

JOHNSON CITY REGIONAL PLANNING COMMISSION
Minutes
December 11, 2018

Members Present: Dr. Tim Zajonc, Chairman Mr.
Mr. Bob Cooper, Vice-Chairman
Col. Paul Williamson, Secretary
Dr. Stacey Wild, Asst. Secretary
Dr. Mike Marchioni
Mr. Jacobus Louw
Gen. Gary Harrell

Members Absent: Mr. Jamie Povlich
Mr. Joe Wise

Staff Present: Preston Mitchell, Director of Development Services, City of Johnson City
Asongayi Venard, Development Coordinator, City of Johnson City
Matthew Manley, Senior Planner, City of Johnson City
Will Righter, Planner, City of Johnson City
Tim Seaton, Construction Inspector, Public Works
Allan Cantrell, City Engineer, City of Johnson City
Nicole Lawrence, Recording Secretary, City of Johnson City

Chairman Zajonc called the meeting to order at 6:00 p.m. Commissioner Cooper gave the invocation and led the Pledge of Allegiance.

Approval of the Johnson City Regional Planning Commission agenda was put forth with the addition of one item; the release of Bonds. Commissioner Wild made the motion to approve with a second from Commissioner Marchioni. Agenda was approved as presented with the addition of the release of Bonds.

The minutes of the Johnson City Regional Planning Commission Meeting held on November 13, 2018 were approved unanimously by a 7-0 vote with Commissioner Williamson making the motion and Vice-Chairman Cooper with a second.

Old Business

Consider approval of Preliminary Plat of an 8-lot, 05.83-acre subdivision, proposed to be named Trail Village Subdivision. At the meeting on November 13, 2018, the Planning Commission considered and deferred the preliminary plat of the Trail Village Subdivision at the request of the developer. This was because the proposed driveways did not meet sight distances; it was unclear whether the developer was proposing to construct a street or a joint access driveway; and the developer had to redesign the plat to provide an emergency trucks turnaround area. These issues have been resolved.

Access to all the lots will be through a shared permanent access easement. This will be a private driveway. E911 policy requires that shared driveways providing access to more than three lots be named. The developer proposes to name the easement "Trek Ln" in the final subdivision plat. Engineering staff have reviewed and determined that the sight distance of this driveway meets Johnson City requirements.

To foster durability of the joint use driveway as recommended by the City Engineer at the November 11, 2018 Planning Commission meeting, the profile of the shared access easement shall consist of 6" base, 1.75" binder, and 1.25" surface. This is the same construction profile for local streets.

This easement has also been redesigned to provide a turnaround "T"- end that meets emergency vehicles such as fire trucks requirements.

Considering that the proposed access way will be private, a mail and garbage pickup easement area for all lots shall be constructed at the intersection of Cedar Grove Rd and the shared driveway.

Easements shall be provided for public water and sewer lines to the individual lots.

Staff recommended the Planning Commission APPROVE the preliminary plat for Trail Village Subdivision as submitted.

Public hearing was opened;

Craig Fair 391 Buckingham Rd. Johnson City, Tn. the applicant, spoke in favor of the approval and was available to answer any questions the commission may have.

Seeing no one else wished to speak, public hearing was closed.

A motion to approve was put forth by commissioner Marchioni with a second from commissioner Harrell.

Motion approved as presented.

VOTE: 7-0

New Business

The first item on the agenda was a Rezoning of property located at 121 Boone Ridge Dr. (Parcel #021 067.03) from I-1 (Light Industrial) to B-4 (Planned Arterial Business). The property requested for rezoning totals 2.79 acres and consists of a multi-office building, asphalt parking lot, and landscaping. The topography of the lot is flat. The abutting property to the south is tiered down from the subject property. No change in use proposed at this time. The purpose of the rezoning request is to synchronize the zoning of this property, and its current and future land uses with the commercial character of the Boones Creek Corridor.

Public hearing was opened;

Hank Carr 3326 Bonneywood Ct. Spoke in favor of the rezoning.

Seeing no one wished to speak, public hearing was closed.

A motion to approve as presented was put forth by commissioner Marchioni with a second from commissioner Williamson.

Motion approved as presented.

VOTE: 7-0

The second item on the agenda was a Rezoning of property located at 119 Boone Ridge Dr. (Parcel #021P A 001.00) from I-1 (Light Industrial) to B-4 (Planned Arterial Business). No change in use proposed at this time. The purpose of the rezoning request is to synchronize the zoning of this property, and its current and future land uses with the commercial character of the Boones Creek Corridor.

Public hearing was opened; seeing no one else wished to speak, public hearing was closed.

A motion to approve as presented was put forth by commissioner Willimson with a second from commissioner Marchioni.

Motion was approved as presented.

VOTE: 7-0

The third item on the agenda was a request for Rezoning of property located at 2849 Boones Creek Rd (Map # 029 Parcel # 004.06) from I-1 (Light Industrial) to B-4 (Planned Arterial Business). The stated purpose of this request is to align the zoning of this vacant property with the zoning and land uses of the surrounding properties.

Public hearing was opened; seeing no one wished to speak, public hearing was closed.

A motion to approve was put forth by commissioner Harrell with a second from commissioner Marchioni.

Motion was approved as presented.

VOTE: 7-0

The fourth item on the agenda was to Rezone the Stem of the Property at 129 Boone Ridge Dr from I-1 to R-5. Planning staff received a request to rezone the properties at 119 Boone Ridge Dr and 121 Boone Ridge Dr from I-1 (Light Industrial District) to B-4 (Planned Arterial Business District). In the course of staff's analysis, staff determined that the property at 129 Boone Ridge Dr, owned by Sequoyah Council Inc. Boy Scouts of America, located immediately west of these lots is split zoned. The flag portion of the lot is zoned R-5 (High Density Residential), while the stem portion of the lot is zoned I-1. This stem is used as a driveway into the Boy Scouts building. The Planning Staff initiates a request to rezone this stem

Public hearing was opened; seeing no one else wished to speak, public hearing was closed.

A motion to approve was put forth by commissioner Wild with a second from commissioner Marchioni.

Motion approved as presented

VOTE: 7-0

The fifth item on the agenda was an added item to the agenda, the release of five (5) Bonds.

Public hearing was opened; seeing no one else wished to speak, public hearing was closed.

A motion to approve was put forth by commissioner Marchioni with a second from commissioner Williamson.

Motion approved as presented.

VOTE: 7-0

There being no further business the meeting was adjourned at 6:30 pm.

APPROVED:



Dr. Timothy Zajonc, Chairman

SIGNED:



Col. Paul Williamson, Secretary