MEETING NOTICE

The Jonesborough Board of Zoning Appeals and the Planning Commission will meet in Regular Session at 6:00 p.m., Tuesday, November 17, 2026, in the Board Room at the Town Hall, 123 Boone Street, Jonesborough, TN.

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 Board of Mayor and Aldermen, 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

Opening Prayer

Pledge to the Flag

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Request for approval to rezone property at 1203 East Jackson Blvd, from R-4 (Transition) Residential District to B-3 Arterial Business District
4. Request for approval of a Preliminary Plat and Comprehensive Development Plan for Wolfe Hillrise Phase 2 Subdivision
5. Adjournment

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: November 17, 2026 **AGENDA ITEM #:** 2

SUBJECT: Approval of Minutes

Attached for approval are the minutes of the October 20, 2026 Planning Commission meeting.

JONESBOROUGH PLANNING COMMISSION

MINUTES – October 20, 2026

The Jonesborough Planning Commission met in a regular meeting on Tuesday, October, 2026, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster, Chairman, Frank Collins, Terry Countermine, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: Josh Conger, Darrell Fowler, Bill Graham

Staff Present: Kevin Fair, Donna Freeman

Chairman Tom Foster called the meeting to order and noted a quorum was present.

1. **Public Comments** – There were none.

2. **Approval of Minutes – Meeting of September 15, 2026**

   Chairman Foster asked Commissioners if they had any comments or corrections to the minutes of September 15, 2026. With there being none, Chairman Foster called for a motion

   Motion: Frank Collins made the motion to approve the minutes of the September 15, 2026 Planning Commission meeting as submitted. Richie Hayward seconded the motion, and it was duly passed.

3. **Release of Performance Security Deposit – Taco Bell, 1452 E. Jackson Blvd**

   Chairman Foster read the staff recommendation for the release of the performance security for grading for Taco Bell, 1452 East Jackson Blvd. in the amount of $67,628.00. The site was inspected by Building Inspector Kevin Fair on September 1, 2026, and found it to be complete and in compliance. Chairman Foster asked Commissioners if they had any questions or concerns. With there being none, called for a motion.

   Motion: Jim Rhein made the motion to approve the release of the performance security deposit for Taco Bell, located at 1452 East Jackson Blvd., in the amount of $67,628.00 as submitted. Robin Harpe seconded the motion and it was duly passed.

4 Release of Performance Security Deposit – Trail Blazer Coffee, 304 E. Jackson Blvd

Chairman Foster read the staff recommendation for the release of the performance security for grading for Trail Blazer Coffee, 304 East Jackson Blvd. in the amount of $47,980.00. The site was inspected by Building Inspector Kevin Fair on September 22, 2026, and found it to be complete and in compliance. Chairman Foster asked Commissioners if they had any questions or concerns. With there being none, called for a motion.

Motion: Terry Countermine made the motion to approve the release of the performance grading security deposit for Trail Blazer Coffee, located at 304 East Jackson Blvd., in the amount of $47,980.00 as submitted. Robin Harpe seconded the motion and it was duly passed.

With there being no further business for discussion, Chairman Tom Foster adjourned the meeting.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: November 17, 2026 **AGENDA ITEM #:** 3

SUBJECT: Rezoning 1203 E. Jackson Blvd – R-4 to B-3

BACKGROUND:

The Commission is requested to consider rezoning of property located at 1203 E. Jackson Boulevard (Tax Map 52K Group A Parcel 7) from R-4 (Transition Residential District) to B-3 (Arterial Business District). The current use of the property is single-family residential, and the proposed use of the property is unknown, as the request is speculative.

The immediate zoning abutting the property is as follows:
North: R-1 Low Density Residential District
South: B-1 Arterial Business District – Across E. Jackson Blvd
East: R-4 Transition Residential District
West: R-4 Transition Residential District – Across McCoy Cir

The immediate land uses abutting the property are as follows:
North: Single Family Residential
South: Vacant (formerly Jonesborough Elementary School)
East: Single Family Residential
West: Single Family Residential

The existing R-4 district is a unique zoning district as it requires commercial uses within the R-4 to architecturally resemble residential structures to preserve the residential neighborhood integrity adjacent to arterial routes. The immediate zoning of the area (abutting the subject property) is R-1 and R-4 zones, both of which are "residential" in character.

The rezoning of the subject property to B-3 would not be in character with the immediate and existing zoning and land uses, which are predominantly residential in nature.

RECOMMENDATION:

Staff recommends denial of the requested rezoning from R-4 (Transition) Residential District to B-3 Arterial Business District, as submitted.

TOWN OF JONESBOROUGH
123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Jonesborough: **Planning Commission; Board of Zoning Appeals; Design Review Commission; Board of Mayor & Alderman**

Owner/Applicant: Pam Mosley Phone Number: 423-737-0636

Representative Attending Meeting: Tyler Carver/Century 21 Legacy Phone Number: 423-483-5311

Site Location/Area: 1203 East Jackson Blvd

Describe reason for Request Review:

☐Major Subdivision Plat ☐ Site Plan ☐ Design Review ☒ Rezone ☐ Annexation ☐ Variance ☐ Other

Now Commercial/Residental want zone to Commercial

Submittals Included:

FOR STAFF USE ONLY:

Zoning District: _____ **Development Type:** ☐Single Family ☐Multifamily ☐PUD ☐Commercial

Setbacks: Front____ Side____ Rear____ Tax Map:_____ Group:_____ Parcel ID:_____

☐Planning Commission ☐Board of Zoning Appeals ☐Design Review Commission ☐BMA

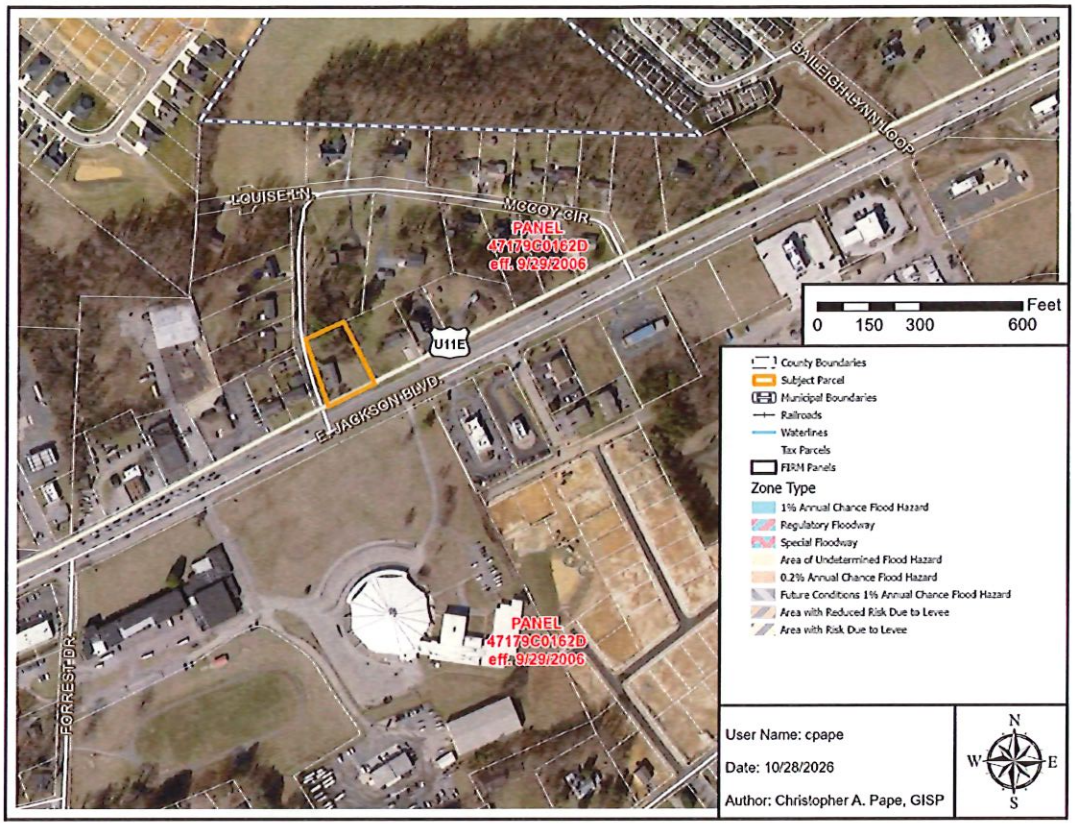
Next Meeting Date & Time: _____ **Application Due Date:** _____

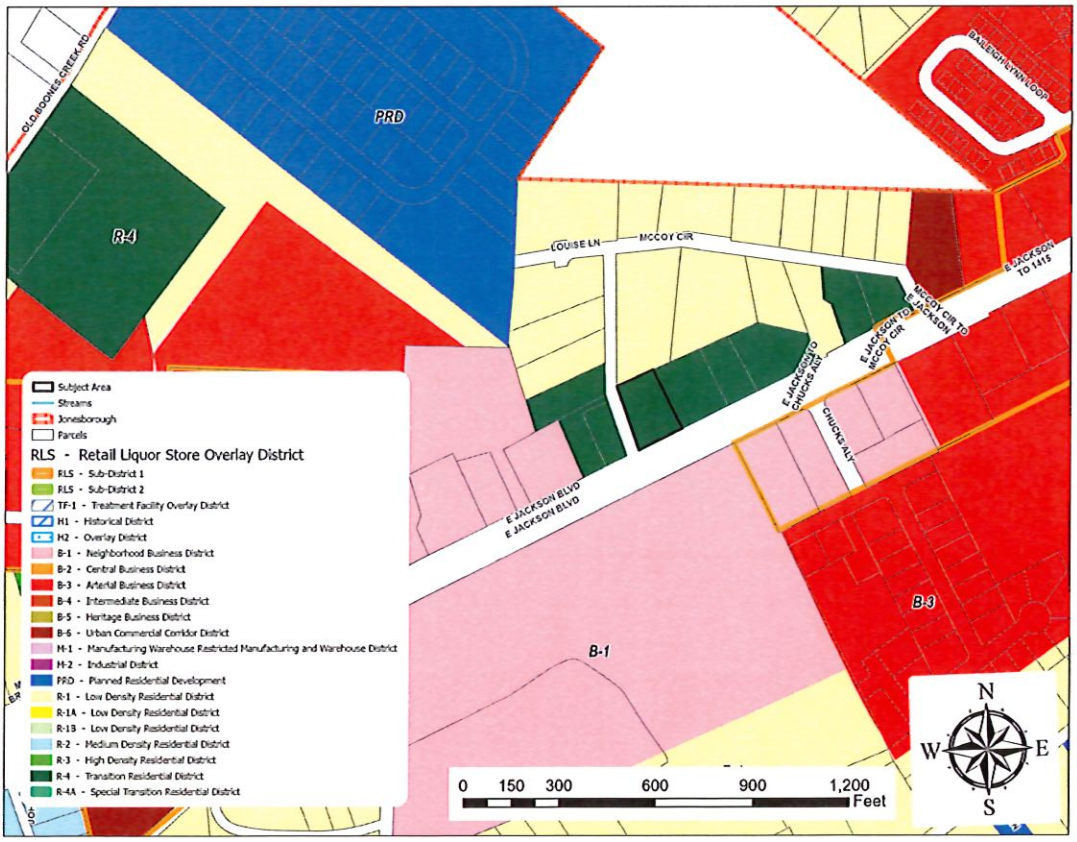
Owner/Applicant declares that by signing below that the information given on this application is accurate and that they are affirming that the owner/ applicant/ representative will be present at the meeting on the above date.

PAID OCT 27 2026

Fee (*see fee schedule*): $ 500.00 Date of Payment: _____

Owner Signature/Applicant: Pam Mosley **Date:** 10/20/26


LOUISE LN
MCCOY CIR
BAILEIGH LYNN LOOP
PANEL
47179C0162D
eff. 9/29/2006
U11E
E JACKSON BLVD
FORREST DR
PANEL
47179C0162D
eff. 9/29/2006
Feet
0 150 300 600
County Boundaries
Subject Parcel
Municipal Boundaries
Railroads
Waterlines
Tax Parcels
FIRM Panels
Zone Type
1% Annual Chance Flood Hazard
Regulatory Floodway
Special Floodway
Area of Undetermined Flood Hazard
0.2% Annual Chance Flood Hazard
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Risk Due to Levee
Area with Risk Due to Levee
User Name: cpape
Date: 10/28/2026
Author: Christopher A. Pape, GISP
N
W
E
S


OLD BONES CREEK RD
PRD
R-4
BAILEIGH LYNN LOOP
LOUISE LN
MCCOY CIR
E JACKSON TO 1415
MCCOY CIR TO E JACKSON
E JACKSON TO MCCOY CIR
E JACKSON TO CHICKS ALLEY
CHICKS ALLEY
E JACKSON BLVD
E JACKSON BLVD
B-3
B-1
Subject Area
Streams
Jonesborough
Parcels
RLS - Retail Liquor Store Overlay District
RLS - Sub-District 1
RLS - Sub-District 2
TF-1 - Treatment Facility Overlay District
H1 - Historical District
H2 - Overlay District
B-1 - Neighborhood Business District
B-2 - Central Business District
B-3 - Arterial Business District
B-4 - Intermediate Business District
B-5 - Heritage Business District
B-6 - Urban Commercial Corridor District
M-1 - Manufacturing Warehouse Restricted Manufacturing and Warehouse District
M-2 - Industrial District
PRD - Planned Residential Development
R-1 - Low Density Residential District
R-1A - Low Density Residential District
R-1B - Low Density Residential District
R-2 - Medium Density Residential District
R-3 - High Density Residential District
R-4 - Transition Residential District
R-4A - Special Transition Residential District
0 150 300 600 900 1,200
Feet
N
W
E
S

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: November 17, 2026 **AGENDA ITEM #:** 4

SUBJECT: Preliminary Plat and Comprehensive Development Plan – Wolfe Hillrise Ph II Subdivision

---

BACKGROUND:

The proposed subdivision consists of 15.85 acres. The plan depicts 74 multi-family units on one tract/lot, located off Yarnspinner Rd, accessed by three new public streets. The property is located inside the Town's corporate limits, zoned PRD. The multi-family units are within the PRD density requirements.

The units will be served with public water and sewer. The new streets providing access to the units will have 24-ft pavement width, within a 40-ft right-of-way, and a sidewalk on one side. The maximum grade depicted on the road profiles is 10.68%, which is within the stated allowable 15% (Article III.A.7.). A fee in lieu is proposed in place of additional sidewalks, in the amount of $17,200.

With consideration of approval for the plat, the Planning Commission is also asked to jointly approve it as a Comprehensive Development Plan, which is a requirement of the PRD zoning district. The plan depicts open space, and the required 25-ft green space landscape buffer is provided as shown around the perimeter of the tract.

Due to the size of the development, stormwater controls and water quality devices are required. There is a proposed stormwater pond to be located behind units 42-44 and units 49-50. The construction plans have been reviewed by one of the Town's consultant engineers (Pamela Gilmer, P.E.), and are recommended for approval, having met all requirements. There is also a grading permit security estimate in the amount of $81,300 associated with the development.

RECOMMENDATION:

1. Staff recommends approval of the Wolfe Hillrise II Subdivision preliminary plat and Comprehensive Development Plan as submitted, subject to approval from the Tree & Townscape Board.

2. Staff also recommends acceptance of the sidewalk fee in lieu amount of $17,200, and the grading security in the amount of $81,300.

SITE NOTES
1. ZONING: PRD
2. SITE AREA: 15.83± ACRES
3. EXISTING USE: OPEN SPACE
4. PROPOSED USE: MULTIFAMILY RESIDENTIAL
5. DENSITY:
ALLOWABLE BUILDINGS: 4 BUILDINGS X 15.83 AC = 63
PROPOSED BUILDINGS: 37 DU
ALLOWABLE DENSITY: 4 DU/AC X 15.83 AC= 126
PROPOSED DENSITY: 37 TOTAL FAMILY UNITS = 74 DU
6. OPEN SPACE
REQUIRED: 20% OF THE SITE= 3.2 AC
PROVIDED: 3.54 AC INCLUDING THE POND/TIE
PERIMETER 25' BUFFER
7. SETBACKS PER DEVELOPER
7.1. FRONT: 20'
7.2. SIDE: 7.5'
7.3. REAR: 25'
8. PROPERTY OWNER: WOLFE DEVELOPMENT GP
9. PROPERTY INFORMATION:
TAX MAP: 050, PARCEL: 033.02
VICINITY MAP
E MORRISON BLVD
HILLRISE DR
SITE
BOONES CROSSING
SHEET INDEX
SITE PLAN
ROAD PROFILES
GRADING AND DRAINAGE DETAILS
UTILITY PLAN
GRADING NOTES
ADA ACCESSIBILITY
PROVIDE CURB RAMPS, 1:12 MAXIMUM SLOPE, AT ALL INTERSECTIONS WITH THE STREET
CURBING: SEE DETAIL SHEET.
ELECTRIC AND SERVICE LATERALS NOTE
CONTACT PROPERTIES ELECTRIC COOPERATIVE FOR ELECTRIC SERVICE DESIGN AND FOR STREET LIGHTING
SEE SHEET C2 FOR ROAD PROFILES AND SHEET C3 FOR GRADING AND STORMWATER SPECIFICATIONS
ZONING NOTE
THE DEVELOPER IS RESPONSIBLE FOR ANY ROAD AND DRAINAGE IMPROVEMENTS NECESSARY FOR INSTALLATION OF ALL STREET SIGNAGE INCLUDING STOP SIGNS AND STREET NAME SIGNS IN ACCORDANCE WITH TDOT AND TOWN OF JONESBOROUGH SPECIFICATIONS
SITE PLAN
WOLFE HILLRISE PHASE II
HILLRISE DR
JONESBOROUGH, TN 37659
NO.
REVISIONS
BY
DATE
DTWood Engineering, Inc.
Land Development Design & Consulting
C1
DATE: 09-13-24

GRADING & DRAINAGE PLAN
WOLFE HILLRISE PHASE II
HILLRISE DR
JOHNSONVILLE, TN 37659
DTWood Engineering, Inc.
Land Development Design & Consulting
C2

ROAD PROFILES
WOLFE HILLRISE PHASE II
HILLRISE DR
JOHNSONVILLE, TN 37659
DTWood Engineering, Inc.
Land Development Design & Consulting
C1.1

UTILITY PLAN
WOLFE HILLRISE PHASE II
HILLRISE DR
JOHNSONBOROUGH, TN 37659
DTWood Engineering, Inc.
Land Development Design & Consulting
C3

GRADING & DRAINAGE DETAILS
WOLFE HILLRISE PHASE II
HILLRISE DR
JOHNSONBOROUGH, TN 37659
DTWood Engineering, Inc.
Land Development Design & Consulting
C2.1

TOWN OF JONESBOROUGH
123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Grading Permit Security Calculation Form

Wolfe-Hillrise II Subdivision

The purpose of this form is to calculate the security amount needed to protect adjoining and downstream properties and streams in case the development fails to complete the required improvements and the site is left in an un-stabilized condition.

Erosion and Sediment Control Devices
(perimeter plus any items associated with storm drain or stormwater management systems noted below)

1. 1 construction exit @ $500/EA =$500
2. 100 LF of wire backed silt fence @ $5/ LF =$500
3. 700 LF of silt fence @ $3/ LF =$2100
4. 3 stone rings @ $200/ EA =$600
5. 15 inlet protection @ $100/ EA =$1500
6. 3 check dams @ $100 / EA =$300

Storm Drain System
(only items, if any, needed to protect adjoining and downstream properties)

1. 120 LF of 24" HDPE pipe @ $30/ LF =$3600
2. 100 CY of rip rap @$20 / CY =$2000

Stormwater Management System
(only items, if any, associated with detention)

1. 1 pond grading @$20,000 / EA = $20,000
2. 1 riser @$1000 / EA = $1,000
3. 50 LF of 18" HDPE outlet pipe @ $20/ LF = $1000

Soil Stabilization

1. 492,000 SF of disturbed area @$0.10 / SF =$49,200

TOTAL SECURITY REQUIRED = $81,300

DTWood Engineering, Inc.
Land Development Design & Consulting

October 15, 2026

Mr. Glenn Rosenoff
Town Administrator
Town of Jonesborough

RE: Sidewalk Fee in Lieu
Wolfe-Hillrise II

Dear Mr. Rosenoff:

We are requesting the Planning Commission approve the construction of a sidewalk along one side of the new street in the Wolfe-Hillrise II subdivision. Below is the calculation to determine the fee in lieu for the other side of the street in accordance with the Town's ordinance.

Quantities

Total length of sidewalk waived=1535'

Sidewalk width=5'

Sidewalk area=1535' x 5'=7675 sf

Stone base volume (4" thick)=7675 sf x 0.33'=2533 cf

Stone base weight=2533 cf x 95#/cf=240635# /2000# per ton=120 tons

Concrete volume (4" thick)=7675 sf x 0.33'=2533 cf / 27 cf per yard=94 cy

Cost

Compacted stone base=120 tons x $18/ton=$2160

Concrete=94 cy x $160/cy=$15040

Total=$17200

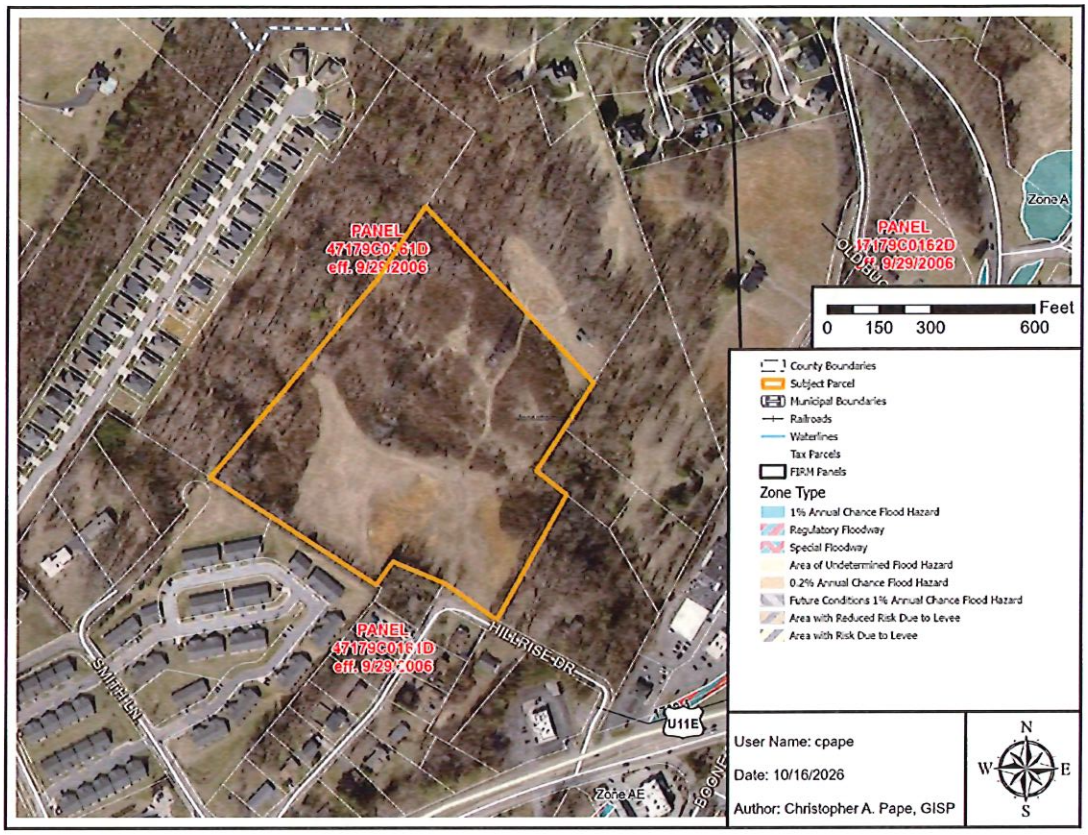
Please contact me if you have any questions or require additional information. Thank you.

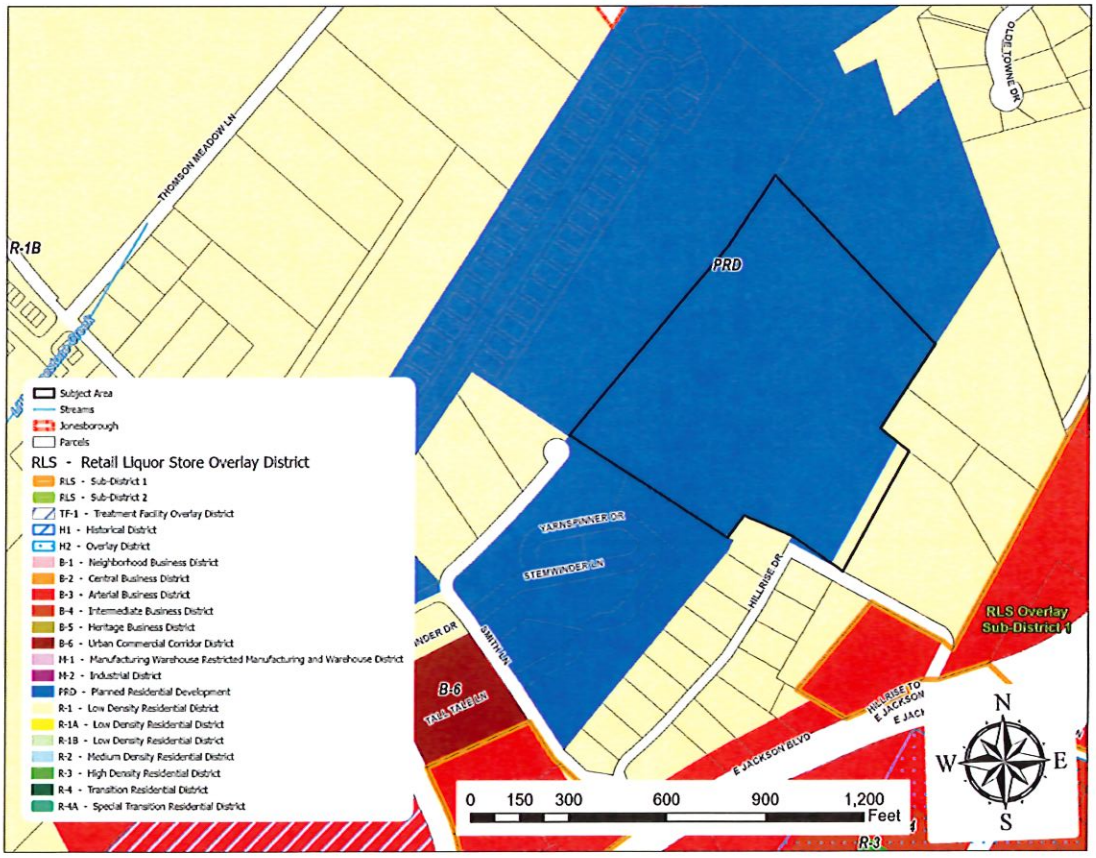
Sincerely,

D. Todd Wood

D. Todd Wood, P.E.
President

PO Box 4373 • Johnson City, TN 37602 • 423-791-4730 • todd@dtwoodengineering.com


PANEL
47179C0161D
eff. 9/29/2006
PANEL
47179C0162D
eff. 9/29/2006
PANEL
47179C0161D
eff. 9/29/2006
Zone A
Zone AE
HILLRISE DR
SMITH LN
U11E
0 150 300 600 Feet
County Boundaries
Subject Parcel
Municipal Boundaries
Railroads
Waterlines
Tax Parcels
FIRM Panels
Zone Type
1% Annual Chance Flood Hazard
Regulatory Floodway
Special Floodway
Area of Undetermined Flood Hazard
0.2% Annual Chance Flood Hazard
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Risk Due to Levee
Area with Risk Due to Levee
User Name: cpape
Date: 10/16/2026
Author: Christopher A. Pape, GISP
N
W
E
S


THOMSON MEADOW LN
R-1B
PRD
YARNSPINNER DR
STEMWINDER LN
HILLRISE DR
SMITH LN
B-6
TAJ TAVERN
E JACKSON BLVD
RLS Overlay
Sub-District 1
R-3
Subject Area
Streams
Jonesborough
Parcels
RLS - Retail Liquor Store Overlay District
RLS - Sub-District 1
RLS - Sub-District 2
TF-1 - Treatment Facility Overlay District
H1 - Historical District
H2 - Overlay District
B-1 - Neighborhood Business District
B-2 - Central Business District
B-3 - Arterial Business District
B-4 - Intermediate Business District
B-5 - Heritage Business District
B-6 - Urban Commercial Corridor District
M-1 - Manufacturing Warehouse Restricted Manufacturing and Warehouse District
M-2 - Industrial District
PRD - Planned Residential Development
R-1 - Low Density Residential District
R-1A - Low Density Residential District
R-1B - Low Density Residential District
R-2 - Medium Density Residential District
R-3 - High Density Residential District
R-4 - Transition Residential District
R-4A - Special Transition Residential District
0 150 300 600 900 1,200 Feet
N
W
E
S