

Agenda
Greene County, TN Regional Planning Commission
Greene County Government Administration Center
401 Takoma Avenue Greeneville, TN 37743
December 9, 2025, at 1:00 p.m.

Please note: the meeting will be held in the General Nathanael Greene Assembly Hall, 1st floor.

1. Call to order.
2. Approval of November 18, 2025, minutes.
3. Election of officers.
4. Review and consider approving the Redivision of Tract A-2 of the Lester Price Property for three lots totaling 2.84 acres, located adjacent to Camp Creek Road in the 22nd civil district.
5. Review and consider approving the preliminary plat for McKinlea Rush Acres for 14 lots totaling 18.21 acres, located adjacent to John Graham Road in the 11th civil district.
6. Review and consider approving the preliminary plat for Red Tail Ridge Phase 2 for 16 lots totaling 17.32 acres, located at the terminus of Red Tail Ridge Road, and adjoining Old Asheville Highway in the 10th civil district.
7. Review and consider recommending a request to rezone a portion of 2065 Dyer Hollow Road from A-1, General Agriculture District, to B-3, Arterial Business District, to permit the establishment of a billboard.
8. Review and consider approving Policies and Procedures of the Greene County Regional Planning Commission.
9. Review and consider recommending a change to the Greene County Zoning Resolution concerning road frontage requirements for property accessed by rights-of-way or easements.
10. Administrative minor subdivisions.
 - Division of a Portion of the Carroll Dean Crum & Mable Ruth Crum Irrevocable Living Trust Property for one lot totaling 4.5 acres, located adjacent to 107 Cutoff in the 22nd civil district.
 - Division of a Portion of the Rex and Karen Darnell Property for one lot totaling 2.61 acres, located adjacent to Mysinger Road in the 2nd civil district.
 - Deyton 1.20 acre Property Partition for one lot totaling 1.20 acres, located adjacent to Asheville Highway in the 18th civil district.
 - Lawrence Phillips Property for one lot totaling 1.078 acres, located adjacent to Snapps Ferry Road in the 20th civil district.
 - Combination of Lots 1-3 Patsy Tilson Estate for one lot totaling 3.88 acres, location adjacent to Marvin Road in the 7th civil district.
 - Frances Geraldine Kirk Property Section B for two lots totaling 2.48 acres, located adjacent to Warrensburg Road in the 5th civil district.
8. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
9. Other Business.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, November 18, 2025, at 1:00 p.m.

Members Present/Absent

Gwen Lilley, Chairman
Nick Gunter, Vice Chairman
Gary Rector, Secretary
Lyle Parton, Alternate Secretary
Edwin Remine
Phillip Ottinger
Jason Cobble
Becky Rideout
Larry Justis

Staff Representatives Present/Absent

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

Also participating: Interested citizens

The Chairman called the meeting to order at 1:00 p.m. and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the October 14, 2025, meeting. A motion was made by Edwin Remine, seconded by Gary Rector, to approve the minutes as written. The motion carried unanimously.

Shelton Property Partition. The Planning Commission reviewed and considered approving the Shelton Property Partition for three lots totaling 2.74 acres, located adjacent to Dulaney Road in the 8th civil district. Staff recommended approval as the plat met all applicable requirements. A motion was made by Phillip Ottinger, seconded by Gary Rector, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Vulcan Lands Inc. rezoning request. Staff stated that, at the property owners request, the rezoning had been removed from the agenda.

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

- Madison & Aspen Parker subdivision, for one lot totaling one acre, located at the intersection of Bill Martin Road and Greystone Road in the 1st civil district.
- Replat of Lot 3 of the Donald & Connie Kilday Property for two lots totaling 4.99 acres, located adjacent o to Crum Circle in the 18th civil district.
- Replat of Lots 6R, 8R, & 9R of the Million Property, located adjacent to Clear Springs Road in the 15th civil district.
- Replat of Lots 1 & 2 Travis Lamons subdivision for one lot totaling 2.99 acres, located adjacent to Warrensburg Road in the 5th civil district.
- Zelma J. Burgner Property for two lots totaling 3.3.10 acres, located adjacent to Erwin Highway in the 1st civil district.
- Survey of the Charles Brooks Estate for one lot totaling 0.83 acres, located at the intersection of Asheville Highway and Dyer Road in the 18th civil district.
- Survey of a Portion of the Jeremiah Richards Property for one lot totaling 0.61 acres, located adjacent to Houston Valley Road in the 18th civil district.

- Combination Plat of Lots 6 & 7 of the Henry Dunham Subdivision for one lot totaling 1.25 acres, located adjacent to Horse Creek Road in the 1st civil district.

A motion was made by Gary Rector, seconded by Nick Gunter, 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 Nick Gunter, to accept the report. The motion carried unanimously.

Other Business.

Appendix D of the Greene County Subdivision Regulations. Amy Tweed stated that requirements approved at the October 14, 2025, meeting concerning combining lots with existing septic systems, had been provided to area surveyors. The item had been placed back on the agenda because one surveyor, after reading the information, stated he did not believe it was what the Planning Commission approved. Surveyors Brian Bartlett and Josh Becket spoke about the regulations and potential problems. Amy Tweed requested that Michael Grigsby provide input, as he had expressed to other surveyors that he took issue with the proposal. Mr. Grigsby declined to speak. After discussion, the consensus of the Planning Commission was that the information sheet prepared by staff summarized what was approved at the October meeting.

Update on boundary survey situation. Amy Tweed stated that she and Lyn Ashburn had submitted a proposal on boundary surveys to Roger Woolsey for his recommendation to Karen Ottinger, Greene County Register of Deeds.

Planning Commissioner limits on contact. Gwen Lilley mentioned the large volume of calls she had received about the Vulcan rezoning request. She reminded the Commissioners, if approached about the request, they could not offer personal opinions and should instead direct people to contact Planning staff with questions or comments.

Roger Woolsey recommended that Planning Commissioners not talk about issues before the them if contacted outside of a meeting because “if you don’t talk about it, then you can’t be misquoted”. He stated that Planning Commissioners should be very careful about offering opinions on what to do when contacted about Planning Commission business.

Meeting with Vulcan neighbors. Amy Tweed stated that Lyn Ashburn was holding a concurrent meeting with residents in the area of the Vulcan rezoning request, primarily for people who might not know that the request had been removed from the agenda. The meeting would also be used to explain the rezoning request, the general rezoning process, and to answer any questions the neighbors might have.

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

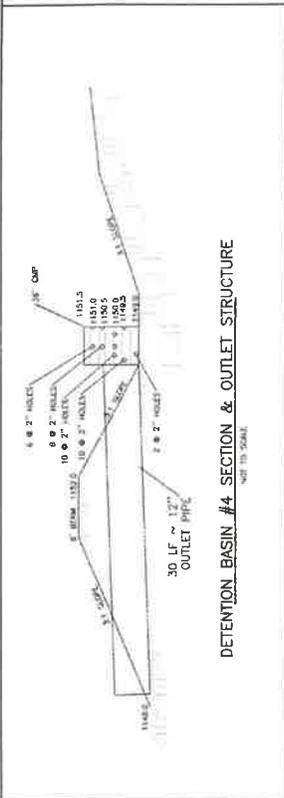
Approved as written: _____

Secretary: _____

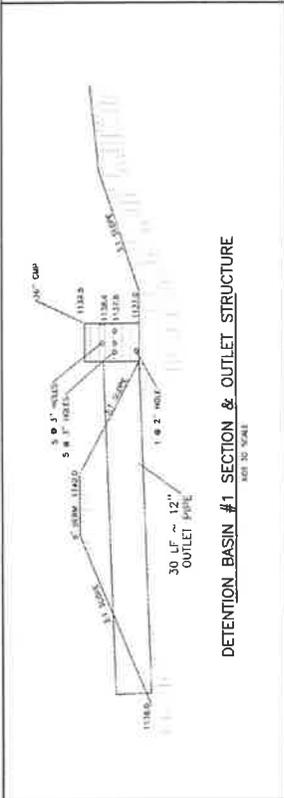
Chairman/Vice Chairman: _____



DETENTION BASIN #1 SECTION & OUTLET STRUCTURE
NOT TO SCALE



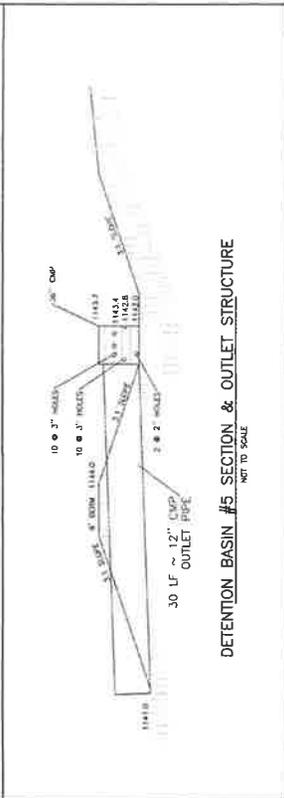
DETENTION BASIN #2 SECTION & OUTLET STRUCTURE
NOT TO SCALE



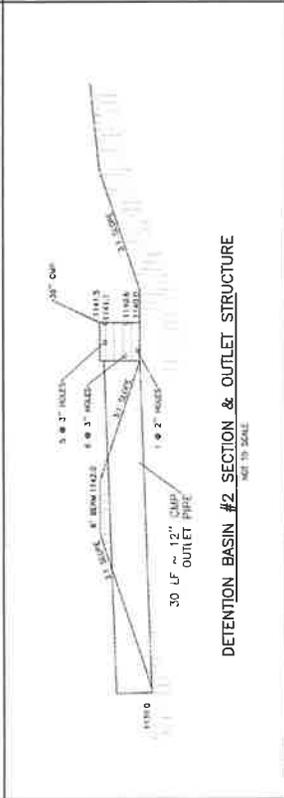
DETENTION BASIN #3 SECTION & OUTLET STRUCTURE
NOT TO SCALE



DETENTION BASIN #4 SECTION & OUTLET STRUCTURE
NOT TO SCALE



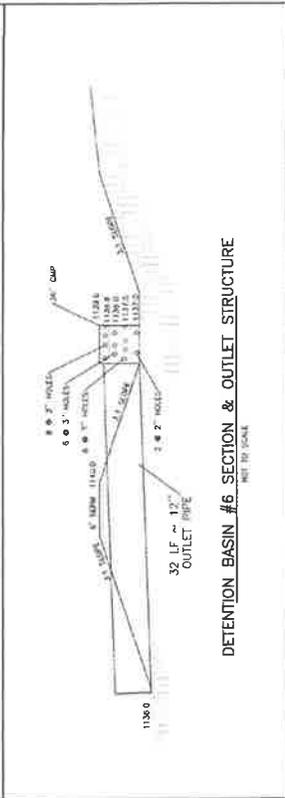
DETENTION BASIN #5 SECTION & OUTLET STRUCTURE
NOT TO SCALE



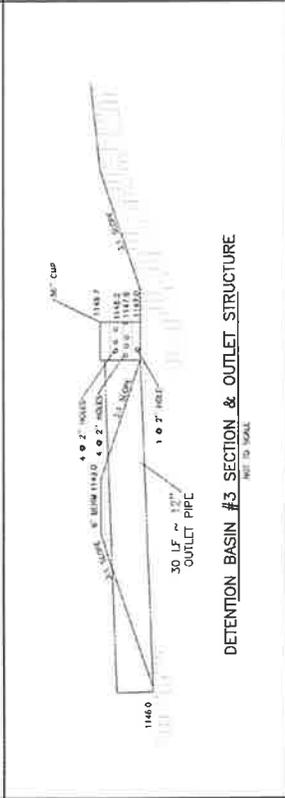
DETENTION BASIN #6 SECTION & OUTLET STRUCTURE
NOT TO SCALE



DETENTION BASIN #7 SECTION & OUTLET STRUCTURE
NOT TO SCALE



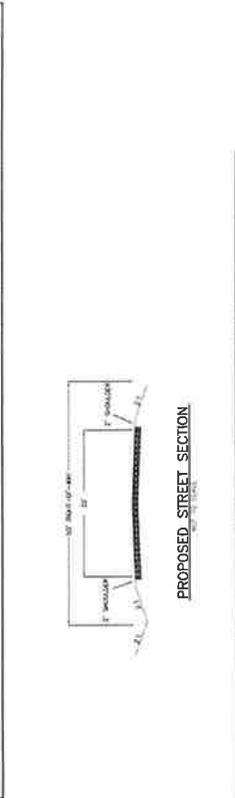
DETENTION BASIN #8 SECTION & OUTLET STRUCTURE
NOT TO SCALE



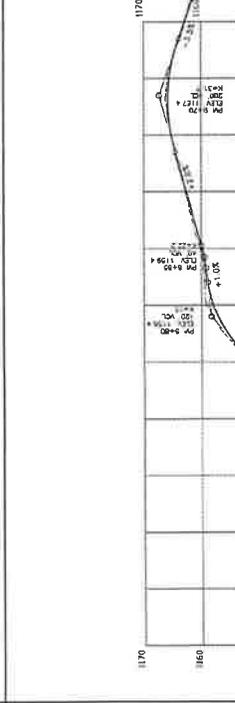
DETENTION BASIN #9 SECTION & OUTLET STRUCTURE
NOT TO SCALE



PROPOSED STREET SECTION
NOT TO SCALE



TYPICAL PAVING SECTION
NOT TO SCALE



SCALE: HORIZ. 1" = 10'
VERT. 1" = 10'



McKINLEA RUSH ACRES
ROAD PROFILE & DETENTION BASINS
ARTHUR OWEN DESIGN
A
ATVAULT ENGINEERING, INC.
Engineering • Construction • Planning

SCALE: 1" = 10'
JOB NO. 205001
SHEET: C-2

DATE: 09/12/2025
DRAWN BY: CAD-200
FILE NAME: 1-10-2025

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Date: December 3, 2025
Subject: Request to rezone a portion of 2065 Dyer Hollow Road
Tax parcel: 080-059.00
Owners: Wesley and Becky Sisk
Zone: A-1, General Agriculture District
Requested: B-3, Arterial Business District
Zoning: The area around the property is zoned A-1, with two exceptions: a parcel located approximately 1,000 feet to the west on Democrat Road at I-81, used for a cell tower; a vacant parcel located approximately 1,000 feet to the east fronting on I-81, zoned B-3 for a billboard, but a billboard was never placed on the property.
Land Use: The area contains a mixture of residential and agricultural uses.
LUP: The Greene County Land Use and Transportation Policy Plan (LUP) doesn't address the desirability of off-premise signs. An objective of the Plan is to "Ensure that adequate open space is provided in the County to enhance its aesthetic quality." A policy is "Places of rare natural beauty and areas of historic interest should be preserved and maintained." A commercial objective is: "Ensure that new commercial developments meet appropriate planning and design standards and guidelines".
Notes: A lease agreement with a sign company is being prepared, contingent on the rezoning. A survey has been performed of the portion of the property requested for rezoning.
Options:
1. Recommend the rezoning, as:

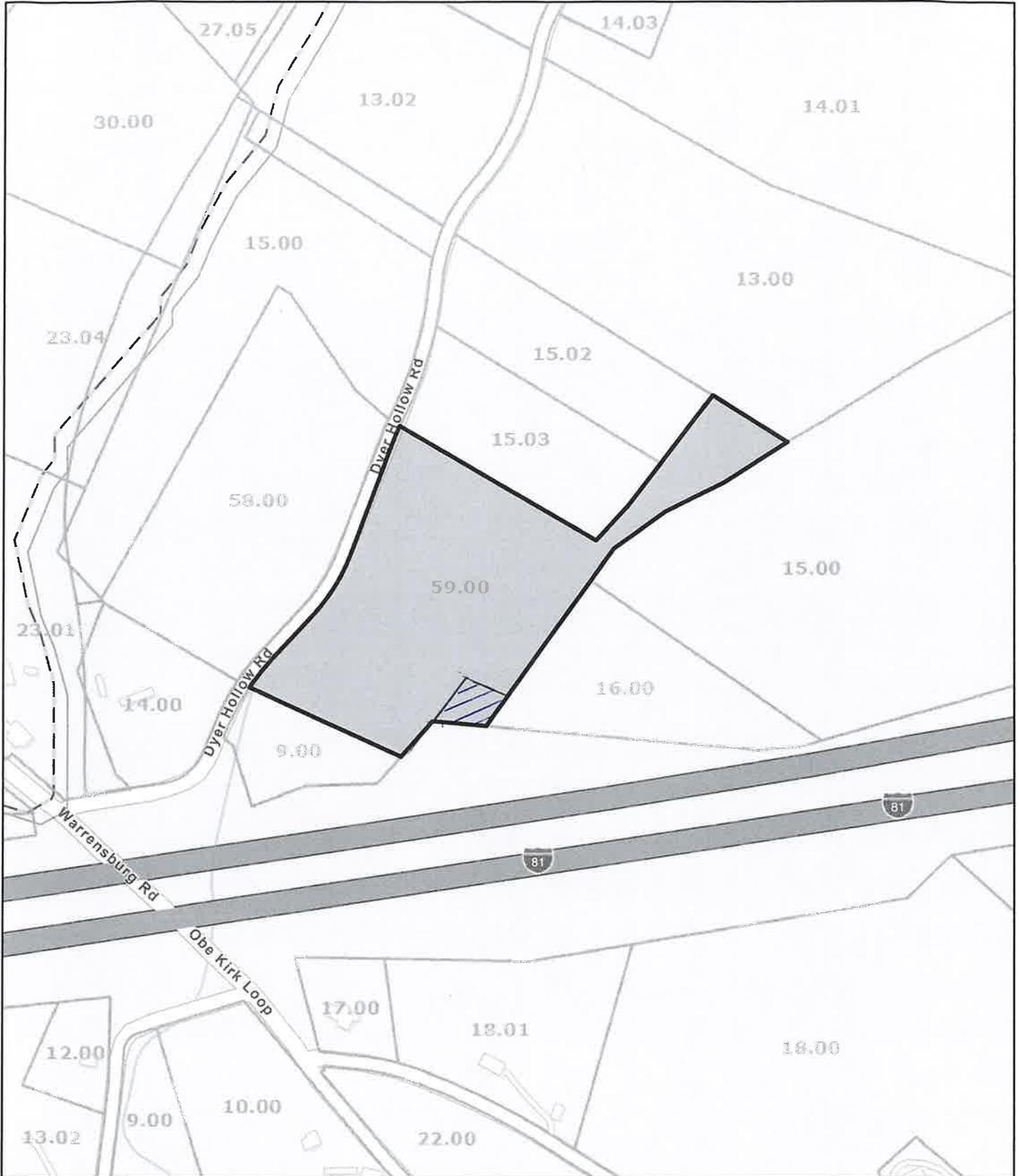
- The proposal meets LUP guidelines: rezoning the property will not decrease open space; the area is not of "rare" natural beauty or of historic interest; the sign will have to meet design standards and guidelines.
- Off-premise signs are a permitted use in the B-3 zone, and since the Zoning Resolution does not place additional restriction on their location (only at interstate exits, they are considered an appropriate use.
- There are two commercial districts within 1,000 feet of the property that have been zoned commercial for either a cell tower or billboard, and the conditions appear the same for all three properties.
- The Zoning Resolution and LUP do not indicate that off-premise signs should be discouraged.

2. Recommend denial, as:

- There is a property within 1,000 feet, on the south side of I-81, that was rezoned to B-3 several years ago to permit placement of an off-premise sign. Any new off-premise signs in the area should be placed on that property, before additional property is rezoned.

3. Recommend postponement, pending the receipt of additional information.
Proposal: Staff recommend Option 1, for the reasons stated.

Greene County - Parcel: 080 059.00



Date: December 3, 2025

County: GREENE

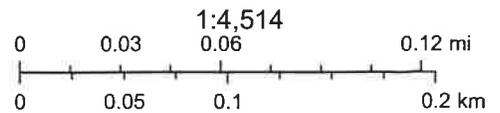
Owner: SISK WESLEY W BECKY J

Address: DYER HOLLOW RD

Parcel ID: 080 059.00

Deeded Acreage: 7.87

Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Morristown-Hamblen GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

THIS SURVEY WAS PREPARED USING A COMBINATION OF FITTINGS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.

1) USER RECEIVES GARMIN 8500 MAGNETOMETER REFERENCED TO NA83 DATUM. USER MUST PROVIDE A CORRECTION TO THE MAGNETOMETER TO OBTAIN THE CORRECT MAGNETIC DECLINATION. THE MAGNETIC DECLINATION IS AVAILABLE AT <http://www.ngs.noaa.gov/geomag/>.

2) USER MUST PROVIDE THE MAGNETIC DECLINATION TO THE SURVEYOR AT THE TIME OF THE SURVEY.

3) USER MUST PROVIDE THE MAGNETIC DECLINATION TO THE SURVEYOR AT THE TIME OF THE SURVEY.

4) USER MUST PROVIDE THE MAGNETIC DECLINATION TO THE SURVEYOR AT THE TIME OF THE SURVEY.

5) USER MUST PROVIDE THE MAGNETIC DECLINATION TO THE SURVEYOR AT THE TIME OF THE SURVEY.

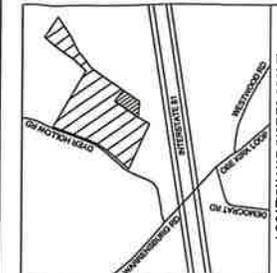
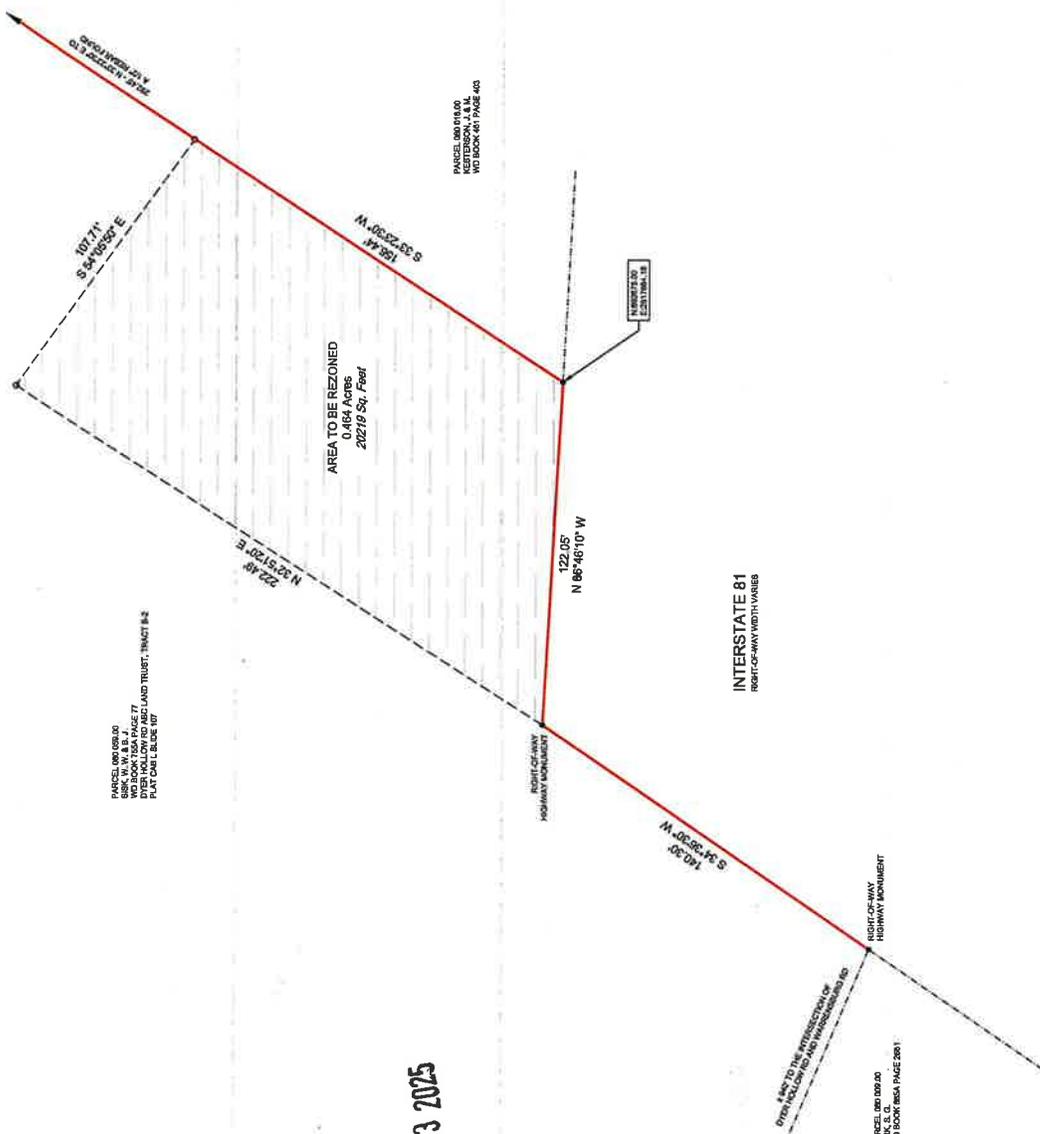
6) USER MUST PROVIDE THE MAGNETIC DECLINATION TO THE SURVEYOR AT THE TIME OF THE SURVEY.

7) COMBINED SCALE FACTOR = 1.0000000

8) TOTAL STATION MODEL CORRECTIONS = 0.0000000

9) ALL DISTANCES AND ANGLES SHOWN ARE DIRECT MEASUREMENTS.

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE PROPERTY POLICY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.



- 1/4\"/>
- CALCULATED POINT
- SURVEY POINT
- TELEPHONE BOX
- ELECTRICAL TRANSFORMER OR BOX
- FIRE HYDRANT
- WING CONDENSER
- UTILITY POLE
- CITY WIRE ANCHOR
- WATER METER
- SURVEY LINE
- NON-SURVEYED PROPERTY LINE
- CENTERLINE OF ROAD
- BUILDING SETBACKS
- UTILITY & DRAINAGE EASEMENTS
- OVERHEAD UTILITY LINES
- CONCRETE

RECEIVED NOV 13 2025

- NOTES:**
- 1) THE SURVEYOR HAS NOT BEEN ADVISED OF THE EXISTENCE OF ANY BURIED UTILITIES AND SHALL NOT BE RESPONSIBLE FOR THE PRIMARY EVIDENCE FOR RECONSTRUCTION PURPOSES.
 - 2) THE LAND SURVEYOR IS NOT RESPONSIBLE FOR ANY UNDISCOVERED UTILITIES OR OBSTRUCTIONS OF THE SUBSURFACE INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, AND OTHER OBSTRUCTIONS. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY UNDISCOVERED UTILITIES OR OBSTRUCTIONS OF THE SUBSURFACE INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, AND OTHER OBSTRUCTIONS. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY UNDISCOVERED UTILITIES OR OBSTRUCTIONS OF THE SUBSURFACE INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, AND OTHER OBSTRUCTIONS.
 - 3) THE LAND SURVEYOR MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, THAT THE SURVEY IS ACCURATE OR THAT THE INFORMATION PROVIDED IS CURRENT OR COMPLETE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL ADVISE EXCEPT THAT ITS SERVICES WERE PROVIDED IN ACCORDANCE WITH THE STANDARD OF CARE FOR A PROFESSIONAL SURVEYOR AT THE TIME OF PERFORMANCE.
 - 4) THIS DOCUMENT IS PROTECTED BY US COPYRIGHT LAW AND ALL RIGHTS ARE RESERVED BY ETH SURVEYING, LLC.



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS 1:10,000 FOR TOTAL STATION DATA COLLECTION AND 1:5,000 FOR TOTAL STATION DATA COLLECTION.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY AND I BELIEVE THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jacob P. Forster
 JACOB FORSTER, TN # 41132025000

A REZONING SURVEY FOR WESLEY SISK OF ETH SURVEYING, LLC 866-255-8181 INFO@ETHSURVEYING.COM	JOB# 2025084 DRAWN: CAY 11/10/2025 REVIEWED BY: JPF ALL RIGHTS RESERVED
--	--

POLICIES AND PROCEDURES OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION

ARTICLE 1. GENERAL INFORMATION

- A. **Planning Commission Name and Jurisdiction.** The Greene County Regional Planning Commission, identified in this document as “Planning Commission”, has jurisdiction over the areas of Greene County that are located outside of the Baileyton planning region and the municipalities of Baileyton, Greeneville, Mosheim, and Tusculum.
- B. **Planning Commission Office.** The Planning Commission office is in the Greene County Planning Office, Inspection and Regulation Department, identified as “Department”, Greene County Administration Center, 401 Takoma Ave. Suite 102, Greeneville, TN 37743.
- C. **Planning Commission Staff.**
1. Planning Coordinator.
 - a. The Planning Coordinator serves as primary support for the Planning Commission and is authorized to act on their behalf.
 - b. The Planning Coordinator is authorized to approve subdivision plats with no more than two (2) lots, provided:
 - i. The development does not require preliminary plat approval through the regional planning commission; and
 - ii. The subdivision complies with such regulations governing a subdivision of land as adopted by the regional planning commission pursuant to T.C.A. § 13-3-403; and
 - iii. No request for a variance from such regulations has been requested; and
 - iv. A division of land requiring new road or utility construction is not approved by the planning staff under this subsection (c) unless the plan received preliminary approval by the regional planning commission.13-3-402
 - c. The Commission may authorize other employees in the Department to act on their behalf.
 2. The Building Commissioner assists the Commission in their capacity as the enforcement officer for the *Greene County Zoning Resolution*, with responsibilities as per Article IX of said regulations, and is authorized to act on behalf of the Planning Commission.
- D. **Purpose of Planning Commission Bylaws.** These bylaws are adopted as per T.C.A. § 13-3-103, to provide for the orderly disposition of business coming before the Planning Commission.

- E. **Amending Bylaws.** These bylaws may be amended, repealed, or suspended by the affirmative vote of not less than a majority of the entire membership of the Planning Commission (not less than five (5) votes), provided no amendment or repeal shall be adopted until at least a five (5) day written notice of the proposal has been provided to all members of the Planning Commission and the public.
- F. **Deadline for Planning Commission meeting.** The submission deadline is 4:00 p.m. on the 20th day of the month preceding the meeting, unless the 20th falls on a weekend or holiday, in which case submission will be by 9:00 a.m. the next business day.
- G. **Dissemination of information at the Planning Commission meeting.** The Planning Commission packet shall not be made available to the media and the public until it has been provided to the Planning Commission.
- H. **Project representative.**
1. Property owners shall either designate themselves as the contact person for their project or appoint one other person to serve as the project representative.
 2. This representative is responsible for disseminating information from staff to others involved in the project (other owners, realtors, attorneys, etc.)
 3. If the property owner chooses someone other than themselves or their design professional to act as project representative, a copy of the representative agreement shall be provided when submitting the project application.

ARTICLE II. POWERS AND FUNCTIONS

- A. **Powers of the Planning Commission.**
1. “The commission, its members and employees, in the performance of its functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks on such land.” T.C.A. §13-3-104 (c). For the purposes of these regulations, staff members authorized by the Planning Commission to act on their behalf, shall be considered “employees of the Planning Commission”.
 2. “The Planning Commission has such powers as may be necessary for it to perform its functions and to promote regional planning.” T.C.A. §13-3-104 (d).
 3. “It is the further duty of a regional planning commission to promote the mutual cooperation of the planning commissions of municipalities within the region, and the coordination of the plans of such municipalities with the plan of the region, and generally to confer with and advise municipal and county mayors and legislative bodies and officials for the purpose of promoting a coordinated and adjusted development of the region.” T.C.A. § 13-3-104(a).

4. The Planning Commission “may also advise county and municipal legislative bodies with respect to the formulation of public improvement programs and the financing of such programs. It may also cooperate with the planning, legislative or executive authorities of neighboring states, regions, counties or municipalities for the purpose of promoting coordination between the development of the region and adjoining or neighboring territory.” T.C.A. § 13-3-104(a).
5. Under T.C.A. § 13-3-104(b), the Planning Commission has the power to request information from “[a]ll municipal, county and other local public officials who shall, upon request, furnish to the commission, within a reasonable time, such available information as it may require for its work.”
6. “A regional planning commission shall have the power to promulgate provisions in its subdivision regulations and recommend amendments to the zoning ordinance for the establishment of review and approval powers for site plans and the establishment under the zoning provisions for review and approval of planned unit developments, overlay districts, mixed use developments, condominiums and other types of sustainable design and development of property.
 - a. These types of development typically contain infrastructure that may be dedicated to a governmental entity or may be controlled by other types of bodies or nongovernmental entities including, but not limited to, property owner associations.
 - b. These infrastructure and internal development improvements such as, but not limited to, public and nonpublic roads, water and sewer lines, landscaping, green space, sustainable design features and other improvements as required by the planning commission, either through its subdivision regulation or through the local government's zoning ordinance, shall be subject to bonding or other methods of guaranteeing their installation.
 - c. The planning commission may set and hold these guaranteeing instruments or may designate to another governmental body that duty and function.” T.C.A. § 13-3-413 (a).

B. Responsibilities of the Planning Commission.

1. Create and recommend changes to the regional plan (*Greene County Land Use and Transportation Policy Plan*), with recommendations for the “development of the territory covered by the plan, and may include, among other things, the general location, character and extent of public ways, ground and other public property; the general location and extent of public utilities and terminals, whether publicly or privately owned, for power, light, heat, sanitation, transportation, communication, water and other purposes; the removal, relocation, extension, widening, narrowing, vacating, abandonment or change of use of existing public ways, grounds, open spaces, buildings, properties, utilities or terminals; the general character, location and extent of community centers, town sites or housing developments; the location and extent of forests, agricultural areas and open development

areas for purposes of conservation, food and water supply, sanitary and drainage facilities or the protection of urban development, and the identification of areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the planning commission has determined the services are necessary in order for development to occur; a land classification and utilization program; and a zoning plan for the regulation of the height, area, bulk, location and uses of buildings, the distribution of population, and the uses of land for trade, industry, habitation, recreation, agriculture, forestry, soil and water conservation and other purposes. T.C.A. §13-3-301(b)

2. Identify areas with inadequate public services and facilities, or where service is provided via private means, in determining if public services are necessary for development to occur. T.C.A. §13-3-301 and T.C.A. §13-3-302:
3. Update and/or amend the *Greene County Subdivision Regulations*. T.C.A. §13-3-403.
4. Make recommendations to the Greene County Legislative Body (GCLB) concerning proposed amendments to, or replacement of, the text of the *Greene County Zoning Resolution* and/or the zoning map.
5. As per T.C.A. §13-3-406, the Planning Commission shall work to ensure that "... no county or court or board or officer thereof or any other public officer or authority shall accept, lay out, open, improve, grade, pave or light any road or lay or authorize water mains or sewers or connections or other facilities or utilities to be laid in any road located within such region and outside of the boundaries of municipal corporations, unless the road was:
 - a. Identified as a public road before the Planning Commission was established (1972); or
 - b. Shown on a subdivision plat approved by the Planning Commission, provided the location, dimensions, and length on the ground must match what is shown on the plat; or
 - c. Authorized to be built by the GCLB after the Planning Commission approved the road; or
 - d. Authorized by the GCLB after overruling a Planning Commission decision to deny approval of the road. This action requires approval by a majority vote of the entire membership of the GCLB; or
 - e. Constructed with state funds as part of, or an improvement to, the state highway system. The Tennessee Department of Transportation (TDOT) first submits the road proposal to the Planning Commission for their approval. If disapproved, the Commissioners of TDOT have the power to overrule the disapproval of the Planning Commission.
6. Authorize roads and/or utilities that will be private/nonpublic, and controlled by non-governmental entities including, but not limited to, property owner associations. T.C.A. §13-3-413 (a).
7. When necessary, set bond amounts and hold guaranteeing instruments, or assign that duty and function to other governmental bodies. T.C.A. § 13-3-403 (b)(3)

8. Make recommendations concerning alternative procedures for the opening, changing, and closing of public roads in Greene County (that are not maintained by any other governmental entity), as per the requirements of T.C.A. § 54-10-216 (a).
9. Where appropriate, propose changes to or replacement of the *Major Road Plan*, as adopted on April 24, 1972, and recorded in the Greene County Register of Deeds Office in Plat Book 10 Page 41.
10. As per T.C.A. § 13-3-502 (a)(2)(C), if it is proposed to move a single family residence to a foundation within a developed area of single family residences, the Planning Commission, in the absence of a homeowners or neighborhood association, shall consider the proposal.

ARTICLE III. MEMBERSHIP

A. Composition of the Planning Commission.

1. The Planning Commission shall be composed of nine (9) members appointed by the County Mayor and confirmed by the Greene County Legislative Body.
2. The Planning Commission should be represented by persons from all backgrounds and types of employment, including the self-employed and homemakers.
3. It is recommended that no more than two (2) members with the same type of employment or background be appointed to serve at the same time.

B. Absences. Members who miss more than four (4) meetings in a twelve (12) month period may be asked to resign from the Planning Commission.

C. Vacancies.

1. Any vacancy in membership of the Planning Commission shall be filled through appointment by the mayor subject to confirmation by the Legislative Body.
2. “Any vacancy in the membership of such a commission shall be filled ... for the unexpired term, except that if such vacancy is filled by designation from a county ... legislative body, the term of the member so designated shall be coterminous with such member's then term as member of such body.” (T.C.A. § 13-3-101(g))
3. Members desiring to resign from the Planning Commission shall do so by means of a written resignation presented to the Chairman.
4. If the Chairman resigns, the letter of resignation shall be presented to the County Mayor.
5. If a Planning Commission officer resigns, their replacement shall not become an officer unless elected by the Planning Commission in compliance with the election procedure.
6. The county legislative body may remove a member of the planning commission for cause, provided a written notice is provided to the planning commissioner at least fifteen (15) days before the hearing. (T.C.A. 123-3-101 (i)(5)).

ARTICLE IV. OFFICERS

A. **Duties of Officers.** The officers of the Planning Commission shall be a Chairman, Vice-Chairman, Secretary and Alternate Secretary, who shall be selected from among the members.

1. The Chairman shall:
 - a. Direct all meetings of the Planning Commission and appoint committees as needed;
 - b. Decide all points of order or procedure;
 - c. Limit discussion that is not relevant to the issue being discussed;
 - d. Have the right to debate and participate in any discussion before the Planning Commission;
 - e. Act to stop any remarks that are spurious, disrespectful, unprofessional in tone or act, or derogatory.
 - f. Sign all minutes, reports, instruments, etc.
 - g. Only vote to break a tie.
 - h. Act as a representative for the Planning Commission and as a liaison between the Planning Commission and other public bodies.
2. The Vice-Chairman, in the absence or incapacity of the Chairman or at the Chairman's request, shall perform the duties of the Chairman.
3. The Secretary shall:
 - a. Record, or cause to be recorded, proceedings at meetings and work sessions;
 - b. Sign meeting minutes following their approval by the Planning Commission; and
 - c. Sign subdivision plats after approval by the Planning Commission or sign administrative plats upon certification by the Planning Coordinator that the plats meet the requirements of the *Subdivision Regulations*.
4. The Alternate Secretary performs the duties of the Secretary in the Secretary's absence or incapacity.
5. The power and duties of any officer may be delegated from time to time to any member of the Planning Commission by a majority vote of the members present at a meeting, whenever it is judged that the best interests of the Planning Commission will be served by the delegation.

B. **Election of Officers.**

1. The Planning Commission shall elect officers at the regular October Planning Commission meeting, or if there is no October meeting, at the next regularly scheduled meeting.
2. Terms of elected officers shall be for one (1) year, with eligibility for reelection.

- C. **Vacancy of Officer Position.** Elections to fill vacant officer positions shall take place at the first meeting following the vacancy, and the newly elected officer shall serve out the unexpired term of the vacating officer.

ARTICLE V. MEETINGS

A. **Open Meetings Act.**

1. Meetings shall be conducted with notice provided as per T.C.A. § 8-44-102 (Open Meetings Act) and these bylaws.
2. “Meeting” means the convening of the Planning Commission when a quorum is required to decide or to deliberate toward a decision on any matter.
3. On-site inspections of matters going before the Planning Commission, where two or more Planning Commissioners are present, are not considered to be public meetings, with the provision that no discussion relative to approval or denial of the project may take place.
4. The chance meeting of two (2) or more members of the Planning Commission is not considered a public meeting, provided such chance meeting, as well as informal assemblages or electronic communication, shall not be used to decide or deliberate public business in circumvention of the spirit or requirements of this part.
5. Any action taken in violation of these requirements shall be void and of no effect, as per T.C.A. §8-44-1.

B. **Ex Parte Communication.**

1. No Planning Commissioner shall engage in email, text, or voice communication about items pending before the Planning Commission, outside of the public meeting process.
2. If a Planning Commissioner is contacted outside of a public meeting to discuss an item pending before the Planning Commission, the person making contact shall be informed that such discussion is not permitted.
3. The content of ex parte communication shall be provided to the Planning Commission at the meeting held to discuss the issue.
4. The Planning Commissioner may direct the person to contact Planning staff with any questions or concerns they may have.

C. **General Meeting Requirements.**

1. Public notice.
 - a. Prior to each meeting an agenda stating the date, hour, and location of the meeting, and the items to be discussed, shall be provided to Greene County radio stations and a newspaper of general circulation in Greene County.

- i. Notices for rezonings, subdivision plats with variance requests, and preliminary plats and their subsequent final plats, shall be sent out at least seven (7) days before the meeting.
 - b. Notices for rezoning requests.
 - i. Written notice shall be provided to the owners of property located within 300 feet of the exterior boundary of the property proposed for rezoning.
 - ii. If a request is submitted to rezone multiple properties in the same general area at the same time, notice is only required to be provided to owners of property adjoining the parcels requested for rezoning.
2. Regular meetings.
- a. Regular meetings shall be held on the second Tuesday of each month at 1:00 p.m. in the Takoma Conference Room in the Greene County Administration Center, 401 Takoma Ave. Suite 102, Greeneville, TN 37743, though the Chairman may designate an alternate date, time, or location.
 - b. The Planning Commission may deliberate or act upon matters not listed on the original agenda (sent out as part of the packet), provided these bylaws are followed and the action complies with applicable state laws on public notice.
3. Called meetings.
- a. Called meetings shall only be used to address a specific issue that needs immediate attention, or that needs more time and discussion than can be handled in a regular meeting.
 - b. Discussion and action shall be limited to the topic listed in the public notice of the meeting.
 - c. Called meetings may be scheduled by the Chairman, or by a majority vote of the members present at a public meeting when the called meeting is being discussed.
1. Emergency meetings:
- a. May only be requested by the County Mayor; and
 - b. Shall only be scheduled when immediate action is needed to either avoid a negative impact to the County and/or its municipalities, or immediate action is needed on a time-sensitive issue that will benefit the County and/or municipalities; and
 - c. Must have a public notice period of at least forty-eight (48) hours.

C. Quorum.

- 1. A quorum shall consist of five (5) members of the Planning Commission.
- 2. A commissioner who, because of a conflict of interest or similar stated reason, removes themselves from the table for discussion and voting on an issue, is still considered “present” for the benefit of a quorum.

D. Meeting Agenda.

- 1. Preparation.

- a. Anyone wishing for an item to be considered by the Planning Commission shall contact the Planning Coordinator to request the item be placed on the agenda.
 - b. The agenda shall be prepared in advance and, once provided to the Planning Commission, be made available to the media and the public.
2. Removal of agenda items.
- a. Prior to the meeting, items may only be removed if the applicant or their representative submits a written/mailed request to the Planning Coordinator.
 - b. At the beginning of the meeting, prior to adoption of the agenda, items may be removed upon a verbal or written request by the applicant.
 - c. Items placed on the agenda by staff, such as proposed changes to regulations, may be removed by staff at any time.
 - d. Items that have already been removed from one agenda shall not be removed a second time, unless the applicant withdraws their request/proposal. This would require resubmission of all fees, plans, studies, etc., for approval at a later meeting.
 - e. Items such as minor plats, staff reports, and the like, may be added to the agenda after its initial publishing, provided a revised agenda which reasonably describes what will be deliberated or acted upon at the meeting is provided in a time frame adequate to permit at least forty-eight (48) hours of public notice.

E. **Order of Meetings.** The monthly public meeting of the Planning Commission shall be conducted in the order of the printed meeting agenda, which shall be organized as follows:

1. Call to order.
2. Welcome to visitors
3. Addition/removal of agenda items
4. Adoption of agenda.
5. Approval of minutes.
6. Old business.
7. New business.
8. Other business.
9. Adjournment.

F. **Discussion and Debate.** Each matter on the agenda will be considered in the following order:

1. Staff presentation.
2. Questions by Planning Commissioners, though Planning Commissioners may ask questions of staff, applicants, and the public at any time, as permitted by the Chairman.
3. Floor opened to comments/questions by the applicant(s).
4. Response by staff, if needed.
5. Floor opened to comments/questions by audience members.
6. Response by staff, if needed.
7. Discussion among Planning Commissioners.

8. Motion. The reasons for the motion shall be stated as completely as possible.
9. Second.
10. Discussion among Planning Commissioners.
11. Vote. If the initial voice vote is not unanimous, a roll call vote shall be conducted, and the votes of each commissioner shall be placed in the minutes.

G. **Planning commission action.** The Planning Commission may approve, deny, table, postpone, or accept agenda items upon motion, second, and approval by a majority vote of members present at the meeting.

1. Approval. A motion to approve an item shall include the reasons for approval and may include conditions that must be met before approval is finalized.
2. Deny. A motion to deny approval of an item must include the reasons for denial.
3. Table.
 - a. A motion to table is used to suspend consideration of an item in order to deal with another matter that has come up unexpectedly and which must be dealt with before the pending item can be properly addressed.
 - b. Action on a subdivision plat can only occur with agreement of the property owner.
 - c. Tabling an item requires a second and a simple majority vote, and the motion must state if the item is to be tabled until later in the same meeting, or the next regular meeting.
 - d. Motions to table and remove from the table are undebatable, though the reasons for the motion shall be stated.
 - e. Tabled items cannot be discussed until a motion is made, seconded, and approved by the majority, to “remove” the item from the table.
 - f. Items not removed from the table “die” and are not brought back to the Planning Commission for consideration unless requested to be placed on the agenda.
4. Postpone.
 - a. Items may be postponed to a specific date, to a date after specified conditions have been met, or indefinitely.
 - b. Action on a subdivision plat can only occur with agreement of the property owner.
5. Accept. A vote to accept is used to indicate the Planning Commission has received information that does not require action on their part.

H. **Voting.**

1. Any vote to "Pass" shall be recorded as a "No" vote.
2. Any vote to abstain must be accompanied by a statement providing the reason for the abstention.
3. A majority of the votes cast shall be sufficient for the adoption of any motion that is in order.
4. A motion that does not receive a second is considered to have failed.
5. Motions that are not approved by a majority of the Planning Commissioners present shall be recorded as having failed.

6. The Chairman may vote in order to break a tie.

I. **Public Participation.**

1. Public comments during consideration of agenda items.
 - a. The applicant and/or their representatives will be allowed five (5) minutes to present information on their request. Time spent responding to questions or comments from Planning Commissioners shall not be included in the five (5) minute total.
 - b. Members of the public will each be allowed a total of three (3) minutes to address the Planning Commission.
 - c. The chairman may grant additional time in the absence of objection by a majority of Planning Commissioners present, provided the information is new and not a repeat of previous statements.
 - d. The Planning Commission is not obligated to allow a speaker to use their allotted time if the information being presented is a repeat of previously provided information, or is spurious, disrespectful, or derogatory.
 - e. Any group wishing to speak will be encouraged to select a spokesperson, whose time to speak will be lengthened up to seven (7) minutes.
 - f. Use of a spokesperson shall not prohibit public comment by other attendees.
2. Public Comment Period.
 - a. The Planning Commission may provide a public comment period at the end of each meeting, provided the item to be discussed is under the purview of the Planning Commission.
 - b. A person wishing to speak on a topic which is not on the agenda should contact the Planning Coordinator at least three (3) days before the meeting to be added to the agenda.
3. Work Sessions. Planning Commission work sessions or training sessions, where there are no actionable items on the agenda, are not required to allow public input or comment.
4. Decorum of visitors.
 - a. No one shall act in a manner that:
 - i. Impedes the operation of the meeting; or
 - ii. Creates a disturbance or otherwise impedes the ability of a visitor, Planning Commissioner, or staff, to see and hear the meeting; or
 - iii. Impairs the clarity and quality of the official recording of the meeting.
 - b. The Chairman is authorized to order the removal of any person who makes personal, impertinent, profane or slanderous remarks, or who become boisterous or otherwise performs intrusive actions, such as whistling, extensive clapping, etc.
 - c. Video and audio recording. Audio and video recording of Planning Commission meetings are permitted, provided that doing so does not create or exacerbate safety issues, impinge upon the ability of others to participate in the meeting, interfere with the staff recording of the meeting, or otherwise interfere with the meeting itself.

ARTICLE VI. MINUTES.

- A. **Preparation of minutes.** While it is the responsibility of the Secretary to record the actions of the Planning Commission and to prepare minutes for approval, this responsibility may be delegated to staff.
- B. **Required contents of minutes.** A record of all meetings shall be made that will include the following:
1. Every motion upon which a vote is taken by the Planning Commission.
 2. The names of the Planning Commissioners making and seconding any such motion.
 3. The number of "Yes" votes and "No" votes on each motion.
 4. A record of any roll call vote taken.
 5. The name of any member of the Planning Commission that abstains from the discussion/vote on any matter.
 6. The reason(s) for a motion to approve or deny.
 7. A list containing the names of all Planning Commissioners and staff present at the meeting
 8. A list containing the names of all visitors present at the meeting. This list may be an attachment to, and not included in, the body of the minutes.
- C. **Minutes.**
1. Prior to Planning Commission approval of the minutes, they shall be identified as "draft".
 2. Draft minutes may be made available to the public after dissemination to the Planning Commission.
 3. Approved minutes shall be signed by the Chairman and Secretary of the Planning Commission.
 4. If the Secretary is not available, the Alternate Secretary may sign the approved minutes. Likewise, if the Chairman is not available, the Vice-Chairman may sign the approved minutes.
 5. The original minutes shall be maintained in the Department.

ARTICLE VII. PLANNING COMMISSION RECORDS

- A. Access to records shall be in accordance with the requirements of state law (T.C.A. §10-7-503) and the latest Greene County policy for the inspection and copying of public records.
- B. Non-Tennessee residents shall have the same access to records as provided for Tennessee residents.
- C. The Planning Coordinator or their designee is designated as the Records Custodian for all department records relating to the Planning Commission, as well as any other information submitted to or created by planning staff.

ARTICLE VIII. ETHICAL REQUIREMENTS

- A. **General Provisions.** Planning Commissioners and staff members shall conduct themselves in accordance with the standards of ethical conduct established in the Charter for Greene County, Tennessee, and the American Planning Association.
- B. **Conflict of Interest.**
1. Any member who has a private gain, financial, personal or interpersonal interest, in any property or matter that is the subject of a decision of the commission is disqualified from participating in the discussion, decision, and/or proceedings of the Commission in connection with that item.
 2. The Commission member shall disclose their interest prior to any discussion or hearing on the matter.
 3. A Planning Commissioner or staff member providing advice to the Commission shall have the right and duty to point out to the Planning Commission if a member of the Commission has a conflict of interest, and if the Commission by a simple majority vote of those present at the meeting rules that such a member has the conflict of interest, the member shall be disqualified from discussing and voting on the specific item.
 4. Any disqualified member with a conflict of interest must leave the room when the item is discussed and voted on. The minutes shall record that the member left the room and did not vote.

ARTICLE V
GENERAL PROVISIONS

501. Continuance of Nonconforming Uses. Any lawful use of any building or land existing at the time of the enactment thereafter may be continued although such use does not conform with the provisions of this ordinance with the following limitations.

501.1 No building or land containing a nonconforming use shall hereafter be extended unless such extensions shall conform with the provisions of this ordinance for the district in which it is located; provided, however, that a nonconforming use may be extended throughout those parts of a building which were manifestly arranged for such use prior to the enactment of this resolution.

501.2 Any nonconforming building which has been damaged by fire or other causes, may be reconstructed and used as before, unless it is determined by the building official that the building is damaged to the extent of more than seventy-five percent (75%) of the fair cash market value of the structure in which case any repair or reconstruction shall be in conformity with this ordinance.

501.3 When a nonconforming use of any building or land has ceased for a period of two years, it shall not be reestablished or changed to any use not in conformity with the provisions of this ordinance.

501.4 Any building containing a nonconforming use shall not be changed to another nonconforming use unless it is determined by the Board of Zoning Appeals that such use is less offensive than the previous use.

501.5 Owners of all properties that have access to a public road only by right-of-way or easement, may be issued one (1) building permit provided the subject property was subdivided into this state prior to the effective date of July 1, 2006 provided that written documentation can be provided by legal attorney and surveyor attesting to the legality to the egress and ingress to said property.

502. Off-Street Automobile Parking. Off-street automobile parking space shall be provided at the time of erection of any building or structure or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area, or before conversion from one zoning use of occupancy to another. The number of automobile parking spaces provided shall be at least as great as the number specified for the various uses. Each parking space shall have at least two hundred (200) square feet in area and at least an aggregate of three hundred twenty-five (325) square feet for parking and turning space, and shall be provided so that no vehicle will be required to back into a street. The parking shall have vehicular access to a public street and shall be in accordance with the following requirements.

502.1 Residential parking shall consist of a parking lot, driveway, garage, or combination thereof and shall be located on the lot they are intended to serve.



Vicinity Map



Scale 1" = 40'



Certification

I, David B. Johnson, Surveyor, State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the applicant.

Utility Note: The property shown herein is shown from a utility map of the City of Green County, Tennessee, and is not shown as a utility line. It is shown as a utility line for the purpose of showing the location of the utility line and is not shown as a utility line for the purpose of showing the location of the utility line.

State Highway Entrance Statement: The property shown herein is shown from a utility map of the State of Tennessee, and is not shown as a utility line. It is shown as a utility line for the purpose of showing the location of the utility line and is not shown as a utility line for the purpose of showing the location of the utility line.

NOTES

- 1. The property shown herein is shown from a utility map of the City of Green County, Tennessee, and is not shown as a utility line. It is shown as a utility line for the purpose of showing the location of the utility line and is not shown as a utility line for the purpose of showing the location of the utility line.



Legend

- 1. - Proposed Building Footprint
2. - Proposed Parking Area
3. - Proposed Driveway
4. - Proposed Utility Line
5. - Proposed Easement



GENERAL CONDITIONS

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NOTES

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



SHEET 1 OF 1

DATE: OCTOBER 10, 2005

DIVISION OF THE CARROLL DEAN CRUM & MABLE RUTH CRUM IRREVOCABLE LIVING TRUST PROPERTY

Property Information: Tax Map 123, Parcel 129, 4800 107 Circle, Greenville, TN 37743

Table with columns for Survey, Date, and Description. Includes entries for 'Survey of the Property' and 'Survey of the Property'.

Survey of the Property: This is a true and correct copy of the original as shown to me by the applicant.

Survey of the Property: This is a true and correct copy of the original as shown to me by the applicant.

Survey of the Property: This is a true and correct copy of the original as shown to me by the applicant.

Survey of the Property: This is a true and correct copy of the original as shown to me by the applicant.

Survey of the Property: This is a true and correct copy of the original as shown to me by the applicant.

Survey of the Property: This is a true and correct copy of the original as shown to me by the applicant.

Survey of the Property: This is a true and correct copy of the original as shown to me by the applicant.

Survey of the Property: This is a true and correct copy of the original as shown to me by the applicant.

GENERAL NOTES:

- 1.) SETBACKS SHALL CONFORM TO THE CITY OF GREENSBORO, TENNESSEE SUBSURFACE DISPOSAL PERMITS AND SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.
- 2.) STORMWATER/UTILITY EASEMENT STATEMENT: There is hereby established an easement area a minimum of 75' wide along the exterior side of all lots for the installation of stormwater management systems. Such systems shall be designed and installed in accordance with the standards and specifications set forth in the Stormwater Management Manual for the City of Greensboro, Tennessee, as approved by the Greene County Regional Planning Commission.

LEGEND

- 1/2" IRON PIN W/AZIMUTH CAP (found)
- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- - - FENCE
- ⊗ OLD LOT NUMBER

CERTIFICATE OF APPROVAL FOR RECORDING

THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED USING THE 2011 NATIONAL TRIANGULAR NETWORK (NTN) DATUM. THE GEOID MODEL USED IS GEOID16 BASED ON AN OIGAS DATUM. DISTANCES ARE REFERENCED TO THE DATUM. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.00.

I CERTIFY THAT THE INFORMATION FOR AND FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION

TAX REF. TAX MAP 51 PORTION OF PARCEL 53.01
DEED REF.: D.B. 7374 PG. 2330
PLAT REF.: PLAT CABINET G, SLIDE 645

**COMBINATION OF LOTS 1-3
PATSY TILSON ESTATE**
(SURVEY FOR EMBER TRAINO & MARIE MARION)
7TH CIVIL DISTRICT GREENE CO. TN
AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1486 GREENEVILLE, TN 37744 (423) 638-9191
SCALE: 1"=100' DATE: 09/15/2025
JOB NO. 255U079 DRAWN BY CAD: ADO
FILE LOC. NET FILE NAME: 255U079

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 3.88 ± TOTAL LOTS 1
ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00
DEVELOPER TRAINO/MARION CIVIL DISTRICT 7TH
SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

CERTIFICATE OF APPROVAL BY THE SUBSURFACE DISPOSAL PERMIT AUTHORITY

THE SUBSURFACE DISPOSAL PERMIT AUTHORITY HAS REVIEWED THE SUBSURFACE DISPOSAL PERMIT APPLICATION AND HAS DETERMINED THAT THE PERMIT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBSURFACE DISPOSAL PERMIT ACT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS. THE PERMIT IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE. THE PERMIT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMIT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS.

10/14/25
N. PAUL B. BROWN, JR.
LOCAL HEALTH DISTRICT DIRECTOR OF THE HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS/ROADS

1. I HEREBY CERTIFY THAT THE PLAN, DESIGN AND CONSTRUCTION OF THE PROPOSED ROAD OR DRIVEWAY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBSURFACE DISPOSAL PERMIT ACT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS. THE ROAD OR DRIVEWAY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMIT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS.

10/14/25
N. PAUL B. BROWN, JR.
LOCAL HEALTH DISTRICT DIRECTOR OF THE HEALTH DEPARTMENT

CERTIFICATE OF ACCURACY

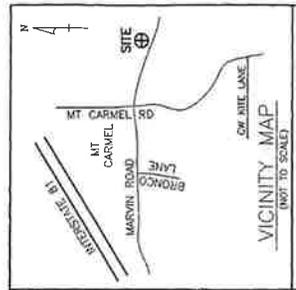
I HEREBY CERTIFY THAT THE PLAN, DESIGN AND CONSTRUCTION OF THE PROPOSED ROAD OR DRIVEWAY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBSURFACE DISPOSAL PERMIT ACT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS. THE ROAD OR DRIVEWAY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMIT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS.

10/14/25
N. PAUL B. BROWN, JR.
LOCAL HEALTH DISTRICT DIRECTOR OF THE HEALTH DEPARTMENT

CERTIFICATE OF OWNERSHIP AND REDACTION

I HEREBY CERTIFY THAT THE PLAN, DESIGN AND CONSTRUCTION OF THE PROPOSED ROAD OR DRIVEWAY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBSURFACE DISPOSAL PERMIT ACT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS. THE ROAD OR DRIVEWAY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMIT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS.

10/14/25
N. PAUL B. BROWN, JR.
LOCAL HEALTH DISTRICT DIRECTOR OF THE HEALTH DEPARTMENT



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING

THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED USING THE 2011 NATIONAL TRIANGULAR NETWORK (NTN) DATUM. THE GEOID MODEL USED IS GEOID16 BASED ON AN OIGAS DATUM. DISTANCES ARE REFERENCED TO THE DATUM. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.00.

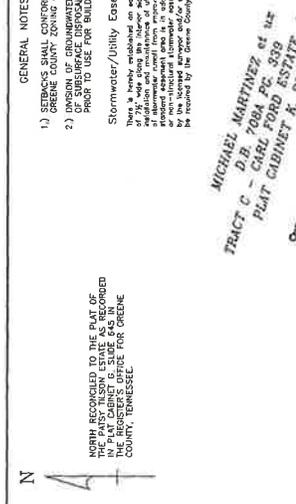
I CERTIFY THAT THE INFORMATION FOR AND FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION

11/26/2025 - 01:24:00 PM
TRESA GALE
HARPER PATRY, SURVEYOR
PLAT CABINET: L
SLIDE: 996
REG FEE 15.95
TOTAL FEE 17.95
KAREN COLLINS-OTTINGER
REGISTERED PROFESSIONAL SURVEYOR
NO. 11114

GENERAL NOTES:

- 1.) SETBACKS SHALL CONFORM TO THE CITY OF GREENSBORO, TENNESSEE SUBSURFACE DISPOSAL PERMITS AND SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.
- 2.) STORMWATER/UTILITY EASEMENT STATEMENT: There is hereby established an easement area a minimum of 75' wide along the exterior side of all lots for the installation of stormwater management systems. Such systems shall be designed and installed in accordance with the standards and specifications set forth in the Stormwater Management Manual for the City of Greensboro, Tennessee, as approved by the Greene County Regional Planning Commission.

RECORDED FOR REGISTER OF DEEDS



TRACT C - CARL FORD ESTATE, SEC. 2
MICHAEL MARTINEZ & THE
D.B. 7084, P.C. 939
PLAT CABINET K, SLIDE 942

TRACT C - CARL FORD ESTATE, SEC. 2
MICHAEL MARTINEZ & THE
D.B. 7084, P.C. 939
PLAT CABINET K, SLIDE 942

TRACT C - CARL FORD ESTATE, SEC. 2
MICHAEL MARTINEZ & THE
D.B. 7084, P.C. 939
PLAT CABINET K, SLIDE 942

RECORDED FOR EVIDENCE OF GROUNDWATER PROTECTION

FIELD CERTIFICATION TO OUTSIDE THE 500 YEAR FLOODPLAIN (FEMA MAP #7209C 0100 D) EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
MARVIN ROAD
MOOREHEAD, TN 37815

RECORDED FOR EVIDENCE OF GROUNDWATER PROTECTION

FIELD CERTIFICATION TO OUTSIDE THE 500 YEAR FLOODPLAIN (FEMA MAP #7209C 0100 D) EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
MARVIN ROAD
MOOREHEAD, TN 37815

CERTIFICATE OF OWNERSHIP AND REDACTION

I HEREBY CERTIFY THAT THE PLAN, DESIGN AND CONSTRUCTION OF THE PROPOSED ROAD OR DRIVEWAY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBSURFACE DISPOSAL PERMIT ACT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS. THE ROAD OR DRIVEWAY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMIT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS.

10/14/25
N. PAUL B. BROWN, JR.
LOCAL HEALTH DISTRICT DIRECTOR OF THE HEALTH DEPARTMENT

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN, DESIGN AND CONSTRUCTION OF THE PROPOSED ROAD OR DRIVEWAY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBSURFACE DISPOSAL PERMIT ACT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS. THE ROAD OR DRIVEWAY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMIT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS.

10/14/25
N. PAUL B. BROWN, JR.
LOCAL HEALTH DISTRICT DIRECTOR OF THE HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS/ROADS

1. I HEREBY CERTIFY THAT THE PLAN, DESIGN AND CONSTRUCTION OF THE PROPOSED ROAD OR DRIVEWAY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBSURFACE DISPOSAL PERMIT ACT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS. THE ROAD OR DRIVEWAY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMIT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS.

10/14/25
N. PAUL B. BROWN, JR.
LOCAL HEALTH DISTRICT DIRECTOR OF THE HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE SUBSURFACE DISPOSAL PERMIT AUTHORITY

THE SUBSURFACE DISPOSAL PERMIT AUTHORITY HAS REVIEWED THE SUBSURFACE DISPOSAL PERMIT APPLICATION AND HAS DETERMINED THAT THE PERMIT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBSURFACE DISPOSAL PERMIT ACT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS. THE PERMIT IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE. THE PERMIT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMIT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS.

10/14/25
N. PAUL B. BROWN, JR.
LOCAL HEALTH DISTRICT DIRECTOR OF THE HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE SUBSURFACE DISPOSAL PERMIT AUTHORITY

THE SUBSURFACE DISPOSAL PERMIT AUTHORITY HAS REVIEWED THE SUBSURFACE DISPOSAL PERMIT APPLICATION AND HAS DETERMINED THAT THE PERMIT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBSURFACE DISPOSAL PERMIT ACT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS. THE PERMIT IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE. THE PERMIT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMIT AND THE SUBSURFACE DISPOSAL PERMIT REGULATIONS.

10/14/25
N. PAUL B. BROWN, JR.
LOCAL HEALTH DISTRICT DIRECTOR OF THE HEALTH DEPARTMENT

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HAVE THE FULL AND SOLE AUTHORITY TO EXECUTE WITH MY (OUR) CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS SHOWN HEREON.

OWNER: Brenda J. K. Johnson DATE: 10-24-2025
 ORDER: 256010074 DATE: 10-24-2025
 ORDER: 256010074 DATE: 10-24-2025

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND ALL APPLICABLE REGULATIONS, AND THAT THE MINUTES OF THE PLANNING COMMISSION AND THAT IT IS THE POLICY OF THE PLANNING COMMISSION TO RECORD THE GREENE COUNTY REGISTER, IF REQUIRED, IN THE PUBLIC RECORDS IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE PLANNING-COMMISSION TO ASSURE COMPLETION OF ALL APPLICABLE REGULATIONS BY THE DATE OF DEFAULT.

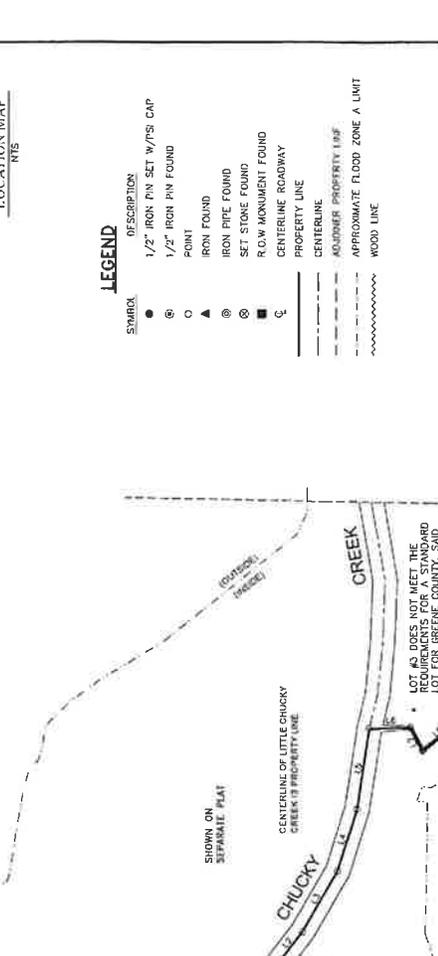
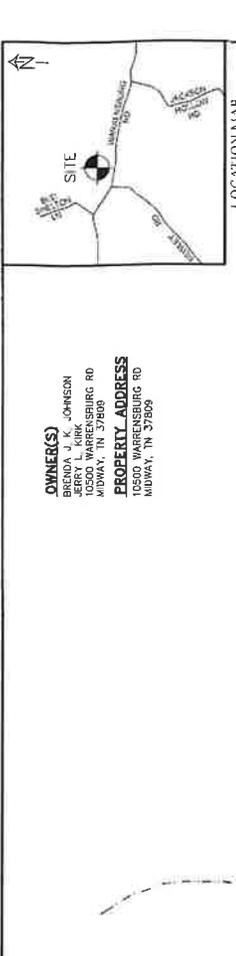
SECRETARY: [Signature] REGIONAL PLANNING COMMISSION
 DATE: _____

- NOTES:**
- 1) PLANS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 - 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, OTHER WRITTEN OR UNWRITTEN.
 - 3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
 - 4) REFERENCE TAX MAP: 118 PARCEL 027.04
 REFERENCE DEED: DEED BOOK 312 PAGE 57
 REFERENCE DEED: DEED BOOK 325 PAGE 376
 REFERENCE PLAT: PLAT BOOK 6 PAGE 125
 - 5) A PORTION OF LOT #2 IS LOCATED INSIDE OF THE 100-YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 4705DC0305D, EFF. DATE: 07-08-2009 7AS SHOWN.
 - 6) TOTAL ACREAGE: 2.49 AC +/-
 - 7) MINIMUM LOT SIZE: 0.68 AC +/-
 - 8) NUMBER OF LOTS: 2
 - 9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR BOUNDARIES OF LOTS 1 AND 2 TO MAINTAIN THE MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT TO ANY OTHER STRUCTURE OR CONSTRUCTION TO ANY WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER REFERENCED TO THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
 - 10) THE SURVEY WAS PERFORMED ON DATE 09-17-2025 THROUGH 10-07-2025, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SUBMETER GRACE-3 DUAL FREQUENCY GNSS SYSTEM. THE SURVEY WAS CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL MEASUREMENTS OF THE SURVEY WERE PERFORMED IN HORIZONTAL MEASUREMENTS. THE CONTROLLING DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 2011) AND GEOID: GDA2011. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000002131541.

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE SURVEY AND THAT THE PRECISION ACCURACY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. IT IS MY OPINION THAT THE PLAN 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.

SECRETARY: [Signature] DATE: 10-24-2025

OWNER(S)
 BRENDA J. K. JOHNSON
 10500 WARRENSBURG RD
 MIDWAY, TN 37099
PROPERTY ADDRESS
 10500 WARRENSBURG RD
 MIDWAY, TN 37099



LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/ FSI CAP
⊙	1/2" IRON PIN FOUND
○	POINT
▲	IRON FOUND
⊗	IRON PIPE FOUND
⊙	SET STONE FOUND
⊙	R.O.W MONUMENT FOUND
⊙	CENTERLINE ROADWAY
⊙	PROPERTY LINE
---	CENTERLINE
---	ADJOINER PROPERTY LINE
---	APPROXIMATE FLOOD ZONE A LIMIT
---	WOOD LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°44'51" E	40.00
L2	S 52°35'33" E	43.30
L3	S 69°08'46" E	85.00
L4	S 01°19'33" E	93.00
L5	S 01°27'08" E	50.37
L6	S 61°25'14" W	31.74
L7	S 38°59'30" E	57.08
L8	S 17°14'44" W	23.45
L9	S 02°04'32" W	33.50
L10	S 05°01'53" W	11.20
L11	S 05°01'53" W	11.20
L12	S 05°01'53" W	11.20
L13	S 05°01'53" W	11.20
L14	S 48°39'31" E	37.07
L15	S 24°27'07" E	62.70
L16	S 51°17'16" E	75.57
L17	N 57°54'22" W	60.00

GREENE COUNTY REGIONAL PLANNING COMMISSION
 SUBDIVISION PLAT
 OF THE
 FRANCIS GRAF DINE KIRK PROPERTY SECTION B
 FOR
 JERRY L. KIRK & BRENDA J. K. JOINSON
 5TH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE

DATE: 10-24-2025
 SHEET NUMBER: _____
 DRAWN BY: MWP
 REVISION 1 OF 1
 SHEET 1 OF 1

DATE: 10-24-2025
 ORDER: 256010074
 PLAT CABINET: L
 SLIDE: 973

RECFEE: 16.00
 DP FEE: 2.00
 TOTAL FEE: 18.00
 KAREN COLLINS-OTTINGER

REGISTER OF DEEDS

10/28/2025 - 02:03:32 PM
 256010074

PLAT CABINET: L
 SLIDE: 973

RECFEE: 16.00
 DP FEE: 2.00
 TOTAL FEE: 18.00
 KAREN COLLINS-OTTINGER

GRAPHIC SCALE: 1" = 100'

Planning Commission

Monthly Report

NOVEMBER 2025

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

**GREENE COUNTY
BUILDING & ZONING OFFICE**

DEPOSIT COMPARATIVES FOR July 2025 - June 2026

Account # 41520

<i>Month</i>	<i>Deposit Totals 24-25</i>	<i>Deposit Totals 25-26</i>	<i>Difference</i>	<i>%</i>
<i>July</i>	\$ 33,983.00	\$ 36,245.00	\$ 2,262.00	6.66%
<i>August</i>	\$ 47,053.00	\$ 33,949.00	\$ (13,104.00)	-27.85%
<i>September</i>	\$ 31,012.00	\$ 29,685.00	\$ (1,327.00)	-4.28%
<i>October</i>	\$ 23,331.00	\$ 52,000.00	\$ 28,669.00	122.88%
<i>November</i>	\$ 32,189.00	\$ 24,945.00	\$ (7,244.00)	-22.50%
<i>December</i>	\$ 12,974.00			
<i>January</i>	\$ 24,762.00			
<i>February</i>	\$ 19,574.00			
<i>March</i>	\$ 42,887.00			
<i>April</i>	\$ 45,509.00			
<i>May</i>	\$ 40,331.00			
<i>June</i>	\$ 118,296.00			
YTD Comparatives				
Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	\$471,901.00	\$176,824.00		

**GREENE COUNTY
BUILDING & ZONING OFFICE**

PERMIT COMPARATIVES FOR July 2025 - June 2026

Account # 41520

<i>Month</i>	<i>Permit Totals 24-25</i>	<i>Permit Totals 25-26</i>	<i>Difference</i>	<i>%</i>
<i>July</i>	82	79	-3	-3.66%
<i>August</i>	84	79	-5	-5.95%
<i>September</i>	70	83	13	18.57%
<i>October</i>	69	91	22	31.88%
<i>November</i>	72	59	-13	-18.06%
<i>December</i>	49			
<i>January</i>	47			
<i>February</i>	72			
<i>March</i>	103			
<i>April</i>	88			
<i>May</i>	99			
<i>June</i>	84			
YTD Comparatives				
Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	919	391		

PERMIT BREAKDOWN OCTOBER 2025

Code	Description	October	November
210	Single Family Residence*	23	14
213	Residential Add-On	2	2
212	Off/On Frame Modular*	0	0
231	Double Wide Manufactured	20	8
220	Single Wide Manufactured	6	2
240	Attached Residential Garage	0	0
243	Detached Residential Garage	8	12
243	Detached Accessory Building	10	5
241	Porch	0	3
242	Deck	2	1
241	Carpport	2	3
260	Rezoning	2	0
265	Variance	0	0
200	Other**	8	3
244	Apartment	0	0
245	Commercial***	8	6
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
TOTAL		91	59

*also includes any garages, porches & decks

** fence, finish house and remodel

*** building - cell tower plan review and equipment installation and finish interior of building

**GREENE COUNTY
PLANNING DEPARTMENT**

DEPOSIT COMPARATIVES FOR July 2025 - June 2026
Account # 43320

Month	Deposit Totals 24-25	Deposit Totals 25-26	Difference	%
July	\$ 1,630.00	\$ 4,650.00	\$ 3,020.00	185.28% *
August	\$ 860.00	\$ 1,560.00	\$ 700.00	81.40% *
September	\$ 820.00	\$ 820.00	-	0.00%
October	\$ 560.00	\$ 1,250.00	\$ 690.00	123.21%
November	\$ 910.00	\$ 1,600.00	\$ 690.00	75.82%
December	\$ 820.00			
January	\$ 660.00			
February	\$ 740.00			
March	\$ 820.00			
April	\$ 840.00			
May	\$ 1,020.00			
June	\$ 1,140.00			

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	\$10,820.00	\$9,880.00		

*REFLECTS PAYMENT OF OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES

PLANNING DEPARTMENT

PLAT APPROVAL COMPARATIVES FOR July 2025 - June 2026

Account # 43320

Month	Plat Approvals 24-25	Plat Approvals 25-26	Difference	%
July	22	65	\$ 43.00	195.45% *
August	14	18	\$ 4.00	28.57% *
September	11	11	\$ -	0.00%
October	9	19	\$ 10.00	111.11%
November	11	16	5	45.45%
December	11			
January	9			
February	8			
March	12			
April	13			
May	15			
June	15			
YTD Comparatives				
Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	150	129		

*REFLECTS OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES