

MEETING NOTICE

The Jonesborough Planning Commission will meet in Regular Session at 6:00 p.m., Tuesday, March 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 3:45 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, 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

1. Call to Order
2. Approval of Minutes
3. Taco Bell, Site Plan & Grading Permit Security, 1452 East Jackson Blvd
4. Adjournment

DESIGN REVIEW COMMITTEE

1. Call to Order
2. Approval of Minutes
3. Taco Bell – Building Design Plan, 1452 East Jackson Boulevard
4. Adjournment

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: March 17, 2026 AGENDA ITEM #: 2

SUBJECT: Approval of Minutes

Attached for Planning Commission approval are the minutes of the
February 11, 2026 meeting.

JONESBOROUGH PLANNING COMMISSION

MINUTES – FEBRUARY 17, 2026

The Jonesborough Planning Commission met in a regular meeting on Tuesday, February 17, 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, Josh Conger, Terry Countermine, Darrell Fowler, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein

Staff Present: Angie Charles, Glenn Rosenoff, Kevin Fair, JW Greene, Donna Freeman

Chairman Tom Foster called the meeting to order and noted a quorum was present. Josh Conger led the group in Prayer and Chairman Tom Foster led in the pledge to the Flag.

Chairman Foster opened the Public Hearing for the Subdivision Regulation Amendments for Vesting Legislation, and asked if there were any comments. There were no comments. Chairman Foster closed the Public Hearing.

1. Public Comments - There were none

2. Approval of Minutes – Meeting of January 20, 2026

The motion to approve the minutes of the January 20, 2026 meeting as presented, was made by Josh Conger, seconded by Robin Harpe and duly passed.

3. Subdivision Regulation Amendments for Vesting Legislation

During the 2025 legislative session, two bills were passed regarding vesting rights. The proposed amendments are intended to bring the Town's Zoning and Subdivision Regulations into compliance with the new regulations. The first legislation (SB1313/HB1326) changes the starting date of the vesting period. Vesting rights allow a development project to continue to construction regardless of whether the Town's codes or zoning have changed before work has begun. Under the Town's current regulations, the three-year vesting period for a site plan or subdivision begins on the date it receives approval. For example, the vesting period for a subdivision begins on the date the preliminary plat is approved by the Planning Commission. Under the State's new legislation, the vesting period would begin on the date the development plans (site plan/subdivision) are submitted to the Town for approval. The second legislation (SB773/HB735) prevents the vesting period of an approved development plan or building permit from expiring because it was held up due to litigation. If there is litigation, the clock on the vesting period stops until all litigation has been settled. Once the appeals period has expired, the vesting clock starts up again. The regulations are as follows:

SUBDIVISION REGULATIONS
Article II. PROCEDURE FOR PLAT APPROVAL

C. Preliminary Subdivision Plan

D. Vesting Rights

1. To avoid undue hardship, a preliminary subdivision plat shall be considered vested for a period of three (3) years from the date of the preliminary plat, submitted, provided it substantially complies by meeting the Town's requirements at that time. The vesting period shall be extended an additional two (2) years, provided site preparation has begun during the initial three-year period. If construction commences and the developer maintains all necessary permits, the preliminary plat remains vested for a period not to exceed ten (10) years from the date of original approval.

The vesting period for an approved subdivision may be extended as deemed advisable by the Planning Commission. Developments involving multiple phases are vested for a period of fifteen (15) years.

Type of Project	Vesting Period	Required Action
Preliminary Plat	3 years	From date of Preliminary Plat submittal
	2 additional years	Site preparation has commenced
	5 additional years (not to exceed a total of 10 years)	Construction commences and developer maintains all permits
Multi-phase Subdivisions	15 years	Complete construction for each phase, maintains necessary permits

2. In addition, the vesting period of a subdivision shall not expire earlier than three years following the later of the:
 - A. The date on which the appeal period for challenging such approval or issuance, respectively, has expired; or
 - B. The date on which all appeals of such approval or issuance, respectively, have been exhausted.

E. Final Plat

Chairman Foster read the staff recommendation for the approval of the text amendment to the Subdivision Regulations, and asked Commissioners if they had any questions or comments, and with there being none called for a motion.

Motion: Bill Graham made the motion to approve the text amendment to the Subdivision Regulations as presented. Richie Hayward seconded the motion and it was duly passed.

4 Washington County Text Amendment – Vesting Rights
Presented by: Angie Charles

The following text amendment is recommended to the Washington County Zoning Resolution. The purpose of this amendment is to establish necessary information regarding vesting rights for site plans. Vesting allows a development project to continue regardless of changes in regulations. Vesting rights are a typical component in many municipal and county regulations; however, the Washington County Zoning Resolution is currently silent on the topic. The proposed amendment also addresses recent State legislation. The first of which (SB1313 / HB1326) changes the start of the vesting period from the date of approval to the date of submittal. The second (SB773/HB735) prevents the vesting period from expiring due to ongoing litigation.

Text Amendment

Proposed Amendment to the
Washington County Zoning Resolution

The following text amendment is recommended to the Washington County Zoning Resolution. The purpose of this amendment is to establish necessary information regarding vesting rights for site plans. Vesting allows a development project to continue regardless of changes in regulations. Vesting rights are a typical component in many municipal and county regulations, however, the Washington County Zoning Resolution is currently silent on the topic.

The proposed amendment also addresses recent State legislation. The first of which (SB1313 / HB1326) changes the start of the vesting period from the date of approval to the date of submittal. The second (SB773 / HB735) prevents the vesting period from expiring due to ongoing litigation.

ARTICLE V
GENERAL PROVISIONS

511.-Vesting Rights

511.1 To avoid undue hardship, a site plan shall be considered vested for a period of three (3) *years* from the date of site plan submittal, provided it is in substantial compliance with the applicable requirements at *the time of submittal*. The vesting period shall be extended an additional two (2) years, provided site preparation has begun during the initial three-year period. If construction commences and the developer maintains all necessary permits, the site plan remains vested for a period not to exceed ten (10) years from the date of original submittal. The vesting

period for an approved site plan may be extended as deemed advisable by the Planning Commission. Developments involving multiple phases are vested for a period of fifteen (15) years.

Type of Project	Vesting Period	Required Action
Site Plan	3 years	From date of Site Plan submittal
	2 additional years	Site preparation has commenced
	5 additional years (not to exceed a total of 10 years)	Construction commences and developer maintains all permits
Multi-Phase Site Plan	15 years	Complete construction for each phase, maintains necessary permits

511.2 In addition, the vesting period of a site plan shall not expire earlier than three years from the following:

- a. The date on which the appeal period for challenging such approval or issuance, respectively, has expired, or
- b. The date on which all appeals of such approval or issuance, respectively, have been exhausted.

512. Site Plan Regulations

14. Administrative Approval for Site Plans

Chairman Foster read the staff recommendation for the approval of the text amendment as submitted, and asked Commissioners if they had any questions or comments, and with there being none called for a motion.

Motion: Jim Rhein made the motion to approve the text amendment as presented, Darrell Fowler seconded the motion and it was duly passed.

5. Final Plat – Replat of Patterson Property, Hairetown Road and Meadowlark Drive Presented by: Cody Patterson, 121 Meadowlark Drive

The proposed subdivision is located on Washington County Tax Map 51 Parcel 216 and Tax Map 51G Group B Parcel 30, and consists of 6.8 acres. The plat depicts three lots, located off Hairetown Rd and Meadowlark Dr. The property is situated outside the Town’s corporate limits, zoned R-1 and A-1 in Washington County. All proposed lots exceed the minimum lot size requirements of the districts. This is a minor plat, as no new infrastructure is proposed. The lots will be served by an existing public street, public water, and private (septic) sewer.

Chairman Foster read the staff recommendation for approval of the replat of the Patterson Property final plat as submitted, and asked Commissioners if they had any questions or comments, and with there being none called for a motion.

Motion: The motion to approve the replat of the Patterson Property final plat as submitted was made by Josh conger, seconded by Robin Harpe and duly passed.

6. Chairman Foster said the request for the final plat for the division of the Wolfe Development GP Property, Hairetown Road has been withdrawn by the property owner and will be presented at future meeting.

**7. Site Plan Revision – Trailblazer Coffee, East Jackson Boulevard
Presented by: Kelly Kitts, 925 Prospect Rd, Bristol, TN**

The site plan, approved in December, accommodates a proposed drive-thru coffee shop on a 1.13-acre tract on E. Jackson Blvd, zoned B-3 (Arterial Business).

The revised plan includes the following changes:

- Building has been shifted to the rear of the site by appx. 13' and west by appx. 25'.
- Parking has been rearranged as shown. The proposed parking count has been reduced by one space. The Property Information block on Sh. C-00 & C-11 have been updated.
- An electronic order board has been added to the outside order lane.
- Catch Basin CB1 has been shifted appx. 7' southeast.
- By losing one parking space and changing the parking space orientation to 90 degrees, the disturbed and impervious areas have remained the same from the previous design. No changes to the stormwater design are required for this revised layout.
- No changes to the building area, floorplan, or exterior finishes have occurred as a result of this site plan revision.

Note: The revised plans have been reviewed by Todd Wood, P.E., and are recommended for approval, meeting all requirements.

Chairman Foster read the staff recommendation for the approval of the Trailblazer Coffee revised site plan as submitted, and asked Commissioners if they had any questions, and with there being none called for a motion.

Motion: Jim Rhein made the motion to approve the revised site plan for Trailblazer Coffee as submitted. The motion was seconded by Josh Conger and duly passed.

8. Final Plat – Chapman’s Reserve Phase 2 Subdivision

The proposed subdivision consists of 11.35 acres. The plat depicts 33 lots and three new public streets (Easton Wy, Alex Run, and Jay Henry Drive), located off E. Main Street and presently identified as Tax Map 52N Group C Parcel 8. The property is located inside the Town’s corporate limits, zoned B-3, which allows single-family and two-family (duplex) residences. All lots exceed the minimum 6,000-sq.ft. lot size requirement. The lots are served with newly installed public water and sewer. The new public streets include 0.414 miles in length and have 24-ft pavement width within 50-ft right-of-way. In keeping with the Preliminary Plat approval, there are sidewalks on one side of the streets, and a fee in lieu of sidewalks on the other side of the streets for \$17,200. Due to the size of the development, stormwater controls and water quality devices are required; therefore, a stormwater pond is located in an open space area. There are no variances to the Subdivision Regulations associated with the plat. The developer is requesting approval of the plans as submitted.

Note: At the time of Preliminary Plat approval, on May 20, 2025, the Planning Commission approved a motion “directing staff and the developer to work on a fire gate, traffic calming and an exit strategy options prior to the road being constructed.” To date, the streets have been designed and constructed so as not to require traffic calming measures, and a fire gate, which would prohibit access to East Jackson Boulevard/Highway 11-E, has not been provided. The Town’s staff concern has been that the new subdivision road, Easton Way, may potentially become a throughway connection between Highway 11-E and E. Main Street or vice versa. The attention provided by staff in this matter is to minimize issues that will potentially need to be addressed by the Town’s Board of Mayor and Aldermen if traffic pattern issues occur between the two mentioned roads.

Chairman Foster read the staff recommendation #1 for the approval of the Chapman’s Reserve Phase 2 Subdivision final plat as submitted and asked Commissioners if they had any questions. Glenn Rosenoff, Town Administrator, said that Town staff will monitor the development. There being no further comments, Chairman Foster called for a motion

Motion: Bill Graham made the motion to approve the Chapman’s Reserve Phase 2 Subdivision final plat as submitted, and with Town staff monitoring the development. Richie Hayward seconded the motion and it was duly passed.

Chairman Foster read the staff recommendation #2 for the acceptance of the in-lieu of sidewalk fee in the amount of \$17,200.00, and asked Commissioners if they had any questions or comments, and with there being none called for a motion. Town staff noted that the developer has paid the \$17,200 in lieu of sidewalk fee

Motion: Bill Graham made the motion to accept of the in-lieu of sidewalk fee in the amount of \$17,200.00, Darrell Fowler seconded the motion and it was duly passed..

Chairman Foster recused himself from acting as a Commissioner and Vice Chairman Jim Rhein presided the meeting.

9. Freestanding Signage – Chapman’s Reserve Subdivision

Presented by: Tom Foster, Foster Signs, 146 N. Lincoln Ave, Jonesborough, TN

Two freestanding ground-mounted signs are proposed for the Chapman’s Reserve subdivision development, located off E. Main St. The property is 11.35-ac in size, and zoned B-3 (arterial business district) and R-1 (low density residential district). The sign in the R-1 district (corner of E. Main St and Jay Henry Dr) meets the requirements outlined in Chapter 12 (Business and Advertising Signs), Section 11-1214.(1) for residential subdivisions. However, the same style sign to be located in the B-3 district (located off Chuck’s Alley at the corner of the unnamed improved right-of-way and Easton Way) does not meet the monument style requirement for commercial districts. The signs will meet or exceed the 7.5-ft setback requirement from property lines and will not impact the sight triangles at intersections. Neither sign will extend more than 8-ft above the ground, nor exceed 32-sq.ft. in area. As per Section 11-1215, prior to a permit being issued by the Town, approval of the signage is required by the Planning Commission. Commissioners discussed the proposed signage and the question was raised about rezoning the B-3 section to R-1. Glenn Rosenoff said the B-3 cannot be rezoned due to the density; and the signage on the East Jackson side would need to be skirted.

Jim Rhein read the two staff recommendations: (1) Approval of the free-standing sign located off East Main Street as submitted; and (2) The sign to be placed at Easton Way does not meet the requirements; therefore, staff does not recommend its approval at this time.

Motion: Robin Harpe made the motion to approve the free-standing sign located off East Main Street as submitted, and disapprove the proposed sign at Easton Way. Frank Collins seconded the motion and it was duly passed.

With there being no further business for discussion, Vice Chairman Rhein adjourned the meeting.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: March 17, 2026 AGENDA ITEM #: 3

SUBJECT: Taco Bell – Site Plan & Grading Permit Security

BACKGROUND:

The request is for site plan approval of a Taco Bell restaurant located at 1452 E. Jackson Blvd. The subject property is adjacent to Zaxby's restaurant, in front of Lowes, containing approximately 0.69 acres, and further described on Washington County Tax Map 52 Parcel 225.09.

Attached is the site plan, and the following is a review of the site plan:

Developer/Engineer: Tacala / Mike Gray, P.E.

Proposed Use: The site is currently vacant and a 2,285-sq.ft. Taco Bell restaurant, which will include sit-down dining and a drive-thru window, is proposed.

Zone: The property is within the town limits and is zoned B-3 (arterial business) and CO (corridor overlay).

Setbacks: The setbacks are determined as Front: 30 feet, Rear: 25 feet, and Sides: 10 feet. The plan appears to meet the minimum setback requirements.

Ingress/Egress: The site plan shows two means of ingress/egress (access) off the rear of the property from the Lowes property.

Utilities: All utilities are available to the subject property, and extensions of said utilities into the site by the developer will be placed underground.

Parking: Parking meets the Town's requirements.

Hydrants: The developer will work with the Jonesborough Fire Department to ensure adequate fire protection at the site before the issuance of a building permit.

Stormwater: An existing stormwater management pond, designed and sized to accommodate this development, presently exists, and no modifications are necessary.

Erosion: The erosion control plan has been included with the overall site plan.

Landscaping: Sheet C6 shows the Landscaping Plan with plantings along the periphery at the edge of the parking and drive areas. The Planning Commission approves the landscape layout, and the Tree and Townscape Committee will approve the formal landscape plan.

Bonding: Bonding is required as part of the site plan approval process for grading. The Grading Permit Security Calculation Form amount totals \$67,628.00.

RECOMMENDATION:

1. Approve the site plan as submitted, subject to approval from the Town's Tree and Townscape Committee.
2. Approve the Grading Permit Security for \$67,628.00.

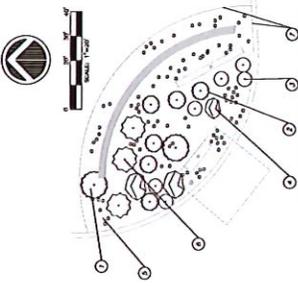
REVISIONS



TACO BELL RESTAURANT
 1452 E JACKSON BLVD, JONESBOROUGH, TN 37659
 SITE #318345

TACTLA
 810 GORING BOCKE CROSS
 WINDYBROOK
 MEMPHIS, TN 38115

LANDSCAPING PLAN
 SHEET C6
 DATE: 08-08-2025



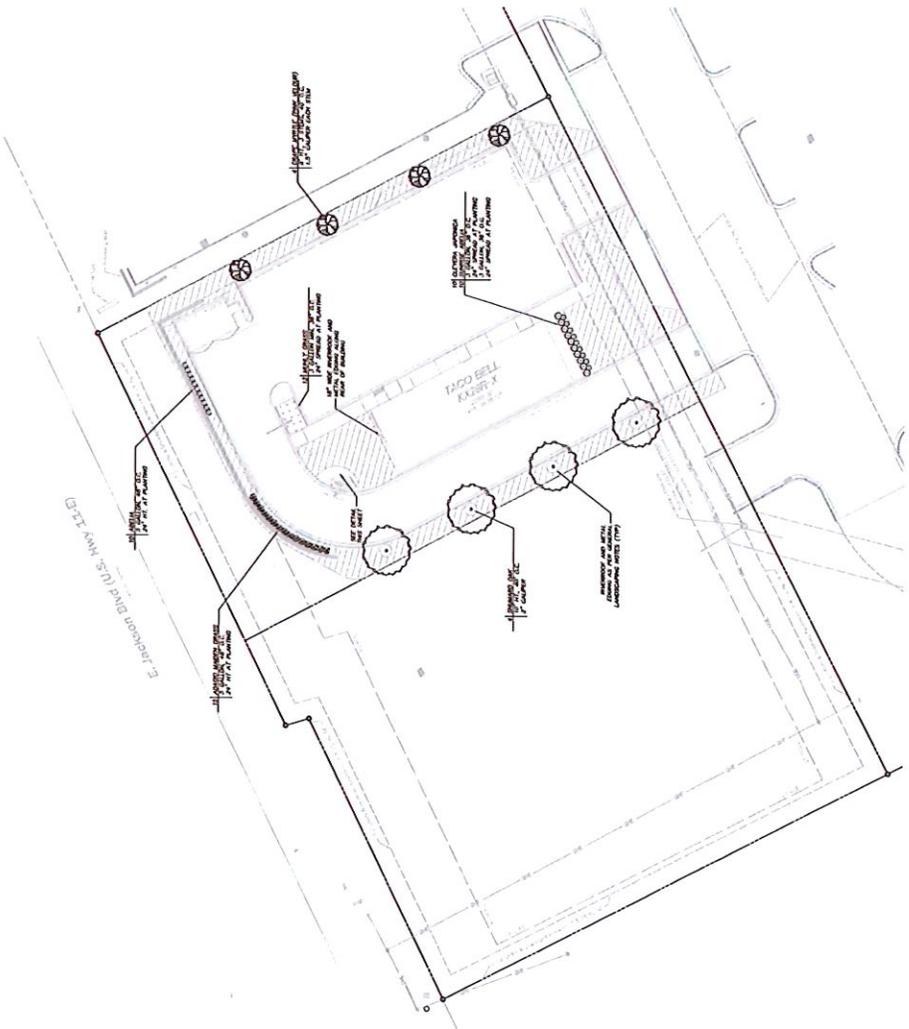
LANDSCAPING BOULDERS
 ALL BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 1. BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 2. BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 3. BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 4. BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 5. BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 6. BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 7. BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 8. BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 9. BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 10. BOULDERS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING NOTES:

REGION 7 - SOUTHEAST

NO.	DATE	BY	REVISION
1	08/08/25	JL	ISSUED FOR PERMITTING
2	08/08/25	JL	ISSUED FOR PERMITTING
3	08/08/25	JL	ISSUED FOR PERMITTING
4	08/08/25	JL	ISSUED FOR PERMITTING
5	08/08/25	JL	ISSUED FOR PERMITTING
6	08/08/25	JL	ISSUED FOR PERMITTING
7	08/08/25	JL	ISSUED FOR PERMITTING
8	08/08/25	JL	ISSUED FOR PERMITTING
9	08/08/25	JL	ISSUED FOR PERMITTING
10	08/08/25	JL	ISSUED FOR PERMITTING

LANDSCAPING DETAILS
 1. SEE PERMITTING - TACTLA SHEET LANDSCAPING PERMITTING
 2. SEE PERMITTING - TACTLA SHEET LANDSCAPING PERMITTING

GENERAL LANDSCAPING NOTES
 1. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 2. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 3. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 4. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 5. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 6. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 7. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 8. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 9. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 10. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING NOTES:



JONESBOROUGH DESIGN REVIEW COMMISSION

AGENDA PRESENTATION

DATE: March 17, 2026 AGENDA ITEM #: DRC – 2

SUBJECT: Approval of Minutes

Attached for approval are the minutes of the December 16, 2025 Design Review Commission.

JONESBOROUGH DESIGN REVIEW COMMISSION

MINUTES – December 16, 2025

The Jonesborough Design Review Commission met in a regular meeting on Tuesday, December 16, 2025, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Due to the absence of Chairman Tom Foster, Vice Chairman Jim Rhein presided noting a quorum was present and called the meeting to order.

Members Present: Jim Rhein – Vice Chairman, Josh Conger, Terry Counterline, Bill Graham, Robin Harpe, Richie Hayward

Members Absent: Tom Foster - Chairman, Frank Collins, Darrell Fowler

Staff Present: Angie Charles, Washington County Planning Director, Glenn Rosenoff, Town Administrator, Kevin Fair, JW Greene, Donna Freeman

1. **Public Comments** – There were no Public Comments
2. **Review and Consideration of the Building Design Plan for Trailblazer Coffee Restaurant, 376 East Jackson Blvd, Jonesborough, TN**

The Trailblazer Coffee Restaurant will be located at 376 East Jackson Boulevard, adjacent to Wendy's, as described on Washington County Tax Map 60A, Group D, Parcel 6.02. The business is located within the Design Overlay District, additional standards and guidelines for façade building materials are submitted for Design Review Commission consideration and approval. The architectural firm for the project Cain Rash West, out of Kingsport, has submitted elevations that reflect an intent to meet the Town's Ordinance. The front (northerly) façade, which is most visible from the highway, meets the minimum 75% exterior wall standards as provided for in the design guidelines (see attached). The front façade has the following materials and percentages proposed: a) Stone Product (Provia) 77% and b) Hardie Board and Batten (concrete-based material) 23%

The sides of the building have a reduced percentage of the primary materials standards, they are not as visible from the highway, and the varying number of materials shown creates a broken façade, providing for detailing and fenestration. The side façades have the following materials and percentages proposed: a) Stone Product (Provia) 30%, b) EIFS (synthetic stucco – energy efficient) 29%, and c) Hardie Board and Batten (concrete-based) 41%.

Vice Chairman Rhein read the staff recommendation for the approval of the elevations of the building as submitted, as the design elements utilize traditional long-lasting building materials. Vice Chairman Rhein asked Commissioners if they had any questions or comments, and with there being none called for a motion.

Motion: Josh Conger made the motion to approve the elevations of the Trailblazer Coffee Restaurant building and design elements as submitted. Richie Hayward seconded the motion and it was duly passed.

With there being no further business for discussion, Vice Chairman Jim Rhein adjourned the Jonesborough Design Review Commission meeting.

JONESBOROUGH DESIGN REVIEW COMMISSION

AGENDA PRESENTATION

DATE: March 17, 2026

AGENDA ITEM #: DRC - 2

SUBJECT: Building Design Plan – Taco Bell Restaurant, 1452 E. Jackson Blvd

BACKGROUND:

The Taco Bell restaurant is being considered for site plan approval by the Planning Commission on March 17, 2026. The proposed restaurant will be located at 1452 East Jackson Boulevard, adjacent to Zaxby's, and further described on Washington County Tax Map 52, Parcel 225.09. As the business is located within the Design Overlay District, additional standards and guidelines for façade building materials are submitted for Design Review Commission consideration and approval.

The submitted elevations reflect an intent to meet the Town's Ordinance. The front (northerly) façade, which is most visible from the highway, meets the minimum 75% exterior wall standards as provided for in the design guidelines. The front façade has the following materials and percentages proposed:

- Brick Veneer 80%
- Accent Metal Panels 16%

While the sides of the building have an equal percentage of the primary materials standards, they are not as visible from the highway, and the varying number of materials shown creates a broken façade, providing for detailing and fenestration. The side façades have the following materials and percentages proposed:

- Brick Veneer 80-82%
- Hardie Trim Board (concrete-based) 7-8%
- Accent Metal Panels 9-12%

RECOMMENDATION:

Approve the elevations of the building as submitted, as the design elements utilize traditional, long-lasting building materials.

Additional Elevation Details Provided by the Architect

The new building model is comprised of overlapping planes of three primary materials: cement fiber board siding, deep ribbed architectural metal panels and storefront glass.

The juxtaposition of the different veneers and finishes help delineate areas of the building within a monochrome envelope.

The Entry Elevation includes a canopy over the single level storefront, the Drive-Through side has a canopy over the drive-through windows. The elevation facing East Jackson has a screen wall to hide the gas meter and electrical service. Building accents are added to this elevation to provide a cohesive look with the other elevations.

For this location, the main building material is brick veneer instead of the cement fiber board and the metal panels in the parapet are also replaced with brick.

The elevation breakdown is as follows:

Entry Side (facing Zaxby's)

Total square footage:	1,494 sf
Fenestration	433 sf (15%)
<u>Area minus glass</u>	<u>1,062 sf</u>
Brick Veneer	888 sf (84%)
Cement Fiber Board Trim	70 sf (7%)
Accent Metal Panels, Trim	104 sf (9%)

Front Elevation (facing Lowe's)

Total square footage	576 sf
Fenestration	213 sf (37%)
<u>Area minus glass</u>	<u>403 sf</u>
Brick Veneer	323 sf (80%)
Cement Fiber Board Trim	30 sf (8%)
Metal Trim	55 sf (12%)

East Jackson Elevation

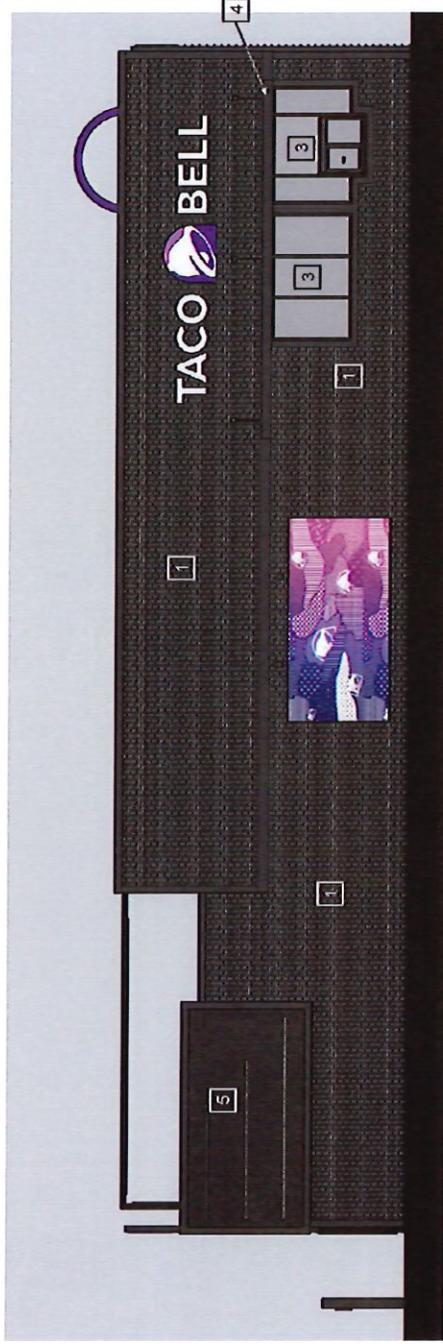
Total square footage	576 sf
Fenestration	0 sf (0%)
<u>Area minus glass</u>	<u>576 sf</u>
Brick Veneer	471 sf (80%)
Cement Fiber Board Trim	13 sf (2%)
Accent Metal Panels	91 sf (16%)

Drive-through Side (west elevation)

Total square footage	1,516 sf
Fenestration	96 sf (6%)
<u>Area minus glass</u>	<u>1,420 sf</u>
Brick Veneer	1,164 sf (82%)
Cement Fiber Board Trim	685 sf (8%)
Accent Metal Panels, Trim	176 sf (12%)



FACING EAST



FACING WEST

TACO BELL

HWY 11 EAST
JONESBOROUGH, TENNESSEE

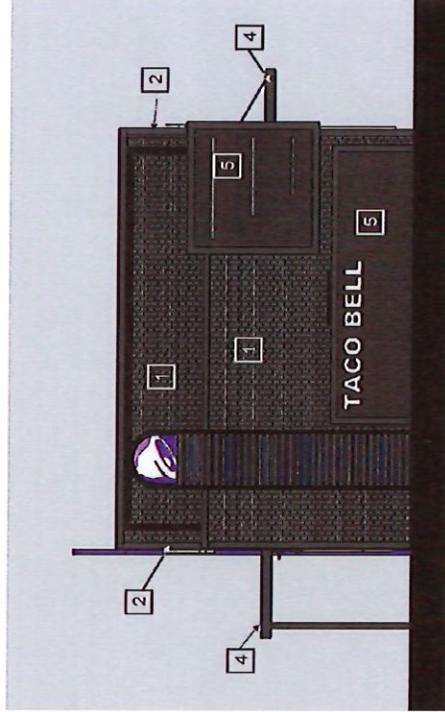


FACING LOWES
PARKING LOT



PHOTO OF SIMILAR BUILDING WITH BRICK EXTERIOR

NO.	MATERIAL	COLOR
1	MAIN EXTERIOR MATERIAL: KING KLINKER THIN BRICK	BLACK STONE
2	CORNER AND EDGE TRIM: JAMES HARDIE TRIM BOARDS	PAINTED SW 6990 CAVIAR
3	STOREFRONT AND BREAK METAL TRIM: TUBELITE	BLACK ANODIZED
4	CANOPIES: BY SIGNAGE VENDOR	BLACK ANODIZED OR SW 6990 CAVIAR
5	ACCENT PIECES: PAC CLAD BOX RIB PANELS 1	TRADITIONAL BLACK



FACING EAST
JACKSON BLVD

TACO BELL

HWY 11 EAST
JONESBOROUGH, TENNESSEE