

Agenda
Greene County, TN Regional Planning Commission
Greene County Government Administration Center
401 Takoma Avenue, Greeneville, TN 37743
Takoma Conference Room 1ST Floor
April 14, 2026, at 1:00 p.m.

1. Call to order.
2. Welcome of visitors.
3. Addition/removal of agenda items.
4. Adoption of the agenda.
5. Approval of March 10, 2026, minutes.
6. Consider a request to decrease or release the bond for Red Tail Ridge Phase 1.
7. Consider a request to accept a bond for Red Tail Ridge Phase 2.
8. Consider a request to accept a bond for McKinlea Rush Acres.
9. Consider recommending rezoning 290 Roaring Forks Road and adjacent property owned by Elizabeth P. Malone (tax parcels 074-027.08 and 027.17) from A-1, General Agriculture District to B-2, General Business District, to permit the establishment of a truck repair shop.
10. Administrative minor subdivisions.
 - Countant 0.50 Acre Property Partition for one lot totaling 0.50 acres, located Camp Creek Road in the 22nd civil district.
 - Replat of Lots 6 and 7 for the Bruce Mysinger Subdivision for two lots totaling 4.463 acres, located White Sands Road in the 2nd civil district.
 - Replat of Lot 7 of the Ripley Heirs for two lots totaling 5.38 acres, located Ripley Island Road in the 14th civil district.
 - Division of a portion of Sarah Jones Adams Property for one lot totaling 1.01 acres, located 107 Cutoff in the 22nd civil district.
 - Replat of Ricker Acres for two lots totaling 3.06 acres, located Ricker Road in the 22nd civil district.
 - Division of a portion Tract 4 of the Peters Property Subdivision for one lot totaling 1.77 acres, located Peters Lane in the 20th civil district.
 - Replat of Lyla Lloyd Reynolds Estate for two lots totaling 12.600 acres, located Rheatown Road in the 15th civil district.
 - Survey of a Portion of the Garrett Harbin et ux Property for one lot totaling 0.77 acres, located West Pines Road in the 17th civil district.
 - Portion of the R.S. Hogan Estate for one lot totaling 0.03 acres, located Timber Ridge Road in the 25th civil district.
 - Replat of the Long Heirs Estate for one lot totaling 2.595 acres, located Peaceful Valley Lane in the 6th civil district.
 - Portion of the Splatter Creek Living Trust Property for one lot totaling 1.47 acres, located Jockey Road in the 15th civil district.
11. Review monthly report of all activities recorded for the Building/Zoning/Planning Office.
12. Other Business.
 - Consider revising the *Greene County Subdivision Regulations* concerning TDEC requirements, easement notes, and signature block changes.

- Discussion of a proposed meeting with a representative of the UT Institute for Public Service, Center for Local Planning, the local Environmental Specialist serving Greene County, and TDEC (Nashville office).
- Upcoming Training on May 12, 2026.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, March 10, 2026, 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 Vice-Chairman called the meeting to order at 1:00 p.m. and welcomed attendees.

Adoption of agenda. Amy Tweed added the Snapps Ferry Subdivision Plat, which had been included in the packet but was not listed on the original agenda. A motion was made by Edwin Remine, seconded by Lyle Parton, to adopt the agenda with the change noted. The motion carried unanimously.

Approval of Minutes. The Vice-Chairman asked if members had received the draft minutes of the February 10, 2026, meeting. A motion was made by Edwin Remine, seconded by Phillip Ottinger, to approve the minutes as submitted. The motion carried unanimously.

Plat of the Carol Buchanan Property. The Planning Commission reviewed and considered approving the Subdivision Plat of the Carol Buchanan Property for three lots totaling 4.80 acres, located adjacent to Pisgah Road in the 24th civil district. Amy Tweed stated that on February 5, 2026, she had provided a list of corrections to the surveyor. As a completed plat had not been submitted, and no one was present to represent the property owner, a motion was made by Lyle Parton, seconded by Edwin Remine, to deny approval to the plat as it did not meet requirements for approval. The motion carried unanimously.

Division of the Jarj, LLC Property. The Planning Commission reviewed and considered approving the Division of the Jarj, LLC Property for four lots totaling 8.99 acres, located adjacent to Orrick Lane in the 18th civil district. Daniel Hopson, surveyor for the project, stated the plat was at the Tennessee Department of Environment and Conservation (TDEC) for approval of the septic systems. Amy Tweed recommended approval of the plat, subject to the addition of the TDEC signature, as the plat met all applicable requirements. A motion was made by Phillip Ottinger, seconded by Larry Justis, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Snapps Ferry Subdivision. The Planning Commission reviewed and considered approving the Snapps Ferry Subdivision for eight lots totaling 26.316 acres, located adjacent to Old Snapps Ferry Road in the 15th civil district. Brian Bartlett, project surveyor, stated that all signatures excepting the Highway Department had been obtained. Amy Tweed recommended approving the plat, subject to the addition of the Highway Department signature, as the plat met all other applicable requirements. A motion was made by Jason Cobble, seconded by Becky Rideout, to approve the plat subject to the addition of signatures, as it met all other applicable requirements. The motion carried unanimously.

Division of the Richard Moore Property. The Planning Commission reviewed and considered approving the Division of the Richard Moore Property for two tracts totaling 13.705 acres, located adjacent to Wayland Drive in the 10th civil district. Amy Tweed stated the property was accessed from dead-end roads created by the Greene Meadows subdivision, that were intended to one day extend onto the Moore property. A five-foot-wide reserve strip located at the end of each stubbed street was placed under the control of the Greeneville Regional Planning Commission. Because the Town of Greeneville had nullified their planning region, there was a question of who controlled the access strips.

Daniel Coffey, surveyor for the project, stated that the paved portion of the “T” turnaround areas, located within dedicated right-of-way, stopped approximately nineteen (19) feet short of the properties. The lots did have fifty (50) feet of frontage on the open section of rights-of-way.

Amy Tweed stated she had spoken with representatives of the County Technical Advisory Service (CTAS) regarding the plat, and they recommended the following:

1. The Greene County Regional Planning Commission should assume control of the access strip.
2. Persons owning lots created by the plats that created the reserve strip should be notified that the Planning Commission would discuss removing the reserve strip,

Roger Woolsey agreed that the County planning commission should assume control of the reserve strips. By eliminating the strips and permitting the Moore property to be divided into two lots, there would be no possibility of extending the road in the future. He stated that area property owners were not notified when property was proposed to be subdivided, and doing so for this subdivision would be contrary to normal practice. Edwin Remine stated he thought property owners in the area should be notified of the proposed change. Becky Rideout stated that only one house would be added, instead of several that could be constructed if the road was extended. Richard Moore, property owner, stated he had informed all but one of the owners of lots abutting his property of what he intended to do.

Discussion ensued about the benefits of only having two lots with a total of two houses (one existing), instead of several, and that state law required planning commissions to approve subdivision plats that met requirements, unless there was an overriding reason for denial. Roger Woolsey recommended the following questions be answered regarding the plat.

1. Does the planning commission think that owners of lots created by the Greene Meadows subdivision plats need to be notified of the proposed release of the reserve strips?
2. Does the planning commission want to release the reserve strips?

Lyle Parton made a motion, seconded by Becky Rideout, to not notify area property owners, as doing so was contrary to past planning commission practice. The motion carried unanimously. A motion was made by Larry Justice, seconded by Phillip Ottinger, to release the reserve strips. The motion carried unanimously.

Amy Tweed asked which signature blocks the planning commission wanted to have on the plat. As each lot was larger than five (5) acres the plat was not required to go through the subdivision plat approval process, though policy was that any plat submitted for approval should have all signature blocks. The planning commission stated that only the property owner and surveyor blocks should be included, but that a note should be added to the plat stating that the tracts were larger than five (5) acres and not required to be approved by the planning commission.

Red Tail Ridge Phase II. The Planning Commission reviewed and considered approving the revised preliminary plat for Red Tail Ridge Phase II for 17 lots totaling 17.32 acres, located between Whirlwind Road and Old Asheville Highway in the 10th civil district. Daniel Coffey, surveyor for the project, stated the proposal would add one lot to the preliminary plat, and would create a second right-of-way that would extend to the westerly property line. Unlike the right-of-way extending to the easterly property line, the new section would be paved to a point approximately fifty (50) feet from the westerly property line, ending in a temporary cul-de-sac. When final approval was requested, the amount to pave the turn-around could be included in the bond amount. Daniel Coffey stated that utility lines were rerouted because of the changes, and the retention basins had been upsized to include the additional runoff from the additional pavement. Lyn Ashburn stated that, if the property to the west was developed as an extension of Red Tail Ridge, it would provide two access points to Whirlwind Road, something that was desirable from a safety standpoint. Staff recommended approval of the plat as it met all applicable requirements, subject to submission of the review fee. A motion was made by Edwin Remine, seconded by Phillip Ottinger, to approve the revised preliminary plat, subject to submission of the review fee, as it met all applicable regulations. The motion carried unanimously.

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

- Lazy Llama Campground for the Kase Family Trust for one lot totaling 0.15 acres, located Chuckey Ruritan Road South in the 14th civil district.
- Subdivision of the property of Judy Scheuch for one lot totaling 2.002 acres, located Old Asheville Highway in the 10th civil district.
- Portion of the Tim Gaby Property for one lot totaling 0.46 acres, located Kenneytown Road in the 11th civil district.
- Portion of the Jeff & Jennifer Silvers Property for one lot totaling 0.61 acres, located Old Asheville Highway in the 10th civil district.
- The Leo Birdwell Property for three lots totaling 3.99 acres, located West Allens Bridge Road in the 3rd civil district.

- David Moore to Wesley Fuller for one lot totaling 1.41 acres, located Babbs Mill Road in the 20th civil district.
- Lynn Lamons et ux Property for four lots totaling 3.34 acres, located Bertie Patton Road in the 7th civil district

A motion was made by Larry Justis, seconded by Edwin Remine, to accept the list. The motion carried unanimously.

Monthly activity report for Building/Zoning/Planning Office. A motion was made by Edwin Remine, seconded by Lyle Parton, to accept the report. The motion carried unanimously.

Other business.

Revised TDEC requirements. Amy Tweed stated she had been contacted by TDEC, who informed her that the TDEC division that approved septic systems was changing their name from the Division of Groundwater Protection to Division of Water Resources. The Planning Commission was informed the label on the 6” x 6” plat block would need to be changed to reflect the new name. TDEC was also requiring that the surveyors certificate and seal be signed before the plat was submitted to TDEC. Finally, when using soil mapping on replats, the survey lines must match the original plat. Daniel Hopson asked about the change concerning drainage easements, where TDEC was going to require an additional setback between drainage easements and septic systems. Amy Tweed stated that Ambre Torbett, Director of Economic and Community Development for Sullivan County, TN, was working with TDEC to revise the language they proposed, as in its current iteration it could result in side yard setbacks of up to thirty-seven and ½ (37.5) feet between drainage easements and septic systems. Brian Bartlett questioned why a drainage easement note was required on all plats, since water didn’t necessarily flow adjacent to lot lines. Lyn Ashburn stated the note was an assurance that there would be a way to route drainage from lots to roads or natural drainage areas. If there was a natural drainage area on a lot it could be shown instead of including the drainage and utility easement note. Brian Bartlett stated most of the plats he did had lots that sheeted runoff to a road.

There being no further business, a motion was made by Edwin Remine, seconded by Lyle Parton, to adjourn. The motion carried unanimously. The meeting adjourned at 1:55 p.m.

Approved as written: _____
 Secretary: _____
 Chairman/Vice Chairman: _____



Permit #: 202600223

Permit Date: 03/23/26

Permit Type: Re-Zoning

Zoning Type: Rezoning

Class: Commercial

Applicant Phone: 423-972-7065

Applicant Name: Kelsey McInturff

Applicant Address: 290 Roaring Fork Rd.

Re-Zoning:

Applicant Email: benmcinturff@gmail.com

Square Feet: 0

Issued Date: 03/23/2026

Description: Rezoning - A-1 to B-2

Project Cost: 300

City, State, Zip: Afton, TN 37616

Expiration Date: 03/23/2027

Setbacks:

Flood Zone:

Project Type: Rezoning

Percentage of Damage:

Status: Pending

Assigned To: Lyn Ashburn

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
030 074 02717 & 02708 000 2024	ROARING FORK RD		MARTIN W MALONE ; ELIZABETH P MALONE		A-1

Fees

Fee	Description	Notes	Amount
Rezoning Request Fee			\$300.00
Total			\$300.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/23/2026	Kelsey McInturff	Rezoning		Dawn Ramsey	\$300.00
Outstanding Balance					\$0.00

Notes

Date	Note	Created By:
04/08/2026	Rezoning Request - From A-1 to B-2 to permit the establishment of a truck repair shop.	Amy Tweed

Uploaded Files

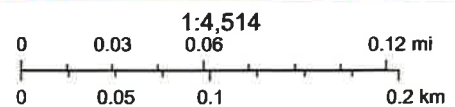
Date	File Name
03/24/2026	31351118-permit application-Kelsey McInturff.pdf
03/23/2026	31339451-Approval letter-Kelsey McInturff.pdf

Greene County - Parcel: 074 027.08 & 027.17



Date: April 8, 2026

County: GREENE
Owner: MALONE ELIZABETH P
Address: ROARING FORK RD 290
Parcel ID: 074 027.08 & 027.17
Deeded Acreage: 10.03
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE RECORDS OF 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 22ND DAY OF JANUARY, 2026.
Brian T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1004



CERTIFICATE OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I/WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

REGISTERED OWNER(S) Amelia Harvey 2-26-26 (DATE)

OWNER(S) _____ (DATE)

NOTES:

- SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- ALL SUBDIVISIONS SHALL BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
- REVIEW ALL OF THE PROPERTY AS DESCRIBED IN DEED BOOK 6374, PAGE 100.
- THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM), COUNTY PANEL 2506.
- A BRIDGEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY REGIONAL PLANNING COMMISSION FOR CONSTRUCTION OF A BRIDGEWAY OR ELEVATION TO A COUNTY MAINTAINED ROAD.

STORM WATER/UTILITY BASEMENT STATEMENT:

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND TO EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR INFRASTRUCTURE, STORM WATER, AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER.

3/5/24 (DATE)

SECRETARY
REGIONAL PLANNING COMMISSION

SETBACK REQUIREMENTS:

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

Appalachian
Surveying & Consulting, P.A.

4522 Ashcraft Hwy
Greenville, TN 37744
Phone (828) 243-7280
bartlett@appalachiansurveying.com
NCEM's License No.: 6-2488

CERTIFICATE OF APPROVAL OF STREETS:

I hereby certify (initial):
1. Any new or existing roadway dedication upon an existing roadway shall conform to the Greene County Road List, shall service the public and shall be subject to the Greene County Road List.
2. Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans have been approved by the Greene County Planning Commission.
3. Such Roadway Dedication is not subject to any other conditions or restrictions.
4. The dedication of this state road (if applicable) is subject to the approval of the State Road Commission.

DATE 2-25-26

GREENE COUNTY PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE 2-18-26

REPRESENTATIVE
CITY OF COUNTY HEALTH DEPARTMENT

CERTIFICATE OF ELECTRIC SERVICE:

THE REQUIREMENTS FOR ELECTRIC SERVICE THAT APPLY TO GREENE COUNTY (GREENEVALE ENERGY AUTHORITY) LINE EXTENSION POLICES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAN. THE DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE GREENEVALE ENERGY AUTHORITY. THE DEVELOPMENT SHALL BE MADE TO GO BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

DATE 2-18-26

REPRESENTATIVE
GREENEVALE ENERGY AUTHORITY

DIVISION OF GROUNDWATER PROTECTION CERTIFICATION:

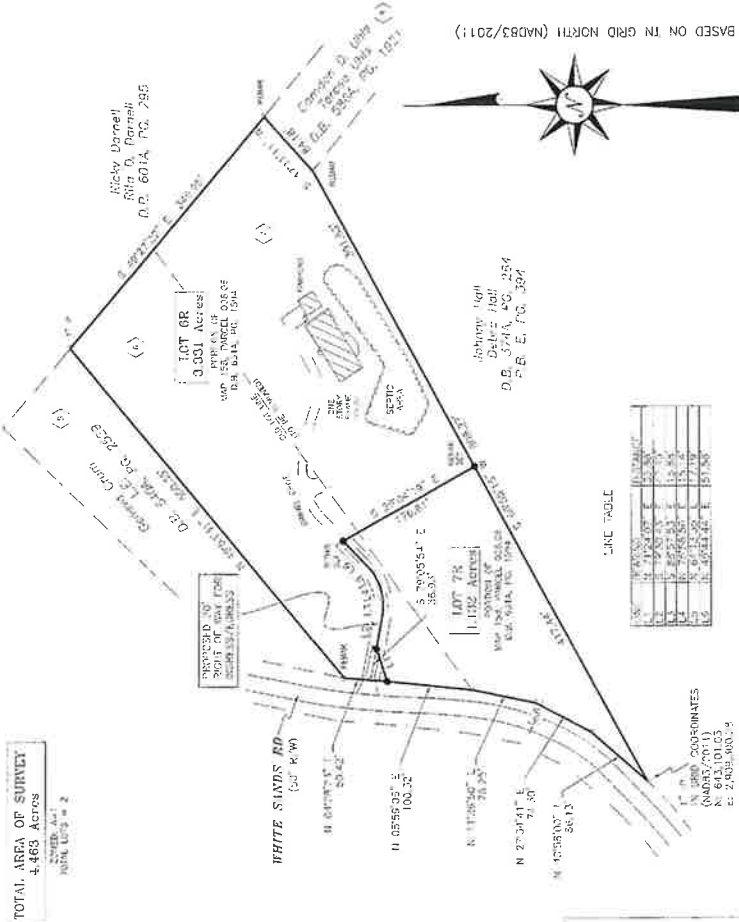
GENERAL STATEMENT:
This plan is hereby certified that the proposed development, including the proposed structures, shall be constructed in accordance with the requirements of the Division of Groundwater Protection, and shall be subject to the requirements of the Division of Groundwater Protection. The proposed development shall be constructed in accordance with the requirements of the Division of Groundwater Protection, and shall be subject to the requirements of the Division of Groundwater Protection.

DATE 02-17-26

REPRESENTATIVE
DIVISION OF WATER RESOURCES

TOTAL AREA OF SURVEY:

4.463 ACRES
NET AREA = 2



LAKE TROLL

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	LAKE TROLL	15,770.00	0.358
2	LAKE TROLL	15,770.00	0.358
3	LAKE TROLL	15,770.00	0.358
4	LAKE TROLL	15,770.00	0.358
5	LAKE TROLL	15,770.00	0.358
6	LAKE TROLL	15,770.00	0.358
7	LAKE TROLL	15,770.00	0.358
8	LAKE TROLL	15,770.00	0.358
9	LAKE TROLL	15,770.00	0.358
10	LAKE TROLL	15,770.00	0.358

REGISTER OF DEEDS:

03/09/2026 - 02:01:54 PM
26002352
HOLLYNATCH-SONN
PLAT CABINET: N
SLIDE: 73

REG.FEE	15.00
DP.FEE	2.00
TOTAL	17.00

KAREN COLLINS-DYINGER
REGISTERED PLAT

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE PRESSION OF THE UNADJUSTED SURVEY # 11-24-20.

GREENE COUNTY
REGIONAL PLANNING
COMMISSION
RE-PLAT OF
LOTS 5 & 855-7
BRUCE MYSYNGER
SUBDIVISION

DEED CABINET: N, SLIDE: 100

PROPERTY OWNER/ADDRESS
2020 WHITE SANDS RD
GREENEVILLE, TN 37743

2ND CIVIL DISTRICT
GREENEVILLE, TN 37743

DATE: JANUARY 23, 2026

BRANNING NO. 25-1750

SCALE: 1"=100'





Notes

- The information shown here is based on data from the State of Georgia, 2012. The State will not be responsible for the accuracy of the information shown on this map. It is the user's responsibility to verify the accuracy of the information shown on this map.
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Utility Note

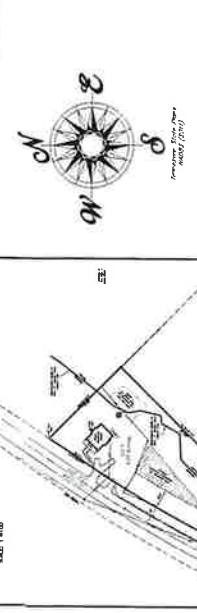
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State Highway Entrance Statement

The information shown here is based on data from the State of Georgia, 2012. The State will not be responsible for the accuracy of the information shown on this map. It is the user's responsibility to verify the accuracy of the information shown on this map.

Property Information

Owner: Sarah Jones Adams
 912 Hwy 201, Suite 100
 Marietta, GA 30066



Certification

I certify that the information shown on this map is true and correct to the best of my knowledge and belief.

[Signature]



SHEET 1 OF 1

FINAL PLAN
 T-14, Map Book 7424, Page 1226
 Date: February 6, 2018

DIVISION OF A PORTION OF SARAH JONES ADAMS PROPERTY	
GREENE COUNTY REGIONAL PLANNING COMMISSION	
TITLE: T-14	PLAT NO. 1
OWNER: Sarah Jones Adams	DATE: 2/26/18
SURVEYOR: Michael B. Johnson	CLOSURE ORDER: 17-10-000
SCALE: 1" = 40'	

Notes

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Utility Note

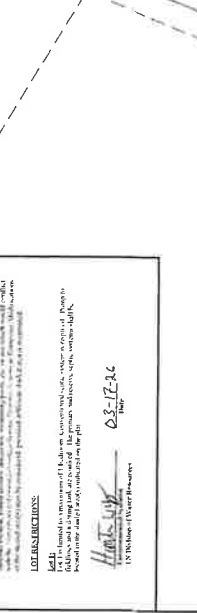
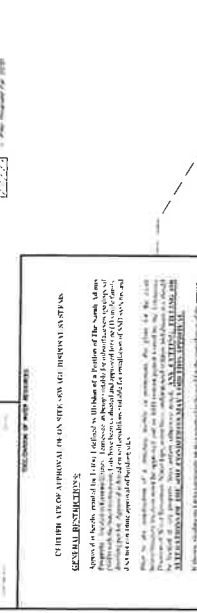
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State Highway Entrance Statement

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Property Information

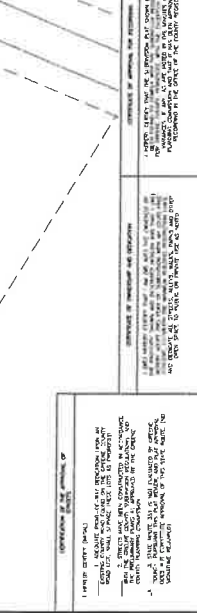
Owner: Sarah Jones Adams
 912 Hwy 201, Suite 100
 Marietta, GA 30066



Certification

I certify that the information shown on this map is true and correct to the best of my knowledge and belief.

[Signature]



SHEET 1 OF 1

FINAL PLAN
 T-14, Map Book 7424, Page 1226
 Date: February 6, 2018

DIVISION OF A PORTION OF SARAH JONES ADAMS PROPERTY	
GREENE COUNTY REGIONAL PLANNING COMMISSION	
TITLE: T-14	PLAT NO. 1
OWNER: Sarah Jones Adams	DATE: 2/26/18
SURVEYOR: Michael B. Johnson	CLOSURE ORDER: 17-10-000
SCALE: 1" = 40'	

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Amy Tweed, Planning Coordinator
Date: April 8, 2026
Subject: TDEC requirements for Northeast Tennessee counties

In the past two years, surveyors have indicated that the requirements for TDEC review of Greene County plats differ from those in other Northeast Tennessee counties. Staff have determined that this appears to be an issue of enforcement at the county level. Each county is assigned a TDEC Environmental Specialist, and individual Specialists are interpreting and applying requirements differently within their respective counties. As a result, the County is not necessarily imposing additional requirements, but rather working to comply with those being enforced by TDEC on a county-by-county basis.

To address these inconsistencies, I have contacted Hunter Wyatt (TDEC Environmental Specialist for Greene County), the TDEC main office in Nashville, and Ambre Torbett to coordinate a meeting. The purpose of this meeting is to gain clarification on TDEC requirements at the state level and to better understand how and why these requirements are being applied differently across counties.

Ambre Torbett, the new East Tennessee Senior Planning Supervisor with the University of Tennessee Institute for Public Service, Center for Local Planning, has also been asked to assist in coordinating a regional meeting. Following clarification from the Nashville office, it is anticipated that a broader discussion will be held with planners and TDEC representatives from surrounding Northeast Tennessee counties.

The goal of these efforts is to promote consistency in both regulatory requirements and enforcement practices across all Northeast Tennessee counties with subdivision regulations, ensuring a more uniform and predictable review process for surveyors, developers, and local governments.