

**BRISTOL TENNESSEE MUNICIPAL REGIONAL  
PLANNING COMMISSION  
MINUTES**

**July 18, 2016**

***Members Present:***

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

***Staff/Others Present:***

Brian K. Rose  
Blake Ailor  
Heather Moore  
Steve Blankenship  
Danielle Kiser  
Christy Justice  
Jack Spurgeon

***Members Not Present***

Alison Scanlan, Secretary  
Michelle Denise

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

**ELECTION OF OFFICERS:**

Mr. Joel Staton made a motion to retain the officers as seated; Mr. Kevin Buck seconded the motion. Mr. Kelly Graham identified that the officers presently seated were Mr. Kelly Graham as Chairman, Mr. Mark Webb as Vice-Chairman, Ms. Alison Scanlan as Secretary, and Mr. Mark Byington as Vice-Secretary. The motion carried unanimously.

**APPROVAL OF MINUTES:**

There being no corrections to the June 20, 2016 minutes, they were approved as presented.

**UNSCHEDULED COMMENTS FROM THE PUBLIC:**

None

**OLD BUSINESS:**

None

## **NEW BUSINESS:**

### **A. Rezoning – East Mary Street**

Mr. Brian K. Rose presented information on the rezoning request. Mr. Kenneth Dunn, applicant and owner, had requested to have two adjoining lots located on East Mary Street rezoned from M-1 (Light Industrial/Business) & M-2 (General Industrial) to R-1B (Medium Density Single Family Residential). Lot 1, including both M-1 and M-2 zones on 8.1 acres of the Frank L. Slaughter, Jr. Property subdivision and Lot 2A with 1.45 acres of the Plat of Two-Lot Division of Part of Ken Dunn Property subdivision, zoned M-1, were included in this request. The subject properties proposed for rezoning total approximately 9.55 acres. The subject property was adjoined to the west by industrial and vacant properties zoned M-2. Single-family residentially used properties, zoned R-3, were located across East Mary Street to the north and adjacent to the south. Mr. Dunn had indicated that his plans were to live on the subject property. Staff recommended that the Planning Commission send a favorable recommendation to City Council to rezone Lot 1 of the Frank L. Jr. Property subdivision and Lot 2A of the Plat of Two-Lot Division of part of Ken Dunn Property subdivision from M-1 (Light Industrial/Business) and M-2 (General Industrial) to R-1B (Medium Density Single Family Residential).

Mr. Graham questioned the zoning on the vacant lot adjacent to the subject property. Mr. Rose stated that the vacant property was zoned M-1 and that zoning was taken into consideration when staff was making their recommendation.

Mr. Mark Byington made a motion to follow staff's recommendation; Mr. Mark Webb seconded the motion. Mr. Webb clarified that the motion was to send a favorable recommendation to the City Council.

Discussion ensued concerning the previous rezoning request of the subject property. Mr. John Brothers expressed concern on the rezoning to R-1B when the owner had stated that he only wanted to place one house on the property and questioned why R-1A zone was not recommended. Mr. Rose stated that staff felt the R-1B was a better fit for the neighborhood. Ms. Heather Moore explained that the R-1A and R-1B zones were both single family zones and would allow only one home per lot; the difference between the zones was the density. Mr. Brothers stated that he understood the difference in the zones; he was just stating the concerns made by the neighboring property owners at the May Planning Commission meeting. Ms. Danielle Kiser stated that it was her understanding that the neighboring property owners were opposed to multi-family zoning being allowed on the subject property.

At this time a vote call was taken and the motion carried unanimously.

### **B. Site Plan – Starbucks Restaurant**

Mr. Kelly Graham recused himself from discussion on this item because of his business relationship with Mr. Steve Johnson. Mr. Kevin Buck recused himself from discussion on this item due to his business involvement with The Pinnacled Development. Mr. Mark Webb chaired this item. Mr. Brian Rose presented information on the site plan request. Mr. Bill Prince, of

BurWill Construction Company, Inc., had requested conceptual site plan review to locate a 2,000 square foot Starbucks Restaurant at 215 Stevens Trail within The Pinnacle Development. The conceptual site plan was before the Planning Commission for consideration 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 permitted 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 was given the opportunity to review conventional site plans 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 Starbucks noting conformance to the intent of the PBD provisions as well as The Pinnacle – Phase 1 Master Plan.

Mr. Webb asked for an explanation of a conceptual site plan. Mr. Rose stated that a conceptual site plan provides a layout of the site plan showing building locations, landscaping locations and parking locations. Mr. Webb asked if the two handicap parking spaces met code. Mr. Rose stated that the two handicap parking spaces were probably more than the code requires.

Mr. John Brothers made a motion to accept staff's recommendation; Mr. Joel Staton seconded the motion. The motion carried with a 5-0 vote with Mr. Kelly Graham and Mr. Kevin Buck abstaining.

### **C. Site Plan – Outback Restaurant**

Mr. Kelly Graham recused himself from discussion on this item due to his business relationship with Mr. Steve Johnson. Mr. Kevin Buck recused himself from discussion on this item due to his business involvement with The Pinnacle Development. Mr. Mark Webb chaired this item. Mr. Brian Rose presented information on the site plan request. Mr. Bill Prince, of BurWill Construction Company, Inc., had requested conceptual site plan review to locate a 6,497 square foot Outback Steakhouse Restaurant at 308 Bristol West Boulevard within The Pinnacle Development. The conceptual site plan was before the Planning Commission for consideration 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 permitted 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 was given the opportunity to review conventional site plans 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 Outback noting conformance to the intent of the PBD provisions as well as The Pinnacle – Phase 1 Master Plan.

Mr. Webb questioned if the proposed parking was adequate for this site plan. Mr. Blake Ailor reported that Mr. Steve Johnson owned the majority of the parking spaces at Renaissance Park, located adjacent to the subject property. Renaissance Park had a total of 227 parking spaces for an 8,400 square foot building. Mr. Ailor stated that there was a cross parking agreement within the deeds of the properties and the Outback Steakhouse Restaurant would be allowed to use the parking area at Renaissance Park as well as the proposed parking spaces on their site plan.

Mr. Jack Young made a motion to approve with staff's recommendations; Mr. Joel Staton seconded the motion. The motion carried with a 5-0 vote with Mr. Kelly Graham and Mr. Kevin Buck abstaining.

#### **D. Site Plan – Just Jump**

Mr. Kelly Graham recused himself from discussion on this item due to his business relationship with Mr. Steve Johnson. Mr. Kevin Buck recused himself from discussion on this item due to his business involvement with The Pinnacle Development. Mr. Mark Webb chaired this item. Mr. Brian Rose presented information on the site plan request. Mr. Bill Prince, of BurWill Construction Company, Inc., had requested conceptual site plan review to locate a 25,000 square foot Just Jump at 315 Bristol West Boulevard within The Pinnacle Development. The conceptual site plan was before the Planning Commission for consideration 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 permitted 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 was given the opportunity to review conventional site plans 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 Just Jump noting conformance to the intent of the PBD provisions as well as The Pinnacle – Phase 1 Master Plan.

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

#### **OTHER MATTERS:**

Mr. Jack Young made a statement that there would be new City Council members on the Planning Commission beginning in August; Ms. Margaret Feierabend and Ms. Lea Powers were possible contenders replacing the current City Council members on the Planning Commission.

Mr. Kelly Graham asked that the Planning Commission members read over the by-laws that were issued to them at this meeting and he requested that staff add the by-laws as an item on the August agenda to discuss any changes that the members may want to address.

Mr. Graham asked staff for a report on walking trail grants in the area of Holston View. Mr. Rose stated that there was no grant to date. Mr. Graham asked staff to work with the City's Transportation Planner on grant information and report back to the Planning Commission at the August meeting.

Mr. Graham requested that staff review the parking regulations because he felt that parking requirements per square footage was not realistic.

**STAFF UPDATES:**

Mr. Rose reminded the members that prior to the August Planning Commission meeting there would be a workshop on the Subdivision Regulations pertaining to sidewalks.

With no other business to discuss, the meeting was adjourned at 7:09 p.m.



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**Chairman, Kelly Graham**