

**JOHNSON CITY REGIONAL PLANNING COMMISSION**  
**Minutes**  
**June 11, 2019**

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

**Members Absent:** Dr. Mike Marchioni  
Gen. Gary Harrell  
Col. Paul Williamson, Secretary

**Staff Present:** Preston Mitchell, Director of Development Services, City of Johnson City  
Asongayi Venard, Development Coordinator, City of Johnson City  
Nicole Lawrence, Recording Secretary, City of Johnson City  
Allan Cantrell, City Engineer, City of Johnson City  
Tim Seaton, Inspector, Public Works, City of Johnson City  
Travis Olinger, Engineer, Water Sewer, City of Johnson City

Chairman Zajonc called the meeting to order at 6:10 p.m. Vice-Chairman Coper gave the invocation and led the Pledge of Allegiance. Due to technical difficulties the meeting started late. Due to a YouTube outage this meeting was not able to live stream.

Approval of the Johnson City Regional Planning Commission agenda was put forth, Commissioner Wild made a motion for approval of the agenda as presented with a second from Commissioner Williamson. Motion approved 7-0

The minutes of the Johnson City Regional Planning Commission Meeting held on May 14, 2019 were approved unanimously by a 7-0 vote with Commissioner Wild making the motion and Commissioner Povlich with a second.

New Business

The first item on the agenda was to consider final subdivision plat approval for The Johnson City Center.

The Planning Commission is requested to grant final subdivision plat approval to the Trinity Development Partners property located at 3019 Peoples St. This is a commercial subdivision consisting of seven lots. Three of the lots will be Planned Unit Development lots, and four will be outparcels. The final plat layout is the same as the preliminary plat approved by the Planning Commission in 2018.

Staff recommended that the Planning Commission approve the final subdivision plat for The Johnson City Center, subject to the approval of the As-Built drawing.

The public hearing was opened; seeing no one wished to speak the public hearing was closed.

A motion to approve as presented was put forth by Commissioner Povlich with a second from Vice-Chairman Cooper.

Motion was approved as presented.

VOTE: 7-0

The second item on the agenda was to consider preliminary plat approval for The Villas at Mockingbird.

This is a request for Preliminary Plat approval of a 1-lot, 16.34 acre multifamily residential subdivision, proposed to be named "Villas at Mockingbird." The one lot will result from a consolidation of three lots. The property is currently in the corporate limits of Johnson City. The Johnson City Regional Planning Commission has jurisdiction over the subdivision development.

The preliminary plat is in conformity with the concept plan for the rezoning of the property as approved by the Johnson City Board of Commissioners in November 2018 - Ordinance Number 4464 - 18. In the approval of the concept plan, the City Commission followed the Planning Commission's recommendation, and required the connection of Mockingbird Lane to Northgate Dr. and the provision of traffic calming mechanisms along the extension. The preliminary plat incorporates these requirements.

Staff recommended that the Planning Commission approve the preliminary plat of the Villas at Mockingbird Subdivision.

Vice-Chairman Cooper asked staff about the previously discussed traffic calming on Sundale Dr. Asongayi Venard, Development Coordinator replied that the City Commission approved the concept plan and at that time they placed the responsibility on the Public Works department to handle those issues.

Chairman Zajonc asked if there were any required Variances for this plat? Asongayi replied that no, there were no required Variances.

Chairman Zajonc asked about the storm water issues, had those been resolved? Asongayi replied that all of those details will be handled and addressed with the submission of the construction plans.

Commissioner Povlich asked about the buffers for the development. Asongayi replied that the buffer requirement is a type one buffer however the developer has voluntarily agreed to create a type two buffer.

The public hearing was opened; seeing no one wished to speak the public hearing was closed.

A motion to approve as presented was put forth by Vice-Chairman Cooper with a second from Commissioner Wild.

Motion was approved as presented

VOTE: 7-0

The third item on the agenda was to consider rezoning property located at 4505 Bristol Highway from B-4 to RO-1.

The petitioner proposes to develop a multi-building volunteer training and housing center. The site will include facilities for offices, training rooms, temporary housing for volunteer trainees and displaced individuals, kitchen and dining hall, fellowship hall, and gathering center. The property being considered for rezoning consists of two lots totaling 8.03 acres. A mature tree line serves as a natural buffer blocking all visibility of the adjacent single-family properties to the north, the church to the northeast, and the vacant lot to the west. The terrain increases in elevation from the Bristol Highway to the rear property line. The intended areas of development on both lots are relatively flat. The submitted Concept Plan meets these requirements. The Plan depicts the proposed parcel lines, building footprints, street configuration, sidewalks, open space, and storm water management area. The notes outline the acreage, the types of dwellings, the proposed zoning and the setback measurements. Staff recommended approval of the proposed zoning and associated concept plan as presented.

The public hearing was opened; seeing no one else wished to speak the public hearing was closed.

A motion to approve the rezoning as presented was put forth by Commissioner Calhoun with a second from Vice-Chairman Cooper.

Motion was approved as presented.

VOTE: 7-0

A motion to approve the concept plan as presented was put forth by Commissioner Calhoun with a second from Vice-Chairman Cooper.

Motion was approved as presented.

VOTE: 7-0

The fourth item on the agenda was to consider rezoning of property located at Cherokee Rd. and Brook Hollow Rd. from R-2 to R-3.

The petitioner proposes to construct a 12 units single family Planned Unit Development on the property. The concept plan shows 10 dwelling units; however, the developer has noted on the plan that it "could be up to 12 if building widths reduced". Therefore, staff shall base this report and recommendation on 12 du/ac. Although the land area north of Cherokee Rd near the property proposed for rezoning is generally single family dwellings on individual lots, the proposed development is uniquely at the intersection of a collector street (Cherokee Rd.) and a local street (Brook Hollow Rd). Collector streets generally handle medium to high traffic volumes, and as such are suited for medium and high density developments. The development will not negatively impact the character of the neighborhood because it is at its outskirts, fronts on a medium to high traffic collector street as opposed to other lots in the neighborhood that front on low traffic local streets. Furthermore, the proposed development will be single family living same as for residential houses in the adjoining neighborhood. In addition, the character of the Cherokee Rd corridor is a mixture of single family and multi-family developments. The proposed medium density residential development will provide a smooth transition from high density development across Cherokee Rd to low density development north of the Myers property proposed for rezoning. Staff recommended approval of the proposed development since it aligns with the single family/multi-family character of the Cherokee Rd corridor and of the R-3 zoning.

The Planning Commission asked staff if the public neighborhood meeting had been held?

Asongayi Venard, Development coordinator replied that the neighborhood meeting had been held and a public notice had been sent out with the proper notice.

Commissioner Wild asked staff what the minimum lot size is for the R-2 zone?

Asongayi replied the lot size is 15,00 Sq. Ft.

Vice-Chairman Cooper asked what was the parcel acreage? Asongayi replied that the acreages of this parcel is 2.43 Acres.

Vice-Chairman Copper asked staff if the developer decreases the number of units he wishes to build on this property does he have to come back before the Planning Commission?

Asongayi replied that only if the developer increases his density would he need to come back before the Planning commission, not if he decreases his density.

Chairman Zajonc asked staff if this development met all of our subdivision requirements?

Asongayi replied that yes it did and this development had a private driveway to allow access to the development.

Commissioner Povlich asked where would the city pick up the trash for this development?

Asongayi replied that since this is a PUD and not a "neighborhood" that all trash pickup would be on Brook Hollow Rd. Residents would need to take their trash to the end of their shared driveway.

Chairman Zajonc asked who would be responsible for snow removal?

Asongayi replied that since this is not a city street the HOA of the development would be responsible for this.

Commissioner Calhoun asked if a traffic study had been done on Brook hollow Rd? Asongayi replied that all site requirements have been met for the development to exit and enter off Brook Hollow Rd.

Commissioner Povlich asked if 911 had signed off on this private driveway? Asongayi replied that they will address this when the construction plans have been submitted.

The public hearing was opened;

The following residents spoke against the development citing traffic and safety concerns:

Janice Arnold

George Adkins 1809 Brook Hollow Rd.

Steve Price Woodridge Dr.

Bob Sams 1815 Brook Hollow Rd.

Dianna Piller 1705 Woodridge Rd - spoke against this development citing density concerns.

David Meyers - the applicant and developer spoke in favor of this development.

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

Chairman Zajonc asked staff if this rezoning was consistent with the current Land Use Plan?

Asongayi replied that yes, and the site distance is 309.4 Ft. up the hill on Brook Hollow Rd. and as far as the land use Issue; The Land Use Plan states that all of that area should be residential. The plan does not speak to density. This development meets the character of those that are also on Cherokee Rd.

Alan Cantrell from the Public Works department spoke regarding the most recent speed study done on Brook Hollow Rd. The speed study and site distance were based on the higher speed coming down the hill of Brook Hollow. Where the driveway is now, meets all site requirements.

Chairman Zajonc had issues with the private driveway for this PUD. He felt these residents will come to the city asking for the city to take the road.

Commissioner Povlich had concerns regarding the trash pickup coming off Brook Hollow Rd.

Alan Cantrell informed the commissioners that there is not a requirement for a deceleration lane off Brook Hollow Rd.

Commissioner Wild had concerns about a multi-family development being mixed in a single family area. She also had concerns about the future residents wanting the city to take over their private driveway.

Commissioner Louw reminded the Planning Commissioners that they are only to discuss and decide on the rezoning according to the Land Use Plan.

Commissioner Hixson agreed that this rezoning is consistent with our current Land use Plan.

A motion to approve as presented was put forth by Vice- Chairman Cooper with a second from Commissioner Louw.

Motion was approved as stated.

VOTE: 6-1-0 (Wild)

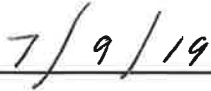
There being no further business the meeting was adjourned at 7:40 pm.



Chairman - Dr. Tim Zajonc



Secretary - Col. Paul Williamson



Date