Jacob Harmon, property owners. Administrative approval was granted to the preliminary and final approval for a plat showing the relocation of the property line dividing Tax Map 110J, Group F, 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.

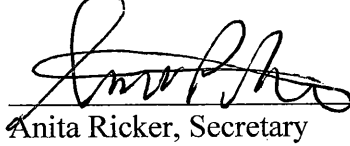
Arnold Road, preliminary and final approval for a plat showing the subdivision and re-combination of three (3) parcels of land, Bradley Huff, Amy Hull Lamb, property owners. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision and re-combination 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.


Lindy Riley, Chairman

Submitted:


Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on January 14th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

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

Members Absent:

Ben Brooks

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

Motion made, seconded, and carried to approve the meeting agenda with item 6.1 App. No. 24GRN-DEV00026 withdrawn.

Lindy Riley, Chairman of the commission presided. Motion made, seconded, and carried to approve minutes of regular meeting of December 10th, 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.

The Panda Express has completed construction and has received a temporary Certificate of Occupancy. Final inspection should be soon, and we expect an opening date before the end of January.

The traffic signal at Serral Drive is progressing and contractors should meet their March deadline for completion.

Staff met with a developer interested in building a 60-Unit Workforce Housing Apartment Project. The proposed site is located off Lafayette Street between the current Hyperion

Restaurant and Tusculum View School. Staff informed the developer that a traffic impact study would be required at their expense and at no cost to the town. In addition, the developer was informed that if the study found a traffic signal was warranted, they would be responsible for the cost of installation of the traffic signal.

Staff had a phone conversation with a developer interested in the construction of a potential hotel on the west end of town.

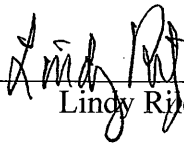
Fontana Pointe – a 72-Unit Workforce House Apartment project located behind the new Texas Roadhouse Restaurant is progressing. Major grading has been completed, and installation of underground utilities and stormwater drainage are being finalized. We expect building construction to begin in early spring.

Mr. Davenport gave an update to last month's denial to recommend acceptance of a section of Persimmon Hollow Road in the Johnson Farm Development to the City Council to add to the Town of Greeneville "Master Street List" due to the roadway not meeting city standards. Mr. Davenport has had conversations with D. R. Horton and Landstar Partners and has apologized for misunderstandings related to parties responsible for bringing the street up to city standards. D. R. Horton has agreed to repair any sidewalk not up to city standards. The town's Public Works department will identify those areas and provide D. R. Horton with that information. Staff will continue conversations with Landstar Partners and All Phase Construction relating to curbs and streets. Mr. Davenport noted that at project completion, an estimated 2.5 miles of streets will serve approximately 2,000 individuals as public ways in this development. Each street will be brought before this board for recommendation to accept and add to the town's Master Street List as construction progresses. He said that he is confident that these issues can be resolved.

228 Thornwood Drive, final approval of a site grading plan for leveling the site by mass grading and construction of stormwater detention infrastructure, Snapps Ferry Road Industrial Site Project. Motion was made, seconded, and carried to grant final approval of a site grading plan for the Snapps Ferry Road Industrial Site project subject to a notice of coverage permit (NOC) being approved by TDEC and that the requested plan revisions satisfy the town engineer. The location of the site grading plan is 228 Thornwood Drive and Tax Map 087, Parcel 142.00. The plan proposes leveling the site by mass grading and the construction of stormwater detention infrastructure. On-site stormwater detention will be provided by two (2) detention ponds. The construction site entrance is shown to be located off Gass Drive. The site grading plan has been reviewed by planning staff and meets all zoning, planning, and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

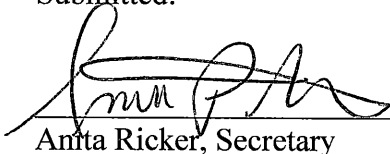
Recommendation to the Greeneville City Council to accept and add Deborahs Way in the Red Tail Landing Development to the "Master Street List" for the Town of Greeneville. Motion was made, seconded, and carried to recommend to the Greeneville City Council to accept and add Deborahs Way to the "Master Street List" for the Town of Greeneville. Deborahs Way is a 500 ft. dead-end road that intersects West Vann Road at the Red Tail Landing subdivision development. Staff recommended that the Greeneville Municipal Planning Commission recommend to the Greeneville City Council to accept and add Deborahs Way to the "Master Street List" for the Town of Greeneville per recommendation of public works director Scott Keith.

There being no further business, the meeting adjourned.



Lindy Riley, Chairman

Submitted:



Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on February 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
 Cal Doty, Mayor
 Matt Hensley
 Ginny Kidwell, Vice-Chairman
 Paige Mengel
 Anita Ricker, Secretary
 Lindy Riley, Chairman

Members Absent:

David Durante, Alternate Secretary

Motion made, seconded, and carried to approve the meeting agenda with addition of Item 6.6 Consent of administrative approval of Preliminary and Final Approval for a plat showing the subdivision of The Philips Consumer Electronics Plant No. 2 Property.

Lindy Riley, Chairman of the commission presided. Motion made, seconded, and carried to approve minutes of regular meeting of January 14th, 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. NONE

Staff Report:

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

The franchise holder of the Scooter's Coffee in Kingsport will likely be taking over the Greeneville Scooter's location at 1595 E. Andrew Johnson Highway and will soon reopen.

Another chain coffee drive-through shop is interested in opening a business in Greeneville.

Individuals are interested in developing a manufactured home park site in the Town of Greeneville. The proposed site is already zoned SR that will allow this type of development. The interested party currently operates twelve (12) other parks in Tennessee.

The new traffic signal at the intersection of Serral Drive and SR34 is expected to be in operation the first week of March. For safety concerns, the traffic signal will flash for a week to allow drivers to get used to seeing a signal at that location.

No update of corrections from the developers of the Johnson Farms project of N. Rufe Taylor Road.

Last week staff met with TDOT in Strawberry Plains. The meeting purpose was to keep Greeneville on TDOT's radar. Staff pointed out concerns and projects that Greeneville would like to see completed.

Per an inventory of streets in Greeneville, Assistant Public Works Director Scott Keith noted that a projected cost of 23 million dollars would be required to bring all Greeneville streets up to current standards.

Staff will soon present recommendations for additional regulations on new developments that include impact fees, traffic studies, and other items.

At the next Planning Commission meeting, the agenda will include consideration of a Mass Grading Permit for a site off Whitehouse Road. The board gave conceptual plan approval in January 2023 for this site. Developers have already received TDEC permits and as soon as the grading permit is granted, they are prepared to begin Phase I. The first phase of the

development is expected to include over 100 homes, with the entire development including 290 homes. The development will be a Landstar/D. R. Horton development similar to the Johnson Farms development off North Rufe Taylor Road. Mr. Davenport noted that the impact of traffic on Whitehouse Road and Baileyton Road should be considered.

Recommendation to the Greeneville City Council to rezone thirteen (13) parcels along East Bernard Avenue from M-2 (High Impact Use) Industrial to B-4 (Arterial) Business. Motion was made, seconded, and carried to recommend to the Greeneville City Council that thirteen parcels along East Bernard Avenue be rezoned from **M-2 (High Impact Use) Industrial to B-4 (Arterial) Business**. These parcels are (**Greene County Tax Map 099I, Group A, Parcels: 011.00, 012.00, 013.00, 005.00, 014.00, 015.00, 016.00, 017.00, 018.00, 001.00, 019.00, 020.00, and 021.00**) The primary purpose for rezoning the identified parcels to the B-4 zoning district is to allow for residential use to be conforming. The current M-2 zoning designation of the parcels creates a "legal nonconforming" situation for the parcels being used as residential. This legal nonconforming situation creates issues with rebuilding or financing housing on these parcels. The appropriate zoning of the thirteen (13) parcels would be the B-4 zoning district. The B-4 district would allow residential use to be conforming and still allow commercial business use. The change to a B-4 district would also act as a buffer prohibiting any potential heavy industrial use nearby the surrounding neighborhoods. The recommendation from planning staff is to grant the rezoning request and to rezone the subject parcels from M-2 (High Impact Use) Industrial to B-4 (Arterial) Business District and to send the recommendation to the Greeneville City Council for their approval.

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

1640 East Andrew Johnson Highway, preliminary and final approval of a plot plan proposing an addition of storage container units, 10 Federal Storage facility.

Administrative approval was granted to the preliminary and final approval for a plot plan proposing an addition of storage container units to the existing 10 Federal Storage facility located at 1640 East Andrew Johnson Highway (Greene County Tax Map 087N, Group B, Parcel 004.00). The plan proposes adding additional storage units to the West side of the main storage building. A small area of pavement and a no-parking fire lane for Fire Department access will be added to the Southeastern side of the building. Staff recommended consent.

604 Asheville Highway, preliminary and final approval of a site plan, renovation work and a drive through addition, existing Subway Store. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan proposing to do minor site renovation work and a drive thru addition to the existing Subway store located at 604 Asheville Highway (Greene County Tax Map 110J, Group G, Parcel: 040.03) subject to minor plan revisions that were requested by the Planning Staff. The plan proposes to add roughly an 80' x 15' concrete drive through addition, a new dumpster enclosure, new drainage structures, restriped parking stalls, and landscaping to the site. Total land disturbance is proposed to be 2,000 square feet so an NOC permit is not required. Staff recommended approval.

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

Cedar Street, preliminary and final approval for a two (2) lot minor subdivision plat.

Administrative approval was granted to the preliminary and final approval for a two (2) lot minor subdivision plat located at Cedar Street (Greene County Tax Map 098F, Group C, Parcels: 006.04, and 006.00). The subdivision plat proposes to combine two lots in to one (0.945 acre) lot. The proposed lot will have a minimum of 40 ft. (40') of road frontage off Cedar Street, however due to the topographic conditions of the

property a 30 ft. (30') "pipestem" adjoining Maple Avenue is proposed to allow better access to the property. Staff recommended consent.

300 Bachman Drive, preliminary and final approval of a six (6) tract minor subdivision plat. Motion was made, seconded, and carried to grant preliminary and final approval of a six (6) tract minor subdivision plat located at 300 Bachman Drive (Greene County Tax Map 087N, Group C, Parcel 028.00). The subdivision plat proposes to subdivide one (1) tract into six (6) tracts. All tracts meet the minimum size and road frontage requirements. The three (3) proposed tracts with road frontage on Bachman Drive will remain in the B-4 (Arterial) Business District and the other proposed three (3) tracts with road frontage to Ridgemont Drive will remain in the R-1 (Low Density) Residence District. Staff recommended approval.

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

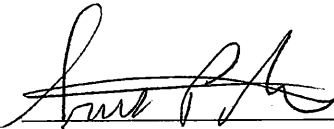
Snapps Ferry Road, preliminary and final approval for a plat showing the subdivision of The Philips Consumer Electronics Plant No. 2 property. Administrative approval was granted to the preliminary and final approval for a plat showing the subdivision of Tax Map 099A, Group B, Parcel 025.00 and being known as The Philips Consumer Electronics Plant No. 2 Property located on Snapps Ferry Rd from one (1) tract into two (2) tracts. The plat creates two (2) tracts being Tract 1A (2.20 acres in size) and Tract 1B (6.40 acres in size). The property is currently zoned **M-2 (High Impact Use) Industrial**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended consent.

There being no further business, the meeting adjourned.



Lindy Riley, Chairman

Submitted:



Anita Ricker, Secretary

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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:

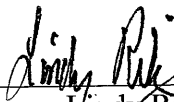
603 North Main Street, preliminary and final approval of a two (2) lot minor combination plat, Daniel and Kristal Jones property. Administrative approval was granted to the preliminary and final approval of a two (2) lot minor combination plat located at 603 North Main Street and being known as the Daniel 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.

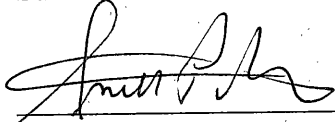
Greeneville Municipal Airport Authority property, preliminary approval of a site plan showing the construction of a sixty-foot x one-hundred foot (60 ft. x 100 ft.) corporate hangar facility. Motion was made, seconded, and carried to grant preliminary approval of a site plan showing the construction 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.



Lindy Riley, Chairman

Submitted:



Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on April 8th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

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

Members Absent:

Matt Hensley

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Bert Seay, Building Official; Todd Smith, City Manager; Christina Potts, Media Marketing/Media Specialist; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office; Amber Morris, Clerk Recorder's Office; Ron Woods, City Attorney

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 March 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. Scott Niswonger requested to speak on item 6.1.

Staff Report:

Randy Davenport, Planning Administrator, updated the members on a question from the last meeting whether the Greeneville Water Commission is providing sanitary sewer and water access to all properties located inside city corporate limits. Mr. Davenport reported that sanitary sewer and water access in the Town of Greeneville and Greene County are provided by utility districts, and the districts do not always follow city corporate limits. The Greeneville Water Commission is under the authority of the Greeneville Water Commission Board and under the present structure, the Town of Greeneville does not govern the service area that they serve. For example, city properties that adjoin 11-E (West Andrew Johnson Hwy.) from Summer Street toward Mosheim are served by Mosheim Sewer and Old Knoxville Water District. The property on today's agenda on Whitehouse Road, by a prior boundary agreement, is served by Cross Anchor Utility District and sanitary sewer by the Greeneville Water Commission. Each annexation into the Town of Greeneville is accompanied by an approved Plan of Services for that particular annexation that outlines where properties will access the sanitary sewer and water service from. Mr. Davenport said that when developers approach the town, they are advised to speak with the Greeneville Water Commission prior to moving forward on their proposed projects to fully understand the agreement to be provided water and sewer service.

Cal Doty requested staff to provide utility district service maps as soon as possible.

Mr. Davenport gave updates on various projects in the town:

A proposed new drive-through coffee business may be coming to Greeneville.

The Take 5 Oil Change project near Fairgrounds Circle is moving forward. The developers have hired Mattern & Craig to draw up plans for better access to the site by improving the existing signalization at that intersection. They have submitted a plan to TDOT for approval and are waiting for approval.

Staff have met with developers who are interested in a site along West Andrew Johnson Hwy. for a proposed 4-story, 96-room hotel.

Currently, the housing market in Greeneville is strong, homes are being sold as quickly as they are built.

Whitehouse Road Project, known as the “Bohannon Residential Development”, Land Star Development, LLC property being Tax Map 086, Parcel 049. Staff asked for clarification of the decision not to approve the grading permit at the last meeting, what are the next steps regarding the project moving forward or is the planning commission formally denying the project being constructed as detailed in the submitted plans to date.

Mr. Davenport gave a PowerPoint presentation with the following:

- 09/14/2021 Commission recommends rezoning subject property from R-1 to B-4.
- 10/05/2021 City Council approves on 1st Reading rezoning request.
- 10/19/2021 City Council approves on 2nd Reading rezoning request.
- 02/17/2022 Committee of departments & utility providers meet - No opposition to annexation /plan of services. All departments responded having no issues with being able to provide services as outlined in the Plan of Services.
- 07/20/2022 Warranty Deed: Gloria Susong and Andrea Daniels to Land Star Development, LLC.
- 08/18/2022 Application fee \$100 paid by Land Star Development LLC requesting annexation of referenced property, for a proposed residential development.
- 09/13/2022 Commission recommends preliminary approval of Plan of Services and Annexation noting that Land Star Development LLC proposes to develop their parcel into 234 lots for future development of D. R. Horton Homes. The Cross Anchor Utility District will provide water access. The Greeneville Water Commission to provide sanitary sewer access.
- 11/08/2022 Commission recommends final approval of Plan of Services and Annexation, Plan of Service prepared with the consent from all utilities and emergency services.
- 12/06/2022 City Council approves Resolution calling for a public hearing on the proposed annexation and approval of Plan of Services.
- 01/10/2023 Conceptual site plan presented to the Planning Commission for a proposed 218-lot housing development. No formal vote was taken at the meeting, but the consensus of the planning commission was they had no objections to the project moving forward.
- 03/11/2025 Planning Commission denial of a mass grading plan and permit for Phase No. 1 of the Land Star 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.

Mr. Davenport reported that since the presentation of 01/10/2023, additional geotechnical, environmental, and civil engineering studies have been performed on the property. The developers made a 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. The total area of land disturbance for Phase No. 1 is 29.10 acres. If the March grading plan had been approved, only grading activities could have been performed on the site. Additional plans would have been required to be submitted for approval for the construction of the streets, utilities, and lot layout.

Mr. Davenport pointed out that this development does not violate any regulations of the Town of Greeneville Zoning Ordinance. A letter was passed out from Ms. Angela Alley, Manager of the Greeneville Municipal Airport that read “there are no FAA rules that would have any impact on the development”. Mr. Bert Seay, Building Official, addressed the board stating that this development is being developed under the “Planned Unit Development” (PUD) regulations that would follow methods that will allow it to progress in phases. The

statement was made by a commissioner that this was the first time the Planning Commission had been told that the project was a "Planned Unit Development." However, Planning Administrator Randy Davenport had mentioned to the planning commission on other occasions that the project would be developed under the same guidelines as the Johnson Farms residential development that was also developed under "Planned Unit Development" standards.

Board members voiced concerns such as the negative impact on traffic on Whitehouse Road, the impact on the schools, noise, Fire Department response, the impact on future aviation grants due to a residential area close proximately to the airport, and safety.

Mr. Scott Niswonger spoke in opposition to the development. Mr. Niswonger stated that he operates five jets that fly all hours producing 82 to 87 decibels upon take-off and landing and with this development within $\frac{3}{4}$ mile of the predominate runway at the airport, these planes will fly between 200 ft to 400ft above the proposed residential development. Mr. Niswonger cited safety, noise concerns, liability when you have housing within the direct path of an airplane being approximately 200 feet above homes, narrow Whitehouse Road incapable of additional traffic flow, lawsuits, and fire suppression.

Staff requested a clear and concise motion regarding the project moving forward or if the planning commission wants to formally deny the project being constructed as detailed in the submitted plans to date.

Whitehouse Road, PUD project denied. Motion was made, seconded, and carried to deny the Planned Unit Development project, Land Star Development LLC (currently referred to as the Bohannon Development) property owner, located on Whitehouse Road and being Tax Map 086, Parcel 049.00.

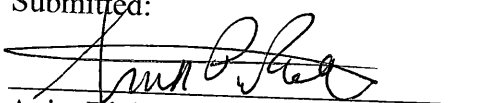
West Andrew Johnson Hwy, final approval for a plot plan showing the construction of a 5,000 S.F. prefabricated metal building, Dylan Jackson, property. Motion was made, seconded, and carried to grant final approval for a plot plan for property located on West Andrew Johnson Hwy. and being Tax Map 097, Parcel 022.17 owned by Dylan Jackson and being zoned **B-4 (Arterial) Business**. The plan shows the construction of a 5,000 S.F. prefabricated metal building to be used for storage of construction equipment and related uses. No commercial business traffic will be generated by this building; therefore, due to this fact and the location of the building on the property, a gravel driveway will be sufficient for access to the building. The site does not meet the requirements for stormwater detention or the need for a Storm Water Pollution Prevention Plan (SWPPP) and related Notice of Construction (NOC) from TDEC. A driveway entrance permit has been applied for and granted by the Tennessee Department of Transportation (TDOT). Staff recommended final approval of the plot plan as submitted.

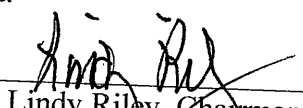
Administrative approval: Motion made, seconded, and carried to recognize and concur with the following administrative approval:

1542 Industrial Road, administrative approval of a two (2) lot minor combination plat, John Loven property. Administrative approval was granted to a two (2) lot minor combination plat for property located at 1542 Industrial Road and being known as the John Loven property and being Greene County Tax Map 087, Parcel 133.02 and being zoned **M-2 (High Impact Use)**. The combination plat proposes to combine Tax Map 087, Parcel 133.02 with a portion of Tax Map 087, Parcel 133.03 being known as the Ready Mix USA, LLC property and zoned **M-2 (High Impact Use)** into one (1) parcel being Lot 1 (1.28 acres in size). Staff recommended consent.

There being no further business, the meeting adjourned.

Submitted:


Anita Ricker, Secretary


Lindy Riley, Chairman

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on May 13th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Andy Broyles
Cal Doty, Mayor
David Durante, Alternate Secretary
Ginny Kidwell, Vice-Chairman
Anita Ricker, Secretary
Lindy Riley, Chairman

Members Absent:

Ben Brooks
Matt Hensley
Paige Mengel

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Bert Seay, Building Official; Cathy Osborne, Assistant City Manager; Christina Potts, Media Marketing/Media Specialist; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office, Amber Morris, Clerk Recorder's Office

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 April 8th, 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. NONE

Staff Report:

Randy Davenport, Planning Administrator, informed the members that because of his upcoming retirement, he has only two meetings left to attend. Mr. Davenport introduced Justin Schooley, Planner, to present items today for consideration and Mr. Schooley will be conducting the next Planning Commission meetings until a new Planning Administrator position has been filled.

Justin Schooley, Planner, gave updates on various projects in the town.

Fontana Point 72-apartment complex project is moving forward.

Johnson Farms Development, the developer, has submitted site plans for Phase III for review, and these should be on the next meeting agenda for consideration.

A quick oil change business is interested in a lot next to the Fast Pace Urgent Care. The developer is currently working toward agreements with adjacent property owners to create a frontage road to the Serral Drive intersection for driveway access.

RedTail Landing Development is currently finishing its second-to-last house in the development.

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

3507 E. Andrew Johnson Highway, preliminary and final approval of a two (2) lot minor subdivision plat, Aceduce Properties. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor subdivision plat for property located at 3507 E. Andrew Johnson Highway and being known as the Aceduce Properties property and being Greene County Tax Map 088, Parcel 097.05. and being zoned **B-4 (Arterial) Business, subject to moving/demolition of a shed.** The plat shows the property being divided into two (2) lots: Lot 1 (1.03 acres), and Lot 2 (1.11 acres). A new Kentucky Fried Chicken (KFC) restaurant is planned to be constructed on Lot 1. The site plan for the new KFC project was presented and approved at the December 12th, 2023, Municipal Planning Commission meeting. Staff recommended consent.

Bedford Circle, preliminary and final approval of a two (2) lot minor combination plat, Hunter Ridge Subdivision. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor combination plat for property located on Bedford Circle and being within the Hunter Ridge Subdivision and being Greene County Tax Map 099P, Group E, Parcels 012.00 & 013.00 and being zoned **R1-A (Low Density Residential)**. The combination plat proposes to combine parcel 012.00 (Lot 12) and parcel 013.00 (Lot 13) into one (1) parcel, being Lot 12R (1.109 acres). This plat combination is to allow for the new landowner to build a single-family house on a larger lot. Staff recommended consent.

3175 East Andrew Johnson Highway, preliminary and final approval of a two (2) lot minor combination plat, MJ Properties property. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor combination plat for property located at 3175 East Andrew Johnson Highway and being known as the MJ Properties property and being Greene County Tax Map 088, Parcel 072.06, and being zoned **B-4 (Arterial) Business**. The combination plat proposes to combine Tax Map 088, Parcel 072.06, with a portion of excess highway right-of-way owned by the State of Tennessee. *The right-of-way was sold to MJ Properties by the State of Tennessee per a Quitclaim Deed referenced in Deed Book 740A, Page 185. The newly combined lot will be known as Lot 1 (0.62 acres). Staff recommended consent.

*Mr. Davenport informed the board that the State of Tennessee TDOT has sold portions of the state right-of-way along the 11-E Bypass to adjoining property owners without notification to the Town of Greeneville. TDOT originally purchased land and developed the 11-E Bypass with a 300 ft. wide right-of-way. In discussion, the board directed staff to contact TDOT to get a clear understanding of TDOT's policy in selling the state right-of-way on the 11E Bypass. Members felt that the town should be informed of any right-of-way property transfer. The board voiced concerns that by selling portions of the right-of-way to individual property owners it will now make it impossible or very expensive to create frontage roads along the 11E Bypass in the future.

2270 & 2290 East Andrew Johnson Highway, preliminary and final approval of a six (6) tract minor subdivision plat, Britton Subdivision. Motion was made, seconded, and carried to grant preliminary and final approval of a six (6) tract minor subdivision plat for property located at 2270 & 2290 East Andrew Johnson Highway and being known as the Britton Subdivision and being Greene County Tax Map 087M, Group A, Parcels 007.00, 008.00, 006.00, and 005.00 and being zoned **B-4 (Arterial) Business**. The combination plat proposes to combine lots 2-6 of the Britton Subdivision into one (1) lot, being known as lot 3R (0.706 acres). The newly combined lot is the location of the future Take 5 Oil Change development which had its site plan approved at the March 11th, 2025, Municipal Planning Commission meeting. Staff recommended approval.

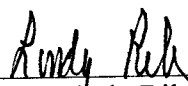
1703 West Main Street, preliminary and final approval of a site plan for a parking lot expansion at the Arrowhead Church. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan for a parking lot expansion at the Arrowhead Church located on 1703 West Main Street (Greene County Tax Map 110G, Group A, Parcel 023.06) and being zoned **B-1 (Neighborhood) Business subject to a 10ft landscape buffer**. The plan proposes adding 40 new parking spaces. There will be construction of a new retention pond to capture and hold stormwater runoff generated by the newly constructed impervious area. The Church has a Notice of Coverage for its Construction General Permit with TDEC. Staff recommended approval.

Bert Seay, Building Official, addressed the board.

Mr. Seay said Randy Davenport has done a tremendous job, and the town is losing a great deal of experience. He said that under Mr. Davenport's five-year tenure, the town has experienced a growth explosion. He said that on Randy's second day on the job, developers (D.R. Horton and Landstar Development) disclosed their intention to build 1800 +/- homes in Greeneville. Mr. Seay thanked Randy for his service.

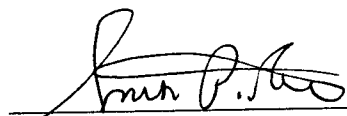
In moving forward, Mr. Seay said that the board has expressed a desire to be more proactive in the future planning of the town. Once the Planning Administrator position has been filled, staff will begin scheduling workshops with the Planning Commission Board to begin a complete overhaul of town planning regulations to give the board more planning authority.

There being no further business, the meeting adjourned.



Lindy Riley, Chairman

Submitted:



Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on June 10th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

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

Members Absent:

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Bert Seay, Building Official; Todd Smith, City Manager; David Weems, Fire Marshal; Christina Potts, Media Marketing/Media Specialist; Paula Chandler, Clerk Recorder's Office

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 May 13th, 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. NONE

Staff Report:

Randy Davenport, Planning Administrator informed the board that two members have terms expiring on June 30th, 2025: Ben Brooks and Lindy Riley. Mr. Brooks has agreed to continue to serve upon his reappointment by Mayor Doty, however, Ms. Riley has decided to retire from the Planning Commission effective June 30th, 2025. Mr. Davenport stated that Mayor Doty will make his recommendations to the City Council to fill these expiring terms and Ms. Ginny Kidwell, Vice-Chairman may preside over the Planning Commission meetings until new officer elections for the new year September 2025.

Mr. Davenport recognized and thanked Ms. Riley for her years of service to the Planning Commission and the Town of Greeneville.

Justin Schooley, Planner, gave updates on various projects in the town.

Fontana Point 72-Unit Apartment Complex – construction finalizing, developer obtaining 911 addresses.

Kentucky Fried Chicken – construction has begun, removal of shed completed, fill dirt trucked to the Town of Greeneville Landfill for use.

Eagle Market and Tobacco Shop at W. Bernard Ave. near intersection of Crum Street – construction complete, staff following up on As Built Plan & Storm Water Control.

Gass Drive/Snapps Ferry, Greene County Tennessee Industrial Park – site preparation continues.

Kings Way/Banks St. – site preparation continues.

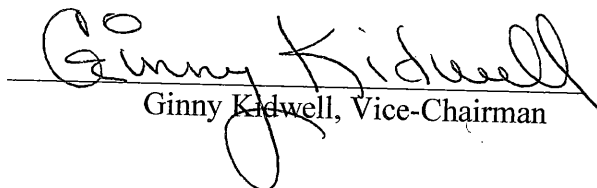
Administrative approval: Motion made, seconded, and carried to recognize and concur with the following administrative approval:

Old Tusculum Drive, preliminary and final approval of a two (2) lot minor combination plat for property, The Meadows Section 1. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor combination plat for property located at (TBD) Old Tusculum Dr and being known as the The Meadows Section 1 and being Greene County Tax Map 088P, Group B, Parcels 001.00 and 02.00 and being zoned **R-1 (Low Density) Residential**. The combination plat proposes to combine parcel 01.00 (Lot 1) and parcel 02.00 (Lot 2) into one (1) parcel being Lot 1R (1.249 acres). This combination will help the property owner build a home on a larger lot. Staff recommended consent.

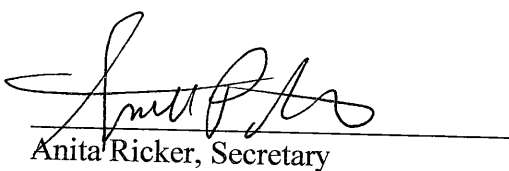
Johnson Farms residential development, preliminary and final approval of Phase 3 site plan. Motion was made, seconded, and carried to grant preliminary and final approval of the Phase 3 site plan for the Johnson Farms residential development with clarification that a 26 ft. wide street with rolling curbs (Miami Curbs) (back of curb to back of curb) are acceptable for the entire Johnson Farm (PUD) Planned Unit Development. Phase 3 represents the next step in the approved plan to develop a total of 384 single-family homes within the Johnson Farms development. This phase includes site preparation for the construction of 55 homes and continues the buildout of the overall development. Phase 1 site development is complete, and Phase 2 is nearing completion. The submitted Phase 3 site plan includes detailed designs of construction grading, stormwater management and erosion control, roadway construction, sidewalks, and utility infrastructure. The site plan has been reviewed and found to be in compliance with the Town's Zoning Ordinance and Subdivision Regulations. Additionally, the Johnson Farms development maintains an active Stormwater Pollution Prevention Plan (SWPPP) and a Construction General Permit (CGP) issued by the Tennessee Department of Environment and Conservation (TDEC). Staff recommended approval.

Member Andy Broyles voiced concerns as to the PUD street width of 26 ft. instead of a 28 ft. width. Mr. Davenport said that this PUD has been in discussions and has received approvals for the past five years. He said that in the beginning, conversations with former Public Works Director Brad Peters and the current Town of Greeneville Fire Marshal David Weems approved the 26 ft. street width with rolling curbs (Miami Curbs) and is certain that this has been previously discussed and approved in prior planning commission meetings. City Manager, Todd Smith addressed the board and read town regulations that give the planning commission flexibility for a PUD in such matters as the width of a street. Staff will review previous minute documents to confirm that 26 ft. street width with rolling curbs (back of curb to back of curb) has been approved for this PUD. Motion was amended to clarify that prior street width construction in the development and future street development in this PUD shall be approved as 26 ft. in width with rolling curbs (Miami Curbs) (back of curb to back of curb). Amended motion was made, seconded and carried by unanimous vote.

There being no further business, the meeting adjourned.


Ginny Kidwell, Vice-Chairman

Submitted:


Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on July 8th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

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

Members Absent:

Ben Brooks
Cal Doty

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Bert Seay, Building Official; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office; Amber Morris, Clerk Recorder's Office

Motion made, seconded, and carried to approve the meeting agenda with item 6.6 grading plan for property located on W. Andrew Johnson Highway being removed.

Ginny Kidwell, Vice-Chairman of the commission, presided. At last meeting, Randy Davenport, Planning Administrator announced that board member and Chairman Lindy Riley term of the planning commission would expire on June 30th, 2025, and that she did not wish to be reappointed and that Ginny Kidwell, Vice-Chairman of the commission will perform the duties of the Chairman until a new Chairman is elected for the new year September 2025.

Motion made, seconded, and carried to approve minutes of regular meeting of June 10th, 2025, as written.

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

Justin Schooley, Planner, gave updates on various projects in the town and presented items for consideration. This was Randy Davenport, Planning Administrator, last meeting before his upcoming retirement at the end of this month. After the meeting was adjourned, Mr. Davenport spoke and was recognized for his time with the Town of Greeneville.

West Main Street and Pelican Lane, preliminary and final approval of a five (5) lot minor subdivision plat, division of Lot 3R of the Roy Allen Johnson property. Motion was made, seconded, and carried to grant preliminary and final approval of a five (5) lot minor subdivision plat for property located at the intersection of West Main Street and Pelican Lane, known as the "Division of Lot 3R of The Roy Allen Johnson Property" (Greene County Tax Map 110H, Group B, Parcel 7.01), and zoned **R-2 (Medium Density) Residential** subject to permanent fencing to clearly define perimeter of cemetery on subject property and also subject to adding a note for lots adjoining West Main St (S.R. 321) stating that driveway permits will be required from TDOT for access from West Main Street. Staff recommended granting preliminary and final approval of the plat as submitted.

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

Bedford Circle, preliminary and final approval of a two (2) lot minor combination subdivision plat, redivision of Lots 11 and 12R of the Hunter Ridge Subdivision. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor combination subdivision plat for property located on Bedford Circle, known as "Redivision of Lots 11 and 12R of The Hunter Ridge Subdivision" (Greene County Tax Map 099P, Group E, Parcels 12.00 & 13.00), and zoned **R-1A (Low Density)**

Residential. Staff recommended granting consent of administrative approval of the plat as submitted.

307 South Main Street, preliminary and final approval of combination plat combining several internal lots into one (1), combination plat of a portion of the Christ United Methodist Church property. Motion was made, seconded, and carried to grant preliminary and final approval of combination plat combining several internal lots into one (1). The property is located at 307 South Main Street, known as "Combination Plat of a Portion of The Christ United Methodist Church Property" (Greene County Tax Map 98L, Group B, Parcels 4.00 & 5.00), and zoned **B-3 (Intermediate Business) Business**. Staff recommended preliminary and final approval of the plat as submitted.

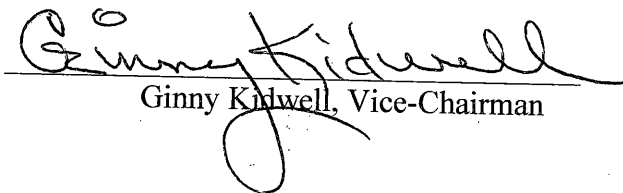
Administrative approval: Motion made, seconded, and carried to recognize and concur with the following administrative approvals:

East McKee Street (near Woodlyn Street intersection), preliminary and final approval of a two (2) lot minor subdivision plat, division of Lot 6 of the Andrew & Rachel Hull Property Subdivision. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor subdivision plat for property located on East McKee St (near Woodlyn St intersection), known as "Division of Lot 6 of The Andrew & Rachel Hull Property Subdivision" (Greene County Tax Map 110, Parcel 16.05), and zoned **R-1 (Low Density) Residential**. The subdivision plat proposes to divide Lot 6 into two lots (Lot 6R-1 & Lot 6R-2). Staff recommended granting consent of administrative approval of the plat as submitted.

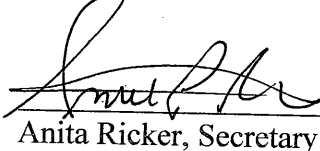
170 Serral Drive, preliminary and final approval of Lots 4 and 5 of the Fred Serral property. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor combination plat for property located at 170 Serral Drive, known as "Combination of Lots 4 and 5 Of The Fred Serral Property" (Greene County Tax Map 88, Parcel 6.23), and zoned **B-4 (Arterial Business) Business**. Staff recommended granting consent of administrative approval of the plat as submitted.

325 Bohannon Avenue, preliminary and final approval of a site plan, site construction plans Weems Cartage & Storage Truck Parking. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan for property located at 325 Bohannon Avenue, (Greene County Tax Map 087P, Group D, Parcel 013.00), and zoned **M-2 (High Impact Use) Industrial**. The project name is "Site Construction Plans Weems Cartage & Storage Truck Parking" and proposes to construct a gravel parking area for truck /trailer parking. The total area of land disturbance on the SWPP is 2.9 Acres and a NOC permit with TDEC has been obtained. The parking area will tie into an existing asphalt entrance off Bohannon Avenue. Landscape buffering and fencing is shown to be installed to meet the Zoning Requirements for industrial uses adjacent to residential properties. Staff recommended granting preliminary and final approval of the site plat as submitted.

There being no further business, the meeting adjourned.


Ginny Kidwell, Vice-Chairman

Submitted:


Anita Ricker, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A special called meeting of the Greeneville Municipal Planning Commission was held on August 21st, 2025, at 11:00 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Cal Doty
David Durante, Alternate Secretary
Matt Hensley
Ginny Kidwell, Vice-Chairman
Paige Mengel
Anita Ricker, Secretary

Members Absent:

Ben Brooks

Staff members present: Justin Schooley, Planning Administrator; Bert Seay, Building Official; Page Norton, Permit Technician; James White, GFD/Inspector; Christina Potts, Marketing/Media Specialist; Paula Chandler, Clerk Recorder's Office; Amber Morris, Clerk Recorder's Office

Ginny Kidwell, Vice-Chairman of the commission, presided and began the meeting with announcements:

At the last City Council meeting on Tuesday, August 19th, 2025, Mayor Doty presented two new appointments to the Greeneville Municipal Planning Commission, Brittney Hall and Samuel A. "Trey" Ricker, III;

Justin Schooley has been promoted to the position of Planning Administrator;

Andy Broyles has been hired to fill a new town position, Director of Development Services and will begin his employment on Monday, August 25th, 2025;

The town is currently advertising and searching for a new planner to fill Mr. Schooley's former position.

Ms. Kidwell reminded the board that at next meeting of the Greeneville Municipal Planning Commission new officers will be elected for the FY 25/26. Ms. Kidwell asked members to think about who they will nominate. Ms. Kidwell reminded the members that she does not qualify for the position of chairman. (Per Municipal Code Title 11, Ch.1 Sec 11-102 membership: The planning commission shall consist of nine (9) members; one (1) shall be the Mayor, one (1) shall be a member of the City Council, and seven (7) shall be members appointed by the Mayor. Sec. 11-103 states that the planning commission shall elect its chairman from among its seven appointive citizen members.) Mayor Doty asked Ms. Kidwell to take the lead at next meeting to accept nominations for new FY25/26 officers of the Greeneville Municipal Planning Commission.

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

Motion made, seconded, and carried to approve minutes of regular meeting of July 8th, 2025, as written.

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

Justin Schooley, Planning Administrator, gave updates on various projects in the town.

KFC is moving forward quickly and should be open soon; Johnson Farms development continues; Fontana Pointe 72-Unit Apartment Complex project is moving forward.

Mr. Schooley said that he and others from Greeneville traveled yesterday to Franklin Tennessee to meet with a group from the Franklin Housing Authority to gain ideas. The Franklin Housing Authority has been very successful and a model for other communities. Their redevelopment includes public homes connected to parks and Senior Assisted units. They told the group to start with a plan and have a template to follow. Currently our Greeneville Housing Authority has fourteen (14) acres of vacant land available for expansion and our new director Nick Law hopes to incorporate some of the Franklin's ideas here in Greeneville.

Mayor Doty asked Vice-Chairman Kidwell to recognize in attendance today, James White of the Greeneville Fire Department assisting the Fire Marshal who is out of town.

2590 E. Andrew Johnson Highway re-instate preliminary site plan approval Lollar Shopping Center. Justin Schooley introduced the item **6.1 Lollar Shopping Center**, however, because Bert Seay, Building Official was more familiar with the history of this request he was asked to present the item. On August 14th, 2007, the planning commission approved a preliminary site plan for expansion of Brandon Lollar property at 2590 E. Andrew Johnson Highway for addition of a 7,755 square feet of building area along with additional parking. The applicant is seeking confirmation to proceed with construction based on prior approval. This item was brought forward for commission review and discussion regarding the status of the original approval and its applicability under current planning standards.

Motion was made, seconded, and carried to grant re-instatement of preliminary approval of a site plan for property located at 2590 E. Andrew Johnson Highway for addition of a 7,755 square foot building area along with additional parking. The property is located at 2590 East Andrew Johnson Highway (Greene County Tax Map: 087M, Group B, Parcel 006.00) and zoned B-4 Arterial Business. Staff recommended re-instatement of preliminary site plan approval. Final approval will be brought back to the board once all town requirements are met.

705 West Andrew Johnson Highway, preliminary approval of a site plan for the development of a proposed Holiday Inn Express hotel. Motion was made, seconded, and carried to grant preliminary approval of a site plan for the development of a proposed Holiday Inn Express hotel. The property of the proposed hotel development is a vacant lot located on 705 West Andrew Johnson Highway (Greene County Tax Map 098D, Group A, Parcel 008.03) and zoned B-4 Arterial Business.

Project Summary:

- Proposed construction of a hotel with 86 guestrooms.
- Development includes a parking lot with 86 spaces, including 5 ADA-compliant handicap spaces.
- Site access will be provided via two new driveway entrances:
 - Primary entrance connecting to U.S. Highway 11-E.
 - Secondary entrance connecting to Banks Street.
- Improvement of 11-E median crossover
 - Construction of new left-hand deceleration lane.
 - Align median crossover with driveway entrance.

Staff recommended preliminary site plan approval, and that the proposed site layout, access points, and parking provisions meet the applicable zoning and development requirements. Final site plan approval will require complete engineered site plans and necessary permit approvals from TDOT and TDEC.

170 Serral Drive, preliminary and final approval of a site plan for the development of a "Doggie Day Care" business. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan for the development of a "Doggie Day Care" business. The property

of the proposed dog daycare site is a vacant lot located at 170 Serral Drive (Greene County Tax Map 088P, Parcel 006.23) and zoned B-4 Arterial Business.

Project Summary:

- ±8,800 square foot dog daycare building with outdoor fenced turf area.
- 26 parking stall parking lot with driveway access off Serral Drive.
 - 2 handicapped accessible parking stalls.
- Installation of utilities, drainage structures, detention basin, landscaping, and dumpster pad.

Staff recommended preliminary and final site plan approval.

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

224 Thornwood Drive, preliminary and final approval of a plot plan.
Administrative approval was granted for the preliminary and final approval of a plot plan for the development of a pedestrian ramp located at the Plaza Towers apartment complex subject to the clearing of vegetation at the Thornwood Drive entrance, as requested by the Fire Marshal. (Address: 224 Thornwood Drive), (Greene County Tax Map: 087J, Group: A, Parcel: 012.01) and zoned B-4 Arterial Business.

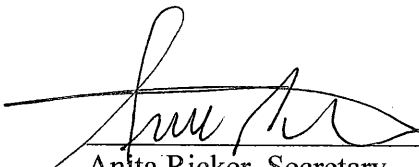
Project Summary:

- Construction of new accessible pedestrian ramp that will connect the Plaza Tower building to Bob Smith Boulevard.
 - Demolition of old ramp and stairs.
 - Grading on existing bank to construct new sidewalk and ramp.

Staff recommended consent approval subject to the clearing of vegetation at the Thornwood Drive entrance, as requested by the Fire Marshal.

There being no further business, the meeting adjourned.

Submitted:


Anita Ricker, Secretary


Ginny Kidwell, Vice-Chairman

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

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

Members Present:

Ben Brooks, Alternate Secretary
Cal Doty, Mayor
David Durante, Vice-Chairman
Brittney Hall
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman

Members Absent:

Matt Hensley
Samuel A. "Trey" Ricker III

Staff members present: Justin Schooley, Planning Administrator; Andy Broyles, Director of Development Services; Cathy Osborne, Interim City Manager; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office

Ginny Kidwell called the meeting to order.

Ginny Kidwell presented a list of nominations and asked for any additional nominations for the annual election of the Greeneville Municipal Planning Commission Officers for the 2025-2026 planning year.

2025-2026 Commission Officers. Motions were made, seconded, and carried to elect Anita Ricker, Chairman; to elect David Durante, Vice-Chairman; to elect Paige Mengel, Secretary; and to elect Ben Brooks, Alternate Secretary; as officers of the Greeneville Municipal Planning Commission from September 2025 to August 2026.

Mayor Doty thanked the outgoing officers for their service to the Greeneville Municipal Planning Commission.

Anita Ricker, Chairman of the commission presided going forward.

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

Motion made, seconded, and carried to approve minutes of special called meeting of August 21st, 2025, as written.

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

New member Brittney Hall was recognized.

Staff Report:

Justin Schooley, Planning Administrator, gave updates on various projects in the town.

Mr. Schooley reported that staff met yesterday with JMT Engineers concerning downtown sidewalks and town standards.

Mr. Schooley gave a synopsis of the Greeneville Municipal Planning year 2024-2025; a detailed report will be presented at next meeting.

FY 24/25:

Final approval – subdivisions - 25
Plot/Site Plan approvals – 12
Rezoning – 3
Road Adoption – 1 (Deborah's Way – Red Tail Landing)
Variances BZA – 1

Mr. Schooley presented a "concept plan" for a frontage road on the eastern end of U. S. Highway 11-E, South Rufe Taylor Road to the Serral Drive signaled intersection. The purpose of the

frontage road will be to provide safer access to businesses along that area. The frontage road will consolidate access points to the 11-E Highway and will be located in the TDOT owned excess right-of-way. Steve Ellis, former contracted engineer for the town designed the plan. Staff presented the concept plan to TDOT earlier this year who was receptive. If the town receives TDOT approval, staff will pursue cost estimates, further engineering, and additional discussions with adjacent property owners. The "concept plan" is still in preliminary stages and has not been granted approval by the town's city council.

3400 East Andrew Johnson Highway, preliminary approval of site plan for the development of an Express Oil Change. Motion was made, seconded, and carried to grant preliminary approval of a site plan for the development of an Express Oil Change. The use of the development will be for automotive services. The property is zoned B-4 (Arterial) Business which allows for "Auto repair garages and similar operations" (Sec. 711.13 of Zoning Ordinance). The location of the proposed development is a vacant lot located at 3400 East Andrew Johnson Highway (Greene County Tax Map 088, Parcel 097.11). Its adjoining properties include the Fast Pace Health Urgent Care and Ultimate Shine Car Wash.

Site Plan Summary:

- Proposed 5,875 Sq. Ft. building.
- Parking lot with 22 spaces, including 1 ADA-compliant handicap space.
- Driveway access proposed to come directly off East Andrew Johnson Highway.
- Landscaping plans proposed to meet Gateway Overlay District landscaping requirements.

Staff Recommendation: Staff recommended **Preliminary Site Plan Approval**, which will vest the developer with the right to proceed with detailed design and permitting consistent with the approved preliminary layout and applicable zoning regulations. However, **Preliminary Approval does not constitute Final Site Plan Approval**, and the following items must be addressed prior to final approval:

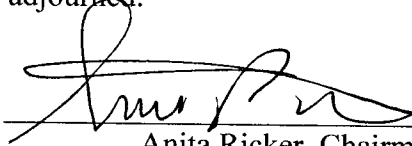
- Submission of drainage calculations
- Site revisions as identified during staff review
- Payment of site plan, drainage calculations, and grading permits
- Permit approvals from **TDOT** and **TDEC**

Planning Staff are also working with the developer to explore a **shared entrance** with adjoining property owners to provide safer access and traffic movement on E. A.J. Hwy.

The developer stated that the property owner would not be opposed to a frontage road concept.

Chairman Anita Ricker thanked Ginny Kidwell for her time as Chairman.

There being no further business, the meeting adjourned.


Anita Ricker, Chairman

Submitted:


Paige Mengel, Secretary

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on October 14th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Cal Doty, Mayor
David Durante, Vice-Chairman
Brittney Hall
Matt Hensley
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. "Trey" Ricker III

Members Absent:

Ben Brooks, Alternate Secretary

Staff members present: Andy Broyles, Director of Development Services; Bert Seay, Building Official; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office; Amber Morris, Clerk Recorder's Office; Brandon Norton, Athletic Coordinator; Butch Patterson, Greeneville Parks & Recreation Director

Motion made, seconded, and carried to approve the meeting agenda with typographical correction. Item listed as 6.5 App. No. 25GRN-DEV00016 should read 6.5 App. No. 25GRN-DEV00018.

Anita Ricker, Chairman of the commission, presided. Motion made, seconded, and carried to approve minutes of regular meeting of September 9th, 2025, as written.

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

Will Robinson, Civil Engineer Item 6.4 App. No. 25GRN-SP000008

Staff Report:

Andy Broyles, Director of Development Services and Bert Seay, Building Official, gave updates on various projects in the town.

Mr. Broyles presented today's agenda items for consideration.

3400 E. Andrew Johnson Highway, final approval of a site plan for the development of Express Oil Change & Tire Engineers. Motion was made, seconded, and carried to grant final approval of a site plan for the development of an Express Oil Change & Tire Engineers subject to revisions to drainage plans as identified during staff review, addition of fire hydrant as requested by Fire Marshal, and permit approvals from TDOT and TDEC. This site plan was previously presented and received Preliminary Approval at the September 9, 2025, Planning Commission meeting.

The proposed development is located on a vacant lot at 3400 East Andrew Johnson Highway (Greene County Tax Map: 088, Parcel: 097.11). Adjacent properties include Fast Pace Health Urgent Care and Ultimate Shine Car Wash.

During initial discussions, a shared access drive with neighboring properties was considered; however, this option was determined to be not feasible at this time. Planning Staff met with TDOT to explore alternative access options, including a frontage road. However, because the Town does not have an officially adopted frontage road plan, we are unable to require construction of a frontage road at this time. The adjoining property owners were also contacted regarding the possibility of sharing parking lot access; however, they expressed that they were not interested in pursuing such an arrangement at this time.

Site Plan Summary:

- Proposed 5,875 Sq. Ft. building.
- Parking lot with 22 spaces, including 1 ADA-compliant handicap space.
- Driveway access proposed to come directly off East Andrew Johnson Highway.
- Landscaping plans proposed to meet Gateway Overlay District landscaping requirements.

Staff Recommendation: Staff recommended **Final Site Plan Approval**, with the following conditions to be met:

- Revisions be made on drainage plans identified during staff review
- Fire hydrant be added to site per request of the Fire Marshal
- Permit approvals from **TDOT** and **TDEC** (Driveway & Stormwater Permits)

500 N. Rufe Taylor Road, preliminary and final approval for the combination and subdivision of a 15.12-acre property, C & C Millwright Maintenance Co. Inc. property owner. Motion was made, seconded, and carried to grant preliminary and final approval for the combination and subdivision of a 15.12-acre property located at 500 North Rufe Taylor Road (Greene County Tax Map: 87E, Group: B, Parcel: 1.00). This plat is combining four (4) existing lots on the property and subdividing it into two (2) lots. The two (lots) being known as Tract 4R and Tract 1R will divide the current C&C Millwright warehouse (Tract 1R) from the rest of the property (Tract 1R). The property is zoned M-2 (High Impact Use) Industrial, and the proposed plat meets the M-2 district zoning requirements. This property was formerly used for manufacturing aluminum castings by the Doehler-Jarvis company until it was shut down in the late 1990's.

Staff Recommendation: Staff recommended **Preliminary and Final Approval** of the submitted plat as presented.

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

1405 E. Church Street, preliminary and final approval of a two (2) lot minor subdivision plat for a 4.42-acre property, Willie Swatzell property owner. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor subdivision plat for a 4.42-acre property located at 1405 East Church Street (Greene County Tax Map: 099, Parcel: 050.08). This subject property is zoned R-2 (Medium Density) Residential and is currently vacant. The subdivision plat complies with the R-2 zoning district lot requirements. A small portion of the property is within a FEMA designated flood zone (Zone A).

Staff Recommendation: Staff recommended **Consent Approval** of the submitted. Meets all town regulations of the Town of Greeneville Zoning Ordinance.

525 E. Andrew Johnson Highway, preliminary approval of a site plan for the development of a proposed Vision Source medical office, Mark Smith property owner. Final approval may be given administratively once final site plan is in compliance with all town regulations. Motion was made, seconded, and carried to grant **preliminary** approval of a site plan for the development of a proposed Vision Source medical office allowing staff to work through the remaining outstanding issues with the developer. Once the final site plan package is in compliance with ALL town regulations, final approval may then be given administratively by staff. Staff will return to the Planning Commission with an update and request for consent of final administrative site plan approval. The property of the proposed development is located at 525 E. Andrew Johnson Highway (Greene County Tax Map: 0871, Group: A, Parcel 001.00). The zoning of the property is M-2 (High Impact Use) Industrial. The proposed use of the development and its layout complies with the M-2 zoning district. The landscaping plan is under current review and will have to comply with the landscaping requirements in the Gateway Overlay Zoning District,

Site Plan Summary:

- Proposed 7,346 Sq. Ft. (1 Story) building
- Use: Medical
- Parking Spaces: 55 spaces
- Driveway Connection(s): U.S. Highway 11-E

Staff Recommendation: Staff recommended **Preliminary Site Plan Approval**, which will vest the developer with the right to proceed with detailed design and permitting consistent with the approved preliminary layout and applicable zoning regulations. However, **Preliminary Approval does not constitute Final Site Plan Approval**, and the following items must be addressed prior to final approval:

- Submission of drainage calculations
- Engineer review of site plans and any requested revisions be made
- Permit approvals from TDOT and TDEC

389 N. Rufe Taylor Road, preliminary and final approval for a 36-lot major subdivision being known as Johnson Farms Phase No. 2D, of the Johnson Farms Development. Motion was made, seconded, and carried to grant preliminary and final approval for a 36-lot major subdivision being known as Johnson Farms Phase No.2D **subject to staff recommendations of completion of any outstanding infrastructure items; submission of final plat revisions as identified by staff; posting of a site development performance bond in the amount of \$150,000 for Phase No. 2D; meet Fire Marshal requirement to place signs stating NO parking in Fire Lanes on both side of streets, NO on street parking; and restriction on Lot 141 noting that the cemetery located in Lot 141 may never be developed and must be available for public access for visitation and maintenance at all times.** The property location of the proposed subdivision is at 389 North Rufe Taylor Road (Greene County Tax Map: 087, Parcel: 158). This subdivision is a phase of the overall 88.25-acre Johnson Farms single-family PUD development. The total acreage of the proposed 36-lot subdivision is 6.39 acres.

Infrastructure Status:

Roads, waterlines, stormwater drainage systems, and other required infrastructure are either **currently under development** or have been **completed**.

Planning Considerations:

- This phase is consistent with the overall PUD layout and density.
- Staff will verify that all required improvements meet Town standards prior to final plat recording.

Staff Recommendation:

Planning Staff recommended **Preliminary and Final Approval**, contingent upon:

- Completion of any outstanding infrastructure items.
- Submission of final plat revisions as identified by staff.
- Posting of a site development bond, if applicable, to guarantee completion of remaining improvements.

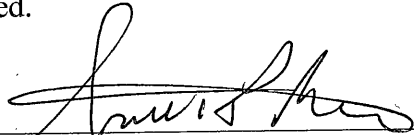
Hardin Park, Greeneville Parks & Recreation, staff submitted proposed construction of projects for park improvement that will be funded by a LPRF (Local Parks & Recreation Fund) grant. Greeneville Parks & Rec staff submitted park improvement projects for Hardin Park that will be funded by an LPRF (Local Parks & Recreation Fund) grant. The grant has been awarded to the Town of Greeneville in the amount of \$100,000.00 with

\$100,000.00 local match. Funding of the grant is through the TDEC- Office of Outdoor Recreation.

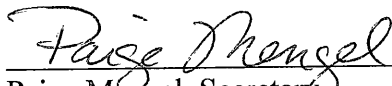
Motion was made, seconded, and carried to recognize first submission of proposed construction of projects for park improvement for Hardin Park that will be funded by a LPRF (Local Parks & Recreation Fund) grant. Scope of project presented will include playground improvements to the current playground located across from the pool before the pond. To make improvements to the basketball courts and convert the tennis courts into pickleball courts, which are located right past the pool on the same side as the pool. New fencing will be added at ballcourts, and all areas will be ADA accessible.

At next meeting, the Greeneville Planning Commission will be informed of any changes to the scope of the project and will be requested to give final approval.

There being no further business, the meeting adjourned.


Anita Ricker, Chairman

Submitted:


Paige Mengel, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

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

Members Present:

Cal Doty, Mayor
Ben Brooks, Alternate Secretary
David Durante, Vice-Chairman
Brittney Hall
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. "Trey" Ricker III

Members Absent:

Matt Hensley

Staff members present: Justin Schooley, Planning Administrator, Andy Broyles, Director of Development Services; Bert Seay, Building Official; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office; Brandon Norton, Athletic Coordinator

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

Anita Ricker, Chairman of the commission, presided. Motion made, seconded, and carried to approve minutes of regular meeting of October 14th, 2025, as written.

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

Staff gave updates on various projects in the town.

Hardin Park, Greeneville Parks & Recreation, final approval on second submission for the LPRF (Local Parks & Recreation Fund) grant application for park improvement projects at Hardin Park. Motion was made, seconded and carried to give final approved on second submission for the LPRF (Local Parks & Recreation Fund) grant application for park improvement projects in Hardin Park as project scope originally submitted on October 14th, 2025. Staff recommended final approval.

This step is required to confirm that no changes in scope have been made to the project since the first hearing as part of the grant compliance process. The original scope presented at the first submission (October 14th, 2025) was to make playground improvements to the current playground located across from the pool before the pond, to make improvements to the basketball courts and convert the tennis courts into pickleball courts, which are located right past the pool on the same side as the pool. New fencing will be added at ballcourts, and all areas will be ADA accessible. The grant has been awarded to the Town of Greeneville in the amount of \$100,000.00 with \$100,000.00 local match.

Funding of the grant is through the TDEC- Office of Outdoor Recreation.

1944 Snapps Ferry Road, preliminary and final approval of a three (3) lot minor subdivision plat. Motion was made, seconded, and carried to grant preliminary and final approval of a three (3) lot minor subdivision plat for property located at 1944 Snapps Ferry Rd and being known as (Greene County Tax Map: 87D, Group: A, Parcels: 10, 10.02, 10.03, & 10.04) subject to property owners signatures on plat. The subdivision plat proposes to subdivide then combine one (1) landlocked lot with three (3) existing lots. The landlocked lot is a common area owned by Habitat for Humanity and through this subdivision it will be transferred to the residential property owners on the three adjoining lots. All lots are zoned R-1 (Single-Family)

Residential, and the subdivision meets the Town's Subdivision Regulations and Zoning Ordinance.

Subdivision Summary:

- Subdivision Name: Re-Plat of Lots 2-4 of Redivision of G.D. Peters Subdivision & Common Area of Habitat For Humanity
- Total Acres: 1.29±
- Total Lots: 3

Staff Recommendation: Staff recommended preliminary and final approval for the subdivision plat subject to property owners signatures on plat..

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

2375 E. Andrew Johnson Highway, preliminary and final approval of a two (2) lot minor subdivision plat for property, Lowe's Home Improvement Store. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor subdivision plat for property located at the Lowe's Home Improvement Store on 2375 E. Andrew Johnson Hwy and being known as (Greene County Tax Map: 87L, Group: A, Parcel: 028.00) subject to completion of minor revisions as requested by staff. This subdivision will divide the ±14.72-acre property into two lots, with Lot 1 being ±0.737 acres and Lot 2 being ±13.98 acres. Lot 1 is intended for a Dutch Bros Coffee drive-thru development, and Lot 2 will remain as the existing Lowe's Home Improvement Store. The entire subdivided property is zoned B-4 (Arterial) Business, and the subdivision meets the Town's Subdivision Regulations and Zoning Ordinance.

Subdivision Summary:

- Subdivision Name: (Not Applicable)
- Total Acres: 14.72±
- Total Lots: 2

Staff Recommendation: Staff recommended consent of administrative approval for the subdivision plat with the condition that minor revisions be made as requested by staff.

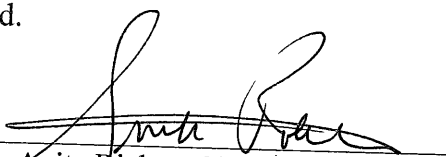
2375 E. Andrew Johnson Hwy. preliminary approval of a site plan for the construction of a Dutch Bros Coffee shop. Motion was made, seconded, and carried to grant preliminary approval of a site plan for the construction of a Dutch Bros Coffee shop development located within the Lowe's Home Improvement Store parking lot at 2375 E. Andrew Johnson Hwy and being known as (Greene County Tax Map: 87L, Group: A, Parcel: 028.00) subject to Dutch Bros and Lowes to address traffic flow concerns, TDOT approvals, and submission of a stormwater detention pond agreement between Dutch Bros and Lowes . The specific location of the development will be in the ±0.737 acre Lot 1 of the proposed subdivision described in the previous item of this agenda (7.2 App. No. 25GRN-DEV00019). The use of the development will be classified as an "Eating Establishment with Drive-Thru" according to the site plan.

Site Plan Summary:

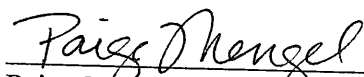
- Building Size: ±1,083 sq. ft.
- Parking: 13 spaces (1 ADA Van Space)
- Total Disturbed Area: ±0.99 acre

Staff Recommendation: Staff recommended Preliminary Approval subject to Dutch Bros and Lowes to address traffic flow concerns, TDOT approvals, and submission of a stormwater detention pond agreement between Dutch Bros and Lowes.

There being no further business, the meeting adjourned.


Anita Ricker, Chairman

Submitted:


Paige Mengel, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

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

Members Present:

Cal Doty, Mayor
Ben Brooks, Alternate Secretary
David Durante, Vice-Chairman
Matt Hensley
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. "Trey" Ricker III

Members Absent:

Brittney Hall

Staff members present: Justin Schooley, Planning Administrator; Andy Broyles, Director of Development Services; Bert Seay, Building Official; Matt Robinson, Building Inspector; Eric Price, Fire Marshal; Cathy Osborne, Interim City Manager; Christina Potts, Media Marketing Specialist; Amber Morris, Clerk Recorder's Office.

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

Anita Ricker, Chairman of the commission, presided. Motion made, seconded, and carried to approve minutes of regular meeting of November 11th, 2025, as written.

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

Justin Schooley provided an update on the ADA wheelchair accessible ramp at Plaza Towers. He discussed how the Town can partner with Plaza Towers to provide a sidewalk path that would connect the ramp to the nearby Sav-Mor Foods shopping center.

Mr. Schooley provided an update on the Snapps Ferry grading project to stabilize the drainage and bank area of the project. This site is being marketed by the Greene County Partnership for manufacturing and business development use.

Mr. Schooley wanted to advise the board of the Airport's future land use plans, which will include a workshop next year to update the zoning regulations. Andy Broyles is currently researching the zoning and overlay regulations for other airports.

Mr. Schooley also wanted to inform the board that the subdivision regulations need to be updated. Johnson City, TN, is currently in the process of updating its regulations and looking at potentially increasing the Bond Fees.

Mr. Schooley stated that at his recent meeting with regional Planners the topic of Data Center developments and its adverse effects on surrounding property was discussed. Mr. Schooley stated that the Town's zoning regulations and language need to be updated in the future as well.

Jeff Taylor with the Partnership provided an update on Manufacturing companies looking at Greeneville for locations. He stated that 10 RFP were submitted even though it was a slow year. He will be back in Nashville, meeting with marketing teams for potential future interests in the upcoming year.

Andy Broyles provided an update on the Pocket Park project. He stated they made progress last week and are looking for completion near the end of the year. He is excited for the project to be finished since it will allow for walking and food trucks to serve the community.

Andy Broyles also provided an update on the GEA power pole replacement project. Most of the old poles that have not been replaced have other utility equipment on the poles and will need to be removed by those utility/cable providers before the poles can be removed. He asked that if anyone noticed poles that needed to be replaced or posed a safety concern, please let him know.

2375 E. Andrew Johnson Hwy. Final approval of a site plan for the construction of a Dutch Bros Coffee shop, "Eating Establishment with Drive-Thru". Motion was made, seconded, and carried to grant final approval of a site plan for the construction of a Dutch Bros Coffee shop development located within the Lowe's Home Improvement Store parking lot at 2375 E. Andrew Johnson Hwy and being known as (Greene County Tax Map: 87L, Group: A, Parcel: 028.00), **subject to TDOT approval letter.** At the November 11th, 2025, meeting, the Planning Commission granted preliminary site plan approval subject to Dutch Bros and Lowe's addressing traffic flow concerns, obtaining TDOT approvals, and submitting a stormwater detention pond agreement between the two parties. The applicant has submitted a final site plan application and has revised the site plan to address traffic concerns with a no-left-turn sign, and they are actively working on obtaining a TDOT approval letter and will finalize the shared stormwater detention pond agreement when the as-built is submitted. Staff recommended final site plan approval, subject to a TDOT approval letter based on the applicant has substantially satisfied the conditions of preliminary approval.

Justin Besser the site designer with Dutch Bros Coffee Shop demonstrated to Planning Commission how a no left turn sign will address the concern Planning Commission had on traffic flow impact to the nearby traffic signal.

Site Plan Summary:

- Building Size: ±1,083 sq. ft.
- Parking: 13 spaces (1 ADA Van Space)
- Total Disturbed Area: ±0.99 acre

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

205 Hall Street, preliminary and final approval of a two (2) lot minor subdivision plat for property, Francis E. Kuhn, L/E Tina K Taylor, property owner, to construct a new single-family home on each lot. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor subdivision plat for property located at 205 Hall Street and being known as Greene County Tax Map 098E, Group A, Parcel 029.00 to construct a new single-family home on each lot. The entire property is zoned R-4 (High Density)

Residential, and the subdivision meets the Town's Subdivision Regulations and Zoning Ordinance. Staff recommended consent approval as presented.

Details:

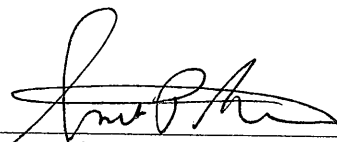
- Total Acreage: 0.36 +/- acres
- Lot 1: 0.18 +/- acres (old house demolished)
- Lot 2: 0.18 +/- acres
- Zoning: Subdivision meets size and dimension requirements in the R-4 Zoning District

500 North Rufe Taylor Road, preliminary and final approval granted for a plot plan, Transport Technologies LLC, for a proposed +/- 4,750 sq. ft accessory use building (detached metal garage). Administrative approval was granted for preliminary and final approval of a plot plan property located at 500 North Rufe Taylor Road and being known as Greene County Tax Map 087E, Group B, Parcel 001.00 for a proposed +/- 4,750 sq. ft. detached metal garage to be used for transportation truck repair and storage, former Doehler-Jarvis facility. The proposed garage will be constructed on an existing concrete slab from the former Doehler-Jarvis facility. No grading or increase in impervious surface is proposed. Existing access and utilities are adequate. The project complies with M-2 zoning standards, and no variances are required. No stormwater impact is anticipated. An existing wooded tree line provides a natural buffer between the proposed garage and the Greene County Humane Society property to the south. The entire property is zoned M-2 (High Impact Use) District. Staff recommended consent approval as presented.

Details:

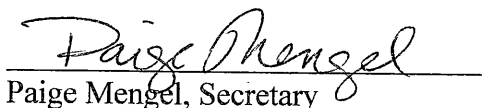
- Building Size: +/- 4,750 sq. ft.
- Parking: N/A
- Total Disturbed Area: +/- acre

There being no further business, the meeting adjourned.



Anita Ricker, Chairman

Submitted:



Paige Mengel, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A special called meeting of the Greeneville Municipal Planning Commission was held on January 23rd, 2026, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Cal Doty, Mayor
David Durante, Vice-Chairman
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. "Trey" Ricker III

Members Absent:

Ben Brooks, Alternate Secretary
Brittney Hall
Matt Hensley

Staff members present: Justin Schooley, Planning Administrator, Andy Broyles, Director of Development Services; Bert Seay, Building Official; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office; Amber Morris, Clerk Recorder's Office

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

Anita Ricker, Chairman of the commission, presided. Motion made, seconded, and carried to approve minutes of regular meeting of December 9th, 2025, as written.

The agenda gave rules and procedures for public comment as New Business, the applicant and all persons representing the applicant may present the item for a most (10)minutes, followed by planning analysis and recommendation. Proponents on the item, followed by opponents, may speak for a most three minutes each. Then Chairperson at the meeting reserves the right to limit the number of proponents to three (3) and the number of opponents to three (3) who may speak on a particular item. Each speaker must state his or her name and street address for the records. These shall be followed by Planning Commissioners discussion, motion, and vote. Any other item added to the agenda at the start of the meeting shall be considered after all items on the published agenda under "New Business" have been considered.

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

Justin Schooley, Planning Administrator gave update on various projects in the town.

Staff is working to create a GIS database to organize the town's infrastructure for internal and external review and to also create a database of assets in the city limits that will give potential developers list of properties available for proposed development.

The new Take 5 oil change business has given final "As Built" and is now open for business. They have posted bond for a dumpster enclosure and staff will follow up to make sure proper fencing is completed. It was noted that this new business development has connected to adjoining parking lots for easier movement.

The town is working on a job description and plans to fill the vacant GIS position soon.

Staff met with JMT Engineers on the Bernard Avenue corridor sidewalk project. Funds will be provided through a Community Development Block Grant and will be completed in phases. The first phase will begin in the Greeneville Recreation/EastView School area and should be completed this summer.

Pocket Park is moving forward with electric improvements and should be finished soon.

The Dutch Bros Coffee shop "Eating Establishment with Drive Thru" development off E. Andrew Johnson Highway in front of Lowes is moving forward.

Doggie Day Care at 170 Serral Drive has pulled grading permit and is moving forward.

Next week staff will be meeting with the planning review committee; GEA, GWC, and staff; and will be looking at two (2) proposed site plans; for Massage Matters 1021

Tusculum Boulevard and the Holiday Inn Express Hotel at 705 West Andrew Johnson Highway.

Today staff to meet with Johnson Farms land developer for infrastructure updates – staff will update board after this meeting.

Staff gave members options for workshop meeting dates. Topics for discussion will include an Airport Overlay District. Staff will email members for feedback requesting available dates to meet.

Dates suggested: February 2-6, 2026 - the first workshop estimated to last 2 hours.
February 9-13, 2026 - additional workshops to last 1 hour each.

These workshops will be documented so that members may obtain required annual training hours. Also, Andy Broyles Director of Development Services has been in contact with the Sevierville Development Director concerning Airport overlay district regulations. The Sevierville Director has agreed to provide Greeneville with guidance.

320 Marshall Lane, preliminary and final approval of three (3) lot minor subdivision/combination plat. Motion was made, seconded, and carried to grant preliminary and final approval of a three (3) lot minor subdivision/combination plat for property located at 320 Marshall Lane (Greene County Tax Map 110, Group B, Parcel 018.00; and Tax Map 110, Parcels 057.05 and 057.02). A disclaimer note was put on the plat stating that building permits for Lot 3 are contingent upon obtaining sufficient frontage on a public street in accordance with the Town's Subdivision Regulations, and that public water service is subject to Greeneville Water Commission standards. The Planning Commission was informed by Mr. Schooley and Josh Beckett, the surveyor of the property, that Planning Commission's approval does not endorse or legalize the pre-existing landlocked condition of Lot 3 and does not create or increase nonconformity.

The subdivision proposes to adjust existing property lines without creating additional lots. Lot 3 is a preexisting landlocked property without public road frontage. Approval of the plat does not create or legalize this nonconforming condition. The proposed subdivision reduces the degree of nonconformity by relocating a property line away from an existing barn structure to meet the R 1 zoning district setback requirements, including the 15-foot side yard setback and 5-foot rear yard setback for accessory structures.

In coordination with the Building Official and the Greeneville Water Commission, planning staff included a disclaimer note on the plat stating that building permits for Lot 3 are contingent upon obtaining sufficient frontage on a public street in accordance with the Town's Subdivision Regulations, and that public water service is subject to Greeneville Water Commission standards.

The property is zoned R 1 (Low Density) Residential, and the subdivision complies with applicable Town regulations, except for the preexisting landlocked condition of Lot 3.

Zoning District: R-1 (Low Density) Residential

Location: 320 Marshall Lane (Greene County Tax Map: 110, Group: B, Parcel: 018.00) and (Greene County Tax Map: 110, Parcels: 057.05, 057.02)

Owner's Intent: Reconfigure lot lines to settle an estate.

Details:

- Name: Fillers To Moore & Cutshaw Total Acreage: 8.06± acres
- Existing Lots: 3 Total New Lots: 0
- Zoning: Subdivision meets size and dimension requirements in the R-1 Zoning district (excepting existing landlocked lot 3 condition)

Staff Recommendation:

Staff recommended **Preliminary and Final Approval** of the plat, with the acknowledgement that approval does not endorse or legalize the pre-existing landlocked condition of Lot 3 and does not create or increase nonconformity.

240 Baileyton Road, preliminary and final approval of a site plan for the development of Marsh Propane's corporate office headquarters. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan for the development of Marsh Propane's corporate office headquarters **subject to a TDOT entrance permit**. The location of the proposed development is at 240 Baileyton Rd and being known as (Greene County Tax Map: 86S, Group: A, Parcel: 004.00). The zoning district of the property is M-2 (High Impact Use) Industrial and the proposed use for corporate offices with propane storage complies with the M-2 district. Marsh L.P. Gas Co. Inc. or better known as Marsh Propane is the largest locally owned and operated propane company in East Tennessee.

Primary road access to the office building will connect to the Baileyton Road (State Route-172). Secondary access will use an existing gated entrance on the Baileyton Access Road. In addition to the office building, two 30,000-gallon propane storage tanks will be installed on the proposed site. The Development Review Committee met on December 22nd to discuss the development and did not have major concerns. The Fire Department and Building Department are coordinating with the development for the propane storage to meet fire and building code.

Location: 240 Baileyton Rd (Greene County Tax Map: 86S, Group: A, Parcel: 004.00)

Zoning District: M-2 (High Impact Use) Industrial

Site Plan Summary:

- Total Area: 3.45± acres
- Building Size: 13,136 Sq-ft (two-story) Parking: 37 spaces (4 handicap)
- Use: Corporate office

Staff Recommendation:

Staff recommended granting Preliminary and Final site plan approval on condition of a TDOT entrance permit and payment of the drainage calculation fee.

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

Marley Drive within the Mt. Pleasant Industrial Park, preliminary and final approval of a two (2) lot minor subdivision plat. Administrative approval was granted for the preliminary and final approval of a two-lot minor subdivision plat located at the end of Marley Drive within the Mt. Pleasant Industrial Park, identified as (Greene County Tax Map: 085, Parcel: 078.01). The property is zoned M-2 (High Impact Use) Industrial.

The plat reconfigured existing property lines to eliminate a pre-existing landlocked lot (Phase 4). The plat resolves the issue by providing the formerly landlocked lot with 50 feet of public road frontage along Marley Drive, bringing the subdivision into conformance with the Town's Subdivision Regulations.

Planning staff worked with the property owner and surveyor to address the access deficiency and ensure the lot meets the Zoning Ordinance and Subdivision Regulations. This plat will help so that future development will not be constrained by access limitations.

Zoning District: M-2 (High Impact Use) Industrial

Location: Marley Drive - Mt. Pleasant Industrial Park (Greene County Tax Map: 085, Parcel: 078.01)

Owner's Intent: Reconfigure lot lines to give road frontage access for future development.

Details:

- Name: Elk Creek Subdivision - Phase 4 Total Acreage: 12.63± acres
- Existing Lots: 2 Total New Lots: 0

- Zoning: Subdivision meets size and dimension requirements in the M-2 Zoning district

Staff Recommendation: Staff recommended consent approval as presented.

1021 Tusculum Blvd, preliminary and final approval of a three (3) lot minor subdivision/combination plat. Motion was made, seconded, and carried to grant preliminary and final approval of a three (3) lot minor subdivision/combination plat for property located at 1021 Tusculum Boulevard, identified as (Greene County Tax Map 099A, Group E, Parcel 007.00). The property is zoned B-4 (Arterial) Business.

The subdivision proposes to combine three (3) existing lots together into a single lot identified as Lot 3R. The newly created Lot 3R will have double frontage on Mason Street and Tusculum Boulevard (State Highway 107). The proposed combination complies with the B-4 zoning district requirements and the Town's Subdivision Regulations. The plat also removes a nonconforming internal lot line that currently crosses an existing residential house on the property.

The owner intends to convert the existing residential home into a commercial beauty salon, a use which is allowed in the B-4 zoning district. Planning staff has received a conceptual site plan for the salon and is coordinating with the applicant on the development of a full civil site plan. The conceptual site plan is presented for informational purposes and is not part of the combination plat approval request.

Zoning District: B-4 (Arterial) Business

Location: 1021 Tusculum Boulevard (Greene County Tax Map 099A, Group E, Parcel 007.00)

Owner's Intent: Combine three (3) lots into one (1)

Details:

- Name: Combination Plat of Lots 3, 12, And 1/2 of Lot 2 of The Mason Addition
- Total Acreage: 0.59± acres Existing
- Lots: 3
- Total New Lots: 0
- Zoning: Subdivision meets size and dimension requirements in the B-4 Zoning district and the Town's Subdivision Regulations

Staff Recommendation: Staff recommended **Preliminary** and **Final Approval** of the plat.

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

1123 W. Irish Street, preliminary and final approval of a two (2) lot minor subdivision plat. Administrative approval was granted for the preliminary and final approval of a two-lot minor subdivision plat located at 1123 West Irish Street, identified as (Greene County Tax Map: 098O, Group: A, Parcel: 009.00). The property is zoned B-4 (Arterial) Business.

The subdivision plat involved the division of one (1) lot into two (2) lots. Lot 1 has an existing residential house and Lot 2 is vacant. Both lots have the required road frontage on West Irish Street.

Zoning District: B-4 (Arterial) Business

Location: 1123 West Irish Street (Greene County Tax Map: 098O, Group: A, Parcel: 009.00)

Owner's Intent: Divide one lot into two lots

Details:

- Name: Division of Aaron Pike Property Total Acreage: 1.426± acres
- Existing Lots: 1 Total New Lots: 1
- Zoning: Subdivision meets size and dimensional requirements in the B-4
- Zoning district and Town's Subdivision Regulations

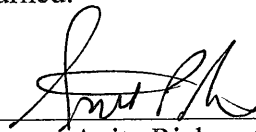
Staff Recommendation: Staff recommended consent approval as presented.

Staff Announcement:

Justin Schooley provided information of the current adopted Planning Commission Rules and Procedures. To be in conformity with our guidelines, if a commissioner thinks that a business item is such that the Commission will need to vote on, the commissioner must notify the planning staff for such business to be included as an agenda item under "New Business".

Mr. Schooley asked if any of the members had any additional items to discuss. None given.

There being no further business, the meeting adjourned.



Anita Ricker, Chairman

Submitted:



Paige Mengel, Secretary

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MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on February 10th, 2026, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Cal Doty, Mayor
Ben Brooks, Alternate Secretary
David Durante, Vice-Chairman
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. "Trey" Ricker III

Members Absent:

Brittney Hall
Matt Hensley
Ginny Kidwell

Staff members present: Justin Schooley, Planning Administrator; Andy Broyles, Director of Development Services; Bert Seay, Building Official; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office; Amber Morris, Clerk Recorder's Office

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

Anita Ricker, Chairman of the commission, presided. Motion made, seconded, and carried to approve minutes of special called meeting of January 23rd, 2026, as written.

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

Justin Schooley, Planning Staff, gave an update on various items and projects in the town:

Mr. Schooley presented members with two workshop meeting dates at the Greeneville Library Boardroom: Thursday, February 19th, 6-8pm, or Thursday, February 26th, 6-8pm
Chairman Ricker asked Mr. Schooley to send the members a TEAMS survey regarding their preference for meeting during regular business hours or evening hours, and when each member is available to meet for a workshop. Mr. Broyles, Director of Development Services, emphasized the need for a workshop to address issues that staff want members to be aware of.

Mr. Schooley reported he has drafted a job description for a GIS Specialist position and will meet with HR this week to discuss next steps to begin advertising for the job opening.

The Doggie Day Care development at 170 Serral Drive is moving forward.

The Dutch Bros Coffee shop development off E. Andrew Johnson Highway in front of Lowes is still working on site prep. The project has been slowed down due to bad weather, but it is moving forward.

Since the last meeting, staff met with Landstar, the developers for Johnson Farms residential development off N. Rufe Taylor Road. We have worked with them to discuss some of the conditions for the approval of the Phase II plat that was approved by the commission in the October 2025 Planning Commission meeting. We are still deliberating on what would be the next steps to move forward for us to release the plat.

Mr. Schooley stated for the record, "it is state law that says that approval of a plat does not automatically mean that the road that is shown on the plat is adopted as a city street, which is a separate process." The Development Services Department for the town has conveyed this to the developer. Landstar has brought this up as a point of discussion. However, so far, there is NO adopted city street in the Johnson Farm residential development. We are trying to work toward accomplishing getting those roads adopted as city streets before moving forward with more subdividing and site planning.

Mr. Broyles gave updates:

Pocket Park now has lights, looks good, really nice – a great space for downtown.

The Utility Poles Project Removal – poles slowly disappearing around town, we are seeing progress.

705 West Andrew Johnson Highway, final approval of the site plan for the development of a Holiday Inn Express hotel. Motion was made, seconded, and carried to grant final approval of the site plan for the development of a Holiday Inn Express hotel, subject to TDOT Highway Entrance Permit, TDEC SWPPP and Construction General Permit, provide and review and approval of a drainage calculation, and complete minor site plan revisions as requested by staff. The location of the proposed hotel development is at 705 West Andrew Johnson Highway (Greene County Tax Map 098D, Group A, Parcel 008.03) and zoned B-4 Arterial Business. The property is also within the Gateway Overlay (GO) District. The proposed use of the hotel development complies with both zoning districts.

The civil plans maintain the same general layout as the previously approved preliminary plans, with added construction-level detail. The Development Review Committee met on January 23rd to conduct a comprehensive review and determined that only minor revisions were needed.

The final site plan includes adequate documentation regarding site improvements, erosion control, grading, and the proposed drainage system.

Project Summary:

- Proposed construction of a hotel with 86 guestrooms.
- Development includes a parking lot with 86 spaces, including 5 accessible handicap spaces.
- Site access will be provided via two new driveway entrances:
 - Primary entrance connects to U.S. Highway 11-E (requires TDOT permit)
 - Secondary entrance connects to Banks Street.
- Improvement of 11-E median crossover
 - Construction of a new left-hand deceleration lane
 - Realignment of median crossover to align with 11-E driveway entrance
- Significant landscaping will be added to the site to comply with Gateway Overlay (GO) zoning development standards.

It was noted that the proposed hotel hopes to open this year and proposes a potential on-site sit-down restaurant that may be built and opened in 2031.

In the plan, changes to the 11E By-Pass median in front of the proposed hotel will allow left-hand turns on the property for traffic moving west, and the change will align access across highway 11E to the El Azteca Mexican Restaurant. A TDOT traffic study shows that the hotel (509 daily trips) and potential restaurant (429 daily trips) will increase traffic by an estimated total of 938 daily trips that trigger a Level II impact study. We will confirm with TDOT that they have approved this study and that it is accurate.

Eric Frye, of the Greeneville Water Department, responded to a board member's infrastructure question. Mr. Frye stated that the existing 6-inch water line and an 8-inch sewer line should be adequate to handle the new construction.

The development meets requirement of the Gateway overlay district. The woods to the rear of the property will not be disturbed and will keep a natural buffer between the property and the property to the south.

Properties adjacent to the development to the east and west are vacant. In the plan, Banks Street to east side of the development, by agreement with the neighboring property owner, will be used for a connection to the site. The developer is currently in negotiation with the neighboring property owner to the west side for any future connection.

A silt fence will be utilized to guard against erosion run-off, and the site plan calls for trees and shrubs around the parking lot.

Staff Recommendation:

Staff recommended Final Site Plan Approval, with the condition that the developer:

1. Provide TDOT Highway Entrance Permit
2. Provide TDEC SWPPP and Construction General Permit
3. Provide a drainage calculation report to be approved by Andy Broyles, Director of Development Services.
4. Complete minor site plan revisions requested by staff

1021 Tusculum Boulevard, preliminary approval of the site plan for the development of a business named Massage Matters. Motion was made, seconded, and carried to grant preliminary approval of site plan for the development of business named Massage Matters with "strong reservations" that the approval is subject to required updates and revisions to the site plan requested by Development Services, submission of additional details needed for evaluating access and stormwater design, review and approval of TDOT entrance permit review, which may require changes to existing driveway access. The property is located at 1021 Tusculum Boulevard, identified as (Greene County Tax Map 099A, Group E, Parcel 007.00) and is zoned B-4 (Arterial) Business.

The proposal involves converting an existing residential structure into a commercial massage services business and constructing a 577 sq. ft. building addition. The redevelopment also includes site improvements such as new parking, driveway modifications, and stormwater management facilities.

The Development Review Committee (DRC) met on January 30th to evaluate the submitted plans. During the review, two primary concerns were identified:

Placement of the above-ground stormwater detention structure prominently in the front yard, which may create both functional and aesthetic issues.

Use of the existing one-way driveway on Tusculum Boulevard (State Hwy 107) for commercial access. Because this represents a change of use to a commercial operation, a TDOT entrance permit is required. TDOT may not permit continued use of the existing driveway as proposed.

Development Services staff have begun coordinating with the project planners regarding revisions to address these issues. These revisions may substantially alter the current site design and layout, and as a result, staff cannot recommend final approval at this time.

Project Summary:

- Proposed conversion and expansion of the existing house into a massage services business
- Development will add 12 parking stalls, with 1 being handicap accessible
- Site access will have two driveway entrances:
 - Entrance 1 is an existing driveway that connects to Tusculum Blvd (State Hwy 107)
 - Entrance 2 is a new two-way driveway that will connect to Mason St
- Installation of an above-ground concrete-masonry-unit stormwater detention pool, to be located in the front yard

Development Services Director Andy Broyles voiced concern as to traffic safety via an existing twenty-foot driveway off Tusculum Boulevard due to the driveway leading up to the residence does not meet the twenty-five-foot width regulation for two-way traffic off a state road. A second concern voiced is storm water issues on the front of the property off Mason Street for a designed above-ground detention basin with a concrete wall structure to capture storm water from the new impervious area. Due the layout of the site being on the crest of a hill, the above ground basin may

have functionality issues, and the site will most likely require two detention basins, the proposed basin is too close to Tusculum Boulevard, and our check list of requirements to meet our Stormwater Ordinance that adopted the MS4 Permit (state discharge permit) "best practice" says that we no longer use above ground detention basins. We now use an earthen type of structure. In addition, above-ground basins are not aesthetically appealing. If we allow this above-ground basin structure, a structural engineer letter/analysis to make sure that the basin can withstand the hydrostatic pressure will be required. The site review comments were communicated to the design engineer.

Daniel Coffey of Azimuth Engineering made comments. He stated that his client consulted with an official of TDOT before the design began and is adamant that TDOT approved the existing driveway if the connection to Tusculum Boulevard remained unchanged. Mr. Coffey does not have an official letter from TDOT backing this statement. Mr. Coffey believes that because the existing "residential" driveway (since 1946) is being converted to a "commercial" driveway, and because the grade is too steep to put a twenty-five-foot entrance, TDOT will never approve a twenty-foot "2-way" driveway off Tusculum Boulevard. Mr. Coffey pointed out that Ellenburg Motors off Tusculum Boulevard has an existing above-ground detention basin that has been there since 1998, which is a short structure that allows the water to weep out with no reported issue. Mr. Coffey said that they will go back and make necessary changes and resubmit a revised site plan.

Staff Recommendation:

Staff recommended granting *only* Preliminary Site Plan Approval.

At this time, Final Site Plan Approval is *not* recommended because the outstanding items involve revisions and coordination that could substantially affect the site layout. These include:

1. Required updates and revisions to the site plan requested by Development Services
2. Submission of additional details needed for evaluating access and stormwater design
3. Review and approval of the TDOT entrance permit review, which may require changes to existing driveway access

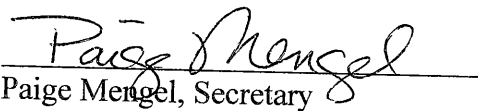
There being no further business, the meeting adjourned.



Anita Ricker, Chairman

Submitted:

David Durante, Vice-Chairman



Paige Mengel, Secretary

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