



**AGENDA**  
**JOHNSON CITY BOARD OF ZONING APPEALS**  
**MEETING**  
**October 2, 2018**  
**6:00PM**

1. Call to Order
2. Approval of the minutes of the September 4, 2018 meeting
- 3.. New Business

**1.1. Case Number PL201800271:**

Consider a Variance request for a 20.75ft front yard setback reduction at 3206 Peoples St, Johnson City, TN 37604 (Chick-Fil-A).

The property is zoned B-4 (Planned Arterial Business District) and is located in the DO (Design Overlay).

Petitioner: Interplan, LLC

**1.2. Case Number PL201800272:**

Consider a Variance request to allow a Dumpster to be located in the front yard at 3206 Peoples St, Johnson City, TN 37604 (Chick-Fil-A).

The property is zoned B-4 (Planned Arterial Business District) and is located in the DO (Design Overlay).

Petitioner: Interplan, LLC

**3.3 Case Number PL201800276:**

Consider a Special Exception request to allow for shared parking of three general retail stores located at 3019 Peoples St, Johnson City, TN 37604 (old Kmart building).

The property is zoned B-4 (Planned Arterial Business District).

Petitioner: Trinity Development Partners, LLC

**3.4 Case Number PL201800277**

Consider a Variance request to reduce the number of joint parking spaces for three retail businesses at 3019 Peoples St, Johnson City, TN (Old Kmart building) from 776 stalls to 698 stalls.

The property is zoned B-4 (Planned Arterial Business District).

Petitioner: Trinity Development Partners, LLC

**3.5 Case Number PL201800278**

Consider a Variance request to increase the increase the height and square footage of a free-standing sign from 30ft high to 40ft high and from 90 sq ft to 250 sq ft at 3019 Peoples St (Old Kmart building).

The property is zoned B-4 (Planned Arterial Business District).

Petitioner: Trinity Development Partners, LLC

5. Adjournment

**601 East Main Street • P.O. Box 2150 • Johnson City, TN 37605 • (423) 434-6047 • Fax: (423) 461-1636**