

TOWN OF JONESBOROUGH
Town Hall Board Room
123 Boone Street
Jonesborough, TN 37659

MEETING NOTICES

Monday, April 22, 2024, 11:00 a.m.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Members of the public wishing to speak concerning any item on the agenda during the Public Comment period must sign up by calling the Town Administrative Office at 423-753-1030 with their name, address, and subject about which they wish to speak no later than 2 hours before the meeting if the meeting occurs during normal business hours or by 4:45 p.m. the day of the meeting if the meeting occurs after hours. Otherwise, such member of the public must sign in at the location of the meeting, prior to the beginning of the meeting, by seeing the Town Recorder at meetings of the Tree and Townscape Board, or the secretary or staff of any board, commission or committee constituting any other governing body under this resolution.

Each individual shall be given three (3) minutes to address the Board regarding Agenda items. Comments shall be limited to items on the meeting's Agenda

The Jonesborough Tree and Townscape Board will meet at 11 a.m., Monday, April 22, 2024, in the Board Room at Town Hall, 123 Boone Street, Jonesborough, TN, to consider the following agenda:

AGENDA

1. Call to Order
2. Public Comments
3. Approval of Minutes
4. TruShine Car Wash Landscape Plan
5. Spring Ridge Landscape Plan
6. Arbor Day Celebration
7. Adjournment

Tree and Townscape Board

Agenda Presentation

Date: April 22, 2024

Agenda Item: 1

Subject: TruShine Car Wash Landscape Plan

Background

TruShine Car Wash is located on West Andrew Jackson Highway at the intersection with Persimmon Ridge Road.

The site is comprised of approximately 2 acres of land.

Zoning

The property is zoned B-3. The lot faces West Andrew Jackson Highway to the north and Persimmon Ridge Road to the south. The properties to the west and east of the lot are zoned B-3. The properties across Persimmon Ridge Road to the south are zoned R-3.

Buffering

Though the property does is not directly adjacent to those lots zoned R-3, the commercial building can be seen from the properties bordering Persimmon Ridge Road that are zoned R-3. Staff has asked for a buffer on the south side of the property.

Road Frontage

Landscaping along road frontage is required at 10' wide to include one shade tree or evergreen tree or two ornamental trees for each 50 linear feet of public street frontage. Between required trees, additional landscaping in the form of shrubs, berms, masonry walls or other landscaping or combinations of landscaping. This landscaping shall be at least three feet (3') in height or, in the case of plantings, capable of reaching three feet (3') in height within three (3) years and shall be spaced so that no non-landscaped gaps, excluding driveways and sight line, exist which are greater than six (6) linear feet. Plantings other than trees shall be at least eighteen inches (18") high when planted.

W Andrew Jackson Hwy – 250 feet of road frontage. A total of 5 overstory or 10 understory trees are required. There are 5 Hornbeam trees shown on the plan which satisfies the tree requirement. In addition, there are groupings of shrubs shown on the plan consisting of hydrangea, boxwood, fountain grass and holly.

Recommendation

Approve the landscape plan as submitted.

**WILL ROBINSON
& ASSOCIATES**

1248 N. Shorewood Ln
Corryville, TN 37714
(865) 386-4200
will@wra-civil.com

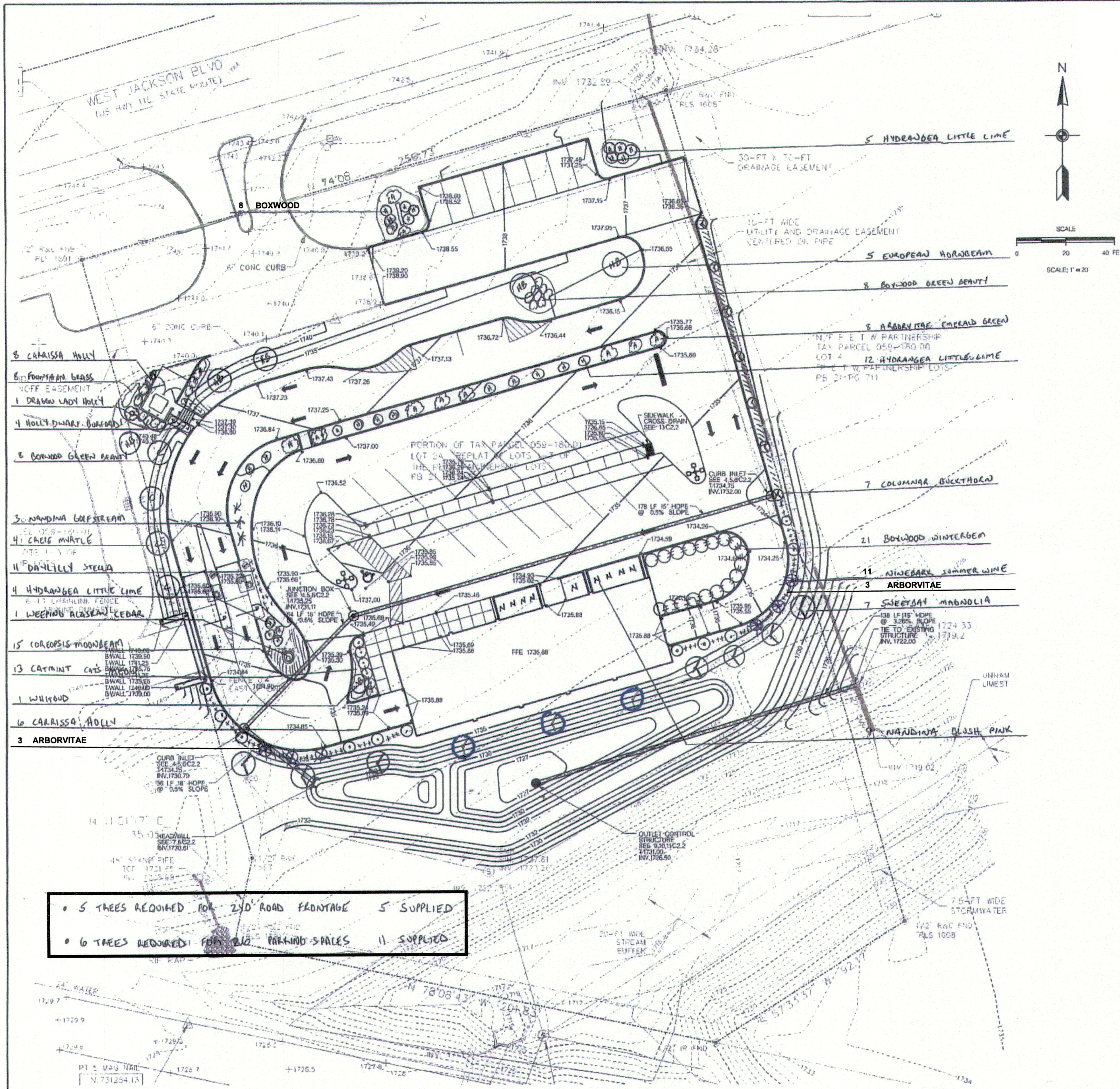
A Site Plan for:
Trushine Carwash Jonesborough

Hwy 11E
Jonesborough, TN

REVISIONS:

DRAWN:
CHECKED:
DATE:
FILE NAME:
PROJECT NO:

LS1
LANDSCAPING
PLAN



SCALE
0 20 40 FEET
SCALE: 1" = 20'

QTY.	PLANT	SIZE
11	DAYLILLY STELLA D'ORO	#1
21	HYDRANGEA LITTLE LIME	#3
14	ARBOVITAE EMERALD GREEN	5-6'
14	CARAISSA HOLLY	#3
8	DWARF FOUNTAIN GLASS	#1
1	DRAGON LADY HOLLY	5-6'
4	HOLLY DWARF BURFORDI	#3
24	BOXWOOD GREEN BEAUTY	#3
3	NANDINA GULF STREAM	#3
4	CREPE MYRTLE	#15
1	WEeping ACASIAN CEDAR	5-6'
15	COEOPSIS MOONBEAM	#1
13	CATMINT CATS MEOW	#1
1	WHITEBUD	1.5"
5	EUROPEAN HORNBREAM	2"
7	COLUMNAR BUCKTHORN	#5
21	BOXWOOD WINTERGEM	#3
11	NINEBARK SOMMERWINE	#3
7	SWEETBAY MAGNOLIA	5-6'
9	NANDINA BLUSH PINK	#3

• ALL PLANT BEDS COVERED WITH MATTING AND BROWN STONE

Tree and Townscape Board

Agenda Presentation

Date: April 22, 2024

Agenda Item: 2

Subject: Spring Ridge Landscape Plan

Background

Spring Ridge is a Planned Residential Development located off of Old Boones Creek at the town limits.

The first phase of the development consists of 20 lots.

Zoning

The property is zoned PRD and faces Old Boones Creek Road to the west. The lots to the south and southeast are both zoned R-1.

Buffering

PRD requires a 25' buffer around the perimeter of the property and satisfy the requirements for a class 1 buffer. One option for a class 1 buffer is one row of evergreen trees spaced no more than 8' on center.

The landscape plan shows Green Giant Arborvitae planted at 8' center. This satisfies the requirement for the buffer. Staff would suggest offsetting the trees and planting them in two offset rows and space the rows 15' apart to allow for eventual width of the trees at 12 – 20 feet.

Road Frontage

Landscaping along road frontage is required at 10' wide to include one shade tree or evergreen tree or two ornamental trees for each 50 linear feet of public street frontage. Between required trees, additional landscaping in the form of shrubs, berms, masonry walls or other landscaping or combinations of landscaping. This landscaping shall be at least three feet (3') in height or, in the case of plantings, capable of reaching three feet (3') in height within three (3) years and shall be spaced so that no non-landscaped gaps, excluding driveways and sight line, exist which are greater than six (6) linear feet. Plantings other than trees shall be at least eighteen inches (18") high when planted.

Old Boones Creek Road – 925 feet of road frontage. A total of 18 overstory or 36 understory trees are required. There are 18 Red Maple trees shown on the plan which satisfies the tree requirement. In addition, there are groupings of 7 Viburnum shrubs shown on the plan to be planted between the trees.

Recommendation

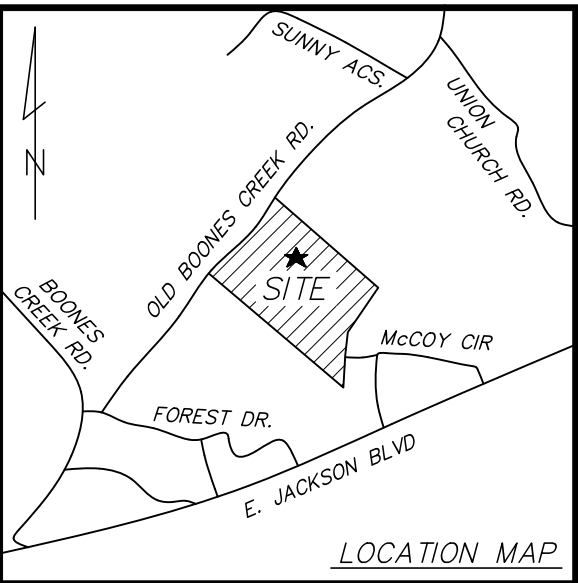
Approve the landscape plan as submitted.



**SPRING RIDGE SUBDIVISION—PHASE 1
LANDSCAPING & TREE BUFFER PLAN**
 OLD BOONES CREEK RD., JONESBOROUGH, TN 37659
 15TH CIVIL DISTRICT
 WASHINGTON COUNTY, TENNESSEE
 FEBRUARY 1, 2024

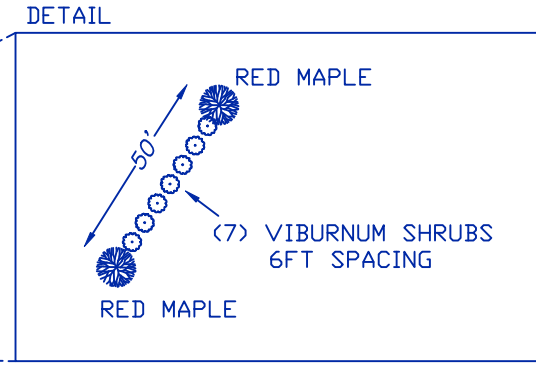


(BASIS OF BEARINGS)
 TENNESSEE STATE PLANE GRID NORTH (NAD83)



(18) RED MAPLES
 -2" MINIMUM CALIPER-
 (50FT CENTER SPACING)
 PLANT 70' FROM CENTERLINE OF
 OLD BOONES CREEK RD.

(TYPICAL)
 (7) VIBURNUM SHRUBS
 -18" MINIMUM HEIGHT-
 (6FT CENTER SPACING)
 TO BE PLANTED BETWEEN
 MAPLE TREES
 (SEE DETAIL)



OLD BOONES CREEK RD.
 70' FROM CENTER OF ROAD
 (TYPICAL)
 50' SPACING
 (TYPICAL)

COMMON AREA/
 STORMWATER MANAGEMENT AREA

FUTURE DEVELOPMENT

COMMON AREA

RUBY ROSE RIDGE

25'
 Landscape Buffer

1.396 Ac New R/W

(150) GREEN GIANT ARBORVITAE
 -MINIMUM 6FT TALL-
 (8FT CENTER SPACING)
 PLANT IN CENTER OF BUFFER
 (12.5' FROM PROPERTY LINE)

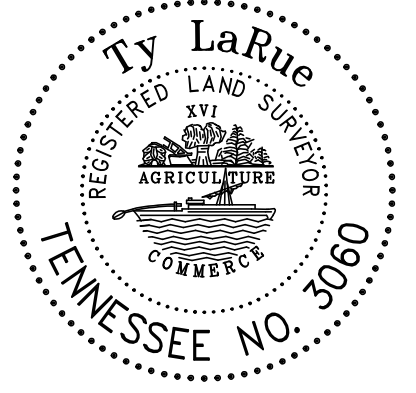
EXISTING NATURAL
 HARDWOOD BUFFER
 TO BE RETAINED

EXISTING NATURAL
 HARDWOOD BUFFER
 TO BE RETAINED

LOUISE LANE

LEGEND

- | | |
|---|--------------------|
| ● IRON ROD OLD (FOUND OR SET) | IRF IRON ROD FOUND |
| ⊙ IRON ROD NEW (SET) | PB PLAT BOOK |
| ⊕ CAPPED "LaRue TN# 3060" | DB DEED BOOK |
| △ SURVEY TAG ON ELECTRIC BOX | PG PAGE |
| ○ POINT | R ROLL |
| — CENTERLINE (C/L) | I IMAGE |
| --- EASEMENT MARGIN | TM TAX MAP |
| — BOUNDARY LINE (SURVEYED) | GR GROUP |
| --- ADJOINER LINE/ R.O.W. MARGIN
(NOT SURVEYED UNLESS SHOWN) | PAR PARCEL |
| | WM WATER METER |
| | Ⓢ SEWER MANHOLE |



Tree and Townscape Board

Agenda Presentation

Date: April 22, 2024

Agenda Item: 3

Subject: Arbor Day Celebration

The Town will be celebrating Arbor Day on Friday, April 26th at 10 a.m. at the Jonesborough Community Garden located adjacent to the Washington County/Jonesborough Library with the planting of a Fringetree to commemorate the event.

The volunteers associated with the Garden Club have put in quite a number of hours to revamp the garden, removing some plants that were not appropriate for the space and replacing with new. In addition, a new entrance to the garden can be clearly seen now with the addition of a fence and arbor, constructed by Brayden Beecham.

There will be refreshments to enjoy at the event as well as a tree giveaway. Please come and help us celebrate Jonesborough's 20th year of Tree City USA designation.