

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES**

April 18, 2016

Members Present:

Kelly Graham, Chairman
Mark Webb, Vice Chairman
Mark Byington, Vice-Secretary
Joel Staton
Kevin Buck
Jack Young
John Brothers

Staff/Others Present:

Brian K. Rose
Blake Ailor
Jessica Harmon
Heather Moore
Danielle Kiser
Christy Justice

Members Not Present

Alison Scanlan
Michelle Denise

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, April 18, 2016. Mr. Mark Byington performed roll call and a quorum was declared present.

APPROVAL OF MINUTES:

There being no revisions to the February 22, 2016 minutes, they were approved as presented.

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

OLD BUSINESS:

None

NEW BUSINESS:

A. Street Renaming – 8th Street to Windsor Avenue

Mr. David Metzger presented information on the street renaming. The southern 8th Street bridge over Beaver Creek (between Anderson Street and Volunteer Parkway) was permanently closed and was not being replaced which left 8th Street permanently bisected by the bridge removal. This, in turn, resulted in two disconnected streets sharing the same name. From both an everyday navigation standpoint and an emergency response standpoint, this is not a desired configuration. Thus, a proposal was made to rename the section of 8th Street south of the removed bridge from *8th Street* to *Windsor Avenue*. Under this proposal, this block of 8th Street would become the 700 block of Windsor Avenue. Staff recommended that the Planning Commission forward a favorable recommendation to the City Council to rename the southernmost portion of 8th Street south of the southern Beaver Creek Bridge from *8th Street* to *Windsor Avenue*, and the adjacent property addresses be adjusted accordingly.

Mr. Mark Webb motioned to send a favorable recommendation to the City Council to rename the street as proposed; Mr. Kevin Buck seconded the motion. The motion carried unanimously.

B. Site Plan – Aubrey's

Mr. Kevin Buck recused himself from discussion on this matter due to his business involvement at The Pinnacle. Mr. Kelly Graham recused himself from discussion on this matter due to his business involvement with Mr. Steve Johnson. Mr. Mark Webb chaired this item. Ms. Jessica Harmon presented information on the site plan. Mr. James Smith, of Fulghum, MacIndoe, & Associates, Inc., was requesting conceptual site plan review to locate a 7,450 square foot Aubrey's Restaurant at 430 Pinnacle Parkway within The Pinnacle Development. This conceptual site plan was before the Planning Commission as it was situated in a development zoned Planned Business District (PBD). The goal of the PBD was to provide for developments in which buildings, land use, transportation facilities, utility systems, and open spaces were integrated through overall design. This district permits the placement of buildings on land without adherence to the conventional lot-by-lot approach common to traditional zoning based on an approved development plan. The Planning Commission had the opportunity to review conceptual site plan for compliance with the Planned Business District requirements and conformance to the approved development plan prior to the project being submitted for full site plan review meeting Chapter 10, Site Plan and Erosion Control Requirements. Staff recommended that the Planning Commission approve the conceptual site plan for Aubrey's noting conformance to the intent of the Planned Business District provisions as well as The Pinnacle – Phase 1 Master Plan.

Mr. John Brothers motioned to approve the site plan; Mr. Joel Staton seconded the motion. The motion carried with a 5-0 vote with Mr. Kelly Graham and Mr. Kevin Buck abstaining.

C. Subdivision – Joseph H. Fox

Ms. Heather Moore presented information on the subdivision request. Mr. Wayne Fox and Ms. Teresa Fox Whitaker, acting as executors for the will of Beatrice Fox for the William H. Fox

property subdivision, received preliminary subdivision approval on February 15, 2016 by the Planning Commission subject to the following contingencies:

1. Sanitary sewage disposal service (SSDS) approval from Tennessee Department of Environment & Conservation (TDEC).
2. Approval from Bristol Bluff City Utility District for provision of water service and of the water line with easement as shown on the plat.

Revisions to the lot layout were required to receive sewage disposal approval from Tennessee Department of Environment & Conservation (TDEC). A total of four (4) lots were created in the final plat; the preliminary plat proposed a total of five (5) lots. Sanitary sewage service approval via Tennessee Department of Environment & Conservation (TDEC) exists for all proposed lots of the final subdivision plat. Water service was provided to the subdivision by Bristol Bluff City Utility District (BBCUD), and certifications of both were provided on the subdivision. Certification of approval of Streets was obtained by the Sullivan County Commissioner of Highways. Certifications were complete for final subdivision approval by the Planning Commission. Staff recommended the Planning Commission grant final approval of Joseph H. Fox Property Subdivision.

After discussion on the use of tie lines on the plat, Mr. Jack Young motioned to approve the subdivision; Mr. Mark Byington seconded the motion. The motion carried unanimously.

OTHER MATTERS:

None

STAFF UPDATES:

Mr. Brian Rose informed the Planning Commission Members of Ms. Jessica Harmon's decision to resign her position as a City Planner with the City of Bristol, Tennessee. Mr. Kelly Graham thanked Ms. Harmon for her time of service with the City and wished her well in her endeavors. Mr. Graham questioned staff on getting information together for them on subdivision incentives. Mr. Rose stated that he will research the information and relay his findings to the Planning Commission Members.

With no other business to discuss, the meeting was adjourned at 6:36 p.m.



Chairman, Kelly Graham