

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, Acedeuce 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 Acedeuce 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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