

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:

Members Absent:

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

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 No. 24GRN-DEV00026 withdrawn.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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