

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:

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| 09/14/2021 | Commission recommends rezoning subject property from R-1 to B-4. |
| 10/05/2021 | City Council approves on 1 st Reading rezoning request. |
| 10/19/2021 | City Council approves on 2 nd 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 Bohanon 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.

Lindy Riley, Chairman

Submitted:

Anita Ricker, Secretary

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