

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES**

August 15, 2016

Members Present:

Kelly Graham, Chairman
Mark Webb, Vice Chairman
Alison Scanlan, Secretary
Mark Byington, Vice-Secretary
Joel Staton
John Brothers
Margaret Feierabend
Kevin Buck

Staff/Others Present:

Brian K. Rose
Cherith Marshall
Blake Ailor
Heather Moore
Steve Blankenship
Danielle Kiser
Christy Justice

Members Not Present

Michelle Denise

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, August 15, 2016. Ms. Alison Scanlan performed roll call and a quorum was declared present.

Mr. Brian Rose introduced Ms. Cherith Marshall as the new Senior Planner for the City of Bristol, Tennessee. Mr. Graham along with the other members of the Planning Commission welcomed Ms. Marshall and wished her well in her new role with the City.

APPROVAL OF MINUTES:

There being no corrections to the July 18, 2016 minutes, they were approved as presented.

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

OLD BUSINESS:

A. Review of By-Laws

Mr. Kelly Graham moved this item to the end of the meeting.

NEW BUSINESS:

A. Subdivision – Mike T. Harkleroad Property

Mr. Brian K. Rose presented information on the subdivision request. Mr. Mike T. Harkleroad had requested preliminary and final subdivision approval of a 16.08 acre parcel. The subdivision was located off of King College Road, directly across from Green Tree Drive. The property was zoned R-1A (Single-Family Residential), R-3 (Multifamily) and B-1B (Neighborhood Shopping/Office Zone). The subdivision plat proposed to create five (5) lots, with four lots fronting on King College Road and one lot fronting on Robin Road. The five lots would be created from the original lot addressed as 1625 King College Road. Staff recommended that the Bristol Municipal Regional Planning Commission grant preliminary and final approval of the Mike T. Harkleroad major subdivision plat, noting conformance to the Bristol, Tennessee Subdivision Regulations, as well as the Bristol, Tennessee Zoning Ordinance.

Mr. Mark Webb motioned to approve the subdivision; Mr. Mark Byington seconded the motion.

At this time Mr. Kelly Graham asked for a discussion on the matter. Mr. John Brothers inquired if there had been any comments from the neighboring property owners. Mr. Rose stated that there were no comments received by the neighboring property owners.

The item was approved unanimously.

B. Site Plan – 280 Collingwood Drive

Mr. Brian Rose presented information on the site plan request. Mr. Roger Fredette and Ms. Jean Hillsgroove proposed a 2302.8 square foot single family dwelling unit on a 3.98 acre parcel at 280 Collingwood Drive. This item was before the Planning Commission as it was situated in the PBD (Planned Business District). All development proposals in the PBD were to be reviewed by the Planning Commission for approval. The property was owned by Eastman Credit Union, Mr. Fredette and Ms. Hillsgroove planned to take ownership of the property following the site plan approval. Staff recommended the Planning Commission approve the site plan for 280 Collingwood Drive.

Mr. Webb questioned if residential uses were allowed in the PBD. Mr. Rose stated that residential uses were allowed in the PBD.

Mr. Webb asked if the property would need to be rezoned to residential. Mr. Rose stated that in the long term it would be best to rezone the property to residential but that it made more sense to allow the owners to gain the site plan approval and then they could request to rezone the property at a later date.

Mr. Roger Fredette, 416 Dartmouth Avenue, the site plan applicant, informed the Planning Commission that he had looked at other properties but found this one and it was his plan to purchase the property for his mother to relocate. Mr. Graham asked Mr. Fredette if he would be interested in a courtesy rezoning of the property. Mr. Fredette stated that he would be interested

in a courtesy rezoning. Mr. Graham asked that the City Staff work with Mr. Fredette to get the property rezoned.

Mr. John Brothers made a motion to approve the site plan with staff's recommendations; Mr. Joel Staton seconded the motion. The motion carried unanimously.

OTHER MATTERS:

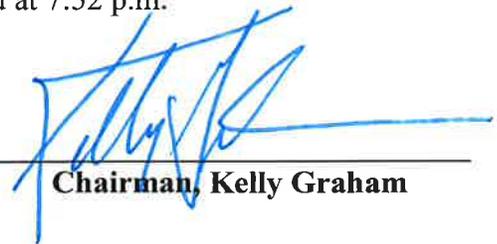
Discussion on Subdivision Regulations ensued and it was decided that staff would present the Planning Commission with a draft of options for sidewalk requirements along with some examples of previously approved subdivision and how they would have been impacted by proposed sidewalk requirements.

At this time, the Planning Commission By-Laws were revisited and discussion ensued. During the discussion, the city attorney stepped out of the meeting. It was decided that the questions asked by the Planning Commission members would need to be presented to the city attorney and discussed at the next meeting.

Mr. Kelly Graham asked for an update on any future plans for sidewalks in the Holston View area. Mr. Rose stated that, according to the City's Traffic Planner, there were currently no plans to build sidewalks in that area.

STAFF UPDATES:

With no other business to discuss, the meeting was adjourned at 7:52 p.m.



Chairman, Kelly Graham