

Agenda
Greene County, TN Regional Planning Commission
Greene County Courthouse Annex, Conference Room
204 North Cutler Street, Greene, TN 37744
January 14, 2025 at 1:00 p.m.

1. Call to order.
2. Approval of the December 10, 2024 minutes.
3. Review and consider approving a the final plat of a Survey for Joyce Roser and Christine R. Ingram, for three lots totaling 15.57 acres, located adjacent to Dixie Road in the 2nd civil district.
4. Review and consider approving a final plat for the Gene and Alma Harwood Subdivision, for one lot totaling 2.00 acres, located at the end of Back Creek Lane in the 2nd civil district.
5. Review and consider approving a final plat for the Don R. Wills Property for two lots totaling 2.662 acres, located adjacent to Tweed Springs Road in the 3rd civil district.
6. Review and consider a request to rezone 5550 E. Andrew Johnson Highway (tax parcel 088-050.03) from A-1, General Agriculture District, to B-2, General Business District, to permit establishment of a storage building sales lot.
7. Administrative minor subdivisions
 - Survey for James G. Nixon & Elizabeth T. Nixon for two lots totaling 3.154 acres, located adjacent to Mt. Hebron Road in the 24th civil district.
 - Replat of Lots 18 & 19 Ross Hogan Estate Sec. 1 for one lot totaling 1.03 acres, located adjacent to Carpenter's Chapel Road in the 7th civil district.
 - Replat of the Suse Saulsbury Estate Section 2 Lots 55-57, 59 and p/o 51, 58, 60-62 for two lots totaling 14.06 acres, located adjacent to Gibson Road in the 9th civil district.
 - Milligan Property for one lot totaling 3.32 acres, located adjacent to Craft Springs West in the 21st civil district.
8. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
9. Other Business
10. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, December 10, 2024, at 1:00 p.m.

Members Present/Absent

Sam Riley, Chairman
~~Gwen Lilley, Vice-Chairman~~
 Gary Rector, Secretary
 Lyle Parton, Alternate Secretary
 Edwin Remine
 Phillip Ottinger
 Jason Cobble
 Becky Rideout
 Nick Gunter

Staff Representatives Present/Absent

~~Kevin Morrison, County Mayor~~
 Roger Woolsey, County Attorney
 Amy Tweed, Planning Coordinator
 Tim Tweed, Building Official
 Kevin Swatsell, Road Superintendent
~~Lyn Ashburn, Planning Department~~

Also participating: Interested citizens

The Chairman called the meeting to order and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the November 12, 2024 meeting. A motion was made by Gary Rector, seconded by Edwin Remine, to approve the minutes as submitted. The motion carried unanimously.

Sluder Estates Private Street Easement. The Planning Commission reviewed and considered approving the performance bond for Sluder Estates, a private street/permanent easement constructed off Poplar Springs Road in the 3rd civil district. Daniel Coffey of Azimuth Engineering was present to represent the property owner. Staff recommended that the private street be approved, subject to obtaining the signatures for the owner and contractor, and adding the Register of Deeds block, as the proposal met all other applicable requirements. A motion was made by Gary Rector, seconded by Phillip Ottinger, to approve the plat and accept the performance bond with the conditions stated by staff. The motion carried unanimously.

Replat of Lot 1 M. J. Blake House Tract. The Planning Commission reviewed and considered approving a final plat for the Replat of Lot 1 M. J. Blake House Tract for two lots totaling 4.76 acres, located adjacent to Kingsport Highway and Blake Lane in the 20th civil district. Michael Grigsby was present to represent the property owner. It was discovered after the agenda was prepared that the survey plat had been submitted to the Planning Commission on August 13, 2024, and approved subject to the addition of all required signatures. A motion was made by Gwen

Lilley, seconded by Lyle Parton, to recognize that the plat had received prior approval subject to all signatures. The motion carried unanimously.

Replat of Lots 7, 8, & 9 of the Williams & Smith Property. The Planning Commission reviewed and considered approving the Replat of Lots 7, 8, & 9 of the Williams & Smith Property for two lots totaling 7.16 acres, located adjacent to Old Stage Road in the 14th civil district. Charles Johnson was present to represent the property owner. Staff recommended approval subject to the addition of signatures, as the plat met all other applicable requirements. A motion was made by Edwin Remine, seconded by Gary Rector approve the plat subject to the addition of signatures, as is it met all other applicable requirements. The motion carried unanimously.

Concept approval of a proposed Replat of Majestic Estates Lot 34 and p/o Lot 33. The Planning Commission reviewed and considered approving a concept plat for a Replat of Majestic Estates Lot 34 (tax parcel 076-018.08) and p/o Lot 33 (tax parcel 076-018.05), for two lots totaling 7.56 acres, adjoining private street Tipton Lane (located off Williams Springs Road) in the 13th civil district. Daniel Hopson was present representing the property owner. Staff stated that the original subdivision of 34 lots was approved by the Planning Commission and recorded on February 16, 1979. Lot 33 was illegally subdivided in 1981, prior to adoption of minimum road frontage standards in the *Zoning Resolution*. This resulted in the front of the lot being combined with Lot 32 (parcel 076-018.07), and the rear portion being left landlocked (now parcel 076-018.05). A single family home was built on each lot, each having driveways that accessed Tipton Lane. Tipton Lane was actually a driveway constructed in the “stem” area of Lot 34 (parcel 076-018.08), a pipestem lot fronting on Williams Springs Road.

The Planning Commission was informed the proposal was to decrease the size of Lot 33 by taking approximately 5.8 acres and combining it with Lot 34. Staff recommended approval as the proposal would decrease the degree of nonconformity for Lot 33 (parcel 076-018.05). A motion was made by Gwen Lilley, seconded by Phillip Ottinger, to grant concept approval, as the proposal would decrease the degree of nonconformity for Lot 33. The motion carried unanimously.

Replat of Gunter Property. The Planning Commission reviewed and considered approving a final plat for the Replat of Gunter Property for one lot totaling 2.01 acres, located adjacent to Red Hill Road in the 2nd civil district. Staff recommended approval, as the plat met all applicable requirements. A motion was made by Gwen Lilley, seconded by Phillip Ottinger, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Administrative minor subdivisions. The Planning Commission was informed the following subdivisions had been approved since the last meeting.

- Replat of Lot 17 of the Kenneth Sluder Subdivision, for one lot totaling 0.99 acres, located off Stone Dam Road in the 14th civil district.
- Division of Lot 33 of the Self Property for two lots totaling 1.775 acres, located adjacent to Friendship Road North in the 20th civil district.
- Subdivision of the John E. Shanks Property for one lot totaling 0.983 acres, located adjacent to Old Snapps Ferry Road in the 16th civil district.
- Division of the Caleb Foulks Property (aka The Replat of the Ivan Greene Property) for three lots totaling 5.595 acres, located adjacent to Robertson Road and Old Snapps Ferry Road in the 20th civil district.
- Replat of Lots 9, 10, 11 Block 6 College View Addition for one lot totaling 0.504 acres, located adjacent to Midway Circle.
- Combination Plat of Lots 1 & 2 of the John Dearstone Subdivision (Survey for David & Melissa Fillers) for one lot totaling 1.174 acres, located adjacent to Warrensburg Road in the 8th civil district.
- Survey of a Portion of the Thomas Bellow, III et ux Property for one lot totaling 0.26 acres, located adjacent to Old Kentucky Road South in the 9th civil district.

A motion was made by Phillip Ottinger, seconded by Gary Rector, to accept the list. The motion carried unanimously.

Monthly activity report for Building/Zoning/Planning Office. Tim Tweed discussed the monthly department activity report. A motion was made by Lyle Parton, seconded by Gwen Lilley, to accept the report. The motion carried unanimously.

There being no further business, a motion was made by Gary Rector, seconded by Edwin Remine, to adjourn. The motion carried unanimously. The meeting adjourned at 1:25 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Date: January 9, 2025
Subject: Rezoning request for 5550 E. Andrew Johnson Highway
Parcel: 088-050.03
Size: 5.5 acres
Existing zone: A-1, General Agriculture District
Proposed zone: B-2, General Business District
Existing use: The property was used for agricultural purposes until recently.
Proposed use: Sale of storage buildings (the property owner has already set up a sales lot on the property).
Area Zoning: North: (across EAJ Hwy.) B-3: Rocky Top Vet, ET Collision Repair, storage building, storage containers
South: A-1 Agriculture, scattered residential
East: R-1 Meadowbrook Estates subdivision
West: A-1 New Haven Church, Chuckey-Doak High School

The City of Tusculum is located approximately 350 feet to the west of the property. According to a zoning map compiled by the First TN Development District, this area is zoned R-1, Low Density Residential District.

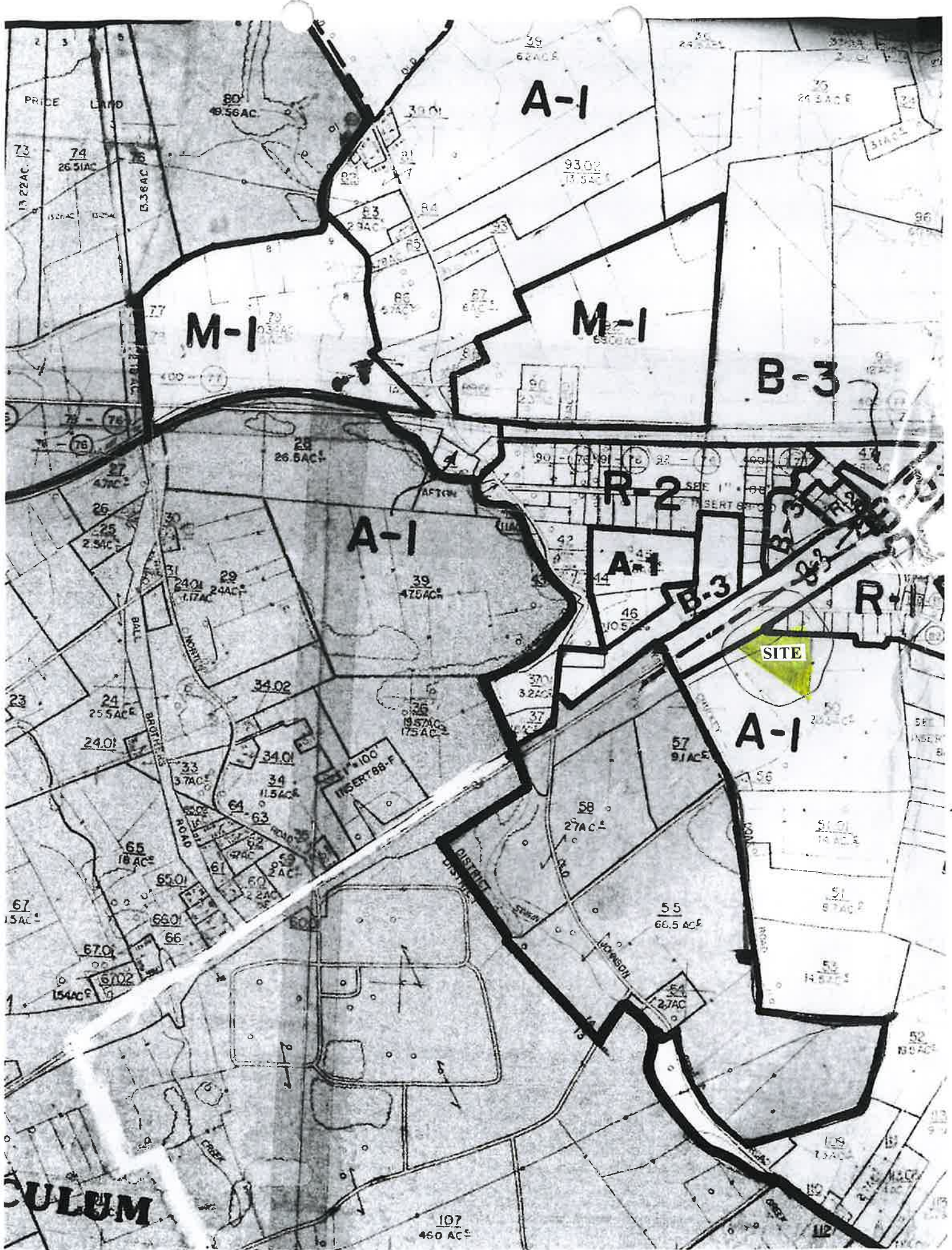
Notes: There is very little vacant land along EAJ Highway in this area, and most of it is used commercially. Because of the volume of traffic and the existing businesses, use of property fronting the highway is not desirable for residential purposes.

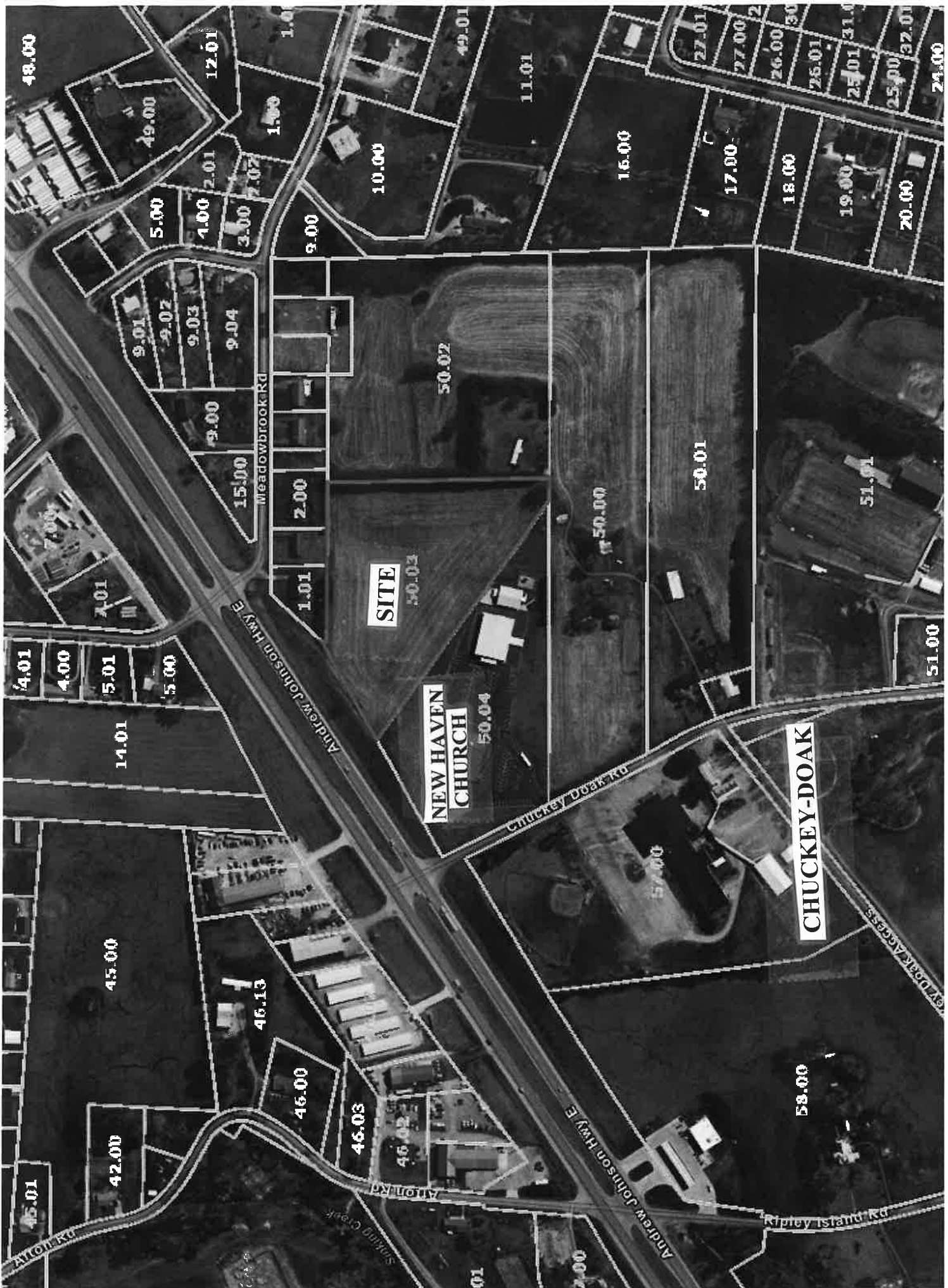
Access to the site can be safely provided, as the proposed driveway has more than adequate sight distance, and the proposed use is not a high traffic generator.

The proposed use is in keeping with the *Greene County Land Use and Transportation Policy Plan 2009-2029*.

The *Zoning Resolution* requires that a setback and buffer area be created and maintained where B-2-zoned properties adjoin residential districts. It appears that the storage buildings already on the site are placed along the property line adjacent to Meadowbrook Estates. They will need to be moved at least 30 feet from the property line and “completely buffered with plant material or fencing” (Section 607.3D, Side Yard Requirements for the B-2 zone).

Recommendation: Staff recommends the rezoning, based on the rationale that the proposal is in keeping with the *Greene County Land Use and Transportation Policy Plan 2009-2029*.





SITE

NEW HAVEN CHURCH

CHUCKEY-DOAK

Meadowbrook Rd

Andrew Johnson Hwy E

Chuckey Doak Rd

Ripley Island Rd

Atton Rd

Andrew Johnson Hwy E

Sinking Creek

