

UNOFFICIAL MINUTES

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on April 14th, 2026, 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
Ginny Kidwell
Paige Mengel, Secretary
Samuel A. “Trey” Ricker III

Members Absent:

Brittney Hall
Matt Hensley
Anita Ricker, Chairman

Staff members present: Justin Schooley, Planning Administrator; Andy Broyles, Director of Development Services; Bert Seay, Building Official; Paula Chandler, Clerk Recorder’s Office

Motion made, seconded, and carried to add an item App. No. 25GRN-DEV00016 consideration to release plat approved October 2025 subject to completion of outstanding items for Phase 2D of the Johnson Farms Development.

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

David Durante, Vice-Chairman of the commission, presided. Motion made, seconded, and carried to approve minutes of regular meeting of March 10th, 2026, as written.

Recognition of persons wishing to make public comment or ask questions on any agenda item: Vice-Chairman Durante announced that individuals wishing to make public comment or ask questions on any item on the meeting agenda should sign the sheet at the entrance door at this time. NONE

Staff Report of Officers and Committees:

Staff gave an update on various items and projects in the town.

Interviews for the vacant Planning GIS position will begin tomorrow and Thursday.

A potential Automotive Service Business to locate next to the Panda Express restaurant on the east end of Andrew Johnson Highway.

A potential large convenience center gas station to locate on the east end of Andrew Johnson Highway.

Staff continues to receive interest in potential development projects on the east end of Andrew Johnson Highway.

Staff are receiving interest for potential development on the west end of Andrew Johnson Highway, however due to access to sewer services developers are finding hurdles for potential development.

Staff are currently working with legal counsel to negotiate agreements with property owners de-annexing requests to meet property owner needs and needs of the town.

Other projects moving forward, Doggie Day Care, Dutch Bros Coffee restaurant, Smoothie King, and ongoing housing constructions.

The town continues to see growth.

At this time Justin Schooley, Planning Administrator informed members that administratively approved items will now be reported under the agenda section “Staff Report of Officers and committees”. Mr. Schooley said that under the authority granted to staff by local zoning and subdivision regulations, and consistent with standard municipal planning practice in Tennessee, site plan revisions that reduce scope and impacts may be approved administratively and those revisions that do not alter the substance of the original Planning Commission approval does not require additional discretionary action by the Commission.

Report of the following administrative approvals:

240 Baileyton Road, Marsh Propane site plan. Planning staff **Administratively Approved** a revision to the previously approved site plan for Marsh Propane, located at 240 Baileyton Road (Greene County Tax Map: 86S, Group: A, Parcel: 004.00). The revised site plan reflects a reduction in project scope. Specifically, the two 30,000-gallon propane storage tanks and associated storage area were removed from the approved development plan. No other aspects of the approved site plan were modified. Planning staff reviewed the revision and determined that it represents a decrease in development intensity and does not introduce new impacts related to traffic, access, utilities, stormwater management, buffering, or adjacent properties. The revised plan remains compliant with applicable zoning and development standards within the M-2 (High Impact Use) Industrial District.

Hillcrest Drive, two (2) lot minor combination plat. Planning staff **Administratively Approved** a two (2) lot minor combination plat. The subject property is located at Hillcrest Drive, identified as Greene County Tax Map: 087O, Group: C, Parcel(s): 024.01.

Property: Zoning District: R-2 (Medium Density Residential) Location: Hillcrest Drive (Greene County Tax Map 870, Group C, Parcel 24.01)

Subdivision Details: Plat Name: Forest Hills Development Minor Combination Plat Total Acreage: 0.24± acres Existing Lots: 2 Proposed Lots: 1 Public Infrastructure: The property is served by existing public streets and utilities. No new public infrastructure is proposed. Right of Way: No new public right-of-way dedication is proposed.

Analysis: The plat combines two existing lots into a single lot and does not result in the creation of additional building lots or increased development intensity. The resulting lot meets the minimum lot size, frontage, and dimensional requirements of the R-2 zoning district. No variances were requested, and no new streets or public improvements are involved.

114 Emerald Drive, two (2) lot minor subdivision/combination plat, also known as boundary adjustment. Planning staff **Administratively Approved** a two (2) lot minor subdivision/combination plat also known as boundary adjustment. The subject property is located at 114 Emerald Drive, identified as Greene County Tax Map: 099J, Group: K, Parcel(s): 008.00 & 007.00.

Property: Zoning District: R-1A (Low Density) Residential Location: 114 Emerald Drive (Greene County Tax Map: 099J, Group: K, Parcel(s): 008.00 & 007.00)

Subdivision Details: Plat Name: Replat of Lots 7 & 8 Emerald Point Subdivision Total Acreage: 0.82± acres Existing Lots: 2 Proposed Lots: 0 Public Infrastructure: The property is served by existing public streets and utilities. No new public infrastructure is proposed. Right of Way: No new public right-of-way dedication is proposed.

Analysis: The plat adjusted the existing property boundary between Lot 7R and Lot 8R to increase setback conformity for the carport on Lot 7R. This plat did not result in the creation of additional building lots or increased development intensity. The resulting lot meets the minimum lot size, frontage, and dimensional requirements of the R-1A zoning district. No variances were requested, and no new streets or public improvements are involved.

Unfinished Business:

389 N. Rufe Taylor Road, a 36-lot major subdivision being known as Johnson Farms Phase No. 2D, of the Johnson Farms Development, release plat for recording. Motion was made, seconded, and carried to release plat for recording due to satisfactory completion of outstanding items for a 36-lot major subdivision being known as Johnson Farms Phase No. 2D located at 389 North Rufe Taylor Road, identified on Greene County Tax Map 087, Parcel 158.

On October 14th, 2025 the Greeneville Planning Commission granted 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.

Staff informed the commission that all “subject to” items have been satisfactorily completed, including posting of a site development performance bond in the amount of \$150,000 for Phase No. 2D and recommended that the Greeneville Municipal Planning Commission release plat for recording.

New Business:

145 Oak Grove Road, preliminary and final approval of a four (4) lot minor subdivision plat.

Motion was made, seconded, and carried to grant preliminary and final approval of a four (4) lot minor subdivision plat for property located at 145 Oak Grove Road, identified as Greene County: Tax Map 099, Parcel(s): 011.00 and 011.03.

Applicant / Owner Intent: The applicant proposes to subdivide approximately 7.26 ± acres to create four (4) single family residential lots. The subdivision is intended to improve zoning conformity by separating two existing single-family dwellings that are currently located on a single lot.

Property: Zoning District: R-1 (Single Family Residential) Location: 145 Oak Grove Road (Greene County Tax Map 099, Parcels 011.00 and 011.03)

Subdivision Details: Subdivision Name: Mike Cutshaw Property Total Acreage: 7.26± acres

Existing Lots: 2 Proposed Lots: 4 Public Infrastructure: Oak Grove Road is an existing Town adopted public street with existing utilities. Right-of-Way: The plat includes dedication of 50 feet of public road right-of-way along Oak Grove Road.

Analysis: The proposed subdivision meets the minimum lot size, frontage, and dimensional requirements of the R-1 zoning district and the Town's Subdivision Regulations. The subdivision improves zoning conformity by separating two existing single-family dwellings currently located on the same lot. The dedication of public right-of-way formalizes existing conditions along an adopted public street and does not involve construction of a new roadway or new public infrastructure.

Staff Recommendation: Staff recommended granting Preliminary and Final Approval of the Oak Grove Road Minor Subdivision plat, including acceptance of the public right-of-way dedication.

210 Planters Row, preliminary approval of a subdivision plat which proposes to divide (3) lots from an existing Planned Unit Development (PUD), a replat of the Vista at Morgan Farm PUD. Motion was made, seconded, and carried to grant preliminary approval of a subdivision plat which proposes to divide three (3) lots from an existing Planned Unit Development (PUD), a replat of the Vista at Morgan Farm PUD **subject to** the Town Attorney review and approval an attorney's opinion letter stating that the subject replat conforms to the existing PUD master deed and all applicable governing documents. Clarification from letter shall identify the legal owner and responsible party authorized to execute the homeowner's association, condominium association, or similar governing entity signature required on the PUD plat prior to final approval. The subdivision location is at 210 Planters Row, identified as Greene County Tax Map: 088G, Group: A, Parcel(s): 009.00

Applicant / Owner Intent: The applicant proposes to replat a portion of the existing Vista at Morgan Farm Planned Unit Development in order to create three (3) individual lots. The replat does not increase the number of approved units within the PUD and does not involve the construction of new public infrastructure. The PUD will still meet the minimum two (2) acre size requirements under the Town of Greeneville's Zoning Ordinance.

Property: Zoning District: B-4 (Arterial) Business Location: 210 Planters Row (unit address) - (Greene County Tax Map: 088G, Group: A, Parcel(s): 009.00)

Subdivision Details: Subdivision Name: Replat of the Vista at Morgan Farm PUD Total Acreage: 2.84± acres Existing Development: Approved Planned Unit Development Proposed Lots: 3 Frontage: The

proposed lots will have frontage on Clear Mountain Trail an existing Town maintained public street.
Public Infrastructure: All streets and utilities are existing. No new public infrastructure is proposed. Right of Way: No public right-of-way dedication is proposed.

Analysis: The plat represents a subdivision of property within an existing Planned Unit Development. The replat does not increase overall density, does not modify the exiting street network, and does not require the dedication of additional public right-of-way. The proposed lots maintain frontage on existing public streets, development standards, easements, buffers, and restrictions established by the approved PUD. Because the property is subject to an existing PUD master deed and related governing documents, additional clarification is required prior to final approval to confirm consistency with the PUD framework and to identify the appropriate ownership and authorization for execution of plat certifications.

Staff Recommendation: Staff recommended granting Preliminary Approval of the Replat of the Vista at Morgan Farm PUD, subject to the following conditions:

1. The Town Attorney shall review and approve an attorney's opinion letter stating that the subject replat conforms to the existing PUD master deed and all applicable governing documents.
2. Clarification from letter shall identify the legal owner and responsible party authorized to execute the homeowner's association, condominium association, or similar governing entity signature required on the PUD plat prior to final approval.

Baileyton Access Road, preliminary and final approval of a site grading plan for a sediment borrow pit, "Marsh Properties Borrow Area". Motion was made, seconded, and carried to grant preliminary and final approval of a site grading plan for a sediment borrow pit. The site grading plan, titled "Marsh Properties Borrow Area," is located on Baileyton Access Road and identified as Greene County Tax Map: 086M, Group: A, Parcel 003.00.

Applicant / Owner Intent: The applicant proposes to grade the site for use as a sediment borrow area. Excavated material will be hauled to the previously approved Marsh Corporate Office development and utilized as fill material for site construction associated with that project.

Property: Zoning District: B-4 (Arterial) Business Location: Baileyton Access Road (Greene County Tax Map: 086M, Group: A, Parcel 003.00) Acreage: Approximately 2.53 acres
Proposed Disturbed Area: Approximately 1.1 acres

Site Details: The grading plan proposes earthwork operations associated with a temporary sediment borrow area. No permanent structures are proposed. The plan includes phased grading and erosion and sediment control measures designed in accordance with the Tennessee Department of Environment and Conservation (TDEC) Erosion and Sediment Control Handbook. Access to the site is provided from Baileyton Access Road, with a stabilized construction entrance shown on the plans. The project includes phased erosion control installation, temporary stabilization, and final site stabilization upon completion of grading activities.

Analysis: The proposed site grading plan meets the applicable development requirements of the Town's Zoning Ordinance and is permitted under TDEC's Construction General Permit. The grading plans include appropriate erosion and sediment control measures, phased construction sequencing, and stabilization requirements. Development Services has reviewed the submittal and has no concerns or additional requirements.

The proposed activity does not increase overall density, does not modify the existing street network, and does not increase demand on Town services or utilities. The grading activity is temporary in nature and supports an already approved development project.

Staff Recommendation: Staff recommended granting Preliminary and Final Approval of the site grading plan.

There being no further business, the meeting adjourned.

Submitted:

Anita Ricker, Chairman

Paige Mengel, Secretary

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