

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.

Submitted:

Lindy Riley, Chairman

Anita Ricker, Secretary

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