

**JOHNSON CITY REGIONAL PLANNING COMMISSION**  
**Minutes**  
**January 8, 2019**

**Members Present:** Dr. Tim Zajonc, Chairman  
Mr. Bob Cooper, Vice-Chairman  
Col. Paul Williamson, Secretary  
Dr. Stacey Wild, Asst. Secretary  
Dr. Larry Calhoun, City Commission Representative  
Mr. Clay Hixson  
Mr. Jamie Povlich

**Members Absent:** Dr. Mike Marchioni  
Mr. Jacobus Louw  
Gen. Gary Harrell

**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  
Allan Cantrell, City Engineer, City of Johnson City  
Travis Olinger, Water Sewer Engineer  
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 Williamson. Agenda was approved as presented by a 7-0 vote.

The minutes of the Johnson City Regional Planning Commission Meeting held on December 11, 2018 were approved unanimously by a 7-0 vote with Commissioner Wild making the motion and Commissioner Williamson with a second.

## **New Business**

The first item on the agenda was to consider **Final Subdivision approval for the Petcher XAC property Replat.** The Planning Commission is requested to grant final subdivision approval to the Petcher XAC Property Replat. The property is inside the Johnson City corporate limits. The subdivision consists of subdividing one (1) lot of 5.24 acres into three (3) lots of 0.33 acres, 0.34 acres and 4.23 acres. The property owner intends to sell the lots for infill development.

To conform fully to the future expansion plans for Carroll Creek, however, the easterly property line end of Lot 2 abutting Carroll Creek Rd needs to be moved further into the lot by 4.63 ft. Staff recommends that the Planning Commission GRANT CONDITIONAL APPROVAL to the Replat of the Petcher XAC Property: *subject to property owner moving the easterly property line end of Lot 2 further into the lot by 4.63 ft.*

Commissioner Wild asked staff about Adair Street which is located adjacent to the property in question; Is this street currently built to city public street standards? Was this a city public street?

Staff replied that yes Adair Street is a city public street however, it is not built to city public street standards. The purpose of this street is to provide access to the two new lots being created and to a home already on the property. This street was in existence when this property was annexed from Washington County many years ago.

Commissioner Wild then asked staff about the new subdivision and the conformity of the two lots being created.

Staff then made a correction to the present staff report; the property is in the R-2 zoning district which requires a min. of 15,000 sq. ft., it is not in the R2-B zoning district as the current staff report states. This now makes this property conforming; it is 0.34 in acres. There is a provision in the Zoning Ordinance that when a subdivision is created and it becomes substandard in its creation and a lot does not meet lot size that when the developer is dedicating land to the city the land shall be considered conforming by the Planning Commission and there will not be a need for a variance. The is referencing Zoning Ordinance 3.5.6. The Planning Commission is not under any obligation to approve any non-conforming lots when the developer is not dedicating land to the city. ***Staff is recommending approval subject to the developer moving the eastern property line corner 4.63 feet into the lot in order to conform with the construction plans for Carroll Creek Rd.***

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

Chairman Zajonc explained that this subdivision approval is consistent with the Land Use Plan and with the dedication of the R-O-W from the developer to the city; Ordinance 3.5.6 allows the Planning Commission the right to approve this non-conforming plat. In order to be a friendlier and reasonable Commission this particular plat meets the criteria for consideration.

Commissioner Williamson agreed that this is a good and appropriate use of the Planning Commissions privileges to approve this particular plat under the particular circumstances.

Commissioner Hixson asked if there were any plans for the city to improve Adair Street? Staff replied that there are no plans at this time to make any improvements to Adair Street. However, there is room for improvement if the developer wishes to do so. Adair Street is currently sufficient for use for the three proposed homes at this time.

**A motion to approve as presented with the mentioned condition by staff was put forth by commissioner Cooper with a second from commissioner Williamson.**

**Motion approved as stated with mentioned condition.**

**VOTE: 7-0**

The second item on the agenda was **Rezoning of a portion of the property located at 4835 North Roan Street, from B-4 (Planned Arterial Business District) to RP-3 (Planned Residential District)**. The petitioner proposes to construct 3 Single-Family Homes. The property located at 4835 North Roan Street is 4.08 acres. The portion of the property requested for rezoning totals 0.42 acres. There are little to no mature trees on this portion of the parcel. The terrain of the three proposed single family lots is relatively flat. The most significant land feature is a slight decrease in elevation from the southeastern most property line to Hammett Rd. This area is marked as "open space" on the Concept Plan. Additionally, the land rises northwest of the property towards North Roan Street. Staff Recommended approval.

Public hearing was opened;

Tim Carter 116 Stonehenge Drive, Bristol, Tn. who is the owner of the property spoke in favor of the Rezoning.

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

**A motion to approve based on the Land Use Plan and the consistency of the area zoning was put forth by commissioner Povlich with a second from commissioner Wild.**

**Motion was approved as stated.**

**VOTE: 7-0**

At this time Chairman Zajonc welcomed our two newest Commissioners to the Planning Commission; Dr. Larry Calhoun who is replacing Mr. Joe Wise as our City Commission representative and Mr. Clay Hixson who is replacing Mr. Mike Williams.

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

APPROVED:

SIGNED:

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Dr. Timothy Zajonc, Chairman

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Col. Paul Williamson, Secretary

- *The chairman was unavailable to sign the minutes at the February meeting, the minutes were approved 9-0 at the February 12, 2019 meeting and will show in the February Minutes.*