

**JOHNSON CITY REGIONAL PLANNING COMMISSION**  
**Minutes**  
**November 13, 2018**

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

**Staff Present:** 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  
Travis Olinger, Engineer, Water Sewer  
Charlie Stahl, Assistant City Manager, 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; Commissioner Wild made the motion to approve with a second from Commissioner Cooper. Agenda was approved as presented.

The minutes of the Johnson City Regional Planning Commission Meeting held on September 11, 2018 were approved unanimously by a 9-0 vote with Commissioner Wise making the motion and Commissioner Williamson with a second.

## **New Business**

The first item on the agenda was a Rezoning request of property at 2912 Boones Creek Road, being Lot 3 of the Boones Creek Commercial PK Subdivision, from I-1 (Light Industrial) to B-4 (Arterial Business District). The applicant proposes that the property be given the same zoning district as the surrounding lots to the east, west and north. The property has frontage on Boones Creek Rd, which is designated as an Arterial street in the Major Street & Road Plan. This street is designed for high mobility traffic. It has the capacity to handle future commercial development on this property without significant safety risk.

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

**A motion to approve as presented was put forth by commissioner Wild with a second from commissioner Cooper.**

**Motion was approved as presented**

**VOTE: 9-0**

The second item on the agenda was a Rezoning request of property located at 1101 Skyline Drive from R-2 (Low Density residential) to R-2C (Low Density Residential). The petitioner proposes to subdivide the property and construct an additional single-family home. The Public Works Dept. made the following request during the Concept Plan review: "Indicate the sight distances at the proposed new driveway. The available sight distances should meet the minimum distance set by AASHTO for both intersection and stopping sight distance". Planning staff requested sight distances from the applicant on several occasions throughout the application process including during the initial predevelopment meeting.

Public hearing was opened;

Paul Yoder – the applicant spoke in favor of the approval. Mr. Yoder did state that he felt if site distance was an issue for the city for approval that he thinks the city should pay for and perform the site distance measurements.

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

**A motion to approve as presented with the condition that the applicant provides site distance measurement prior to going before the City Commission for approval was put forth by commissioner Marchioni with a second from commissioner Povlich.**

**Motion was approved as presented with a condition**

**VOTE: 9-0**

The third item on the agenda was a request for Preliminary Plat Approval for Bent Oak Estate. All lots are proposed for single family residential development. Access to the lots will be through a new streets connected to the existing Bent Oak Dr. The proposed streets will be local streets by design standards. There are public water and sewer services lines in the adjoining Alexander Groove Subdivision and along Claude Simmons Road that can be extended to the proposed development. The City's Engineering Division and the Water Sewer Service Department have

reviewed the submitted plat and recommend approval. The plat meets both Washington County Zoning Ordinance and Johnson City Regional Planning Commission Subdivision Regulations. Staff recommended approval.

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

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

**Motion was approved as presented**

**VOTE: 9-0**

The fourth item on the agenda was a request for Final Subdivision Plat approval for the Eldridge Family Tract Subdivision. The property owner intends to sell the lots for infill development. Each of the proposed lots abuts a county road. The lots will require septic. Water will not be available until after March 1, 2019. The proposed driveway locations as shown on the plat meet the American Association of Highway and Transportation Officials (AASHTO) guidelines for sight distances as adopted by Johnson City. Staff recommended approval.

Public hearing was opened;

Dan Eldridge – Property owner and applicant spoke in favor of the request.

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 Williamson.**

**Motion approved as presented**

**VOTE: 9-0**

The fifth item on the agenda was a request for Final Subdivision Plat approval for Austin Springs PUD. Located on South Austin Springs Road. The subdivision plat has 26 lots, consistent with the preliminary plat. All lots are for single-family residential development. Houses will be constructed as duplexes. Lots layout and sizes conform to the preliminary plat that was approved by the Planning Commission.

The subdivision involves the construction of a new street proposed to be named Traders Walk. The developer is offering this street to the City for dedication as a public street. E911 has reviewed and recommended approval of the proposed street name, which also meets the standards for street names in the Johnson City Regional Planning Commission Subdivision Regulations.

The developer is laying the finished asphalt layer on this road at the time of writing this report. Staff will provide an update on its state to the Planning Commissioners at the workshop/meeting.

The initial bond requirement calculation made on October 9, 2018 was \$45,000. However, the developer is currently completing some improvements such as surface asphalt that will

significantly reduce this bond amount. Staff will provide the required bond for uncompleted infrastructure at the workshop/meeting.

Public hearing was opened;

Tim O'Neil 287 Riverview Dr. Johnson City Tn. spoke in favor of the request and agreed to the posting of the \$19,000.00 bond.

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

**A motion to approve subject to the posting of a \$19,000.00 was put forth by commissioner Povlich with a second from Commissioner Harrell.**

**Motion approved as stated**

**VOTE: 9-0**

**A Motion to approve the dedication of Traders Walk as a public street was put forth by commissioner Povlich with second from commissioner Harrell.**

**Motion approved as presented**

**VOTE: 9-0**

The sixth item on the agenda was a request for Preliminary Plat approval for Trail Village Subdivision. Access to the lots is proposed to be through Trek Lane and to be constructed either as a private driveway easement or a private street. The engineer has not made requested revisions to the plat to provide the construction details necessary to clarify this. Per the design of the submitted preliminary plat, access to the lots could also be through individual driveways to each lot from Cedar Grove Rd.

The Engineering Division has reviewed both options and determined that Lots 2 through 8 driveway sight distances do not meet the required sight distance measurement for a left turn movement. Also, lot 3 does not meet the required sight distance for a right turn movement. The available sight distance should meet the minimum distance set by AASHTO for both intersection and stopping sight distance. The city policy is to provide sight distances for speed equal to the posted speed limit plus 10 MPH. If sight distance cannot be achieved, grading of the subdivision property or the city street to remove obstructions may be required of the developer. These review comments have been provided to the design engineer, but no revisions have been made to the preliminary plat. Consequently, the Engineering Division has not recommended approval of this preliminary plat.

Public Hearing was opened;

Craig Fair – 391 Buckingham Rd. Johnson City, Tn. – the applicant spoke in favor of the request. He stated he was ok with the driveway into the development being a private driveway to the homes and not a public street.

Bill Hawk – 39 Single Tree Ct. – property surveyor, spoke in favor of the approval. He believes city staff has blown the street Vs. driveway issues out of proportion. He stated that the City of

Johnson City is not developer friendly and not willing to work with developers. He stated he spoke with E911 and they had no issues with the driveway being a Private Dr.

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

**A motion to deny was put forth by commissioner Cooper with a second by commissioner Marchioni.**

**Commissioner Wise asked the applicant if he would rather defer the issue until he could perform all of the required site distance requirements, Commissioner Cooper then withdrew his motion to deny and the item was deferred by the petitioner.**

### **Item Deferred**

The seventh item on the agenda was Annexation and Rezoning of property located at 317 Green Pond Road. The property is located within the Urban Growth Boundary and adjoins current City limits, and annexation is requested by the property owner. The Fiscal Impact Analysis employs the Per Capita Multiplier Method, which uses average government cost per person and school costs per pupil multiplied by a projection of the expected number of new people and students to estimate the costs of a new development. Water and Sewer cost and revenue are based on estimated line extension cost and tap fees. Total recurring net fund is estimated to be \$51,161. Staff recommended approval.

Public hearing was opened;

The following spoke against the proposed Annexation and rezoning, all citing increased traffic and safety issues, a sinkhole on the proposed property and water quality and wildlife issues. A 251 signature petition will be attached to this record.

Gary McAllister – Washington County Commissioner

Robert Ingram – 127 Partridge Ln.

Charles Eric Martin – 3707 West Walnut St.

Marie Miller – 102 Sunny Slopes Dr.

Kenneth Rawls – Green Pond Rd.

Mr. Todd Wood – Developer and petitioner spoke in favor of the Annexation and Rezoning. Mr. Wood stated that in or outside of the city limits this development would be created. He stated it would benefit the city to annex the property.

Commissioner Wild asked Mr. Wood, to make sure she understood correctly, that even if the city of Johnson City did not annex and rezone this property that as it is right now, in Washington County, he could move forward with his development and half would be in the city and half in the county?


Mr. Wood stated that yes, the development would be built on that property regardless of the Annexation and rezoning.

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

**A motion to approve as presented was put forth by commissioner Cooper with a second from commissioner Marchioni.  
Motion approved as presented  
VOTE: 9-0**

There being no further business the meeting was adjourned at 7:40 pm.

APPROVED:

  
\_\_\_\_\_  
Dr. Timothy Zajonc, Chairman

SIGNED:

  
\_\_\_\_\_  
Col. Paul Williamson, Secretary