

**BRISTOL TENNESSEE MUNICIPAL REGIONAL  
PLANNING COMMISSION  
MINUTES**

**June 20, 2016**

***Members Present:***

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

***Staff/Others Present:***

Brian K. Rose  
Blake Ailor  
Heather Moore  
Danielle Kiser  
Christy Justice  
Bill Sorah  
Jack Spurgeon

***Members Not Present***

Alison Scanlan, Secretary

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, June 20, 2016. Mr. Mark Byington performed roll call and a quorum was declared present.

**APPROVAL OF MINUTES:**

There being no corrections to the April 18, 2016 minutes or the May 16, 2016 minutes, they were approved as presented.

**UNSCHEDULED COMMENTS FROM THE PUBLIC:**

None

**OLD BUSINESS:**

**A. Rezoning – Glen Street (Withdrawn)**

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Mr. Kelly Graham stated that this item was withdrawn.

## **NEW BUSINESS:**

### **A. Pinnacle Master Plan Revision 8**

Mr. Kevin Buck recused himself from discussion on this item due to his work involvement at the Pinnacle. Mr. Kelly Graham recused himself from discussion on this item due to his business involvement with Mr. Steve Johnson. Mr. Mark Webb chaired this item. Mr. Brian Rose presented information on the rezoning request. Last September, the Planning Commission approved The Pinnacle – Phase 1 preliminary Master Plan revision seven to accommodate an additional lot at the end of the area known as The Tower Shops. This current revision was before the Commission requesting the following revisions:

1. Splitting an existing lot into two lots for development on the southern end of Steven's Trail.
2. Splitting an existing lot into two lots for development on the southern end of Steven's Trail across from the aforementioned lots.
3. Combining multiple lots into one lot on your immediate left as you enter Bristol West Boulevard.
4. Adjusting lot lines for the accommodation of a restaurant on your immediate right as you enter Bristol West Boulevard.

The proposed plan had been reviewed by staff and found to meet the intent of the Planned Business District by demonstrating an overall integrated design. Staff recommended that the Planning Commission approve The Pinnacle Master Plan – Revision 8.

Ms. Michelle Denise made a motion to approve the Pinnacle Master Plan Revision 8; Mr. Joel Staton seconded the motion. The motion carried with a 6-2 vote with Mr. Kevin Buck and Mr. Kelly Graham abstaining.

### **B. Special Use Permit – 638 Walnut Hill Road**

Mr. Kelly Graham recused himself from discussion on this item because stated that he participated in the sale of an adjacent property. Mr. Mark Webb chaired this item. Mr. Brian Rose presented information on the special use permit request. Mitch Cox reality had applied for a special use permit for the purpose of constructing multi-family residential units on the property addressed as 638 Walnut Hill Road. The property was zoned B-3 (General Business District) and was adjacent to the Villages at Island Road. Staff recommended that the Planning Commission approve the special use permit for multi-family use at 638 Walnut Hill Road noting conformance with adjacent properties contingent upon the following:

1. A minimum buffer strip of eight feet in width with one row of evergreen trees or other acceptable buffer species spaced no greater than eight feet on center be installed on the property lines adjacent to 638 Walnut Hill Road.

At this time, Mr. Webb opened the floor to public comment.

Ms. Mattie Lee Cox, 634 Walnut Hill Road, owner of an adjacent property, stated that she did not want the complex to have an access easement onto Walnut Hill Road; she stated that she felt there was plenty of access onto Island Road.

Mr. Shane Abraham, Partners of the Community, stated that the developer was not requesting an access easement onto Walnut Hill Road.

Ms. Cox stated that she had received a letter notifying her of the request for access on Walnut Hill Road. Mr. Ailor stated that the letter was to inform the surrounding property owners of the special use permit request.

Mr. John Brothers made a motion to accept staff's recommendation; Ms. Michelle Denise seconded the motion. The motion carried with a 7-1 vote with Mr. Kelly Graham abstaining.

### **C. Special Use Permit – 2925 West State Street, 2915 West State Street and 310 Midway Medical Park**

Mr. Brian Rose presented information on the special use permit request. U-Haul had requested a special use permit for the property located at 2925 West State Street, 2915 West State Street, and 310 Medical Park for warehouse use. The Planning Commission was asked to confirm that the proposed site plan met the intent and requirements of the Zoning Ordinance for a special use permit. Staff recommended that the Planning Commission approve the special use permit for self-storage at the above mentioned address noting conformance with adjacent properties, contingent upon the following:

1. A minimum buffer strip of eight feet in width with one row of evergreen trees or other acceptable buffer species spaced no greater than eight feet on center be installed on the northeastern property line adjacent to the three residentially utilized properties.

Mr. Webb questioned if the special use permit were approved, would U-Haul be allowed to park their trucks on the parking area at the front of the building. Mr. Rose stated that the special use permit will not speak to parking but parking would be discussed during the site plan phase.

Mr. John Brothers questioned if any of the adjoining property owners had commented on the special use permit request. Mr. Blake Ailor stated that letters were sent out to all of the adjoining property owners, but that only one notice was returned and it was marked that they were not in favor of the special use permit.

At this time, Mr. Graham opened the floor to public comments.

Mr. Clay McCray, 369 Medal Creek, Lenoir City, TN, representative for U-Haul, stated he was present to answer any questions for the Planning Commission.

Mr. Webb inquired about the plans for the white building located on the property. Mr. McCray informed that plans for the white building had not been addressed prior to this meeting.

Mr. Graham questioned if U-Haul had plans to use the front parking area as a display for their trucks. Mr. McCray stated that it will be U-Haul property so it was possible that they use the area for parking their trucks.

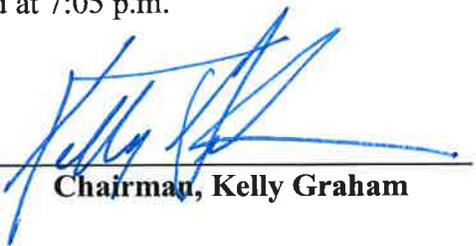
Mr. Mark Webb made a motion to approve the special use permit; Ms. Michelle Denise seconded the motion. The motion carried with an 8-0 vote.

**OTHER MATTERS:**

Mr. Brian Rose informed the Planning Commission on staff's progress in updating the subdivision regulations. Mr. Graham asked when a draft of the updates could be expected. Mr. Rose stated that staff expected to have their updates around August to present to the Planning Commission for discussion.

**STAFF UPDATES:**

With no other business to discuss, the meeting was adjourned at 7:05 p.m.



Chairman, Kelly Graham