AGENDA
TOWN OF GREENEVILLE
Regular Scheduled Meeting
Planning Commission
GEA Building - G Thomas Love Boardroom
(110 N College St, Greeneville, TN 37743)

Tuesday, May 12, 2026
9:30 AM

1. **Approval of the agenda**

2. **Call to order**

3. **Approval of minutes of the previous meeting**

   3.1 **Approval of minutes for the regular April 14, 2026 meeting.**

4. **Recognition of Persons having Business with the Planning Commission**
   This recognition shall apply to persons that the chairperson wishes to recognize and to persons who have requested to speak on any topic that is not the subject of a public hearing or associated with an item under "New Business". The chairperson may limit the comments to no more than three speakers on any one topic, and no more than five (5) total number of comments. If both proponents and opponents wish to speak, then up to three proponents and up to three opponents of the matter may address the chairperson.

5. **Reports of Officers and Committees**

   5.1 **Informational update on current planning projects, development activity, and departmental operations.**

5.2 **App. No. 26GRN-DEV00008**

Report:

Planning staff **Administratively Approved** a two (2) lot minor subdivision plat for the property located at 600 W. Andrew Johnson Highway, identified as Greene County Tax Map: 086M, Group: A, Parcel: 006.03, District 10. This is the site of the existing Planet Fitness gym that was approved for development in 2022.

Property:

Zoning District: M-2 (High Impact Use) Industrial

Location: 600 W. Andrew Johnson Highway (Greene County Tax Map: 086M, Group: A, Parcel: 006.03)

Subdivision Details:

Plat Name: Subdivision Plat of 600 W. Andrew Johnson Hwy

Total Acreage: 5.540± acres

Existing Lots: 1
Proposed Lots: 2

- Lot 1: 71,481 sq. ft. or 1.641± acres
- Lot 2: 170,458 sq. ft. or 3.913± acres
- Share Access Easement: 15,933 sq. ft. or 0.366± acres (24-foot shared access easement serving both lots along W. Andrew Johnson Highway)

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 subdivides one existing parcel into two (2) lots for the purpose of

creating a separate legal parcel and providing joint driveway access via a dedicated 24-foot access easement. and no new streets or public improvements are required.

Administrative Action:

Based on compliance with the Town's Minor Subdivision Requirements, Subdivision Regulations, and Zoning Ordinance, the minor subdivision plat was **Approved Administratively**.

5.3 **App. No. 26GRN-DEV00007**

Report:

Planning staff **Administratively Approved** a two (2) lot minor subdivision plat for the property located at 375 Lick Hollow Road, identified as Greene County Tax Map: 100, Group: Parcel: 016.01, 9th Civil District.

Property:

Zoning District: R-3 (Medium Density) Residential Location: 375 Lick Hollow Road (Greene County Tax Map: 100, Parcel: 016.01)

Subdivision Details:

Plat Name: Sarah K. Simcox Family Subdivision — Revision of Lot
Owner/Applicant: Sarah K. Simcox

Total Acreage: 6.385± acres
Existing Lots: 1
Proposed Lots: 2

- Lot 1A: 3.534± acres
- Lot 1B: 2.851± acres

Access: A 20-foot right-of-way for ingress/egress is shown serving both lots from Lick Hollow Road (50' R/W)

Public Infrastructure: The property is not served by public sanitary sewer.

Public sewer is not reasonably accessible to the subject lots. Both lots are approved for subsurface sewage disposal systems as certified by a Tennessee Licensed Professional Soil Scientist. Administrative approval is authorized under the Town's Minor Subdivision Requirements, which permit administrative approval of two-lot minor subdivisions when all resultant lots are determined by TDEC to be sufficient and suitable for subsurface sewage disposal if no city sewer is available.

Right of Way: No new public right-of-way dedication is proposed. The plat references the existing 50-foot Lick Hollow Road right-of-way.

Analysis:

No public sanitary sewer is accessible to the subject property; however, all resultant lots have been evaluated and approved for subsurface sewage disposal by a Tennessee Licensed Professional Soil Scientist, satisfying the requirements of the Town's Minor Subdivision Requirements, Section (j). Both lots exceed the 15,000 square foot minimum area required for lots not served by public sewer under Article III of the Subdivision Regulations. No variances were requested, and no new public streets or public improvements are required.

Administrative Action:

Based on compliance with the Town's Minor Subdivision Requirements, Subdivision Regulations, and Zoning Ordinance, the minor subdivision plat was **Approved Administratively**.

5.4 **Informational Presentation — YMCA of Greeneville Facility Expansion Concept**

Report:

Planning staff presents for informational purposes a concept plan for a proposed expansion of recreational facilities at the YMCA of Greeneville, located at 404 Y Street, Zoned B-4 (Arterial) Business. A representative of the YMCA will present the concept, which includes a proposed splash pad, outdoor basketball court, and an expanded building facility to support the organization's recreational programming.

No formal application has been submitted and no action is requested. This presentation is intended to introduce the concept to the Planning Commission prior to formal application. The project is expected to return as a New Business action item upon submission of a formal site plan application.

6. **Unfinished Business**

7. **New Business**

New Business. In items under "New Business," the applicant and all persons representing the applicant may present the item for at most ten (10) minutes, followed by planning analysis and recommendation. Proponents on the item, followed by opponents, may speak for at most three minutes each. The Chairperson at the meeting reserves the right to limit the number of proponents to three (3) and the number of opponents to three (3) who may speak on a particular item. Each speaker must state his or her name and street address for the records. These shall be followed by Planning Commissioners discussion, motion, and vote. Any other items added to the agenda at the start of the meeting shall be considered after all items on the published agenda under "New Business" have been considered.

7.1 **App. No. 26GRN-ZON00010**

Request:

Consider recommending approval to the Greeneville City Council of a rezoning request for one (1) parcel of land located at 1202 Tusculum Boulevard, identified as Greene County Tax Map: 099B, Group: E, Parcel: 001.01. The applicant requests rezoning from **R-1 (Low Density) Residential** to **B-4 (Arterial) Business**.

Applicant / Owner Intent:

The property owner requests rezoning from R-1 (Low Density) Residential to B-4 (Arterial) Business to bring the current use of the property into conformity with the Zoning District in which it is located. The subject property is currently occupied by a commercial office use, which is not a permitted use within the R-1 zoning district. The proposed rezoning would establish zoning consistency with the existing use and with surrounding B-4 zoned properties along Tusculum Boulevard.

Property:

Zoning District: R-1 (Low Density) Residential

Proposed Zoning District: B-4 (Arterial) Business
Location: 1202 Tusculum Boulevard (Greene County Tax Map: 099B, Group: E, Parcel: 001.01)
Property Owner: John F. Honeycutt
Total Acreage: 0.34± acres

Analysis:

The subject property is located along Tusculum Boulevard, an arterial roadway, and is currently developed with a commercial office building. The existing use is not permitted within the R-1 zoning district, creating a zoning nonconformity. The applicant's stated reason for the rezoning is to bring the current use into conformity with the Town's Zoning District regulations.

The requested B-4 zoning designation is consistent with the purpose of the district as set forth in Section 711 of the Zoning Ordinance, which establishes business areas that encourage groupings of compatible business activities along arterial roadways. Office uses are a permitted use within the B-4 district per Section 711.5. The surrounding properties along Tusculum Boulevard are predominantly zoned B-4, and the subject parcel represents an isolated R-1 area within an otherwise commercially developed corridor. The site is already developed, and no new construction is proposed.

The proposed rezoning is consistent with the character of Tusculum Boulevard as an arterial commercial corridor and is compatible with surrounding land uses and existing zoning patterns. Rezoning the property to B-4 would eliminate an existing zoning nonconformity and is consistent with sound planning practice.

Staff Recommendation: Staff recommends that the Planning Commission recommend **approval** of the rezoning request to the City Council for consideration and adoption following the required public hearing.

7.2 **App. No. 26GRN-SP00003**

Request:

Consider granting **Preliminary Approval** of a site plan for a building addition and parking lot expansion for Tusculum Family Physicians, located at 555 Justis Drive, identified as Greene County Tax Map: 087N, Group: B, Parcel: 011.01.

Applicant / Owner Intent:

The property owner, LSM LLC, proposes to construct an addition to the existing Tusculum Family Physicians medical office building and expand the on-site parking area to accommodate the increased building area. The project includes associated site improvements including new extruded concrete curbing, sidewalk connections, grading, and erosion and sediment control measures. No new public street access points are proposed and the existing driveway connection to Justis Drive will remain in the same condition.

Property:

Zoning District: B-4 (Arterial) Business

Location: 555 Justis Drive (Greene County Tax Map: 087N, Group: B, Parcel: 011.01)
Owner of Record: LSM LLC
Total Parcel Acreage: 3.05± acres

Site Details:

Plan Title: Development Plans for Tusculum Family Physicians — Addition to Tusculum Family Physicians

Existing Building Area: 7,000 sq. ft. (Medical Office, built 2018; concrete block/stucco exterior)
Proposed Building Addition: 1,300 sq. ft. (26' x 50'), attached to the northeast corner of the existing structure Total Building Area (Post-Addition): 8,300 sq. ft.
Existing Parking: 21 standard spaces
Proposed Additional Parking: 13 spaces
Total Parking (Post-Expansion): 34 spaces

Existing access from Justis Drive is retained; no new curb cuts proposed
Utilities: Water and sanitary sewer service provided by Greeneville Water Commission (public/public). Electric service provided by Greeneville Energy Authority. All utilities are existing and currently serve the site.

Stormwater: Drainage from the expanded impervious area will be accommodated by the existing on-site detention pond. No new detention infrastructure is proposed.

Analysis:

The proposed project involves a 1,300 sq. ft. addition to an existing 7,000 sq. ft. medical office building and the expansion of the on-site parking area from 21 to 34 spaces, representing a net addition of 13 parking spaces. The site is an established commercial development on a 3.05-acre parcel served by all public utilities. The medical office use is a permitted use within the B-4 (Arterial) Business zoning district per Zoning Ordinance Section 711.5.

The proposed building addition and parking expansion represent a modest increase in impervious area. The applicant has represented that the existing on-site detention pond has sufficient capacity to accommodate post-development stormwater runoff from the expanded impervious surfaces without the need for new detention infrastructure. No new public street access points are proposed and no changes to the existing driveway configuration are indicated. No right-of-way dedication is required.

Staff Recommendation:

Staff recommends granting **Preliminary Approval** of the site plan for the addition subject to all outstanding staff review comments being satisfactorily addressed.

Upon verification of compliance with all applicable requirements and the Site Plan Approval Criteria of Zoning Ordinance Section 410.4, Planning staff is authorized to grant **Final Administrative Approval** without further action by the Planning Commission so long as preliminary approval conditions have been satisfied. Then staff will report at the next Planning Commission meeting that final administrative approval was granted.

7.3 **Zoning Ordinance Text Amendment — Neighborhood Gathering Venue, Places of Amusement and Assembly, and Bed and Breakfast Uses**

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Request:

Consider recommending approval to the Greeneville City Council of a package of three text amendments to the Town's Zoning Ordinance. The amendments affect Article III (Definitions) and Article VII (Provisions Governing Use Districts), Sections 701, 703, 705A, 708, and 709. No existing ordinance language is removed. The amendments are additive, correcting regulatory gaps and establishing a new small-scale commercial use in the B-1 (Neighborhood Business) District.

Background:

Planning staff initiated these amendments in response to a specific development inquiry involving a property in the B-1 district where a property owner seeks to operate a small event venue for private and semi-public social gatherings in combination with a planned bed and breakfast use.

A review of the ordinance conducted in connection with that inquiry identified three separate gaps that this package addresses together. The amendments are presented as a coordinated package because they share a common regulatory purpose and because two of them work in combination to authorize the type of adaptive reuse the applicant has proposed.

Amendment 1 — Neighborhood Gathering Venue *(Article III and Section 708, B-1 Neighborhood Business District)*

The current ordinance does not define or list a small-scale event venue as a permitted use in B-1. The only assembly-type use in the ordinance, Places of Amusement and Assembly, is reserved for the B-4 district and is intended for substantially more intense commercial entertainment operations. The Board of Zoning Appeals cannot authorize a use that the ordinance does not provide for, and a variance is not the appropriate mechanism to permit an unlisted use. A text amendment is the only legally sound path forward.

This amendment adds a new definition, "Neighborhood Gathering Venue", to Article III and adds the use to Section 708 as a Use Permitted on Review by the Planning Commission. The use is defined as a commercial venue for private or civic social gatherings that is episodic in nature, not open to the general public as ticketed entertainment, and capped at 125 persons per event.

Live musical performances, amplified entertainment, and dancing are permitted uses at the venue and may be the primary purpose of an event or incidental to a private or civic gathering. The on-premises sale of beverages, including beer where separately authorized under applicable Municipal Code provisions, is permitted as accessory to the gathering use. Commercially promoted concerts, festivals, carnivals, fairs, and similar public entertainment programming are not included within the definition and remain regulated under places of amusement and assembly.

The use-permitted-on-review mechanism assigns individualized Planning Commission oversight to each site-specific approval, ensuring that conditions addressing attendance, hours, noise, parking, lighting, and residential buffering are tailored to each property. Performance standards in the proposed Section 708.6 address maximum attendance, hours of operation and amplified sound, live performance as an incidental use only, event frequency, site plan requirements, parking, sanitation, lighting, residential buffering, conditions of approval, and revocation. All noise and hours standards defer to, and may be supplemented by, the existing Municipal Code Section 10-113 noise regulations.

This use fits the B-1 district because the district is intended to serve surrounding residential areas with low-intensity commercial activity that minimizes traffic and parking congestion. A private gathering capped at 125 persons occurring episodically rather than daily generates impacts comparable to or less than those of a restaurant or grocery store already permitted by right in B-1.

Amendment 2 — Places of Amusement and Assembly in B-2 *(Article III and Section 709, B-2 Central Business District)*

Places of Amusement and Assembly is currently listed only in the B-4 district under Section 711.6 and is not defined anywhere in Article III. The B-2 (Central Business) District, which serves as the downtown commercial core and is intended to promote pedestrian activity and general public service, does not list this use despite the fact that theaters, performing arts venues, and similar facilities already operate in the B-2 corridor. This creates a documented regulatory gap that could complicate future development review and

enforcement.

This amendment adds a definition for Places of Amusement and Assembly to Article III, distinguishing it from Neighborhood Gathering Venues, churches, and schools, and adds the use as a permitted use in B-2, subject to site plan approval under Section 410 of the ordinance. This is a corrective amendment that brings the ordinance into alignment with existing land uses in the downtown district.

Amendment 3 — Bed and Breakfast Uses in Residential Districts *(Article VII, Sections 701 through 705A)*

The ordinance defines both Bed and Breakfast Home and Bed and Breakfast Inn in Article III, and the existing Article XIX establishes parking standards for both. However, neither use is listed as permitted in any residential district in Article VII. The definitions and parking standards exist in the ordinance but there is no district where the uses are authorized, leaving applicants and staff without a clear regulatory path for what is an anticipated form of residential adaptive reuse in Greeneville's older neighborhoods and historic areas.

This amendment closes that gap as follows. In R-1 and R-1A, Bed and Breakfast Home is added as a Use Permitted on Review by the Board of Zoning Appeals, consistent with R-1's intent to limit general business activity while allowing limited non-residential uses through individualized review, with conditions addressing owner occupancy, residential character, parking, and signage.

In R-2 and R-3, Bed and Breakfast Home is added as a permitted use with objective standards. In R-4, both Bed and Breakfast Home and Bed and Breakfast Inn are permitted, consistent with that district's existing accommodation of limited professional and service uses. Parking is already addressed by the existing Article XIX standard and requires no new regulation.

This amendment directly supports the adaptive reuse of historic residential properties and works in combination with Amendment 1 to provide a complete regulatory framework for properties operated as both a Neighborhood Gathering Venue and a Bed and Breakfast.

Analysis:

Taken together, these three amendments accomplish four things the current ordinance cannot do: provide a lawful pathway for neighborhood-scale commercial gathering and entertainment uses in the B-1 district, including private event venues, civic gatherings, community dances, and small-scale amusement activities, while leaving alcohol permitting governed independently by the Beer Board under Municipal Code Chapter 2.; correct a documented gap in the B-2 district that ensures established performing arts and entertainment uses are clearly permitted; activate dormant definitions for Bed and Breakfast uses that exist in the ordinance but cannot be enforced because they are not listed in any district; and maintain clear distinctions between use categories that protect each district's character and give staff enforceable standards.

All three amendments are additive and consistent with Tennessee Code Annotated Sections 13-7-201 through 13-7-210 governing municipal zoning authority. Per Zoning Ordinance Article XIII, Sections 1301 through 1303, no text amendment becomes effective unless first submitted to the Planning Commission for approval, disapproval, or suggestions. The Planning Commission's role at this meeting is to review the proposed amendments and make a recommendation to the Greeneville City Council, which will have a first reading of the amendments followed by a public hearing before the amendments could be finalized and adopted.

Staff Recommendation:

Staff recommends that the Planning Commission recommend **approval** of the Zoning Ordinance text amendment package affecting Articles III and VII as presented and forward that recommendation to the Greeneville City Council for consideration, public hearing, and adoption.

7.5 **Airport Overlay District — Authorization to Submit Draft Ordinance to TDOT Aeronautics Division for Review**

Request: Consider authorizing Planning staff to submit Version 1.1 of the proposed Airport Overlay District (AOD) ordinance to the Tennessee Department of Transportation, Aeronautics Division, for review and approval pursuant to TCA §42-6-105(b).

Background:

Planning staff has prepared a draft Airport Overlay District ordinance to protect navigable airspace, reduce land use incompatibilities around the Greeneville Municipal Airport, and implement airport compatibility standards consistent with 14 C.F.R. Part 77, FAA Advisory Circular 150/5190-4B, and the Town's 2017 Comprehensive Plan. The draft has been presented to the Planning Commission today for introductory review.

The proposed ordinance establishes two land use compatibility areas extending along each runway approach path: an Inner Runway Approach Compatibility Area (Inner RACA) from the runway end to 6,000 feet, and an Outer Runway Approach Compatibility Area (Outer RACA) from 6,000 to 10,000 feet. The ordinance addresses land use compatibility, residential density limitations, height and airspace protection, wildlife and environmental hazards, drive-through and vehicle queue review standards, and airport noise and overflight disclosure requirements. No existing lawful uses are rendered nonconforming by adoption.

Under TCA §42-6-105(b), the adopted Airport Overlay District ordinance is subject to review and approval by the TDOT Aeronautics Division prior to taking effect. Authorization by the Planning Commission at this stage allows staff to initiate the state review process, which is estimated to require approximately 90 days including any revisions and resubmittals. Following TDOT approval, the ordinance will return to the Planning Commission for a formal recommendation to City Council, which will proceed through the standard public hearing and ordinance adoption process.

Analysis:

This action authorizes staff to advance the ordinance through a required state review step. It does not constitute final adoption or approval of the ordinance. The Planning Commission will have a second opportunity to review the ordinance, consider public input, and make a formal recommendation to City Council following completion of the TDOT review process.

Staff Recommendation:

Staff recommends the Planning Commission authorize submission of the

Airport Overlay District ordinance, Version 1.1, to the Tennessee Department of Transportation, Aeronautics Division, for review and approval pursuant to TCA §42-6-105(b), and direct staff to return to the Planning Commission with a formal recommendation item following receipt of TDOT approval.

8. **Other Business from Planning Commissioners**
   If a commissioner thinks that the business item is such that the Commission will need to vote on, the commissioner must notify the planning staff for such business to be included as an agenda item under "New Business".

9. **Adjourn**

AGENDA ITEM NO. 3.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: May 12, 2026

SUBMITTED BY: Justin Schooley, Building/Planning

ITEM TYPE: Minutes

AGENDA SECTION: **Approval of minutes of the previous meeting**

SUBJECT: **Approval of minutes for the regular April 14, 2026 meeting.**

SUGGESTED ACTION:

ATTACHMENTS:
04.14.26 PC minutes FINAL DRAFT FOR APPROVAL.pdf

FINAL DRAFT FOR APPROVAL

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: 7.26Â± 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.

_____
Anita Ricker, Chairman

Submitted:

_____
Paige Mengel, Secretary

* * * * *

AGENDA ITEM NO. 5.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: May 12, 2026

SUBMITTED BY: Justin Schooley, Building/Planning

ITEM TYPE: Report

AGENDA SECTION: **Reports of Officers and Committees**

SUBJECT: **Informational update on current planning projects, development activity, and departmental operations.**

SUGGESTED ACTION:

ATTACHMENTS:

AGENDA ITEM NO. 5.2

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: May 12, 2026

SUBMITTED BY: Justin Schooley, Building/Planning

ITEM TYPE: Report

AGENDA SECTION: **Reports of Officers and Committees**

SUBJECT: **App. No. 26GRN-DEV00008**

SUGGESTED ACTION:

Report:

Planning staff **Administratively Approved** a two (2) lot minor subdivision plat for the property located at 600 W. Andrew Johnson Highway, identified as Greene County Tax Map: 086M, Group: A, Parcel: 006.03, District 10. This is the site of the existing Planet Fitness gym that was approved for development in 2022.

Property:

Zoning District: M-2 (High Impact Use) Industrial

Location: 600 W. Andrew Johnson Highway (Greene County Tax Map: 086M, Group: A, Parcel: 006.03)

Subdivision Details:

Plat Name: Subdivision Plat of 600 W. Andrew Johnson Hwy

Total Acreage: 5.540± acres

Existing Lots: 1
Proposed Lots: 2

- Lot 1: 71,481 sq. ft. or 1.641± acres
- Lot 2: 170,458 sq. ft. or 3.913± acres
- Share Access Easement: 15,933 sq. ft. or 0.366± acres (24-foot shared access easement serving both lots along W. Andrew Johnson Highway)

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:

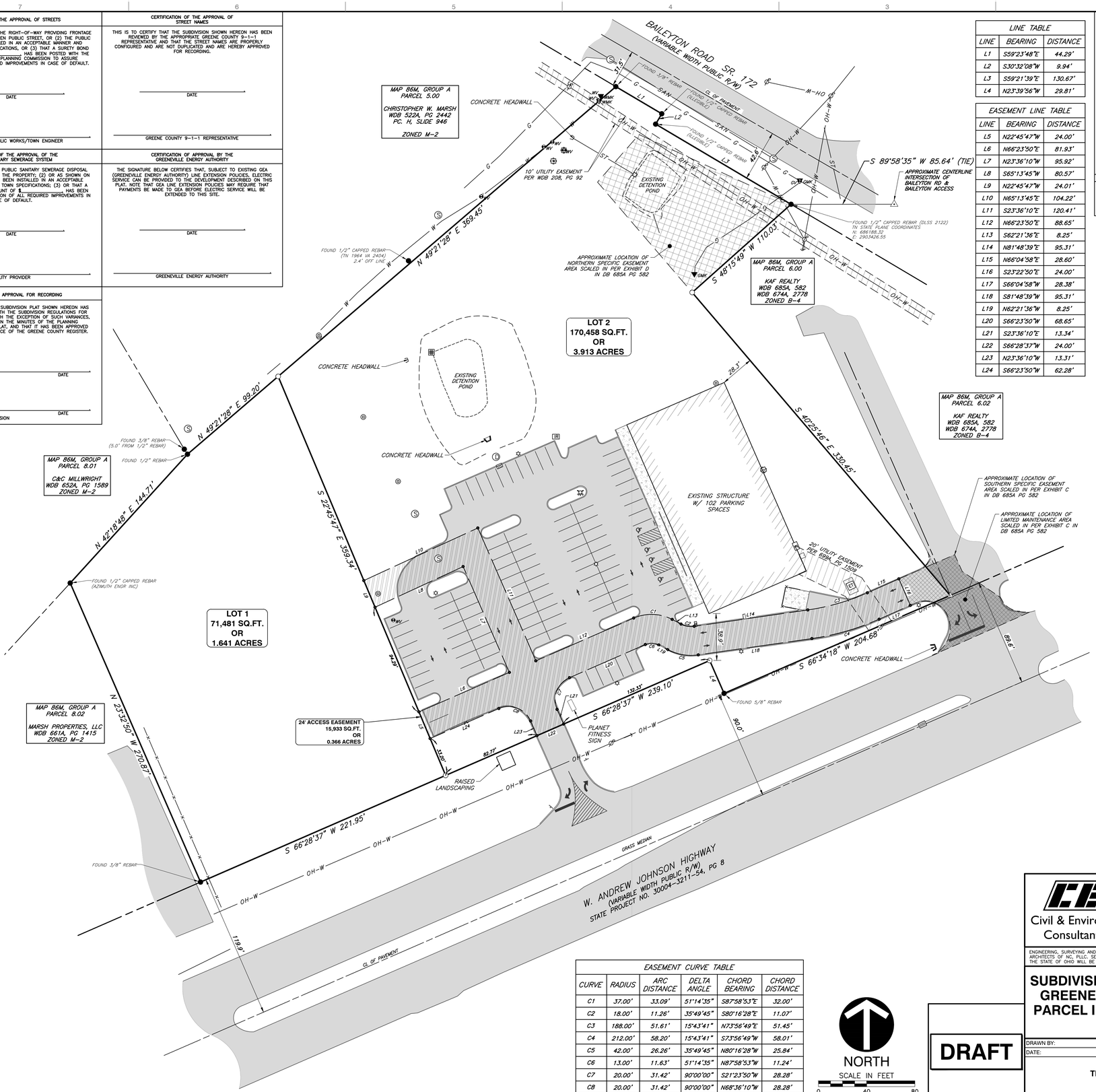
The plat subdivides one existing parcel into two (2) lots for the purpose of creating a separate legal parcel and providing joint driveway access via a dedicated 24-foot access easement. and no new streets or public improvements are required.

Administrative Action:

Based on compliance with the Town's Minor Subdivision Requirements, Subdivision Regulations, and Zoning Ordinance, the minor subdivision plat was **Approved Administratively**.

ATTACHMENTS:
361-674.0001 - Greeneville Subdivision Plat-Draft-2026.05.06.pdf

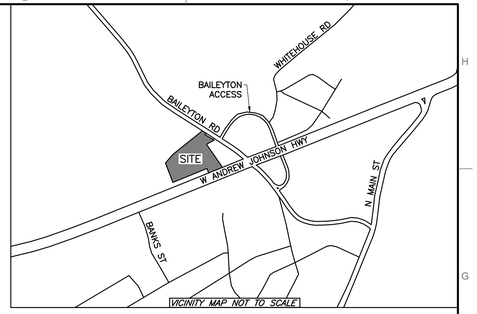
CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF THE APPROVAL OF STREETS	CERTIFICATION OF THE APPROVAL OF STREET NAMES
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. OWNER DATE OWNER DATE	I HEREBY CERTIFY: (1) THAT THE RIGHT-OF-WAY PROVIDING FRONTAGE FOR THE PROPERTY IS AN OPEN PUBLIC STREET, OR (2) THE PUBLIC STREET HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS, OR (3) THAT A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE GREENEVILLE MUNICIPAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER	THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED BY THE APPROPRIATE GREENE COUNTY 9-1-1 REPRESENTATIVE AND THAT THE STREET NAMES ARE PROPERLY CONFIGURED AND ARE NOT DUPLICATED AND ARE HEREBY APPROVED FOR RECORDING. DATE GREENE COUNTY 9-1-1 REPRESENTATIVE
CERTIFICATION OF THE APPROVAL OF THE PUBLIC WATER SYSTEM	**CERTIFICATION OF THE APPROVAL OF THE PUBLIC SANITARY SEWERAGE SYSTEM**	**CERTIFICATION OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**
I HEREBY CERTIFY THAT THE PUBLIC WATER SUPPLY SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2) AS SHOWN ON THE ACCOMPANYING PLANS HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE UTILITY PROVIDER	I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; (2) OR AS SHOWN ON ACCOMPANYING PLANS HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS; (3) OR THAT A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE UTILITY PROVIDER	THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.. DATE GREENEVILLE ENERGY AUTHORITY
CERTIFICATION OF ACCURACY	**CERTIFICATION OF APPROVAL FOR RECORDING**	
I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON THIS PLAT IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENEVILLE, TENNESSEE MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. DATE REGISTERED LAND SURVEYOR	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENEVILLE, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND ON THIS PLAT; AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER. PLANNING DIRECTOR DATE SECRETARY, GREENEVILLE MUNICIPAL PLANNING COMMISSION DATE	



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59°23'48"E	44.29'
L2	S30°32'08"W	9.94'
L3	S59°21'39"E	130.67'
L4	N23°39'56"W	29.81'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L5	N22°45'47"W	24.00'
L6	N66°23'50"E	81.93'
L7	N23°36'10"W	95.92'
L8	S65°13'45"W	80.57'
L9	N22°45'47"W	24.01'
L10	N65°13'45"E	104.22'
L11	S23°36'10"E	120.41'
L12	N66°23'50"E	88.65'
L13	S62°21'36"E	8.25'
L14	N81°48'39"E	95.31'
L15	N66°04'58"E	28.60'
L16	S23°22'50"E	24.00'
L17	S66°04'58"W	28.38'
L18	S81°48'39"W	95.31'
L19	N62°21'36"W	8.25'
L20	S66°23'50"W	68.65'
L21	S23°36'10"E	13.34'
L22	S66°28'37"W	24.00'
L23	N23°36'10"W	13.31'
L24	S66°23'50"W	62.28'

EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	37.00'	33.09'	51°14'35"	S87°58'53"E	32.00'
C2	18.00'	11.26'	35°49'45"	S80°16'28"E	11.07'
C3	188.00'	51.61'	15°43'41"	N73°56'49"E	51.45'
C4	212.00'	58.20'	15°43'41"	S73°56'49"W	58.01'
C5	42.00'	26.26'	35°49'45"	N80°16'28"W	25.84'
C6	13.00'	11.63'	51°14'35"	N87°58'53"W	11.24'
C7	20.00'	31.42'	90°00'00"	S21°23'50"W	28.28'
C8	20.00'	31.42'	90°00'00"	N68°36'10"W	28.28'



SURVEY NOTES:

1. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 AND GEOID 18.
2. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS AND RIGHT OF WAYS NOT SHOWN MAY EXIST.
3. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO REGISTER'S OFFICE OF GREENE COUNTY, TENNESSEE.
4. ADJOINING PARCEL LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
5. DISTANCES ARE BASED ON A FIELD SURVEY USING GPS AND EDM EQUIPMENT.
6. GPS SURVEY DATA
   (A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC
   (B) POSITIONAL ACCURACY: 0.07 FEET
   (C) DATE OF SURVEY: 03/24/2026 - 03/26/2026
   (D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
   (E) PUBLISHED/FIXED CONTROL USED: TN1F
   N: 684686.480 (USFT)
   E: 2895765.950 (USFT)
   (F) GEOID MODEL: GEOID 18
   (G) COMBINED GRID FACTOR: 0.9999027107
7. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE, ABOVE-GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811.
8. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) ZONE ACCORDING TO F.I.R.M. MAP "TOWN OF GREENEVILLE", MAP NUMBER 47059C0237D HAVING AN EFFECTIVE DATE OF 07/03/2006 FOR GREENE COUNTY. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
9. PARKING SPACES: STANDARD: 98, HANDICAP: 4, TOTAL: 102
10. PROPERTY IS ZONED M-2 PER CURRENT ASSESSMENT RECORDS.
    - FRONT SETBACK: 30'
    - SIDE SETBACK: 20'
    - REAR SETBACK: 25'
11. A DRAINAGE AND UTILITY EASEMENT 7.5 FEET IN WIDTH IS PROVIDED ADJACENT TO ALL LOT LINES. HOWEVER, UNDER THE NATURAL FLOW RULE OF WATER IN TENNESSEE, THE DRAINAGE OF STORM WATER IS NOT LIMITED TO THE DESIGNATED EASEMENT. DRIVEWAYS MAY CROSS AN EASEMENT ABUTTING A RIGHT-OF-WAY IN ORDER TO ACCESS THE PROPERTY, BUT THE INFRINGEMENT INTO THE EASEMENT SHALL BE AS LIMITED AS POSSIBLE.
12. RIGHT OF INGRESS & EGRESS AS RECORDED IN DEED BOOK 355, PAGE 408 IN THE GREENE COUNTY REGISTER OF DEEDS OFFICE TO BE REMOVED BY THIS PLAT.
13. RIGHT OF WAY INFORMATION FOR W. ANDREW JOHNSON HIGHWAY TAKEN FROM TENNESSEE DEPARTMENT OF TRANSPORTATION PROJECT #30004-3211-54 STATE HIGHWAY NO. 34 DATED 1969.
14. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
15. THIS IS A CATEGORY IV SURVEY AND MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS THEREOF.
16. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL ID: 086M A 006.03, AND CREATE 2 LOTS AND A 20' ACCESS EASEMENT SERVING LOT 1 THAT ABUTS AN EXISTING EASEMENT FROM DEED BOOK 685A PAGE 582 GIVING JOINT ACCESS TO THE DRIVEWAY ALONG W ANDREW JOHNSON HIGHWAY..
17. FIELD WORK COMPLETED 03/26/2026

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.
SURVEY ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE AND THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR_____

TENNESSEE LICENSE NO.3338

DATE: _____

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- EXISTING FENCE
- TOP OF BANK
- TOE OF SLOPE
- CENTERLINE OF PAVEMENT
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- IRON PIN FOUND
- SET MAG NAIL WITH WASHER "CEC INC"
- SET 5/8" REBAR WITH CAP "CEC INC"
- STORM MANHOLE
- CATCH BASIN (TYPE)
- CURB INLET
- INLET SQUARE
- SANITARY MANHOLE
- CLEAN OUT
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- WATERLINE MARKER
- WATER METER
- IRRIGATION CONTROL BOX
- GAS LINE MARKER
- GAS BOX (GAS VALVE)
- GAS METER
- TRANSFORMER
- POWER POLE
- GUY WIRE
- ELECTRIC CONTROL CABINET (ABOVE GRADE)
- LIGHT STANDARD
- SIGN
- MAILBOX
- HANDICAP PARKING SYMBOL

SUBJECT PROPERTY INFORMATION:

OWNER: MKA GREENEVILLE, LLC
PARCEL ADDRESS:
600 W ANDREW JOHNSON HWY, GREENEVILLE, TENNESSEE
PARCEL ID: 086M A 006.03
PROPERTY ZONING: M2
TOTAL AREA SURVEYED: 241,939 SQ.FT. OR 5.554 ACRES
TOTAL NO. OF LOTS CREATED: 2

LOT 1: 71,481 SQ.FT. OR 1.641 ACRES

LOT 2: 170,458 SQ.FT. OR 3.913 ACRES

CURRENT PROPERTY RECORDS:
DEED BOOK 690A, PAGE 2032

Civil & Environmental Consultants, Inc.
100 East Main Street
Suite 500
Sevierville, TN 37862
Ph: 865.774.7771
www.cecinc.com

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

SUBDIVISION PLAT OF 600 W ANDREW JOHNSON HWY GREENEVILLE MUNICIPAL PLANNING COMMISSION PARCEL ID: 086M A 006.03, DISTRICT 10, GREENVILLE GREENE COUNTY, TENNESSEE

DRAFT

DRAWN BY:	BJE	CHECKED BY:	ZKG	APPROVED BY:	DDM
DATE:	MAY 2026	DWG SCALE:	1"=40'	PROJECT NO:	361-674.0001

SUBDIVISION FOR:
TRICOR INTERNATIONAL CORPORATION
270 W NEW ENGLAND AVENUE
WINTER PARK, FLORIDA

DRAWING NO.: PLAT
SHEET 1 OF 1

NORTH
SCALE IN FEET
0 40 80

P:\360-2001\361-674_Survey\Dwg\361-674.0001 - Subdivision Plat.dwg[ARCH1] LS:(5/6/2026 - beckhelm) - LP: 5/6/2026 1:54 PM

AGENDA ITEM NO. 5.3

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: May 12, 2026

SUBMITTED BY: Justin Schooley, Building/Planning

ITEM TYPE: Report

AGENDA SECTION: **Reports of Officers and Committees**

SUBJECT: **App. No. 26GRN-DEV00007**

SUGGESTED ACTION:

Report:

Planning staff **Administratively Approved** a two (2) lot minor subdivision plat for the property located at 375 Lick Hollow Road, identified as Greene County Tax Map: 100, Group: Parcel: 016.01, 9th Civil District.

Property:

Zoning District: R-3 (Medium Density) Residential
Location: 375 Lick Hollow Road (Greene County Tax Map: 100, Parcel: 016.01)

Subdivision Details:

Plat Name: Sarah K. Simcox Family Subdivision — Revision of Lot Owner/Applicant: Sarah K. Simcox

Total Acreage: 6.385± acres
Existing Lots: 1
Proposed Lots: 2

- Lot 1A: 3.534± acres

- Lot 1B: 2.851± acres

Access: A 20-foot right-of-way for ingress/egress is shown serving both lots from Lick Hollow Road (50' R/W)

Public Infrastructure: The property is not served by public sanitary sewer. Public sewer is not reasonably accessible to the subject lots. Both lots are approved for subsurface sewage disposal systems as certified by a Tennessee Licensed Professional Soil Scientist. Administrative approval is authorized under the Town's Minor Subdivision Requirements, which permit administrative approval of two-lot minor subdivisions when all resultant lots are determined by TDEC to be sufficient and suitable for subsurface sewage disposal if no city sewer is available.

Right of Way: No new public right-of-way dedication is proposed. The plat references the existing 50-foot Lick Hollow Road right-of-way.

Analysis:

No public sanitary sewer is accessible to the subject property; however, all resultant lots have been evaluated and approved for subsurface sewage disposal by a Tennessee Licensed Professional Soil Scientist, satisfying the requirements of the Town's Minor Subdivision Requirements, Section (j). Both lots exceed the 15,000 square foot minimum area required for lots not served by public sewer under Article III of the Subdivision Regulations. No variances were requested, and no new public streets or public improvements are required.

Administrative Action:

Based on compliance with the Town's Minor Subdivision Requirements, Subdivision Regulations, and Zoning Ordinance, the minor subdivision plat was **Approved Administratively**.

ATTACHMENTS:
24_1575_D_SURVEY_FINAL.pdf
Simcox_Lick Hollow Rd_Soils Map_2.pdf

CERTIFICATION OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENEVILLE, TENNESSEE MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 26TH DAY OF MARCH, 2026.

Brian T. Bartlett, R.L.S.

TENNESSEE REGISTERED LAND SURVEYOR #1984

BRIAN T. BARTLETT REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1984

CERTIFICATION OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENEVILLE, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND ON THIS PLAT, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER.

_____, 2026
Date

_____
PLANNING DIRECTOR

_____
SECRETARY, GREENEVILLE MUNICIPAL PLANNING COMMISSION

GPS CERTIFICATION:

I, Brian T. Bartlett, hereby certify that this map was drown under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: MARCH 20, 2026
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used: TDOT CORS Network
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.99996985

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 25,000.

CERTIFICATION OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

RESIDENTIAL
NOTED USE

_____ _____
OWNER(S) (DATE)

_____ _____
OWNER(S) (DATE)

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION.
3. SUBJECT PROPERTY P.I.N. - MAP 109, PARCEL 016.01.
4. BEING ALL OF THE PROPERTY AS DESCRIBED IN DEED BOOK 729A, PAGE 1791.
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NUMBER 47059C0238D FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2006.
6. A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.
7. THIS SUBDIVISION IS NOT SERVED BY PUBLIC SANITARY SEWER. EACH LOT SHALL BE SERVED BY AND INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM, WHICH MUST BE APPROVED AND PERMITTED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION (TDEC) PRIOR TO DEVELOPMENT.

CERTIFICATION OF THE APPROVAL OF STREET NAMES

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED BY THE APPROPRIATE GREENE COUNTY 9-1-1 REPRESENTATIVE AND THAT THE STREET NAMES ARE PROPERLY CONFIGURED AND ARE NOT DUPLICATED AND ARE HEREBY APPROVED FOR RECORDING.

_____
DATE

_____
GREENE COUNTY 911 REPRESENTATIVE

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF GREENEVILLE ZONING ORDINANCE.
R-3 SETBACKS (MULTI FAMILY):
30'-FRONT
8'/STORY-SIDE
25'-REAR

R-3 SETBACKS (NON-RESIDENTIAL)
30'-FRONT
50'-SIDE
50'-REAR

CERTIFICATION OF THE APPROVAL OF THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

_____ _____
GREENEVILLE ENGERGY AUTHORITY (DATE)

STORM WATER/UTILITY EASEMENT STATEMENT:

A DRAINAGE AND UTILITY EASEMENT 7.5 FEET IN WIDTH IS PROVIDED ADJACENT TO ALL LOTS LINES. HOWEVER, UNDER THE NATURAL FLOW RULE OF WATER IN TENNESSEE, THE DRAINAGE OF STORM WATER IS NOT LIMITED TO THE DESIGNATED EASEMENT. DRIVEWAYS MAY CROSS AN EASEMENT ABUTTING A RIGHT-OF-WAY IN ORDER TO ACCESS THE PROPERTY, BUT THE INFRINGEMENT INTO THE EASEMENT SHALL BE AS LIMITED AS POSSIBLE.

CERTIFICATION OF THE APPROVAL OF THE PUBLIC WATER SYSTEM:

I HEREBY CERTIFY THAT THE PUBLIC WATER SUPPLY SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2) AS SHOWN ON THE ACCOMPANYING PLANS HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

_____, 2026.
Date

_____
UTILITY PROVIDER

CERTIFICATE OF APPROVAL OF STREETS:

I hereby certify (initial):
_____ 1. Adequate right-of-way dedication upon an existing county road found on the Greene County Road List, shall service these lots as proposed.
_____ 2. Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.
_____ 3. State Route _____ is not evaluated by Greene County, pursuant this plat review, and plat approval does not constitute approval of this state route. (No signature required)

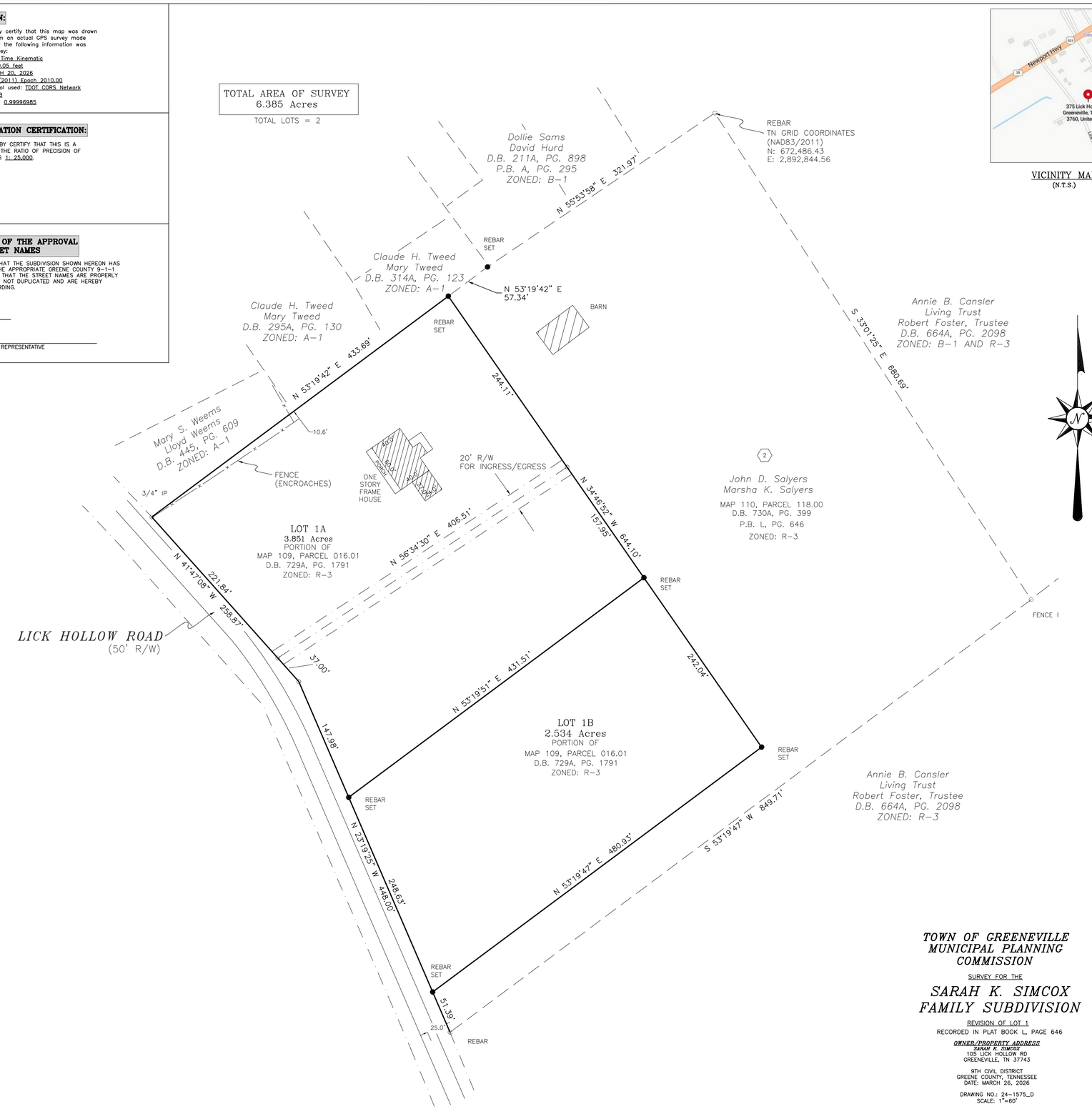
_____
GREENE COUNTY HIGHWAY COMMISSIONER

_____
DATE

LEGEND

- CONCRETE MONUMENT SET
- UNMARKED POINT
- PK NAIL SET
- IRON PIN SET
- RR SPIKE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- MANHOLE
- SEWER CLEANOUT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- WELL
- DROP INLET/CURB INLET
- —T—T— OVERHEAD TELEPHONE
- —E—E— OVERHEAD ELECTRIC
- —X—X— FENCE

REGISTER OF DEEDS:



VICINITY MAP
(N.T.S.)

TOWN OF GREENEVILLE MUNICIPAL PLANNING COMMISSION

SURVEY FOR THE

SARAH K. SIMCOX FAMILY SUBDIVISION

REVISION OF LOT 1
RECORDED IN PLAT BOOK L, PAGE 646

OWNER/PROPERTY ADDRESS
SARAH K. SIMCOX
105 LICK HOLLOW RD
GREENEVILLE, TN 37743

9TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: MARCH 26, 2026

DRAWING NO.: 24-1575_D
SCALE: 1"=60'

0 60 120 180

Appalachian Surveying Consultants, P.A.

Surveying/Land Planning
Brian T. Bartlett, PLS, CFS

4522 Asheville Hwy
Greeneville, TN 37743
Phone (828) 243-7280
www.appalachiansurvey.com
bbartlett@appalachiansurvey.com

NCBELS License No.: C-2898

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AN CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF FEBRUARY, 2026.

Brian T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1984

BRIAN T. BARTLETT — REGISTERED LAND SURVEYOR — AGRICULTURE — CIVIL — COMMERCE — TENNESSEE NO. 1984

CERTIFICATE OF APPROVAL FOR RECORDING:

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Greene County, Tennessee, with the exception of such variances and waivers, if any, as are noted in the minutes of the Greene County Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a security in the form of _____ and in the amount of $_____ has been posted with the Greene County Regional Planning Commission to assure completion of all required improvements in case of default.

_____, 2026
Date

_____
Secretary of the Greene County Regional Planning Commission

GPS CERTIFICATION:

I, Brian T. Bartlett, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: JUNE 26, 2024
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Publshed/Fixed Control used: TDOT CORS Network
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.99996985

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 25,000.

CERTIFICATE OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

RESIDENTIAL
NOTED USE

OWNER(S) (DATE)

OWNER(S) (DATE)

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION.
3. SUBJECT PROPERTY P.I.N. : MAP 109, PARCEL 016.01.
4. BEING ALL OF THE PROPERTY AS DESCRIBED IN DEED BOOK 729A, PAGE 1791.
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NUMBER 47059C0236D FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2006.
6. A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

CERTIFICATE OF APPROVAL OF STREETS:

I hereby certify (initial):
_____ 1. Adequate right-of-way dedication upon an existing county road found on the Greene County Road List, shall service these lots as proposed.
_____ 2. Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.
_____ 3. State Route _____ is not evaluated by Greene County, pursuant this plat review, and plat approval does not constitute approval of this state route. (No signature required)

GREENE COUNTY HIGHWAY COMMISSIONER

DATE

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown.

_____, 2026.
Date

(City) Water Director or Authorized Representative

STORM WATER/UTILITY EASEMENT STATEMENT:

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

DIVISION OF GROUNDWATER PROTECTION CERTIFICATION:

CERTIFICATE OF ELECTRIC SERVICE:

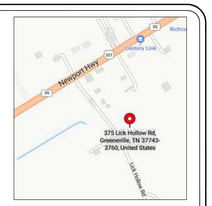
THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

GREENEVILLE ENGERGY AUTHORITY (DATE)

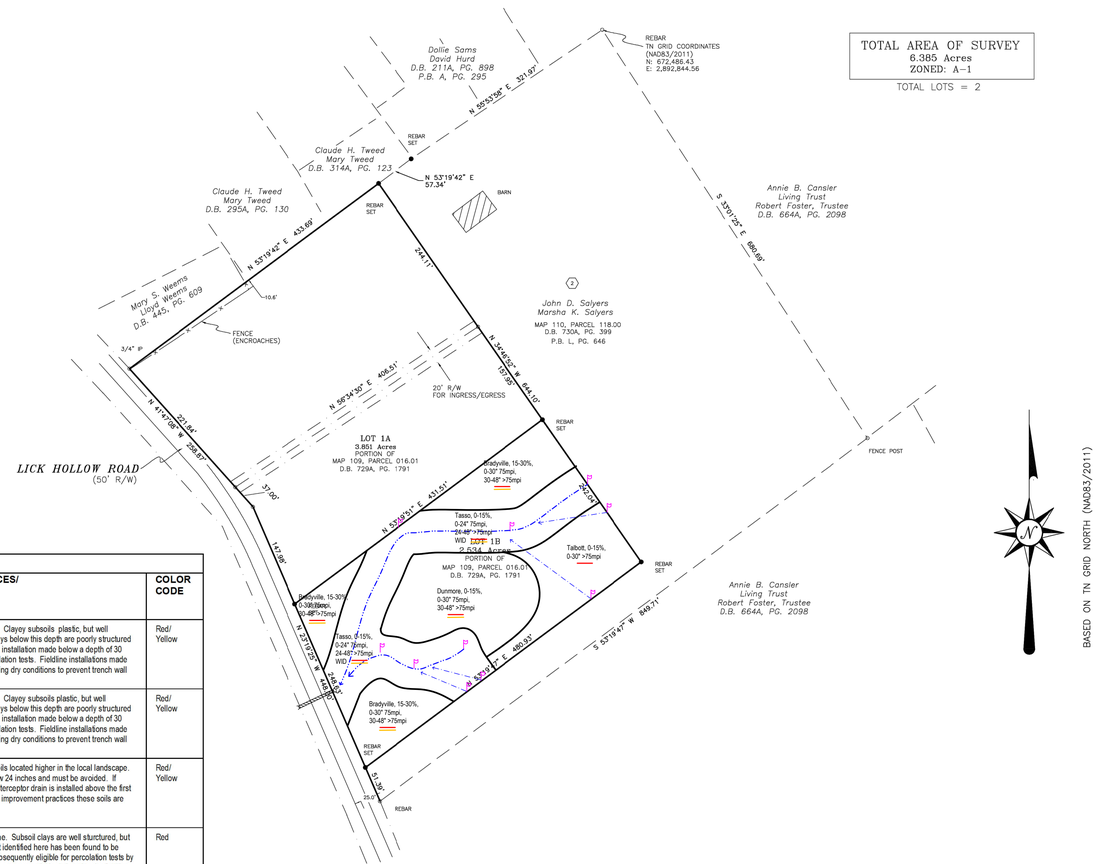
REGISTER OF DEEDS:

LEGEND

- ■ CONCRETE MONUMENT SET
- ⌖ UNMARKED POINT
- • PK NAIL SET
- ● IRON PIN SET
- ✖ RR SPIKE FOUND
- ○ IRON PIN FOUND
- □ CONCRETE MONUMENT FOUND
- ⊠ CABLE TV BOX
- ⊡ TRANSFORMER
- ♂ FIRE HYDRANT
- ⊗ TELEPHONE PEDESTAL
- Ⓢ MANHOLE
- ● SEWER CLEANOUT
- ☼ LIGHT POLE
- ● POWER POLE
- Ⓦ WATER METER
- ⋈ WATER VALVE
- ◉ WELL
- ▣ DROP INLET/CURB INLET
- —T—T— OVERHEAD TELEPHONE
- —E—E— OVERHEAD ELECTRIC
- —X—X— FENCE



VICINITY MAP
(N.T.S.)



TOTAL AREA OF SURVEY
6.385 Acres
ZONED: A-1

TOTAL LOTS = 2

SOILS LEGEND

SOIL NAME SLOPE CLASS	DEPTHS	ESTIMATED ABSORPTION RATE (MPI)	DEPTH TO RESTRICTING LAYERS (INCHES)	SOIL IMPROVEMENT PRACTICES/ NOTES/ PERC STATUS	COLOR CODE
Bradyville, 15-30%	0-30" 30-48"	75 MPI >75 MPI	POORLY STRUCTURED, PLASTIC CLAYS BELOW 30"	Deeply weathered residuum from limestone. Clayey subsoils plastic, but well structured to depths of about 30 inches. Clays below this depth are poorly structured with highly contrasting mottles. Any fieldline installation made below a depth of 30 inches will require favorable results of percolation tests. Fieldline installations made between 0 and 30 inches must be made during dry conditions to prevent trench wall glazing. The unit is karst, percable.	Red/ Yellow
Dunmore, 0-15%	0-30" 30-48"	75 MPI >75 MPI	POORLY STRUCTURED, PLASTIC CLAYS BELOW 30"	Deeply weathered residuum from limestone. Clayey subsoils plastic, but well structured to depths of about 30 inches. Clays below this depth are poorly structured with highly contrasting mottles. Any fieldline installation made below a depth of 30 inches will require favorable results of percolation tests. Fieldline installations made between 0 and 30 inches must be made during dry conditions to prevent trench wall glazing. The unit is karst, percable.	Red/ Yellow
Tasso, 0-15%	0-24" 24-48"	75 MPI >75 MPI	>24" TO GENETIC PAN	Silty soils from limestone derived residual soils located higher in the local landscape. A genetic fragipan exists at depths just below 24 inches and must be avoided. If fieldlines are installed at 24 inches and an interceptor drain is installed above the first line these soils may be utilized. Without soil improvement practices these soils are rated >75 mpi due to wetness. The unit is karst, non-percable.	Red/ Yellow
Talbott, 0-15%	0-30"	>75 MPI	>36" TO LIMESTONE BEDROCK	Moderately deep residual soils from limestone. Subsoil clays are well sturctured, but quite plastic and slowly permeable. The unit identified here has been found to be more than 36 inches over bedrock and is subsequently eligible for percolation tests by TDEC regulation. The unit is karst, percable. Any use of this delineation for fieldline purposes is contingent upon results of percolation tests. The unit is karst, percable.	Red

GREENE COUNTY
REGIONAL PLANNING
COMMISSION

SUBDIVISION SURVEY FOR

REVISION OF LOT 1
RECORDED IN PLAT BOOK L, PAGE 646

OWNER/PROPERTY ADDRESS
SARAH K. SIMCOX
105 LICK HOLLOW RD
GREENEVILLE, TN 37743

9TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: FEBRUARY 11, 2026

DRAWING NO.: 24-1575_D
SCALE: 1"=100'

0 100 200 300

Map Legend
lot corner ◇
control flag ● A1
drain (25' setbacks)
drain (15' setbacks)
gully (15' setbacks)
cut bank
drive
rock outcrop Vy
doline bottom
culvert
fence
perc hole
Pink Flag P

scale
1"=100'

Appalachian Surveying Consultants, P.A.
Surveying/Land Planning
Brian T. Bartlett, PLS, CFS

4522 Asheville Hwy
Greeneville, TN 37743
Phone (828) 243-7280
www.appalachiansurvey.com
bbartlett@appalachiansurvey.com
NCBELS License No.: C-2898

LICENSED PROFESSIONAL SOIL SCIENTIST — KENTON H. BROTHERTON — TENNESSEE LIC. #0012

HIGH INTENSITY SOILS MAP BY:
Kenton Brotherton
Tennessee Licensed Professional Soil Scientist
No. 0012
IWS, Inc.
7740 Lonesome Pine Trail
Greeneville, TN 37743
(423)620-0036

IF THESE SOILS ARE DISTURBED (CUT, FILLED OR COMPACTED) AFTER THE DATE SHOWN BELOW, THIS SOILS MAP WILL BE VOID!

I Kenton Brotherton, affirm that this soil map meets the standards established in the Regulations to Govern Subsurface Sewage Disposal, The Soils Handbook and Soil Taxonomy. No other warranties are made or implied.

Kenton Brotherton 3/05/2026

Signature of Soils Consultant does not constitute approval of lot by The Division of Groundwater Protection.

AGENDA ITEM NO. 5.4

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: May 12, 2026

SUBMITTED BY: Justin Schooley, Building/Planning

ITEM TYPE: Report

AGENDA SECTION: **Reports of Officers and Committees**

SUBJECT: **Informational Presentation — YMCA of Greeneville Facility Expansion Concept**

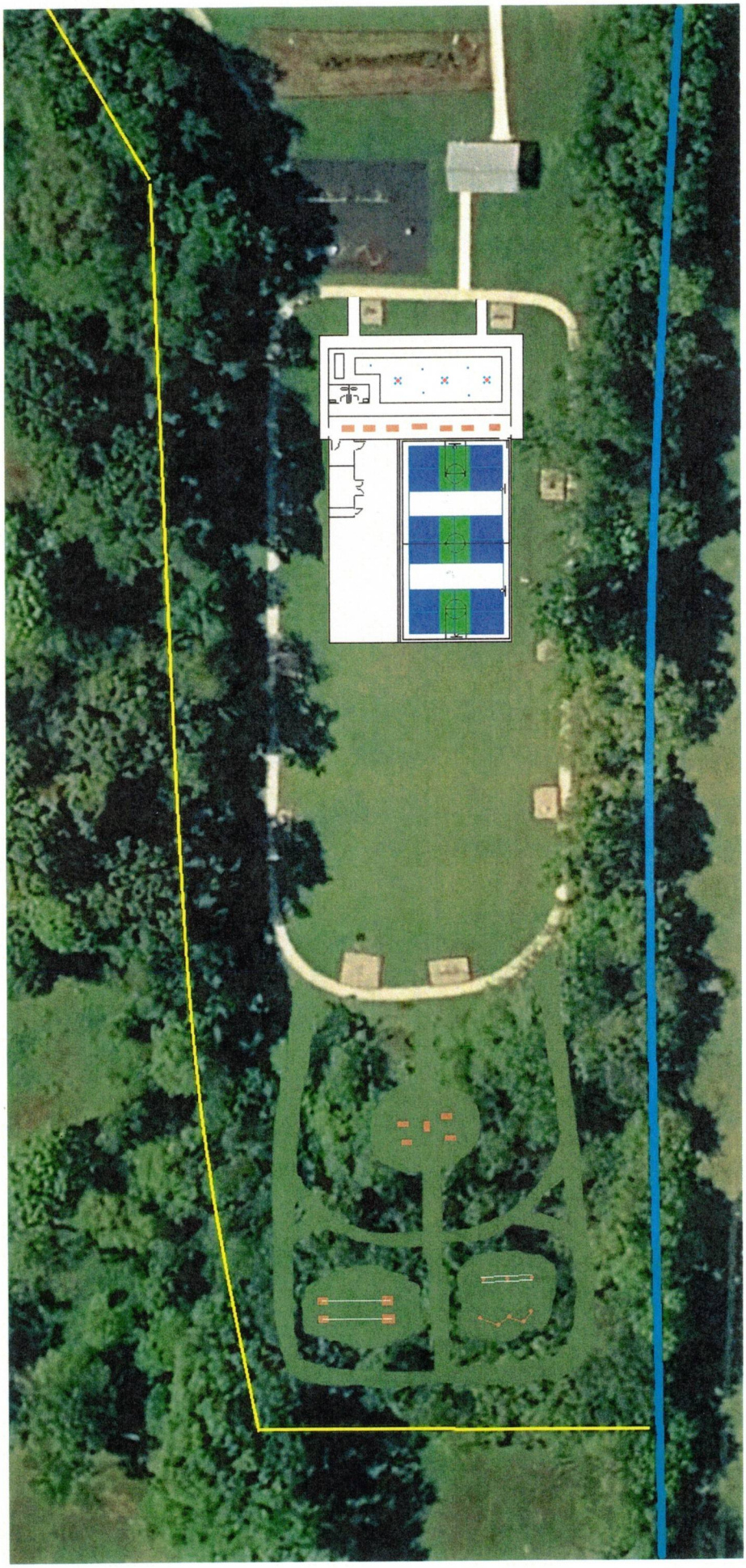
SUGGESTED ACTION:

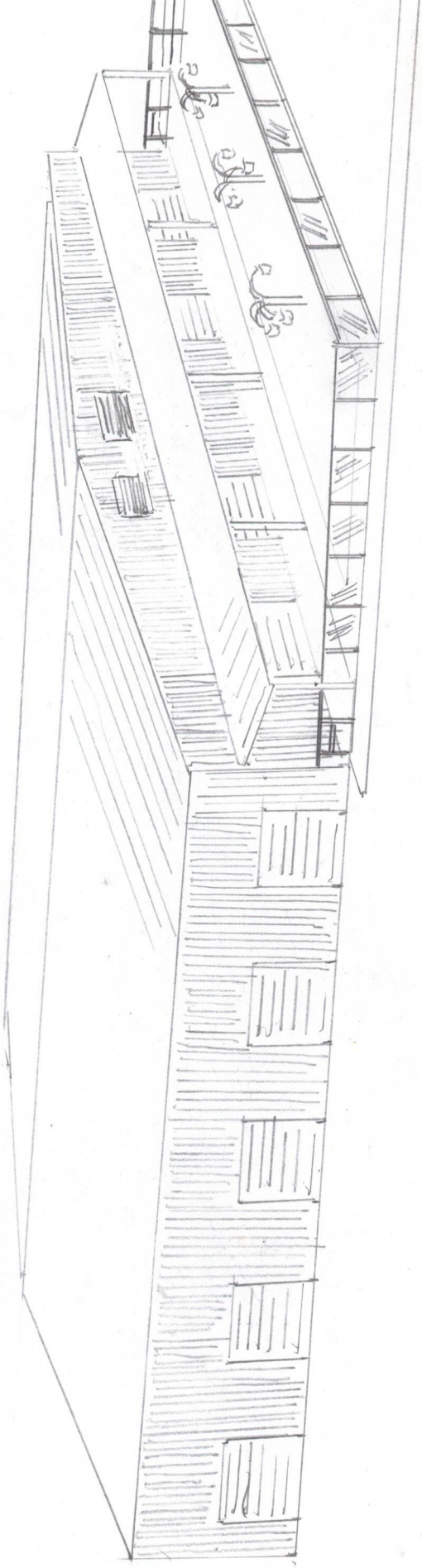
Report:

Planning staff presents for informational purposes a concept plan for a proposed expansion of recreational facilities at the YMCA of Greeneville, located at 404 Y Street, Zoned B-4 (Arterial) Business. A representative of the YMCA will present the concept, which includes a proposed splash pad, outdoor basketball court, and an expanded building facility to support the organization's recreational programming.

No formal application has been submitted and no action is requested. This presentation is intended to introduce the concept to the Planning Commission prior to formal application. The project is expected to return as a New Business action item upon submission of a formal site plan application.

ATTACHMENTS:
Entire Property-IRC Project.pdf
IRC-Structure-Splash Pad.pdf





AGENDA ITEM NO. 7.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: May 12, 2026

SUBMITTED BY: Justin Schooley, Building/Planning

ITEM TYPE: Application

AGENDA SECTION: **New Business**

SUBJECT: **App. No. 26GRN-ZON00010**

SUGGESTED ACTION:

Request:

Consider recommending approval to the Greeneville City Council of a rezoning request for one (1) parcel of land located at 1202 Tusculum Boulevard, identified as Greene County Tax Map: 099B, Group: E, Parcel: 001.01. The applicant requests rezoning from **R-1 (Low Density) Residential** to **B-4 (Arterial) Business**.

Applicant / Owner Intent:

The property owner requests rezoning from R-1 (Low Density) Residential to B-4 (Arterial) Business to bring the current use of the property into conformity with the Zoning District in which it is located. The subject property is currently occupied by a commercial office use, which is not a permitted use within the R-1 zoning district. The proposed rezoning would establish zoning consistency with the existing use and with surrounding B-4 zoned properties along Tusculum Boulevard.

Property:

Zoning District: R-1 (Low Density) Residential

Proposed Zoning District: B-4 (Arterial) Business
Location: 1202 Tusculum Boulevard (Greene County Tax Map: 099B, Group: E, Parcel: 001.01)
Property Owner: John F. Honeycutt
Total Acreage: 0.34± acres

Analysis:

The subject property is located along Tusculum Boulevard, an arterial roadway, and is currently developed with a commercial office building. The existing use is not permitted within the R-1 zoning district, creating a zoning nonconformity. The applicant's stated reason for the rezoning is to bring the current use into conformity with the Town's Zoning District regulations.

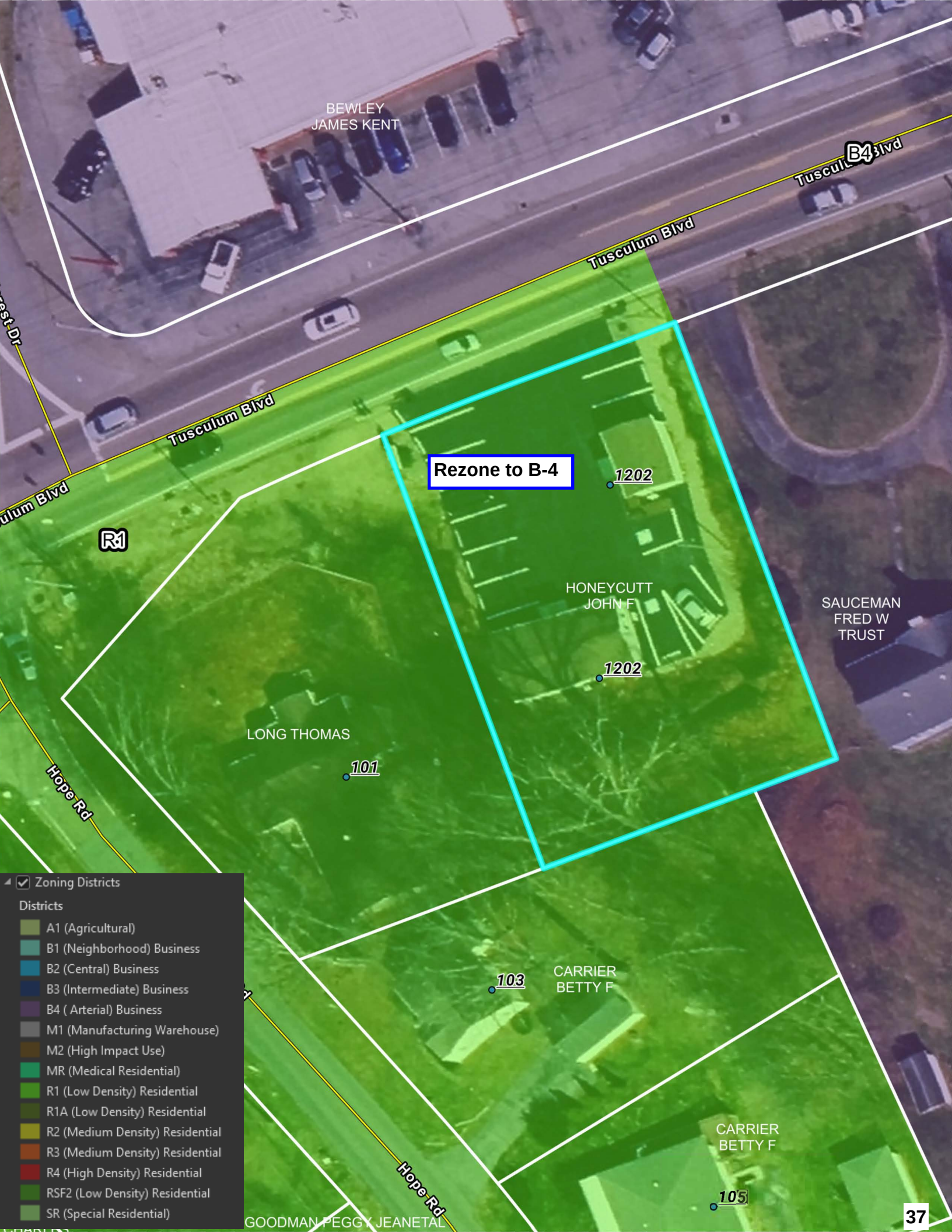
The requested B-4 zoning designation is consistent with the purpose of the district as set forth in Section 711 of the Zoning Ordinance, which establishes business areas that encourage groupings of compatible business activities along arterial roadways. Office uses are a permitted use within the B-4 district per Section 711.5. The surrounding properties along Tusculum Boulevard are predominantly zoned B-4, and the subject parcel represents an isolated R-1 area within an otherwise commercially developed corridor. The site is already developed, and no new construction is proposed.

The proposed rezoning is consistent with the character of Tusculum Boulevard as an arterial commercial corridor and is compatible with surrounding land uses and existing zoning patterns. Rezoning the property to B-4 would eliminate an existing zoning nonconformity and is consistent with sound planning practice.

Staff Recommendation: Staff recommends that the Planning Commission recommend **approval** of the rezoning

request to the City Council for consideration and adoption following the required public hearing.

ATTACHMENTS:
26GRN-ZON00010_gis-map.pdf
26GRN-ZON00010_application.pdf


BEWLEY
JAMES KENT
Tusculum Blvd
B4
Tusculum Blvd
Tusculum Blvd
R1
Rezone to B-4
1202
HONEYCUTT
JOHN F
1202
SAUCEMAN
FRED W
TRUST
LONG THOMAS
101
Hope Rd
103
CARRIER
BETTY F
CARRIER
BETTY F
105
Hope Rd
GOODMAN PEGGY JEANETAL
Zoning Districts
Districts
A1 (Agricultural)
B1 (Neighborhood) Business
B2 (Central) Business
B3 (Intermediate) Business
B4 (Arterial) Business
M1 (Manufacturing Warehouse)
M2 (High Impact Use)
MR (Medical Residential)
R1 (Low Density) Residential
R1A (Low Density) Residential
R2 (Medium Density) Residential
R3 (Medium Density) Residential
R4 (High Density) Residential
RSF2 (Low Density) Residential
SR (Special Residential)

GREENEVILLE
TENNESSEE

REZONING APPLICATION

Non-Refundable Application Fee: $100.00
(excluding all and any newspaper publications cost billed directly to the applicant)

APPLICANT INFORMATION (Property Owner) Date:

Last Name: Honeycutt First Name: John M.I.: F.

Street Address: 514 Bailey Ct. City: Greeneville State/Zip: TN 37745

Phone: 423-552-0417 Email: jsohonke@gmail.com

PROPERTY INFORMATION

Tax Map Information Tax Map: 099B Group: E Parcel: 001.01 Lot No.:

Street Address: 1202 TUSCULUM BLVD

Current Zone: R1 (LOW DENSITY) Proposed Zone: B4 (ARTERIAL)

Current Use: OFFICE COMMERCIAL Proposed Use: OFFICE COMMERCIAL

REASONS FOR REQUEST:

Bring the current use into conformity with the B4 zoning district.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understood the conditions of this application and have been informed as to the location, data and time of the meeting in which the Planning Commission will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are requesting that the current zoning be changed.

Signature: John Honeycutt Date: 4-13-26

Signed before me on this 13 day of April, 20 26,

a notary public for the State of Tennessee

County of Greene

JAMA DOTY
STATE OF TENNESSEE NOTARY PUBLIC
GREENE COUNTY

Notary: Jama Doty

Expiry date of commission: 11/21/2028

FOR STAFF USE ONLY

Date Received: _____ Fee Paid: _____ Date sign posted _____

Date notice sent to newspaper: _____ Date of newspaper publication: _____

Planning Commission: Date: _____ Decision: _____

BMA First Reading: Date: _____ Decision: _____

BMA Public Hearing: Date: Decision:

AGENDA ITEM NO. 7.2

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: May 12, 2026

SUBMITTED BY: Justin Schooley, Building/Planning

ITEM TYPE: Application

AGENDA SECTION: **New Business**

SUBJECT: **App. No. 26GRN-SP00003**

SUGGESTED ACTION:

Request:

Consider granting **Preliminary Approval** of a site plan for a building addition and parking lot expansion for Tusculum Family Physicians, located at 555 Justis Drive, identified as Greene County Tax Map: 087N, Group: B, Parcel: 011.01.

Applicant / Owner Intent:

The property owner, LSM LLC, proposes to construct an addition to the existing Tusculum Family Physicians medical office building and expand the on-site parking area to accommodate the increased building area. The project includes associated site improvements including new extruded concrete curbing, sidewalk connections, grading, and erosion and sediment control measures. No new public street access points are proposed and the existing driveway connection to Justis Drive will remain in the same condition.

Property:

Zoning District: B-4 (Arterial) Business

Location: 555 Justis Drive (Greene County Tax Map: 087N, Group: B, Parcel: 011.01)
Owner of Record: LSM LLC
Total Parcel Acreage: 3.05± acres

Site Details:

Plan Title: Development Plans for Tusculum Family Physicians — Addition to Tusculum Family Physicians

Existing Building Area: 7,000 sq. ft. (Medical Office, built 2018; concrete block/stucco exterior)
Proposed Building Addition: 1,300 sq. ft. (26' x 50'), attached to the northeast corner of the existing structure
Total Building Area (Post-Addition): 8,300 sq. ft.
Existing Parking: 21 standard spaces
Proposed Additional Parking: 13 spaces
Total Parking (Post-Expansion): 34 spaces

Existing access from Justis Drive is retained; no new curb cuts proposed Utilities: Water and sanitary sewer service provided by Greeneville Water Commission (public/public). Electric service provided by Greeneville Energy Authority. All utilities are existing and currently serve the site.

Stormwater: Drainage from the expanded impervious area will be accommodated by the existing on-site detention pond. No new detention infrastructure is proposed.

Analysis:

The proposed project involves a 1,300 sq. ft. addition to an existing 7,000 sq. ft. medical office building and the expansion of the on-site parking area from 21 to 34 spaces, representing a net addition of 13 parking spaces. The site is an established commercial development on a 3.05-acre parcel served by all public utilities. The medical office use is a permitted use within the B-4 (Arterial) Business zoning district per Zoning Ordinance Section 711.5.

The proposed building addition and parking expansion

represent a modest increase in impervious area. The applicant has represented that the existing on-site detention pond has sufficient capacity to accommodate post-development stormwater runoff from the expanded impervious surfaces without the need for new detention infrastructure. No new public street access points are proposed and no changes to the existing driveway configuration are indicated. No right-of-way dedication is required.

Staff Recommendation:

Staff recommends granting **Preliminary Approval** of the site plan for the addition subject to all outstanding staff review comments being satisfactorily addressed.

Upon verification of compliance with all applicable requirements and the Site Plan Approval Criteria of Zoning Ordinance Section 410.4, Planning staff is authorized to grant **Final Administrative Approval** without further action by the Planning Commission so long as preliminary approval conditions have been satisfied. Then staff will report at the next Planning Commission meeting that final administrative approval was granted.

ATTACHMENTS:

Tusc Family Physicians Addition - Site Plan 1.0.pdf

ADDITION TO

TUSCULUM FAMILY PHYSICIANS

555 Justis Drive
Greeneville, Tennessee

April 14, 2026

VICINITY MAP
NOT TO SCALE

UTILITY	WATER
NAME:	GREENEVILLE WATER COMMISSION
ADDRESS:	P.O. BOX 368 GREENEVILLE, TN 37745
CONTACT:	ERIC FRYE.PE
PHONE:	(423) 638-3148

UTILITY	ELECTRICITY
NAME:	GREENEVILLE ENERGY AUTHORITY
ADDRESS:	P.O. BOX 1690 GREENEVILLE, TN 37744-1690
CONTACT:	STACY BOLTON
PHONE:	(423) 636-6218

UTILITY	NATURAL GAS
NAME:	ATMOS ENERGY
ADDRESS:	2833 WEST MARKET STREET JOHNSON CITY, TN 37601
CONTACT:	ISAIAH GREER
PHONE:	(423) 202-1455

UTILITY	SANITARY SEWER
NAME:	GREENEVILLE WATER COMMISSION
ADDRESS:	P.O. BOX 368 GREENEVILLE, TN 37745
CONTACT:	ERIC FRYE.PE
PHONE:	(423) 638-3148

UTILITY	TELEPHONE
NAME:	CENTURY LINK
ADDRESS:	101 NORTH ROAN STREET JOHNSON CITY, TN 37601
CONTACT:	ANDREW ICE
PHONE:	(423) 461-7724

UTILITY	CABLE
NAME:	XFINITY
ADDRESS:	1794 OLD GRAY STATION ROAD JOHNSON CITY, TN 37615
CONTACT:	KEVIN WALDROP
PHONE:	(423) 862-5061

GARY D. WADDELL
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1984

Benchmark Design, PLC
ENGINEERING & SURVEYING
3547 W. Market Street
Johnson City, Tennessee 37604
Phone: 423-722-1105
Fax: 423-722-1107

SAMUEL L. LINDLEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 000 15 302
STATE OF TENNESSEE

INDEX OF SHEETS

C-1 EXISTING SITE
C-2 PROPOSED SITE
C-3 GRADING PLAN

E:\2026 Projects\26115 555 Justis Drive, Gvl\Drawings\26115 BASE.dwg, COVER, 4/17/2026 2:03:55 PM, 1:1

JONES FAMILY PARTNERS, L.P., ET AL
BOOK 497A, PAGE 148
BOOK 441A, PAGE 728

LOT 2
DIVISION OF THE JONES FAMILY PARTNERS, L.P. JUSTIS DRIVE PROPERTY
PLAT CABINET G, SLIDE 965

BILLY C. BROYLES, JR. & NANCY A. BROYLES
BOOK 342A, PAGE 711

JUSTIS DRIVE

N 60°56'48" E
74.81'

IRON ROD FOUND WITH "AZIMUTH" CAP

N 61°01'47" E
271.08'

N 3°09'29" E
329.79'

24" HDPE @ 3.5%

EXIST. CURB INLET
INV. 1500.77

EXIST. 15" HDPE @ 3.29%

EXIST. CURB INLET
INV. 1503.50

EXIST. BUILDING
FF 1509.79

EXIST. PARKING
24 STD SPACES
2 H/C SPACES

SD-6"

HEADWALL
INV. 1500.64

EXIST. 18" HDPE @ 1.0%

EXIST. CURB INLET
INV. 1501.68

EXIST. 18" HDPE @ 2.97%

EXIST. PARKING
20 STD SPACES

EXIST. HEADWALL
INV. 1507.00

EXIST. 18" HDPE @ 1.0% SLOPE

EXIST. WATER STORM MANAGEMENT AREA

TOP BERM 1505

EXIST. 18" HDPE @ 1.0%

OUTLET STRUCTURE
TOP 1505.00
INV. 1498.00

S 31°02'42" E
220.17'

S 29°46'23" E
34.48'

118.09'
S 59°29'19" W

128.07'
S 60°23'07" W

1/2" DIAMETER IRON ROD FOUND
ADJACENT TO (NORTHWEST OF) 1/2" DIAMETER EPOXY COATED IRON ROD

1/2" DIAMETER IRON ROD FOUND

S 31°34'41" E
92.39'

S 76°38'55" W
97.90'

1/2" DIAMETER IRON ROD FOUND

N 32°20'54" W
158.18'

1/2" DIAMETER IRON ROD FOUND

190.51'
S 57°17'34" W

1/2" DIAMETER IRON ROD WITH IDENTIFICATION CAP SET

LKM PROPERTIES, L.P.
BOOK 441A, PAGE 1270

JAMES ALEXANDER WILBURN
BOOK 376A, PAGE 1717

DON C. ALEXANDER, ET AL
BOOK 126, PAGE 421

TRACT 2
PROPERTY SURVEY DON AND STEVE ALEXANDER PROPERTY
PLAT CABINET G, SLIDE 878

BILLY C. BROYLES, JR. & NANCY A. BROYLES
BOOK 342A, PAGE 711

BOUNDARY AND TOPOGRAPHIC SURVEY BY OTHERS.

0 20 40 60

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Phone: 423-722-1105
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EXISTING SITE

DEVELOPMENT PLANS FOR
TUSCULUM FAMILY PHYSICIANS
GREENEVILLE, TENNESSEE

GARY D. WADDELL
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1984

DATE	4/07/26
SCALE	1"=20'
FILE NAME	26115 BASE
JOB NUMBER	26115

DRAWING NUMBER
C1
of

F:\2026 Projects\26115 555 Justis Drive, Gvl\Drawings\26115 BASE.dwg, C1-EXISTING, 4/7/2026 3:08:36 PM, 1:1

JONES FAMILY PARTNERS, L.P., ET AL
BOOK 497A, PAGE 148
BOOK 441A, PAGE 728

LOT 2
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EXIST. CURB INLET
TOP 1509.79
INV. 1500.79

EXIST. 15" HDPE @ 3.29%

EXIST. CURB INLET
INV. 1503.50

EXIST. CURB
TO BE REMOVED

HEADWALL
INV. 1500.64

EXIST. 18" HDPE @ 1.0%

EXIST. CURB INLET
TOP 1508.68
INV. 1501.68

EXIST. CURB
TO BE REMOVED

EXIST. 18" HDPE @ 2.97%

EXIST. HEADWALL
INV. 1500.00

EXIST. 18" HDPE
@ 1.0% SLOPE

7 SPACES @ 9'X18'

6 SPACES @ 9'X18'

R-4'
TYP

15

10

EXTRUDED CONC.
CURB
TYP

EXIST. PARKING
24 STD SPACES
2 H/C SPACES

EXIST. BUILDING
FF 1509.79

SD-6"

1509

PROPOSED ADDITION
25'X50'

CHECK DAM

NEW 5' SIDEWALK
TIE TO EXISTING

EXIST. PARKING
20 STD SPACES

EXIST. STORM WATER MANAGEMENT AREA

EXIST. 18" HDPE @ 1.0%

OUTLET STRUCTURE
INV. 1498.00

S 76°38'55" W
97.90'

1/2" DIAMETER
IRON ROD FOUND

LKM PROPERTIES, L.P.
BOOK 441A, PAGE 1270

N 32°20'54" W
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IRON ROD FOUND

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IRON ROD FOUND
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DON C. ALEXANDER, ET AL
BOOK 126, PAGE 421

TRACT 2
PROPERTY SURVEY DON AND
STEVE ALEXANDER PROPERTY
PLAT CABINET G, SLIDE 878

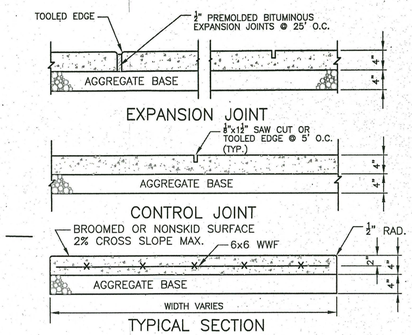
190.51'
S 57°17'34" W

1/2" DIAMETER
IRON ROD WITH
IDENTIFICATION CAP SET

0 20 40 60

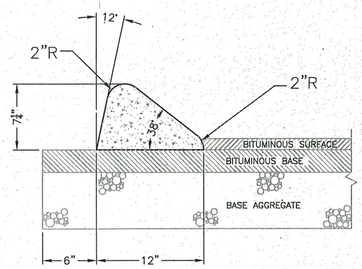
SIDEWALK DETAILS

S-SIDWLKDET



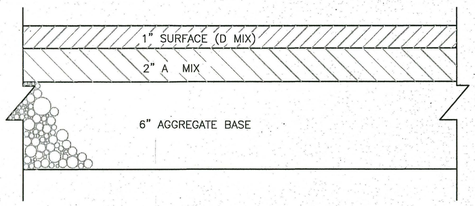
EXTRUDED MOUNTABLE 6"CONCRETE CURB

R-6MNT



PAVEMENT SECTION

R-PVMTX



BOUNDARY AND TOPOGRAPHIC SURVEY BY OTHERS.

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PROPOSED SITE

DEVELOPMENT PLANS FOR
TUSCULUM FAMILY PHYSICIANS
GREENEVILLE, TENNESSEE

GARY D. WADDELL
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1384

DATE	4/07/26
SCALE	1"=20'
FILE NAME	26115 BASE
JOB NUMBER	26115

DRAWING NUMBER
C2
of

F:\2026 Projects\26115 555 Justis Drive, Gr\Drawings\26115 BASE.dwg, C2-PROP, 4/7/2026 3:01:52 PM, 1:1

JONES FAMILY PARTNERS, L.P., ET AL
BOOK 497A, PAGE 148
BOOK 441A, PAGE 728

LOT 2
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BILLY C. BROYLES, JR. &
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INV. 1500.77

EXIST. CURB INLET
INV. 1500.30

EXIST. PARKING
24 STD SPACES
2 H/C SPACES

EXIST. BUILDING
FF 1509.79

SD-6"
FF 1509.79

PROPOSED ADDITION
26.1'x35'

CHECK DAM

NEW 5' SIDEWALK
TIE TO EXISTING

EXIST. 15" HDPE @ 3.29%

HEADWALL
INV. 1500.64

EXIST. 18" HDPE @ 1.0%

EXIST. CURB INLET
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EXIST. 18" HDPE @ 2.97%

EXIST. PARKING
20 STD SPACES

EXIST. HEADWALL
INV. 1501.00

EXIST. 18" HDPE @ 1.0%
SLOPE

SILT FENCE

EXIST. STORM WATER MANAGEMENT AREA

TOP BERM 1505

EXIST. 18" HDPE @ 1.0%

OUTLET STRUCTURE
INV. 1498.00

S 16°38'58" W
97.90'

1/2" DIAMETER
IRON ROD FOUND

LKM PROPERTIES, L.P.
BOOK 441A, PAGE 1270

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BOOK 126, PAGE 421

TRACT 2
PROPERTY SURVEY DON AND
STEVE ALEXANDER PROPERTY
PLAT CABINET G, SLIDE 878

BOUNDARY AND
TOPOGRAPHIC SURVEY
BY OTHERS.

0 20 40 60

FABRIC
FLOW
3.00' MIN.
1.50' MIN.
16"
6"
4"

SIDE VIEW

6.0' MAX. O.C.
FABRIC
TRENCH
16"
6"

FRONT VIEW

SILT FENCE DETAIL - TYPE B

STONE CHECK DAM

1 ACRE OR LESS OF DRAINAGE AREA:

GEOTEXTILE
24" MAX

(DOWNSTREAM VIEW)

TDOT #1
COARSE
AGGREGATE
FLOW
2:1
24" MAX
GEOTEXTILE

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Phone: 423-722-1105
Fax: 423-722-1107

GRADING PLAN

DEVELOPMENT PLANS FOR
TUSCULUM FAMILY PHYSICIANS
GREENEVILLE, TENNESSEE

GARY D. WADDELL
REGISTERED LAND SURVEYOR
AGRICULTURE
RESIDENTIAL
COMMERCIAL
TENNESSEE NO. 1584

DATE	4/07/26
SCALE	1"=20'
FILE NAME	26115 BASE
JOB NUMBER	26115

DRAWING NUMBER
C3
of

F:\2026 Projects\26115 555 Justis Drive, Gv\Drawings\26115 BASE.dwg, C3-GRADING, 4/7/2026 3:04:11 PM, 1:1

AGENDA ITEM NO. 7.3

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: May 12, 2026

SUBMITTED BY: Justin Schooley, Building/Planning

ITEM TYPE: Application

AGENDA SECTION: **New Business**

SUBJECT: **Zoning Ordinance Text Amendment — Neighborhood Gathering Venue, Places of Amusement and Assembly, and Bed and Breakfast Uses**

SUGGESTED ACTION:

Request:

Consider recommending approval to the Greeneville City Council of a package of three text amendments to the Town's Zoning Ordinance. The amendments affect Article III (Definitions) and Article VII (Provisions Governing Use Districts), Sections 701, 703, 705A, 708, and 709. No existing ordinance language is removed. The amendments are additive, correcting regulatory gaps and establishing a new small-scale commercial use in the B-1 (Neighborhood Business) District.

Background:

Planning staff initiated these amendments in response to a specific development inquiry involving a property in the B-1 district where a property owner seeks to operate a small event venue for private and semi-public social gatherings in combination with a planned bed and breakfast use.

A review of the ordinance conducted in connection with that inquiry identified three separate gaps that this package

addresses together. The amendments are presented as a coordinated package because they share a common regulatory purpose and because two of them work in combination to authorize the type of adaptive reuse the applicant has proposed.

Amendment 1 — Neighborhood Gathering Venue
(Article III and Section 708, B-1 Neighborhood Business District)

The current ordinance does not define or list a small-scale event venue as a permitted use in B-1. The only assembly-type use in the ordinance, Places of Amusement and Assembly, is reserved for the B-4 district and is intended for substantially more intense commercial entertainment operations. The Board of Zoning Appeals cannot authorize a use that the ordinance does not provide for, and a variance is not the appropriate mechanism to permit an unlisted use. A text amendment is the only legally sound path forward.

This amendment adds a new definition, "Neighborhood Gathering Venue", to Article III and adds the use to Section 708 as a Use Permitted on Review by the Planning Commission. The use is defined as a commercial venue for private or civic social gatherings that is episodic in nature, not open to the general public as ticketed entertainment, and capped at 125 persons per event. Live musical performances, amplified entertainment, and dancing are permitted uses at the venue and may be the primary purpose of an event or incidental to a private or civic gathering. The on-premises sale of beverages, including beer where separately authorized under applicable Municipal Code provisions, is permitted as accessory to the gathering use. Commercially promoted concerts, festivals, carnivals, fairs, and similar public entertainment programming are not included within the definition and remain regulated under places of amusement and assembly.

The use-permitted-on-review mechanism assigns individualized Planning Commission oversight to each site-specific approval, ensuring that conditions addressing attendance, hours, noise, parking, lighting, and residential buffering are tailored to each property. Performance standards in the proposed Section 708.6 address maximum attendance, hours of operation and amplified sound, live performance as an incidental use only, event frequency, site plan requirements, parking, sanitation, lighting, residential buffering, conditions of approval, and revocation. All noise and hours standards defer to, and may be supplemented by, the existing Municipal Code Section 10-113 noise regulations.

This use fits the B-1 district because the district is intended to serve surrounding residential areas with low-intensity commercial activity that minimizes traffic and parking congestion. A private gathering capped at 125 persons occurring episodically rather than daily generates impacts comparable to or less than those of a restaurant or grocery store already permitted by right in B-1.

Amendment 2 — Places of Amusement and Assembly in B-2 *(Article III and Section 709, B-2 Central Business District)*

Places of Amusement and Assembly is currently listed only in the B-4 district under Section 711.6 and is not defined anywhere in Article III. The B-2 (Central Business) District, which serves as the downtown commercial core and is intended to promote pedestrian activity and general public service, does not list this use despite the fact that theaters, performing arts venues, and similar facilities already operate in the B-2 corridor. This creates a documented regulatory gap that could complicate future development review and enforcement.

This amendment adds a definition for Places of Amusement and Assembly to Article III, distinguishing it from

Neighborhood Gathering Venues, churches, and schools, and adds the use as a permitted use in B-2, subject to site plan approval under Section 410 of the ordinance. This is a corrective amendment that brings the ordinance into alignment with existing land uses in the downtown district.

Amendment 3 — Bed and Breakfast Uses in Residential Districts *(Article VII, Sections 701 through 705A)*

The ordinance defines both Bed and Breakfast Home and Bed and Breakfast Inn in Article III, and the existing Article XIX establishes parking standards for both. However, neither use is listed as permitted in any residential district in Article VII. The definitions and parking standards exist in the ordinance but there is no district where the uses are authorized, leaving applicants and staff without a clear regulatory path for what is an anticipated form of residential adaptive reuse in Greeneville's older neighborhoods and historic areas.

This amendment closes that gap as follows. In R-1 and R-1A, Bed and Breakfast Home is added as a Use Permitted on Review by the Board of Zoning Appeals, consistent with R-1's intent to limit general business activity while allowing limited non-residential uses through individualized review, with conditions addressing owner occupancy, residential character, parking, and signage.

In R-2 and R-3, Bed and Breakfast Home is added as a permitted use with objective standards. In R-4, both Bed and Breakfast Home and Bed and Breakfast Inn are permitted, consistent with that district's existing accommodation of limited professional and service uses. Parking is already addressed by the existing Article XIX standard and requires no new regulation.

This amendment directly supports the adaptive reuse of historic residential properties and works in combination with Amendment 1 to provide a complete regulatory

framework for properties operated as both a Neighborhood Gathering Venue and a Bed and Breakfast.

Analysis:

Taken together, these three amendments accomplish four things the current ordinance cannot do: provide a lawful pathway for neighborhood-scale commercial gathering and entertainment uses in the B-1 district, including private event venues, civic gatherings, community dances, and small-scale amusement activities, while leaving alcohol permitting governed independently by the Beer Board under Municipal Code Chapter 2.; correct a documented gap in the B-2 district that ensures established performing arts and entertainment uses are clearly permitted; activate dormant definitions for Bed and Breakfast uses that exist in the ordinance but cannot be enforced because they are not listed in any district; and maintain clear distinctions between use categories that protect each district's character and give staff enforceable standards.

All three amendments are additive and consistent with Tennessee Code Annotated Sections 13-7-201 through 13-7-210 governing municipal zoning authority. Per Zoning Ordinance Article XIII, Sections 1301 through 1303, no text amendment becomes effective unless first submitted to the Planning Commission for approval, disapproval, or suggestions. The Planning Commission's role at this meeting is to review the proposed amendments and make a recommendation to the Greeneville City Council, which will have a first reading of the amendments followed by a public hearing before the amendments could be finalized and adopted.

Staff Recommendation:

Staff recommends that the Planning Commission recommend **approval** of the Zoning Ordinance text amendment package affecting Articles III and VII as presented and forward that recommendation to the

Greeneville City Council for consideration, public hearing, and adoption.

ATTACHMENTS:
Zoning_Ordinance_Redline_02-Final.pdf

TOWN OF GREENEVILLE, TENNESSEE

ZONING ORDINANCE — PROPOSED TEXT AMENDMENTS

Redlined Pages — Articles III and VII

LEGEND

Underlined green text = language ADDED by amendment

Strikethrough red text = language REMOVED by amendment

Black text = existing ordinance language, unchanged

ARTICLE III. DEFINITIONS

… *[preceding definitions 301–316C omitted for brevity — text unchanged]* …

316A. Bed and Breakfast Home. A residential unit in which no more than seven (7) guest rooms are available for overnight accommodations and breakfast for the registered guests is provided. The owner shall have primary residence on the premises and the use shall be subordinate and incidental to the main residential use of the building.

316B. Bed-and-Breakfast Inn: A residential unit in which between one (1) and six (6) guest rooms are available for overnight accommodations and breakfast for the registered guests is provided.

[NEW] **Neighborhood Gathering Venue.** A commercial use of land, including any structures accessory thereto, operated as a venue for the hosting of private or civic social gatherings. Such gatherings include, without limitation, weddings, wedding receptions, anniversary and retirement celebrations, birthday events, civic organization gatherings, and community social events. This use is characterized by the following:

(a) Gatherings hosted at the venue may be private or civic in nature or may be open to the general public, provided the use is neighborhood-serving in scale and character. Uses within this definition include private social gatherings, civic organization events, community dances, neighborhood-oriented social events with dancing, and small-scale amusement activities oriented to neighborhood patronage. Commercially promoted large-scale entertainment events, including ticketed concerts, festivals, carnivals, and fairs, are not included within this definition and shall be regulated as Places of Amusement and Assembly under applicable provisions of the B-2 (Central Business) District, the B-4 (Arterial Business) District, or as otherwise provided in this ordinance;

(b) Live musical performances, amplified entertainment, and dancing are permitted uses at the venue and may be the primary purpose of an event or may be incidental to a private or civic gathering. The on-premises sale of beverages, including beer where separately authorized under applicable Municipal Code provisions, is permitted as accessory to the gathering use;

(c) The use may include accessory structures subordinate to the gathering use, including but not limited to pavilions, pergolas, tent or semi-permanent shade structures, restroom facilities, catering preparation areas, and overnight lodging facilities where separately authorized in the applicable zoning district;

[NEW] **Places of Amusement and Assembly.** Establishments or facilities designed and operated primarily for the hosting of entertainment, cultural, or recreational events open to the general public, including theaters, cinemas, concert halls, performing arts centers, arenas, auditoriums, dance halls, and similar uses. This definition

does not include Neighborhood Gathering Venues as defined in this ordinance, churches and places of worship, or schools and educational facilities.

316C. Berm. A mound of soil or a man-made raised area used to obstruct views, decrease noise, and/or otherwise act as a buffer between incompatible land uses. (REVISED 11/7/00)

… *[definitions 316D onward continue unchanged]* …

ARTICLE VII. PROVISIONS GOVERNING USE DISTRICTS

701. R-1 (Low Density) Residential.

701.1 Intent

This is the most restrictive residential district, intended to be used for single-family residential life with low population densities along with open areas necessary for the enjoyment of a single-family life, to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment, and to prohibit all business activities except limited customary home occupations. Additional permitted uses, by Review of the Board of Zoning Appeals, include related non-commercial recreational, religious and educational facilities normally necessary to provide the basic elements of a balanced and attractive residential area.

701.2 Uses Permitted

701.2.1 Single family residences.

701.2.2 Garden and tree farming.

701.2.3 Accessory buildings, provided that they are located in rear yards, are not closer than five (5) feet to any property line and are constructed together with or after the principal structure to which they are accessory.

701.2.4 Customary home occupations…

701.2.5 Residences classified as "single family residences" in Tennessee State Law, including Group homes for eight (8) or fewer unrelated mentally disabled persons…

701.3 Uses Permitted on Review

The following uses in an R-1 District, excluding other zoning districts, shall require review by the Board of Zoning Appeals, which may approve the proposed use if it meets all applicable conditions and may attach additional requirements to the proposed use in order to foster the realization of the intent of the district:

701.3.1 Public owned buildings, public and private parks or playgrounds, schools offering general education, churches and other places of worship, and parish houses provided:

701.3.1.1 The buildings are placed not less than fifty (50) feet from the side and rear property lines, and

701.3.1.2 A buffer strip in conformity with the requirements of the Green Space Provisions of this Zoning Ordinance is planted along the property line abutting the residential land use.

[NEW] 701.3.2 Bed and Breakfast Home, as defined in Article III of this ordinance, subject to the following conditions:

701.3.2.1 The owner of the Bed and Breakfast Home shall maintain primary residence on the premises at all times the use is in operation;

701.3.2.2 The use shall be subordinate and incidental to the primary residential use of the building and shall not alter the residential character or appearance of the structure;

701.3.2.3 Off-street parking shall be provided in accordance with Section 1901.6.1.1 of this ordinance;

701.3.2.4 No exterior signage other than one non-illuminated identification sign not to exceed four (4) square feet shall be permitted; and

701.4 Day care centers… [unchanged]

Section 702 — R-1A (Low Density) Residential (Page 74)

702. R-1A (Low Density) Residential.

Any use permitted in the R-1 (Low Density) Residential District. Two family dwellings.

… *[Note: Bed and Breakfast Home Use Permitted on Review is inherited via R-1 cross-reference.]*

Section 703 — R-2 (Medium Density) Residential (Page 74)

703. R-2 (Medium Density) Residential.

703.1 Any use permitted in the R-1A Residential District;

703.2 Multifamily dwellings;

703.3 Boarding and rooming houses

703.4 Independent and semi-independent housing (REVISED 5/19/99)

[NEW] 703.5 Bed and Breakfast Home, as defined in Article III of this ordinance, subject to the following conditions:

703.5.1 The owner of the Bed and Breakfast Home shall maintain primary residence on the premises;

703.5.2 The use shall be subordinate and incidental to the primary residential use of the building;

703.5.3 Off-street parking shall be provided in accordance with Section 1901.6.1.1 of this ordinance; and

703.5.4 No exterior signage other than one non-illuminated identification sign not to exceed four (4) square feet shall be permitted.

Section 704 — R-3 (Medium Density) Residential (Page 74)

704. R-3 (Medium Density) Residential.

704.1 Any use permitted in the R-2 (Low Density) Residential area.

704.2 Day care centers upon approval of a site plan by the Building Official and the issuance of a letter of approval by the Department of Human Services.

704.3 Life-care facilities (REVISED 5/19/99)

… *[Note: Bed and Breakfast Home is inherited via R-2 cross-reference at 704.1.]*

Section 705A — R-4 (High Density) Residential (Page 75)

705A. R-4 (High Density) Residential.

It is the intent of this district to provide areas for high density residential development plus open areas where similar development is likely to occur. Professional services are permitted in the district provided that they meet applicable standards and are limited so as not to encourage general business activity.

… *[existing uses 705A.1 onward unchanged]*

[NEW — added use in R-4] Bed and Breakfast Inn, as defined in Article III of this ordinance, subject to the following conditions:

(a) For Bed and Breakfast Inn: Off-street parking shall be provided per Section 1901.6.1.1; no exterior signage other than one non-illuminated identification sign not to exceed four (4) square feet shall be permitted.

Section 708 — B-1 (Neighborhood Business) District (Page 76)

708. B-1 (Neighborhood) Business.

It is the intent of this district to establish business areas to serve the surrounding residential districts. The district regulations are intended to discourage strip business development and encourage grouping of uses in which parking and traffic congestion is reduced to a minimum. In order to achieve the intent of the B-1 (Neighborhood Business) District, as shown on the Zoning Map of the Town of Greeneville, Tennessee, the following uses are permitted.

708.1 Any use permitted in the R-4 Residential District;

708.2 Shopping centers provided that they shall conform to all requirements of the shopping center regulations of the Town of Greeneville, Tennessee;

708.3 Grocery stores, drug stores, hardware stores, shoe repair shops, barber and beauty shops, laundromats, and laundry pick up stations, restaurants, and similar uses;

708.4 Business signs provided that all signs, except one detached sign allowable in the shopping center ordinance, shall be erected flat against front or side of a building or within eighteen (18) inches thereof. All signs shall not project above buildings nor have flashing intermittent or moving illumination.

708.5 Gasoline service stations provided that all structures, including underground storage tanks, shall be placed not less than twenty (20) feet from all property lines. Points of ingress and egress shall be not less than fifteen (15) feet from intersection of street lines.

[NEW] 708.6 Neighborhood Gathering Venue, upon review and approval by the Planning Commission, subject to the following standards:

708.6.1 Use Definition. As defined in Article III of this ordinance.

708.6.2 Maximum Attendance. Total attendance at any single event, including guests, staff, vendors, and service personnel, shall not exceed one hundred twenty-five (125) persons. The Planning Commission may establish a site-specific attendance limit lower than this maximum where parking capacity, site dimensions, or proximity to residential uses warrants a reduced cap.

708.6.3 Noise and Hours. All activities shall comply with the noise regulations of the Greeneville Municipal Code, Section 10-113. The Planning Commission may impose site-specific conditions of approval establishing maximum hours of operation or amplified sound curfews more restrictive than the Municipal Code's general standards where proximity to residential uses or other site-specific conditions warrant. Absent more restrictive conditions, no amplified sound shall continue after 11:00 p.m. on any night.

708.6.4 Entertainment and Amusement. Live musical performances, amplified entertainment, dancing, and small-scale amusement activities are permitted uses at a Neighborhood Gathering Venue. Such entertainment and amusement activities may be the primary purpose of an event or may be incidental to a private or civic gathering. The venue shall not be operated as a large-scale commercial public entertainment venue, and no event shall draw attendance primarily for a commercially promoted ticketed

performance or entertainment program of a scale and character more consistent with the Places of Amusement and Assembly use classification. Nothing in this section shall be construed to authorize the sale of alcoholic beverages, which is governed independently by Municipal Code Chapter 2.

708.6.5 Event Frequency. The Planning Commission shall establish, as a condition of approval, a maximum number of events per week or month appropriate to the site. In the absence of a specific condition, no more than three (3) events per week shall be conducted on the property.

708.6.6 Site Plan Required. A site plan shall be submitted and approved in accordance with Section 410 of this ordinance prior to operation of a Neighborhood Gathering Venue. The site plan requirement may be satisfied by a scaled plot plan when the proposed use involves no new construction or significant site improvements, provided that the plot plan contains, at minimum: property boundaries and dimensions drawn to a stated scale; location of all existing and proposed structures; location of parking areas and driveway access; location of restroom facilities; identification of adjacent zoning districts and land uses; and north arrow, scale, and property owner information.

708.6.7 Parking. Off-street parking shall be provided in accordance with Article XIX or as determined by the Planning Commission based on maximum approved attendance. Shared parking agreements with adjacent properties may be submitted for consideration and shall be documented by a recorded instrument.

708.6.8 Sanitation. Adequate restroom facilities, including ADA-accessible accommodations, shall be available during all events. Portable sanitation units, if used, shall be screened from adjacent public rights-of-way and residential properties.

708.6.10 Buffering. Where the venue property adjoins or is directly across a street from a residential zoning district, the Planning Commission shall require appropriate buffering, screening, or setback conditions as part of approval.

708.6.11 Compliance with Municipal Code. Operation of a Neighborhood Gathering Venue shall at all times comply with all applicable provisions of the Greeneville Municipal Code, including but not limited to Section 10-113 (noise) and any applicable beer permit or special event permit requirements.

708.6.12 Conditions. The Planning Commission may impose reasonable conditions of approval addressing any aspect of the use's operation, intensity, or physical configuration. Conditions shall be recorded and shall run with the land.

708.6.13 Revocation. Approval is subject to revocation by the Planning Commission, after notice and hearing, upon a finding of repeated or material violation of conditions of approval or the standards of this section.

Section 709 — B-2 (Central Business) District (Page 77)

709. B-2 (Central) Business.

It is the intent of this district to establish an area for concentrated general business development that the general public requires. The requirements are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the general public and to discourage industrial, and wholesale development which do not lend themselves to pedestrian traffic. In order to achieve the intent of the B-2 (Central Business) District, as shown on the Zoning Map of the Town of Greeneville, Tennessee, the following uses are permitted:

709.1 Multifamily dwellings;

709.2 Stores and shops conducting retail business;

709.3 Personal, business, and professional services;

709.4 Public buildings and uses upon review of the Greeneville Regional Planning Commission;

709.5 Semi-public uses upon approval of a site plan by the Building Official.

709.6 Business signs, parking lots and garages, and advertising signs;

709.7 Lodges and clubs; hotels and motels, restaurants, and similar services.

709.8 Mini Warehouses provided that: [conditions 709.8.1–709.8.5 unchanged]

709.9 Cabinet-making shops, and substantially similar uses, provided: [conditions 709.9.1–709.9.5 unchanged] (REVISED 7/21/98)

[NEW] 709.10 Places of Amusement and Assembly, as defined in Article III of this ordinance, including theaters, performing arts venues, music venues, cinemas, and similar commercial or civic entertainment and gathering facilities.

Proposed text amendments prepared by Town of Greeneville Planning Department. Draft for Planning Commission review. All amendments subject to public hearing and adoption by the Board of Mayor and Aldermen per Article XIII, Sections 1301–1303 of the Zoning Ordinance and T.C.A. §§ 13-7-201 through 13-7-210.

AGENDA ITEM NO. 7.5

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: May 12, 2026

SUBMITTED BY: Justin Schooley, Building/Planning

ITEM TYPE: Application

AGENDA SECTION: **New Business**

SUBJECT: **Airport Overlay District — Authorization to Submit Draft Ordinance to TDOT Aeronautics Division for Review**

SUGGESTED ACTION:

Request: Consider authorizing Planning staff to submit Version 1.1 of the proposed Airport Overlay District (AOD) ordinance to the Tennessee Department of Transportation, Aeronautics Division, for review and approval pursuant to TCA §42-6-105(b).

Background:

Planning staff has prepared a draft Airport Overlay District ordinance to protect navigable airspace, reduce land use incompatibilities around the Greeneville Municipal Airport, and implement airport compatibility standards consistent with 14 C.F.R. Part 77, FAA Advisory Circular 150/5190-4B, and the Town's 2017 Comprehensive Plan. The draft has been presented to the Planning Commission today for introductory review.

The proposed ordinance establishes two land use compatibility areas extending along each runway approach path: an Inner Runway Approach Compatibility Area (Inner

RACA) from the runway end to 6,000 feet, and an Outer Runway Approach Compatibility Area (Outer RACA) from 6,000 to 10,000 feet. The ordinance addresses land use compatibility, residential density limitations, height and airspace protection, wildlife and environmental hazards, drive-through and vehicle queue review standards, and airport noise and overflight disclosure requirements. No existing lawful uses are rendered nonconforming by adoption.

Under TCA §42-6-105(b), the adopted Airport Overlay District ordinance is subject to review and approval by the TDOT Aeronautics Division prior to taking effect. Authorization by the Planning Commission at this stage allows staff to initiate the state review process, which is estimated to require approximately 90 days including any revisions and resubmittals. Following TDOT approval, the ordinance will return to the Planning Commission for a formal recommendation to City Council, which will proceed through the standard public hearing and ordinance adoption process.

Analysis:

This action authorizes staff to advance the ordinance through a required state review step. It does not constitute final adoption or approval of the ordinance. The Planning Commission will have a second opportunity to review the ordinance, consider public input, and make a formal recommendation to City Council following completion of the TDOT review process.

Staff Recommendation:

Staff recommends the Planning Commission authorize submission of the Airport Overlay District ordinance, Version 1.1, to the Tennessee Department of Transportation, Aeronautics Division, for review and approval pursuant to TCA §42-6-105(b), and direct staff to return to the Planning Commission with a formal recommendation item following

receipt of TDOT approval.

ATTACHMENTS:
Airport Overlay V1.1 Executive Summary Draft.pdf
Airport Overlay District Draft V1.1.pdf
Airport Overlay Process Explanation.pdf
AOD Map V1.1.pdf

AIRPORT OVERLAY DISTRICT — EXECUTIVE SUMMARY

VERSION 1.1 5/6/2026

The Airport Overlay District (AOD) was developed to protect public safety, preserve the long-term operational viability of the Greeneville Municipal Airport, and guide compatible land use and development within areas affected by airport operations and navigable airspace protections.

The ordinance is based upon multiple coordinated sources of authority and guidance, including:

- FAA airspace regulations contained in 14 C.F.R. Part 77;
- FAA airport land use compatibility guidance contained in Advisory Circular 150/5190-4B;
- Tennessee airport zoning authority under TCA §42-6-101 et seq.;
- The FAA-approved Airport Layout Plan (ALP) for Greeneville Municipal Airport; and
- The Town of Greeneville Comprehensive Plan adopted in 2017.

The 2017 Comprehensive Plan recognizes the airport as a critical transportation and economic asset and specifically identifies the need for airport overlay zoning and compatible land use protections surrounding the airport.

The overlay is structured around the FAA Part 77 runway approach surfaces extending approximately 10,000 feet from each runway end and is divided into two distinct compatibility areas:

- The Inner Runway Approach Compatibility Area (Inner RACA) extending from the runway end to 6,000 feet; and
- The Outer Runway Approach Compatibility Area (Outer RACA) extending from 6,000 feet to 10,000 feet.

The Inner RACA represents the area of greatest operational sensitivity, where aircraft are lower and where incompatible development could create greater public safety and airport compatibility concerns. Within this area, the ordinance limits residential density to R-1 standards, restricts higher-occupancy and institutional uses, and limits Planned Unit Development provisions that would increase density or concentrate population beneath runway approach paths.

The Outer RACA provides a broader compatibility and disclosure area intended to allow continued development consistent with the underlying zoning district while still applying airport compatibility standards and review procedures. The ordinance was intentionally

structured to avoid creating unnecessary nonconforming properties or unreasonable redevelopment limitations for existing development patterns.

The ordinance establishes a compatibility matrix identifying uses that are:

- Compatible (C);
- Subject to Additional Review (AR); or
- Not Compatible (NC)

within the Inner and Outer RACA areas.

Additional Review classifications are intended to provide objective compatibility review for uses that may involve concentrations of people, traffic queueing, glare, lighting, wildlife attractants, visibility impacts, electronic interference, or other operational compatibility concerns.

The ordinance also includes specific review standards for drive-through facilities and vehicle queue areas to address traffic stacking, lighting, signage, circulation, and operational impacts within airport approach areas.

Recognizing the importance of agriculture within the surrounding area, the ordinance further clarifies that agricultural activities are not presumed incompatible solely due to their agricultural nature. Agricultural review provisions are intended primarily to address wildlife attractants, concentrated animal operations, standing water, grain storage, smoke, dust, and similar conditions that may create aviation safety concerns.

In addition to land use compatibility, the ordinance establishes height and obstruction protections for navigable airspace, including regulations governing structures, vegetation, and other obstructions that may penetrate FAA Part 77 protected surfaces. Property owners are required to maintain vegetation in compliance with protected airspace standards and prevent future growth that would create airport hazards.

The ordinance further establishes airport noise and overflight disclosure requirements. Properties located within the Airport Overlay District must include formal notice on subdivision plats, site plans, development approvals, and related documents acknowledging that the property is located within an airport influence area and may be subject to aircraft noise and overflight activity.

The ordinance is intentionally structured as a comprehensive airport compatibility overlay rather than a simple height restriction ordinance. In addition to airspace protection, the ordinance addresses compatibility factors identified in FAA guidance, including concentrations of people, wildlife hazards, glare, visibility impacts, queueing, obstruction management, and operational conflicts between airport activity and surrounding land uses.

Overall, the Airport Overlay District is intended to provide a balanced, objective, and legally defensible framework that:

- protects public safety;
- preserves the long-term utility and viability of the airport;
- supports continued state and federal aviation funding eligibility;
- implements adopted planning policy;
- protects navigable airspace;
- provides clear development expectations;
- and maintains reasonable development opportunities while reducing future airport compatibility conflicts.

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AIRPORT OVERLAY DISTRICT ORDINANCE

ARTICLE ___

AIRPORT OVERLAY DISTRICT (AOD)

SECTION ___.01 INTENT AND PURPOSE

The Airport Overlay District (AOD) is established to promote the public health, safety, and general welfare by protecting navigable airspace and reducing land use incompatibilities in areas affected by aircraft operations at the Greeneville Municipal Airport.

This district is intended to:

- Prevent the creation or establishment of airport hazards;
- Protect areas beneath aircraft approach and departure paths;
- Reduce exposure of persons and property to aviation-related risk;
- Promote land use compatibility consistent with 14 C.F.R. Part 77 and FAA Advisory Circular 150/5190-4B;
- Support continued eligibility for federal and state aviation funding; and
- Implement the authority granted under TCA §42-6-101 et seq.

The Airport Overlay District is adopted pursuant to TCA §13-7-201 et seq. and shall be subject to review and approval by the Tennessee Department of Transportation, Aeronautics Division, as required by TCA §42-6-105(b).

For purposes of this Article, the Town recognizes and relies upon the current FAA-approved Airport Layout Plan for Greeneville Municipal Airport, titled *Airport Layout Plan for the Greeneville Municipal Airport, Greeneville, Tennessee*, TAD Project No. 30-555-0148-16, Project No. 32766-07, dated November 7, 2017, as updated/revised November 7, 2018, together with any future amendments approved through the applicable FAA and Tennessee Department of Transportation Aeronautics Division review process.

The Town finds that the runway approach and departure areas represent the most critical areas surrounding the airport for purposes of land use compatibility and public safety.

The Town further finds that limiting incompatible land uses and excessive concentrations of people within these areas is necessary to protect airport operations, reduce risks to persons and property, preserve the long-term utility of the airport, and protect the public investment in airport infrastructure.

The Town further finds that airport hazard areas and incompatible land uses within runway approach areas may adversely affect navigable airspace, airport safety, airport operations, and the continued eligibility of the airport for state and federal aviation funding.

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The Town further finds that trees, vegetation, and other objects of natural growth that penetrate protected airspace surfaces may create airport hazards and reduce the safety and utility of airport operations.

Pursuant to TCA §42-6-103, municipalities are authorized to divide airport hazard areas into zones and regulate land uses within such zones in order to prevent airport hazards and incompatible land uses.

SECTION ___.02 RELATIONSHIP TO UNDERLYING ZONING DISTRICTS

The Airport Overlay District is an overlay zoning district superimposed upon underlying zoning districts as shown on the Official Zoning Map.

Properties within the AOD shall comply with the regulations of the underlying zoning district and the additional requirements of this Article.

Where this Article conflicts with another provision of the Zoning Ordinance or other applicable regulations, the more restrictive provision shall control.

Nothing in this Article is intended to render any otherwise lawful use nonconforming except where expressly stated.

SECTION ___.03 DEFINITIONS

For purposes of this Article, the following terms shall have the meanings set forth below:

Airport Overlay District (AOD)

An overlay zoning district established to regulate land use, density, and structure height in areas affected by aircraft operations.

Airport Layout Plan (ALP)

The FAA-approved Airport Layout Plan for Greeneville Municipal Airport, including all FAA-approved amendments.

Runway Approach Compatibility Area (RACA)

The geographic area consisting of lands beneath the FAA Part 77 approach surface for each runway end, extending outward from the end of the runway primary surface for a horizontal distance of ten thousand (10,000) feet, with an initial width of 500 feet expanding to 3,500 feet at its outer limit.

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Inner Runway Approach Compatibility Area (Inner RACA)

The portion of the RACA extending from the end of the runway primary surface to six thousand (6,000) feet along the extended runway centerline.

Outer Runway Approach Compatibility Area (Outer RACA)

The portion of the RACA extending from six thousand (6,000) feet to ten thousand (10,000) feet along the extended runway centerline.

FAA Part 77

Title 14, Code of Federal Regulations, Part 77, Objects Affecting Navigable Airspace.

Approach Surface (Part 77)

An imaginary inclined surface extending outward and upward from the end of a runway primary surface along the extended runway centerline.

Primary Surface (Part 77)

A rectangular surface centered on the runway and extending 200 feet beyond each runway end.

Runway Protection Zone (RPZ)

A trapezoidal area located beyond the end of a runway and centered on the extended runway centerline, established in accordance with applicable FAA airport design standards for the purpose of enhancing the protection of people and property on the ground. RPZ dimensions and configuration shall be interpreted according to the FAA-approved Airport Layout Plan and applicable FAA airport design standards.

Airport Hazard

Any structure, object of natural growth, or use of land that obstructs the airspace required for aircraft operations or is otherwise hazardous to aircraft landing or takeoff operations.

Airport Hazard Area

Any area of land or water upon which an airport hazard could be established if not prevented through airport zoning regulations.

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High-Density Residential Development

Residential development at a density greater than that permitted within the R-1 Low Density Residential District of the Town of Greeneville Zoning Ordinance.

High-Occupancy Assembly Use

A use classified as Group A occupancy under the adopted International Building Code, including but not limited to theaters, auditoriums, arenas, convention facilities, churches, gymnasiums with spectator seating, entertainment venues, and similar uses designed for assembly or concentration of persons.

Avigation Easement

A property right allowing for aircraft overflight, noise, vibration, and other impacts associated with airport operations.

Drive-Through Facility

A facility or business designed to provide goods or services to customers remaining in motor vehicles, including but not limited to restaurants, banks, pharmacies, coffee shops, car washes, and similar uses.

Vehicle Queue Area

An area for vehicles waiting for drive-through service, gated entry, fueling, washing, loading, unloading, school pickup or drop-off, event entry, or similar activities.

SECTION ___.04 APPLICABILITY AND BOUNDARIES

The Airport Overlay District shall apply to all lands located within the Runway Approach Compatibility Area (RACA) as defined in this Article.

The RACA shall consist of lands beneath the applicable FAA Part 77 approach surface for each runway end, extending outward from the end of the runway primary surface for a horizontal distance of not less than ten thousand (10,000) feet, as depicted on the Official Zoning Map.

The dimensions and configuration of these surfaces shall be as depicted on the FAA-approved Airport Layout Plan and governed by 14 C.F.R. Part 77.

In the event of uncertainty or dispute regarding the precise location of the boundary, the applicable FAA Part 77 surface as depicted on the FAA-approved Airport Layout Plan shall control.

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The Official Zoning Map may be amended in accordance with standard zoning procedures to reflect material changes to the FAA-approved Airport Layout Plan.

TABLE 4.1: DIMENSIONS FOR AIRPORT OVERLAY ZONES

Area	Beginning Point	Length	Inner Width	Outer Width	Regulatory Purpose
RACA	End of runway primary surface	10,000 ft	500 ft	3,500 ft	Full mapped airport approach compatibility area
Inner RACA	End of runway primary surface	6,000 ft	500 ft	As mapped	Highest-sensitivity land use control area
Outer RACA	6,000 ft from beginning of RACA	4,000 ft	As mapped	3,500 ft	Compatibility, disclosure, and performance standards area
RPZ	End of runway primary surface	1,700 ft	500 ft	1,010 ft	Protection of people and property on the ground

Note: The RACA dimensions shall be interpreted according to the FAA-approved Airport Layout Plan and the Official Zoning Map. RPZ dimensions are included for reference and compatibility review purposes and shall be interpreted according to the FAA-approved Airport Layout Plan.

SECTION ___.05 ADMINISTRATION, VIOLATIONS, AND ENFORCEMENT

The Zoning Administrator shall be responsible for the interpretation and administration of this Article.

Appeals of administrative decisions, requests for variances, and other relief shall be processed through the Board of Zoning Appeals in accordance with this Zoning Ordinance.

Violations of this Article shall be subject to the enforcement provisions, remedies, and penalties established elsewhere in this Zoning Ordinance.

A. Interpretation of Density and Occupancy

References in this Article to density, occupancy, or concentration of persons shall be interpreted in conjunction with the underlying zoning district regulations and the adopted International Building Code.

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SECTION ___.06 HEIGHT, VEGETATION, AND AIRSPACE PROTECTION

No structure, tree, object of natural growth, or other obstruction shall penetrate any imaginary surface established under 14 C.F.R. Part 77.

A. Airport Hazards and Vegetation

Trees, vegetation, and other objects of natural growth that penetrate or are reasonably expected to penetrate protected airspace surfaces are hereby declared potential airport hazards and may constitute a threat to navigable airspace and aviation safety.

B. Continuing Compliance

No tree, vegetation, or object of natural growth shall be permitted to grow into or remain within any protected airspace established by this Article or 14 C.F.R. Part 77.

C. Responsibility of Property Owner

Property owners shall be responsible for maintaining trees and vegetation in compliance with this Article and preventing future growth that would create or increase an airport hazard.

D. Future Plantings

No person shall plant, install, or allow the establishment of trees or vegetation that are reasonably expected to penetrate protected airspace surfaces at maturity.

E. Mitigation and Removal

Where trees, vegetation, or other obstructions are determined to penetrate protected airspace surfaces, the Town may require trimming, removal, or other mitigation measures necessary to maintain compliance with FAA Part 77 and airport safety standards.

F. Avigation Easements and Agreements

The Town may acquire or require avigation easements, vegetation management easements, or other agreements necessary to protect navigable airspace and maintain compliance with this Article.

Where required under applicable FAA regulations, FAA Form 7460-1 shall be filed and any resulting FAA determination shall be provided to the Town prior to issuance of applicable development or building permits.

SECTION ___.07 USE AND DENSITY REGULATIONS

Pursuant to TCA §42-6-103, the Town may divide airport hazard areas into zones and regulate land uses within such zones in order to prevent airport hazards and incompatible land uses.

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A. Inner Runway Approach Compatibility Area (Inner RACA) – 0 to 6,000 Feet

Within the Inner RACA, the following shall apply:

1. Residential Density Limitation

Residential development shall not exceed the density permitted in the R-1 Low Density Residential District.

Density shall be calculated using gross acreage and shall not exclude land for streets, utilities, stormwater facilities, or open space.

2. Compatibility of Uses

Land use compatibility within the Inner and Outer RACA shall be determined in accordance with Table 7.1, Airport Overlay Compatibility Matrix.

Uses identified as “NC” shall be prohibited within the applicable overlay area.

Uses identified as “AR” shall require additional airport compatibility review in accordance with this Article. Additional airport compatibility review shall be limited to evaluation of compliance with the performance standards, operational impacts, and compatibility criteria established by this Article.

Uses identified as “C” shall be considered compatible subject to compliance with the underlying zoning district and all applicable provisions of this Article.

In the event of a conflict between Table 7.1 and another provision of this Article, the more restrictive provision shall control.

3. Planned Unit Developments (PUD)

Within the Inner RACA, Planned Unit Development provisions shall not be used to:

- Increase dwelling unit count beyond R-1 limits;
- Reduce minimum lot size or dimensional standards;
- Cluster or concentrate population; or
- Provide density bonuses.

A conventional subdivision yield plan demonstrating compliance with R-1 zoning shall be required.

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B. Outer Runway Approach Compatibility Area (Outer RACA) – 6,000 to 10,000 Feet

Within the Outer RACA, the following shall apply:

- Uses permitted in the underlying zoning district may be permitted within the Outer RACA subject to the compatibility classifications and requirements established by this Article and Table 7.1.
- No use permitted by the underlying zoning district shall be rendered nonconforming solely by application of this Article.
- Residential development within the Outer RACA shall comply with the underlying zoning district and the compatibility classifications established by Table 7.1.

All development shall comply with the applicable performance standards of this Article, including but not limited to:

- FAA Part 77 height restrictions;
- Lighting and glare limitations;
- Wildlife hazard restrictions;
- Smoke, dust, and visibility controls; and
- Noise and overflight disclosure requirements.

The compatibility classifications contained in Table 7.1 establish the airport land use compatibility standards applicable within the Airport Overlay District.

The following matrix does not authorize any use that is not otherwise permitted by the underlying zoning district. Where a use is allowed by the underlying zoning district, the matrix establishes additional airport compatibility classification within the Airport Overlay District.

TABLE 7.1: AIRPORT OVERLAY COMPATIBILITY MATRIX

Use Type	Inner RACA 0–6,000 ft	Outer RACA 6,000–10,000 ft
Single-family detached residential	C, R-1 density only	C
Duplex residential	NC	C
Townhouses	NC	C
Condominiums	NC	C
Apartments / multi-family	NC	C
Mobile/manufactured home on individual lot	C, R-1 density only	C

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Use Type	Inner RACA 0–6,000 ft	Outer RACA 6,000–10,000 ft
Mobile home park / manufactured housing community	NC	AR
Dormitory / group living	NC	AR
Assisted living / nursing home / residential care	NC	AR
Hospital / emergency care facility	NC	AR
Medical clinic / outpatient office	AR	C
School, public or private	NC	AR
Daycare / child care center	NC	AR
Church / religious assembly	NC	AR
Theater / auditorium / event venue	NC	AR
Gymnasium or indoor recreation with spectator seating	NC	AR
Indoor recreation without spectator seating	AR	C
Outdoor recreation / athletic fields	AR	C
Parks / passive open space	C	C
Public safety facility	AR	C
Government office / public administration	C	C
General office / professional services	C	C
Retail sales / personal services	C	C
Restaurant without drive-thru	AR	C
Restaurant with drive-thru	AR	AR
Coffee shop / beverage shop with drive-thru	AR	AR
Bank / pharmacy / business with drive-thru	AR	AR

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Use Type	Inner RACA 0–6,000 ft	Outer RACA 6,000–10,000 ft
Car wash / automated drive-through service	AR	AR
Gas station / convenience store	AR	AR
Automobile sales / dealership	C	C
Automobile repair / service	C	C
Hotel / motel / transient lodging	NC	AR
Self-storage / mini-warehouse	C	C
Warehouse / distribution	C	C
Light industrial / manufacturing	C	C
Heavy industrial / processing	AR	AR
Outdoor storage / contractor yard	AR	C
Junkyard / salvage yard	NC	AR
Mining / quarry / excavation	AR	AR
Utility substation / lift station	C	C
Water tower / communication tower / tall structure	AR	AR
Solar energy facility	NC	NC
Wind energy facility / wind turbine	NC	NC
Landfill / transfer station / solid waste facility	NC	NC
Wastewater treatment facility / lagoon	NC	AR
Detention/retention pond or wetland mitigation area	AR	AR
Agricultural crop production	AR	AR
Animal feeding / livestock concentration	AR	AR

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Use Type	Inner RACA 0–6,000 ft	Outer RACA 6,000–10,000 ft
Grain bins / grain elevator	AR	AR
Billboard / electronic message sign / intense lighting use	NC	AR
Uses creating smoke, steam, dust, glare, thermal plumes, electronic interference, or wildlife attractants	NC unless fully mitigated and approved	AR / NC depending on impact

Symbol	Meaning
C	Compatible, subject to underlying zoning and all applicable AOD Standards
AR	Additional Review required for compliance with this Article
NC	Not Compatible / Prohibited within the identified AOD Zone

C. Agricultural Compatibility Review

Agricultural uses and ongoing farming operations are recognized as an important and historically established component of the surrounding area and are not presumed to be incompatible solely due to their agricultural nature.

Additional review of agricultural activities is intended primarily to evaluate potential airport compatibility concerns associated with wildlife attractants, concentrated animal operations, standing water, grain storage, feed storage, waste handling, smoke generation, dust generation, or other conditions that may create hazards to aircraft operations or navigable airspace.

Routine agricultural activities that do not create significant airport compatibility concerns are intended to remain compatible within the Airport Overlay District.

D. Drive-Through and Vehicle Queue Review Standards

Any drive-through facility or use with a vehicle queue area within the Airport Overlay District shall be reviewed for compatibility with airport operations. Approval shall require a finding that the proposed queueing, circulation, lighting, signage, and outdoor speaker systems will not create a hazard or incompatible condition.

At minimum, the applicant shall demonstrate:

- Vehicle queues will be fully contained on site and will not back onto public streets, airport access roads, intersections, or emergency access routes.
- Queue areas will not concentrate stopped vehicles directly beneath the extended runway centerline where avoidable through site design.

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- Outdoor lighting, menu boards, electronic signs, and illuminated canopies will be shielded and oriented to avoid glare, pilot distraction, or confusion with airport lighting.
- Outdoor speakers, drive-through ordering systems, and electronic equipment will not interfere with airport communications or navigational systems.
- Site circulation shall maintain safe emergency access and shall not create traffic conflicts during peak operating periods.
- The Zoning Administrator may require a queueing analysis, traffic circulation plan, lighting plan, or other information necessary to determine compliance.

SECTION ___.08 WILDLIFE, VISUAL, AND ENVIRONMENTAL HAZARDS

Uses that create hazardous wildlife attractants shall not be permitted, consistent with FAA Advisory Circular 150/5200-33.

Outdoor lighting, reflective surfaces, electronic transmissions, or other visual or electronic features shall not interfere with aircraft operations, navigation systems, or pilot visibility.

Uses that generate smoke, steam, dust, or other airborne visual obstructions that could impair visibility shall not be permitted.

SECTION ___.09 EXISTING USES

Legally established uses existing at the time of adoption may continue.

Existing community athletic practice fields may continue, including existing lighting and portable spectator seating.

No permanent grandstands, enclosed spectator structures, or expansions that materially increase spectator capacity shall be permitted, as determined by the Planning Commission.

SECTION ___.10 MULTI-JURISDICTIONAL COORDINATION

This Article shall apply only within the municipal limits of the Town of Greeneville.

Nothing in this Article shall be interpreted to extend zoning authority beyond Town limits except as authorized under TCA §42-6-104.

SECTION ___.11 AIRPORT NOISE, OVERFLIGHT, AND COMPATIBILITY

The notice, disclosure, and compatibility provisions of this Section are intended to promote informed development and occupancy within airport hazard areas and to reduce future conflicts associated with lawful airport operations.

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A. Acknowledgment of Airport Operations

The Greeneville Municipal Airport is an active public-use airport supporting a range of aviation activities, including jet aircraft, turbine-powered aircraft, general aviation, and emergency medical operations.

Aircraft operations may generate noise, vibration, overflight, and other effects that are inherent to airport operations.

B. Notice of Potential Impacts

All persons acquiring property, constructing improvements, or occupying structures within the Airport Overlay District are hereby notified that:

- Aircraft overflights and associated noise may occur at varying times of day and night;
- Noise levels and overflight characteristics may vary depending on aircraft type, including jet aircraft and turbine-powered aircraft, weather conditions, and operational activity; and
- Such impacts are a normal and expected component of airport operations.

C. Overflight Acknowledgment

Properties located within the Airport Overlay District may be subject to routine aircraft overflight at varying altitudes, including during approach and departure operations.

Such overflights are an inherent and necessary component of airport operations and shall be considered a normal condition affecting properties within the Airport Overlay District.

D. Required Disclosure

As a condition of subdivision approval, site plan approval, or issuance of a building permit within the Airport Overlay District, the applicant shall provide written notice to prospective purchasers, tenants, or occupants stating that the property is located within an Airport Overlay District and may be subject to aircraft noise and overflight.

Such disclosure shall be provided in a form acceptable to the Town and may include:

- Recorded plat notes;
- Deed restrictions or covenants;
- Lease or purchase agreement disclosures; or
- Other legally binding instruments.

The required disclosure shall run with the land and shall be binding on subsequent purchasers and occupants to the extent permitted by law.

DRAFT

E. Avigation Easement

The Town may require, where appropriate, the dedication or acknowledgment of an avigation easement for properties within the Airport Overlay District as a condition of development approval.

F. No Cause of Action

The presence of aircraft noise, vibration, or overflight within the Airport Overlay District shall not, in and of itself, be considered a nuisance or basis for a claim against the Town of Greeneville or the Greeneville Municipal Airport Authority arising solely from the lawful operation of the Greeneville Municipal Airport.

SECTION ___.12 SEVERABILITY

If any provision of this Article is declared invalid, the remaining provisions shall remain in full force and effect.

SECTION ___.13 EFFECTIVE DATE

This Article shall take effect upon final adoption and publication as required by law.

DRAFT

Proposed Airport Overlay District (AOD)

Process & Tentative Timeline

1 Overview

This graphic outlines the proposed review, approval, and adoption process for the Airport Overlay District ordinance.

- Protect public safety and navigable airspace
- Provide clear standards for land use, structures, and trees
- Support compatible development near Greeneville Municipal Airport

2 Process Overview

1 — Draft Presented to Planning Commission
Presentation of the proposed draft Airport Overlay District to the Planning Commission for introductory review.

2 — Planning Commission Recommends TDOT Submittal
Planning Commission recommends the draft version be submitted to TDOT Aeronautics Planning for review and approval.

3 — TDOT Review, Revisions & Resubmittals
Any necessary revisions are completed, with resubmittals to TDOT as needed during the review process.

4 — TDOT Approval Granted
TDOT Aeronautics Planning completes its review and grants approval of the ordinance draft.

5 — Formal Planning Commission Recommendation
Following TDOT approval, the ordinance is presented back to the Planning Commission for a formal recommendation to City Council for adoption into the zoning ordinance.

6 — City Council Ordinance Adoption Process
City Council proceeds through the Town's standard ordinance adoption steps, including public hearing and ordinance readings.

7 — Implementation
If approved by City Council, the Airport Overlay District ordinance is implemented.

3 Tentative Timeline

1 — May 12, 2026 (Current Step)
Initial presentation to Planning Commission

2 — Following Initial Review
Planning Commission recommendation to submit to TDOT

3 — Approx. 90 Days
TDOT review, revisions, and approval (approx. 90 days total)

4 — Following TDOT Approval
State review completed

5 — Approx. 30 Days
Planning Commission formal recommendation to City Council

6 — Approx. 30–60 Days
City Council public hearing, ordinance adoption, and implementation (approx. 30–60 days)

7 — Final Step
Airport Overlay District implemented

Immediately → Approx. 90 Days ↔ Approx. 30 Days ↔ Approx. 30–60 Days

Important Notes

- Timeline is conceptual and depends on review comments, coordination, and meeting schedules.
- The Airport Overlay District would function as an overlay in addition to the underlying zoning district.

GREENEVILLE TENNESSEE

Outer RACA

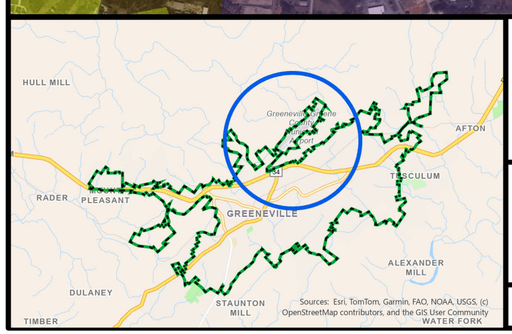
Inner RACA

Inner RACA

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M1

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Draft Airport Overlay District (AOD)

5/6/2026

Scale 1:10,000

0 250 500 1,000 1,500 2,000 2,500 3,000 Feet

GREENEVILLE TENNESSEE