

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on October 14th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Cal Doty, Mayor
David Durante, Vice-Chairman
Brittney Hall
Matt Hensley
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. “Trey” Ricker III

Members Absent:

Ben Brooks, Alternate Secretary

Staff members present: Andy Broyles, Director of Development Services; Bert Seay, Building Official; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder’s Office; Amber Morris, Clerk Recorder’s Office; Brandon Norton, Athletic Coordinator; Butch Patterson, Greeneville Parks & Recreation Director

Motion made, seconded, and carried to approve the meeting agenda with typographical correction. Item listed as 6.5 App. No. 25GRN-DEV00016 should read 6.5 App. No. 25GRN-DEV00018.

Anita Ricker, Chairman of the commission, presided. Motion made, seconded, and carried to approve minutes of regular meeting of September 9th, 2025, as written.

Recognition of persons wishing to make public comment or ask questions on any agenda item: Chairman Ricker 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.

Will Robinson, Civil Engineer Item 6.4 App. No. 25GRN-SP000008

Staff Report:

Andy Broyles, Director of Development Services and Bert Seay, Building Official, gave updates on various projects in the town.

Mr. Broyles presented today’s agenda items for consideration.

3400 E. Andrew Johnson Highway, final approval of a site plan for the development of Express Oil Change & Tire Engineers. Motion was made, seconded, and carried to grant final approval of a site plan for the development of an Express Oil Change & Tire Engineers subject to revisions to drainage plans as identified during staff review, addition of fire hydrant as requested by Fire Marshal, and permit approvals from TDOT and TDEC. This site plan was previously presented and received Preliminary Approval at the September 9, 2025, Planning Commission meeting.

The proposed development is located on a vacant lot at 3400 East Andrew Johnson Highway (Greene County Tax Map: 088, Parcel: 097.11). Adjacent properties include Fast Pace Health Urgent Care and Ultimate Shine Car Wash.

During initial discussions, a shared access drive with neighboring properties was considered; however, this option was determined to be not feasible at this time. Planning Staff met with TDOT to explore alternative access options, including a frontage road. However, because the Town does not have an officially adopted frontage road plan, we are unable to require construction of a frontage road at this time. The adjoining property owners were also contacted regarding the possibility of sharing parking lot access; however, they expressed that they were not interested in pursuing such an arrangement at this time.

Site Plan Summary:

- Proposed 5,875 Sq. Ft. building.
- Parking lot with 22 spaces, including 1 ADA-compliant handicap space.
- Driveway access proposed to come directly off East Andrew Johnson Highway.
- Landscaping plans proposed to meet Gateway Overlay District landscaping requirements.

Staff Recommendation: Staff recommended **Final Site Plan Approval**, with the following conditions to be met:

- Revisions be made on drainage plans identified during staff review
- Fire hydrant be added to site per request of the Fire Marshal
- Permit approvals from **TDOT** and **TDEC** (Driveway & Stormwater Permits)

500 N. Rufe Taylor Road, preliminary and final approval for the combination and subdivision of a 15.12-acre property, C & C Millwright Maintenance Co. Inc. property owner. Motion was made, seconded, and carried to grant preliminary and final approval for the combination and subdivision of a 15.12-acre property located at 500 North Rufe Taylor Road (Greene County Tax Map: 87E, Group: B, Parcel: 1.00). This plat is combining four (4) existing lots on the property and subdividing it into two (2) lots. The two (lots) being known as Tract 4R and Tract 1R will divide the current C&C Millwright warehouse (Tract 1R) from the rest of the property (Tract 1R). The property is zoned M-2 (High Impact Use) Industrial, and the proposed plat meets the M-2 district zoning requirements. This property was formerly used for manufacturing aluminum castings by the Doehler-Jarvis company until it was shut down in the late 1990's.

Staff Recommendation: Staff recommended **Preliminary** and **Final Approval** of the submitted plat as presented.

Administrative approval: Motion made, seconded, and carried to recognize and concur with the following administrative approval:

1405 E. Church Street, preliminary and final approval of a two (2) lot minor subdivision plat for a 4.42-acre property, Willie Swatzell property owner. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor subdivision plat for a 4.42-acre property located at 1405 East Church Street (Greene County Tax Map: 099, Parcel: 050.08). This subject property is zoned R-2 (Medium Density) Residential and is currently vacant. The subdivision plat complies with the R-2 zoning district lot requirements. A small portion of the property is within a FEMA designated flood zone (Zone A).

Staff Recommendation: Staff recommended **Consent Approval** of the submitted. Meets all town regulations of the Town of Greeneville Zoning Ordinance.

525 E. Andrew Johnson Highway, preliminary approval of a site plan for the development of a proposed Vision Source medical office, Mark Smith property owner. Final approval may be given administratively once final site plan is in compliance with all town regulations. Motion was made, seconded, and carried to grant **preliminary** approval of a site plan for the development of a proposed Vision Source medical office allowing staff to work through the remaining outstanding issues with the developer. Once the final site plan package is in compliance with ALL town regulations, final approval may then be given administratively by staff. Staff will return to the Planning Commission with an update and request for consent of final administrative site plan approval. The property of the proposed development is located at 525 E. Andrew Johnson Highway (Greene County Tax Map: 0871, Group: A, Parcel 001.00). The zoning of the property is M-2 (High Impact Use) Industrial. The proposed use of the development and its layout complies with the M-2 zoning district. The landscaping plan is under current review and will have to comply with the landscaping requirements in the Gateway Overlay Zoning District,

Site Plan Summary:

- Proposed 7,346 Sq. Ft. (1 Story) building
- Use: Medical
- Parking Spaces: 55 spaces
- Driveway Connection(s): U.S. Highway 11-E

Staff Recommendation: Staff recommended **Preliminary Site Plan Approval**, which will vest the developer with the right to proceed with detailed design and permitting consistent with the approved preliminary layout and applicable zoning regulations. However, **Preliminary Approval does not constitute Final Site Plan Approval**, and the following items must be addressed prior to final approval:

- Submission of drainage calculations
- Engineer review of site plans and any requested revisions be made
- Permit approvals from TDOT and TDEC

389 N. Rufe Taylor Road, preliminary and final approval for a 36-lot major subdivision being known as Johnson Farms Phase No. 2D, of the Johnson Farms Development. Motion was made, seconded, and carried to grant 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.

Infrastructure Status:

Roads, waterlines, stormwater drainage systems, and other required infrastructure are either **currently under development** or have been **completed**.

Planning Considerations:

- This phase is consistent with the overall PUD layout and density.
- Staff will verify that all required improvements meet Town standards prior to final plat recording.

Staff Recommendation:

Planning Staff recommended **Preliminary and Final Approval**, contingent upon:

- Completion of any outstanding infrastructure items.
- Submission of final plat revisions as identified by staff.
- Posting of a site development bond, if applicable, to guarantee completion of remaining improvements.

Hardin Park, Greeneville Parks & Recreation, staff submitted proposed construction of projects for park improvement that will be funded by a LPRF (Local Parks & Recreation Fund) grant. Greeneville Parks & Rec staff submitted park improvement projects for Hardin Park that will be funded by an LPRF (Local Parks & Recreation Fund) grant. The grant has been awarded to the Town of Greeneville in the amount of \$100,000.00 with

\$100,000.00 local match. Funding of the grant is through the TDEC- Office of Outdoor Recreation.

Motion was made, seconded, and carried to recognize first submission of proposed construction of projects for park improvement for Hardin Park that will be funded by a LPRF (Local Parks & Recreation Fund) grant. Scope of project presented will include playground improvements to the current playground located across from the pool before the pond. To make improvements to the basketball courts and convert the tennis courts into pickleball courts, which are located right past the pool on the same side as the pool. New fencing will be added at ballcourts, and all areas will be ADA accessible.

At next meeting, the Greeneville Planning Commission will be informed of any changes to the scope of the project and will be requested to give final approval.

There being no further business, the meeting adjourned.

Anita Ricker, Chairman

Submitted:

Paige Mengel, Secretary

* * * * *