

MEETING NOTICE

The Jonesborough Planning Commission will meet in Regular Session at 6:00 p.m., August 18, 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 4:00 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 of a Draft Resolution amending Subdivision Regulations by adding Traffic Impact Study
4. Request for approval of a Final Plat for Millcreek Subdivision Section 11, Phase 2 – Wolfe Development
5. Request for approval of a Site Plan and Grading Permit Security Wolfe Development Office, 305 Forest Drive

6. Request for approval of Site Plan and Grading Permit Security, Domino's Pizza, 1262 East Jackson Blvd
7. Request for approval of Signage, Taco Bell, 1452 East Jackson Blvd
8. Request for approval of Freestanding Signage, 11-E Diner, 1406 West Jackson Blvd
9. Adjournment

DESIGN REVIEW COMMITTEE

August 18, 2026

1. Call to Order
2. Approval of Minutes
3. Domino's Pizza - Building Design Plan, 1452 East Jackson Boulevard
4. Adjournment

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 18, 2026 **AGENDA ITEM #:** 2

SUBJECT: Approval of Minutes

Attached for Planning Commission approval are the minutes of the
June 16, 2026 meeting.

JONESBOROUGH PLANNING COMMISSION

MINUTES – June 16, 2026

The Jonesborough Planning Commission met in a regular meeting on Tuesday, June 16, 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

Members Absent:

Staff Present: Angie Charles, 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 Foster led in the pledge to the Flag.

1. Public Comments – There were none.

2. Approval of Minutes – Meeting of May 19, 2026

Chairman Foster asked Commissioners if they had any comments or corrections to the minutes of May 19, 2026. With there being none, Chairman Foster called for a motion

Motion: Bill Graham made the motion to approve the minutes of the May 19, 2026 Planning Commission meeting as submitted. Richie Hayward seconded the motion, and it was duly passed.

3. Release of Security Deposit – The Reserve at Boones Creek Phase 3 Presented by: Kelly Wolfe

Chairman Foster read the staff recommendation for the release of the grading security for The Reserve at Boones Creek Phase 3 Subdivision in the amount of \$13,430.00. Chairman Foster asked Commissioners if they had any questions or concerns. With there being none, called for a motion.

Motion: Bill Graham made the motion to approve the release of the grading security for The Reserve at Boones Creek Phase 3 Subdivision in the amount of \$13,430.00. Richie Hayward seconded the motion and it was duly passed.

4 Free-Standing Signage – 11-E Diner, 1406 West Jackson Blvd

Chairman Foster said the Building Inspector asked that 11-E Diner's signage request be tabled until the Planning Commission's next regular meeting due to existing sign code violations. Chairman Foster asked Commissioners if they had any questions or concerns. With there being none, called for a motion.

Motion: Robin Harpe made the motion, seconded by Josh Conger, to table 11-E Diner's sign request until the July 21, 2026 Planning Commission meeting. The motion was duly passed.

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

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 18, 2026 AGENDA ITEM #: 3

SUBJECT: Traffic Impact Study – Draft Resolution Amending Subdivision Regulations

BACKGROUND:

April 15, 2025 Planning Commission Meeting Agenda Presentation

A vital statistic that is shaping Jonesborough is our continued unprecedented growth for the last 20-30 years. As you will recall, the latest 2020 Census showed us a 16% increase in population from 2010 to 2020. This 10-year growth span was not the full story. If you roll back time, 1990 to 2000 saw a 20% increase; 2000 to 2010 was a 21% increase, and already from 2020 to 2023 is a 10.6% increase in population. The Tennessee State Data Center and UT Center for Business & Economic Research presented the incorporated places population estimates and changes between 2022 to 2023. Jonesborough's change (increase) was estimated at 5.3%. Out of 345 incorporated places, only seven (7) cities, including Jonesborough, gained a population increase of 5% or greater, or in other words, only 2% of all Tennessee cities achieved this status.

We have discussed our growth for the last few years, but this year I will be presenting a more in-depth growth management or growth policy concepts into our monthly planning commission meetings. We have discussed a joint work session between the PC and BMA, and I am working on a draft framework for this type of work session to take place by May 2025. In the meantime, our next monthly meetings will have a consensus of topics for staff to prepare in advance of regular or special called meetings.

The impact of the increase in the volume of traffic in town is staggering, and as you know speeding is a major topic related to our road system as well. I am introducing for topic the "Traffic Impact Study (TIS)". The purpose of TIS is to:

- Determine the potential traffic impacts of a proposed development on the existing road system.
- Ensure safe and reasonable traffic conditions once the development is complete.
- Protect the community's investment in its street system.

- Identify on-site and off-site improvements that might be needed because of the development.

The Town's regulations are better than the cookie cutter approach to standards across the state but addressing the impact of traffic has fallen on the town to address either while the development is under construction, or after the fact. After the fact addressing traffic is the norm currently. The examples provided to you for review and discussion would require a development based on certain parameters or metrics to submit a TIS to the Planning Commission as part of their request for review and approval. This way, there is more required or engineering perspective on developmental impacts to the town's street infrastructure system. This may translate to joint partnerships between developer and town on "external" road improvements or more internal road system design emphasis. Either way, TIS is relative to overall traffic growth management studies and analysis.

Staff are recommending amending the current Subdivision Regulations and adding a section for Traffic Impact Study and the standards that require it for certain size developments (see draft Resolution attached). We are required to hold a public hearing before adopting an amendment to the Subdivision Regulations as noted below:

Before adoption of these subdivision regulations or any amendment thereof, a public hearing thereon shall be held by the Planning Commission thirty (30) days' notice of the time and place of which shall be given by one publication in a newspaper of general circulation in each county lying wholly or partly in the planning region.

Updated Planning Commission Agenda Presentation

The Planning Commission needs to vote on the proposed amendment and determine the number of dwelling units (residential) or square feet (non-residential) to establish the circumstances to indicate a traffic impact study is needed.

RECOMMENDATION:

Approve the Draft Resolution amending the Subdivision Regulations by adding number 22 "Traffic Impact Study:" under Article III General Requirements and Minimum Standards of Design and scheduling a public hearing for final adoption of the proposed amendment as per the Regulations.

JONESBOROUGH REGIONAL PLANNING COMMISSION
RESOLUTION NO. _____

~~RESOLUTION AMENDING THE JONESBOROUGH, TENNESSEE SUBDIVISION REGULATIONS
FOR THE PURPOSE OF ADDING NUMBER 22 "TRAFFIC IMPACT STUDY" UNDER ARTICLE III
GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN~~

22. Traffic Impact Study

Traffic impact studies shall be prepared, signed, and sealed by a Tennessee registered professional engineer experienced in traffic engineering and in good standing with the State of Tennessee. The number of trips generated by a proposed development shall be calculated using land use codes published in the latest edition of the *ITE Trip Generation Manual*. If the type of proposed development is not addressed in the *ITE Trip Generation Manual*, then other rates may be used as long as they are published documents and pre-approved by the Town of Jonesborough.

A Traffic Impact Study shall be required for all new developments and/or proposed redevelopments (i.e. proposed modifications to existing developments) that meet the minimum trip generation thresholds as defined in **Table 1**, ~~if the need for such is determined during the pre-application conference and/or Master Plan review. The following circumstances indicate the need for a traffic impact study:~~

- ~~1) Residential development with 50 or more dwelling units or non-residential development with 30,000 square feet of floor space or more.~~
- ~~2) Mixed-use development that generates 50 peak hour vehicle trips or 500 daily vehicle trips.~~
- ~~3) The project is located near a location identified by town staff or the Public Safety Department as a high crash and/or incident location or high concern location.~~
- ~~4) A Traffic Impact Study is deemed necessary according to the Town Engineer Administrator. The Town Administrator has the final authority to require a Traffic Impact Study for any specific project.~~

Once a traffic impact study has been approved by the Town, the approved traffic impact study shall be effective for a period of three years, unless significant changes are made to the proposed development and those changes result in additional impacts to the surrounding transportation system.

Table 1 – Traffic Study Minimum Threshold Levels

Traffic Study		Minimum Thresholds	Typical Study Area
Level	Type		
1	Traffic Access	50 to 99 new peak hour trips <u>or</u> 250 to 499 new daily trips, whichever is greater	All site access intersections to existing adjacent public roads and the existing adjacent public roads to the first control point* from all site access intersections.
2	Traffic Impact	100 to 249 new peak hour trips <u>or</u> 500 to 2,999 new daily trips, whichever is greater	All site access intersections to existing adjacent public roads, existing major public roads, and study intersections (signalized and unsignalized) within ¼ mile of all site access intersections.
3	Traffic Impact	250 to 399 new peak hour trips <u>or</u> 3,000 to 5,999 new daily trips, whichever is greater	All site access intersections to existing adjacent public roads, existing major public roads, and study intersections (signalized and unsignalized) within ½ mile of all site access intersections.
4	Traffic Impact	≥400 new peak hour trips <u>or</u> ≥6,000 new daily trips, whichever is greater	All site access intersections to existing adjacent public roads, existing major public roads, and study intersections (signalized and unsignalized) within ¾ mile of all site access intersections.

*Control points are intersections controlled by traffic signal or stop signs. For cases where a traffic control device does not exist within a ¼ mile of a site access intersection, the Town will determine the extent of the study area.

The above minimum thresholds are calculated for both new peak hour trips and new daily trips. The minimum threshold is satisfied if the calculated number of new trips satisfies either condition. If the new peak hour trip and new daily trip calculations satisfy different traffic study levels, then the higher study level is required. If necessary, the typical study area limits for each level of traffic study may also be extended or shortened at the sole discretion of the Town Administrator or designee. An applicant of a proposed development shall not avoid the intent of these traffic study requirements by submitting piecemeal applications or approval requests for subdivision plats, site development plans, building permits, etc.

The Owner/Developer shall consult with the ~~Town Engineer~~ and Town Administrator **or staff designee** to finalize the need for a Traffic Impact Study and the scope of any required study. The following items may be discussed during the scoping meeting:

- Traffic Impact Study Screening Evaluation Form
- Type of traffic impact study required
- Extent of the study area limits, including the existing adjacent public roads and the major study intersections (signalized and unsignalized) to be analyzed
- Trip generation, distribution, and assignment methodology
- Assumptions for pass-by and internal capture trip reductions

- Assumptions for background growth rates
- Traffic analysis target and horizon years for the proposed development
- Traffic analysis time periods (a.m. peak hours, p.m. peak hours, weekend peak periods, etc.) for the proposed development
- Necessity of additional analyses, such as traffic signal warrant, safety, intersection sight distance, gap, and traffic simulation
- Other current and/or proposed transportation improvement projects within the vicinity of the proposed development site
- Consideration of pedestrian, bicycle, and ADA accommodations.
- Analysis software and reporting requirements

~~The Traffic Impact Study shall be completed by a registered Engineer and shall be prepared in accordance with generally accepted standards and practices and shall be done at no cost to the Town.~~

If a Traffic Impact Study is required, the Owner/Developer or authorized agent shall:

- Schedule and conduct a scoping meeting with the Town Engineer **Administrator or designee**, and the Engineer performing the Traffic Impact Study. This meeting will determine the scope and breadth of the Traffic Impact Study.
- Consult with the Town Engineer **Administrator or designee** prior to completing traffic projections and traffic analysis to obtain approval for background assumptions, directional distributions, and internal and pass-by reductions.
- Submit a Draft Traffic Impact Study to the Town Engineer **Administrator or designee**. The Town Engineer **Administrator or designee** will review and comment on the draft report. ~~A draft of the Traffic Impact Study shall be submitted on or before the submittal date with the number of copies required as determined by the Town Engineer.~~ The Traffic Impact Study shall identify, analyze, and discuss mitigation measures. These mitigation measures shall be specific and feasible actions whose implementation will minimize the adverse impacts of the proposed development.
- The Final Traffic Impact Study shall be submitted, as required by the Town Engineer **Administrator or designee**, and shall be signed and sealed by a registered Engineer in Tennessee prior to submitting Construction Plans or Preliminary Plats/Plans to the Town.

All traffic impact studies shall be prepared to contain the following information about the site and the project. The Town Administrator or designee shall have the authority to request the evaluation or addition of further information, if a more extensive analysis is warranted.

- Development of Traffic Conditions, Analysis and Mitigation Measures

- Conclusion and Recommendations, including Mitigation
- Appendices, including notes from scoping meeting, traffic counts data, other pertinent worksheets and analyses

Review and Approval

The Traffic Impact Study will receive approval after all findings are verified by the ~~Town Engineer or designee staff~~. **Planning Commission**.

Expiration

The Traffic Impact Study shall expire three (3) years from the date of. After expiration, the owner/developer shall submit an updated Traffic Impact Study. If a significant increase in traffic is experienced within the scoped area of a traffic study, then the ~~Town Engineer~~ **Administrator or designee** may require that the study be updated to reflect the increased traffic volumes.

REPORT FORMAT

The following is an example format of a TIA that is acceptable to the Town of Jonesborough. This list is not all inclusive and additional items may be necessary to fulfill the TIA requirements.

Introduction and Summary

- a) Title page
- b) Table of contents and list of figures and tables
- c) Introduction and executive summary
 - Site location and study area
 - Development description
 - Findings
 - Conclusions and recommendations

Existing Study Area Conditions

- a) Physical characteristics
 - Roadway characteristics (number of lanes, classification, speed limit, etc.)
 - Traffic control devices
 - Transit services
 - Pedestrian/bicycle facilities
 - Nearby driveways
- b) Traffic volumes
 - Daily, morning, evening, other counts as required
- c) Future developments
 - Occupancy assumptions

Proposed Development and Traffic

- a) Site location
- b) Land use and intensity
- c) Site plan (copy must be legible)
- d) Development phasing and timing
- e) Anticipated trip generation
 - Trip reduction
- f) Trip assignment and distribution

Traffic Operational Analysis

- a) Traffic growth assumptions
 - Background year
 - Future horizon year
- b) Level of service analysis
 - Existing
 - Without project
 - Future build-out year (including background development)
 - Without project
 - With project
 - With project and recommendations
 - Horizon year (5 or 10 years) (including background development)
 - Without project
 - With project
 - With project and recommendations
- c) Roadway improvements
 - Improvements borne by the developer and/or funded improvements
- d) Queueing results
 - Tables and/or figures
- e) Safety element
 - Acceleration/deceleration lanes (left- or right-turns)
 - Access spacing/corner clearances/etc.
- f) Speed considerations
 - Traffic calming needs
- g) Traffic control needs
- h) Traffic signal needs
 - Warrants
 - Effect on signal progression (if applicable)
 - Travel lane alignments

Pedestrian, Bike, and Transit Facilities

- a) Existing facilities
- b) Proposed facilities
- c) Recommendations

Safety Analysis

- a) Crash history
- b) Comparison to Statewide Average
- c) Hot spots
- d) Recommendations

Internal Project Site Circulation

- a) Conflict points
- b) Design features
- c) Queueing
- d) Turn lanes

Recommendations and Mitigation Measures

- a) Roadway improvements
- b) Site access
- c) Internal circulation
- d) Safety analysis
- e) Other

Appendices

The appendix shall contain all supporting documentation required to complete the TIA.

Exhibits

All figures and exhibits shall be clear and legible. Figures and/or Exhibits should be placed in the body of the report in their respective locations.

**JONESBOROUGH REGIONAL PLANNING COMMISSION
RESOLUTION NO. _____**

**RESOLUTION AMENDING THE JONESBOROUGH, TENNESSEE SUBDIVISION
REGULATIONS FOR THE PURPOSE OF ADDING NUMBER 22 “TRAFFIC IMPACT
STUDY” UNDER ARTICLE III GENERAL REQUIREMENTS AND MINIMUM
STANDARDS OF DESIGN**

22. Traffic Impact Study

A Traffic Impact Study shall be required if the need for such is determined during the pre-application conference and/or Master Plan review. The following circumstances indicate the need for a traffic impact study:

- 1) Residential development with 50 or more dwelling units or non-residential development with 30,000 square feet of floor space or more.
- 2) Mixed-use development that generates 50 peak hour vehicle trips or 500 daily vehicle trips.
- 3) The project is located near a location identified by town staff or the Public Safety Department as a high crash and/or incident location or high concern location.
- 4) A Traffic Impact Study is deemed necessary according to the Town Engineer Administrator. The Town Administrator has the final authority to require a Traffic Impact Study for any specific project.

The Owner/Developer shall consult with the Town Engineer and Town Administrator ~~and/or staff~~ to finalize the need for a Traffic Impact Study and the scope of any required study. The Traffic Impact Study shall be completed by a registered Engineer and shall be prepared in accordance with generally accepted standards and practices and shall be done at no cost to the Town. If a Traffic Impact Study is required, the Owner/Developer or authorized agent shall:

- 1) Schedule and conduct a scoping meeting with the Town Engineer ~~staff~~, and the Engineer performing the Traffic Impact Study. This meeting will determine the scope and breadth of the Traffic Impact Study.
- 2) Consult with the Town Engineer ~~staff~~ prior to completing traffic projections and traffic analysis to obtain approval for background assumptions, directional distributions, and internal and pass-by reductions.
- 3) Submit a Draft Traffic Impact Study to the Town Engineer ~~staff~~. The Town Engineer ~~staff~~ or town designee will review and comment on the draft report. ~~A draft of the Traffic Impact Study shall be submitted on or before the submittal~~

~~date with the number of copies required as determined by the Town Engineer.~~
The Traffic Impact Study shall identify, analyze, and discuss mitigation measures. These mitigation measures shall be specific and feasible actions whose implementation will minimize the adverse impacts of the proposed development.

- 4) The Final Traffic Impact Study shall be submitted, as required by the Town Engineer ~~staff~~, and shall be signed and sealed by a registered Engineer in Tennessee prior to submitting Construction Plans or Preliminary Plats/Plans to the town.

Review and Approval

The Traffic Impact Study will receive approval after all findings are verified by the Town Engineer ~~or designee staff.~~ **Planning Commission.**

Expiration

The Traffic Impact Study shall expire two (2) years from the date of approval. After expiration, the owner/developer shall submit an updated Traffic Impact Study. If a significant increase in traffic is experienced within the scoped area of a traffic study, then the Town Engineer ~~Administrator~~ may require that the study be updated to reflect the increased traffic volumes.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 18, 2026 AGENDA ITEM #: 4

SUBJECT: Final Plat – Mill Creek Sec.11 Ph.2 Subdivision

BACKGROUND:

The proposed subdivision consists of 11.46 acres and is zoned PRD (planned residential district). The owner is Wolfe Development, and McCoy Land Surveying prepared the plat.

The plat depicts 42 lots and new public streets, Bert Patton Ln, Joe Ct, and the extension of Cherry Marie Dr. The property is located in the Town's corporate limits, zoned PRD. All lots are in conformance with the preliminary plat, which was previously approved in November 2024.

The lots are served with public water and sewer. There are 0.32 miles of new roads with 24-ft pavement widths within 50-ft rights-of-way. In keeping with the Preliminary Plat approval, there are sidewalks on one side of the streets.

Due to the size of the development, stormwater controls and water quality devices are required, which are provided and located in another phase of the development. There are no variances to the Subdivision Regulations associated with the plat.

RECOMMENDATION:

Staff recommends approval of the Mill Creek Sec.11 Ph.2 Subdivision final plat as submitted.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 18, 2026 AGENDA ITEM #: 5

SUBJECT: Wolfe Office - Site Plan & Grading Permit Security

BACKGROUND:

The site plan accommodates a proposed commercial development on a 1.04-acre tract at 305 Forrest Dr, zoned B-6 (Urban Commercial Corridor Business). The plan shows the location of a proposed new commercial building, 3,600-sq.ft in size. The building is located within the setbacks (30-ft front, 20-ft side, 20-ft rear). A grading permit security in the amount of \$27,220 is also associated with the development.

Along with the location of the building, the plan reflects two parking areas. The code requires 12 spaces, and 13 are provided. One of the spaces is handicap (ADA) accessible. Ingress and egress are located on Forrest Dr.

Due to the size of the development being under an acre, stormwater controls and water quality devices are not required. The construction plans have been reviewed by Pamela Gilmer, P.E., and are recommended for approval, meeting all requirements.

The development will have landscaping, with six shade trees along the frontage and two more around the parking areas. The parking lot will also be landscaped with six additional shrubs.

RECOMMENDATION:

Staff recommends approval of the 1262 E. Jackson Blvd site plan as submitted, subject to approval from the Tree & Townscape Board.

Staff recommends approval of the associated grading permit security amount of \$27,220.



TOWN OF JONESBOROUGH

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

Grading Permit Security Calculation Form

Wolfe Office

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. 30 LF of silt fence @ \$3/ LF | = \$90 |
| 4. 1 stone rings @ \$200/EA | = \$200 |
| 5. 3 inlet protection @ \$200/EA | = \$600 |
| 6. 3 Rip rap outlet protection @ \$50/EA | = \$150 |

Storm Drain System

(none needed to protect adjoining and downstream properties)

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. 40 LF of 8" HDPE outlet pipe @ \$10/ LF | = \$40 |

Soil Stabilization

- | | |
|--|-----------|
| 1. 41,400 SF of disturbed area @ \$0.10 / SF | = \$4,140 |
|--|-----------|

TOTAL SECURITY REQUIRED = \$27,220

THE OLDEST TOWN IN TENNESSEE

ONESSBOROUGH, TENNESSEE

[illegible]

END-



DTWood Engineering, Inc.
Land Development Design & Consulting
412 South First Street, Johnson City, Tennessee 37604
423-761-4730 info@dtwoodengineering.com



VICINITY MAP

- [illegible]

CONSTRUCTION STAKEHOLDER NOTE
 THE BILLING PLAN FOR CONSTRUCTION STAKEHOLDERS OF THE BUILDING,
 ADDRESS AND UTILITIES NOTE
 ALL TIES TO: PHONE, CABLE, ETC. SERVICES AND PULPS SHALL BE
 LAYERED OUT.

CASSETTE STRAPPING NOTES

1. ALL STRAPPING IS 4" WIDE.
2. STRAPPING COLORS:
 - 2.1. AUA SPACE=BLUE
 - 2.2. PARKING SPACES=WHITE
3. PAINTING SPACE'S PAINTING IS:
 - 3.1. AUA SPACE'S=BLUE
4. DRIVE AISLE AND DIRECTIONAL=YELLOW

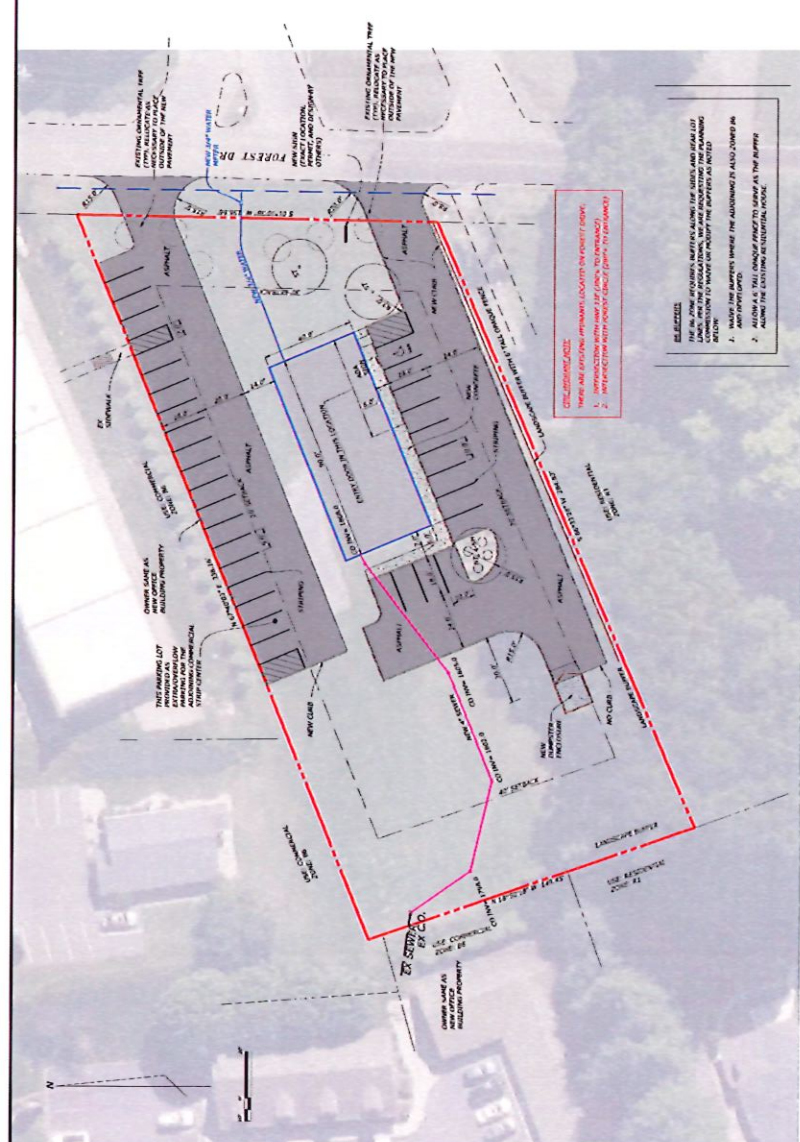
MANICAP RAMP NOTE:
PROVIDE MANICAP RAMP WITH MAXIMUM SLOPE OF 1:12 AT ALL MANICAP PARKING ASLE INTERSECTIONS WITH CURBS AND AT THE SIDEWALK INTERSECTIONS WITH THE DRIVEWAY ENTRANCES. THE MAXIMUM SLOPE OUTSIDE OF RAMPS FROM THE RAMPS SHOULD TO THE DRIVEWAYS SHALL NOT EXCEED 2% IN ANY DIRECTION.

[illegible]

ONCITE PAVING MATERIALS
STANDARD DUTY ASPHALT
6" AGGREGATE BASE
1.75" BINDER COURSE
1.25" SURFACE COURSE

CONCRETE SIDEWALK
4" AGGREGATE BASE
4" 4000 PSI 428 DAYS CONCRETE

CONTACT TIMES SET ONE CALL AT 811 A DAY TO REPORT STARTING ANY EARTHWORK. INSTRUCTIONS FOR LOCATION OF EXISTING UTILITIES ARE PROVIDED. FOR LOCATION OF EXISTING UTILITIES.



THE PROMISES ARE HERE
 HERE ARE EXCITING PROMISES LOCATED ON FORT 7 DRIVE,
 INTERSECTION WITH HWY 112 (HWY 9 TO ENTRANCE)

1. MATCH THE RUFFERS WHERE THE ADDRESSING IS ALSO ZONED AND UNZONED.
2. ALLOW A 5' CALL OUT OR FRAC TO SERVE AS THE RUFFER ALLOWING THE CALLING AN ADJUTANT HOUSE.

LANDSCAPE CALCULATIONS

- [illegible]

1. SHADY THIRTS MAY BE RED MAPLE, WILLOW OAK, BENTY BIRCH, OR ALDER, EXCEPT DO NOT USE WILLOW OAK NEAR PARKING SPACES.
2. SURVEYS MUST BE CANALS OF REACHING AT LEAST 3' AT PATRIOT MOUNTAIN. CONTRACTOR SHALL SELECT SHRUBS WITH EMPHASIS ON NATIVE SPECIES.
3. THE 8 SURVEYS IN THE HILLS ARE THE SURVEYS MUST BE PLACED WITHIN ANY OF THE ISLANDS IN OR ADJOINING THE PARKING LOT.

TRACT ATROS GAS COMPANY FOR GAS VICE.

PLANS AND ARCHITECTURAL PLANS FOR
TRENCHING AND BACKFILL
COMUNICATIONS, AND SITE LIGHTING
ILLUMINATION

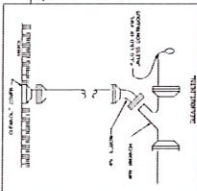
NEW YORK
SEWER LINES ORSIDE ARE TO PRIVATELY MAINTAINED.
SEWER LINES TO BE 304-305 PIPE BACKFILLED WITH STONE.
IF CLEAROUTS ARE LOCATED IN PAVEMENT AREAS THEY SHALL BE TRAFFIC MARKING.

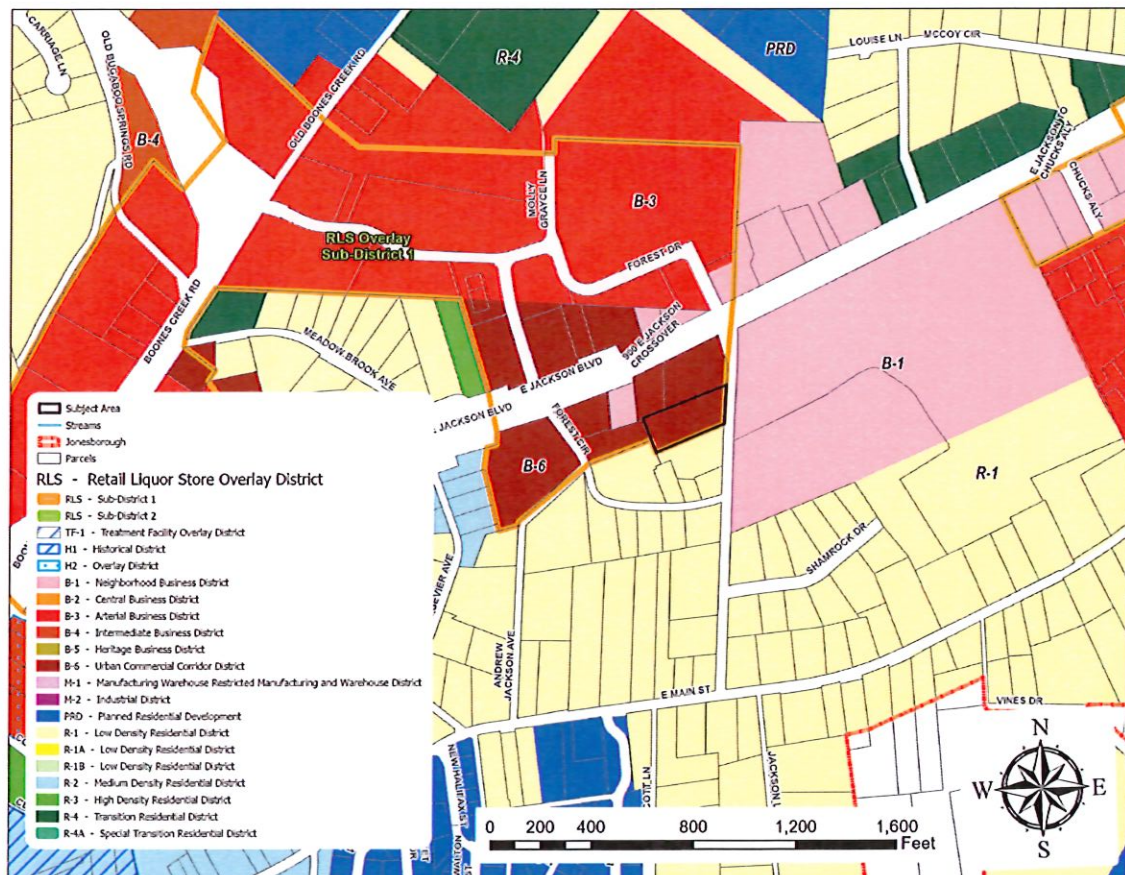
VERIFY ALL EXISTING SPINNER LOCATIONS AND
DIPHTHS BEFORE ORDERING SENNER PIPE. CONTACT
ENGINEER IMMEDIATELY WITH ANY CONFLICTS,
CLOSES.

THE LIGHTING ISSUE
 LET NEW PLANS FOR EXTERIOR BUILDING LIGHTING AND PARKING LOT LIGHTING, LIGHTING AND PHOTOGRAPHIC PLANS TO BE OTHERS, SHALL MEET TOWN OF JONASBOROUGH LIGHTING ORDINANCE.

3. PROVIDE MINIMUM 30" OF COVER FOR DOMESTIC WATER LINES.

PROVIDE BACKFLOW PREVENTER, MEETING TOWN JAMESBOROUGH REGULATIONS AND SPECIFICATIONS, INSIDE THE BUILDING. PROVIDE SHOP DRAWING FOR APPROVAL BY TOWN'S WATER DEPARTMENT.





JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 18, 2026 AGENDA ITEM #: 6

SUBJECT: 1262 E Jackson Blvd - Site Plan & Grading Permit Security

BACKGROUND:

The site plan accommodates a proposed commercial development on an approximate 0.61-acre tract on E. Jackson Blvd, zoned B-1 (Neighborhood Business) and CO (Corridor Overlay). The plan shows the location of a proposed new building, 3,750-sq.ft in size. The building is located within the setbacks (30-ft front, 10-ft side, 25-ft rear), and a restaurant is an allowed use in the zoning district when located on an arterial road, such as E. Jackson Blvd. A grading permit security in the amount of \$12,362 is also associated with the development.

Along with the location of the building, the plan reflects two parking areas. The code requires 19 spaces, and 29 are provided. Two of the spaces are handicap (ADA) accessible. As the entrance is located on a divided highway, ingress and egress is restricted to right turn movement. A driveway permit from TDOT will be required as E. Jackson Blvd is a state highway road.

Due to the size of the development, additional stormwater controls and water quality devices are not required; however, existing control measures will be utilized by the development and have been incorporated into the design and construction. The construction plans have been reviewed by Todd Wood, P.E., and are recommended for approval, meeting all requirements.

The development will have landscaping, with three new shade trees along E. Jackson Blvd and five more around the parking areas. The parking lot will also be landscaped with thirteen additional shrubs. The Fire Department is working with the State on an installation of a new hydrant at the front of the property in the right-of-way of the highway. A line from the new hydrant will be extending to the building.

RECOMMENDATION:

Staff recommends approval of the 1262 E. Jackson Blvd site plan as submitted, subject to approval from the Tree & Townscape Board.

Staff recommends approval of the associated grading permit security amount of \$12,362.



TOWN OF JONESBOROUGH

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

Grading Permit Security Calculation Form

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. <u>1</u> construction exits @ \$500/EA | = <u>500</u> |
| 2. <u>446</u> LF of silt fence @ \$3/ LF | = <u>1338</u> |
| 3. <u>0</u> check dams @ \$100/ EA | = <u>—</u> |
| 4. <u>0</u> stone filter rings @ \$100/ EA | = <u>—</u> |
| 5. <u>1</u> inlet protection @ \$100/ EA | = <u>100</u> |
| 6. _____ @ \$ _____ / _____ | = _____ |

Storm Drain System

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

- | | |
|---|---------------|
| 1. <u>73</u> LF of <u>36"</u> <u>HDPE</u> pipe @ \$ <u>38</u> / LF | = <u>2774</u> |
| 2. <u>130</u> LF of <u>24"</u> <u>HDPE</u> pipe @ \$ <u>21</u> / LF | = <u>3150</u> |
| 3. <u>2</u> inlets @ \$ <u>300</u> / EA | = <u>600</u> |
| 4. <u>0</u> manholes @ \$ _____ / EA | = <u>—</u> |
| 5. <u>90</u> CY of rip rap @ \$ <u>20</u> / CY | = <u>1800</u> |
| 6. _____ @ \$ _____ / _____ | = _____ |

Stormwater Management System

(only items, if any, associated with detention)

- | | |
|---|---------|
| 1. <u>0</u> pond grading @ \$ _____ / EA | = _____ |
| 2. <u>0</u> riser @ \$ _____ / EA | = _____ |
| 3. <u>0</u> LF of _____ " _____ outlet pipe @ \$ _____ / LF | = _____ |
| 4. <u>0</u> CY of rip rap @ \$ _____ / CY | = _____ |
| 5. _____ @ \$ _____ / _____ | = _____ |

Soil Stabilization

- | | |
|---|---------------|
| 1. <u>21,000</u> SF of disturbed area @ \$0.10 / SF | = <u>2100</u> |
|---|---------------|

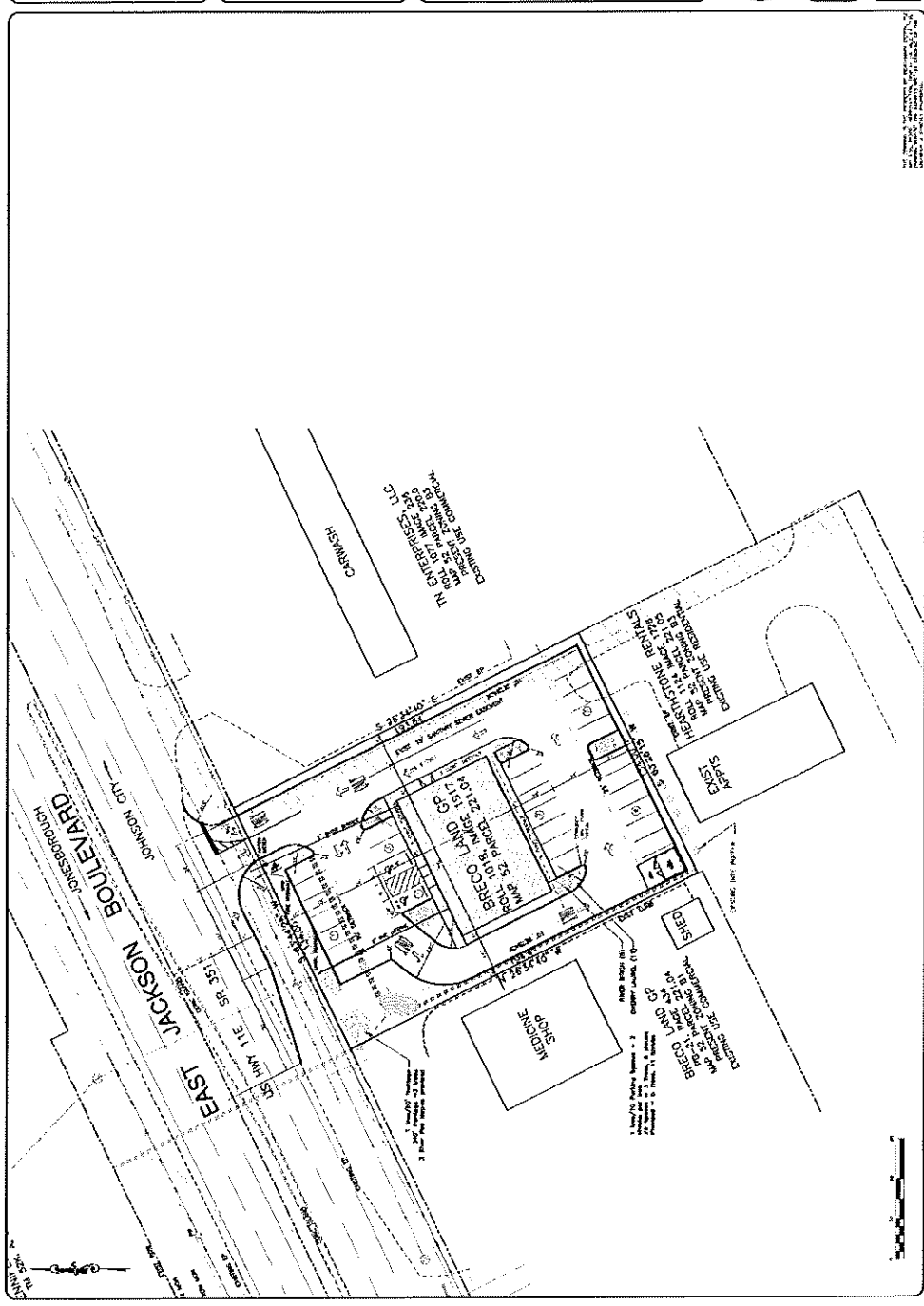
TOTAL SECURITY REQUIRED = \$12,362

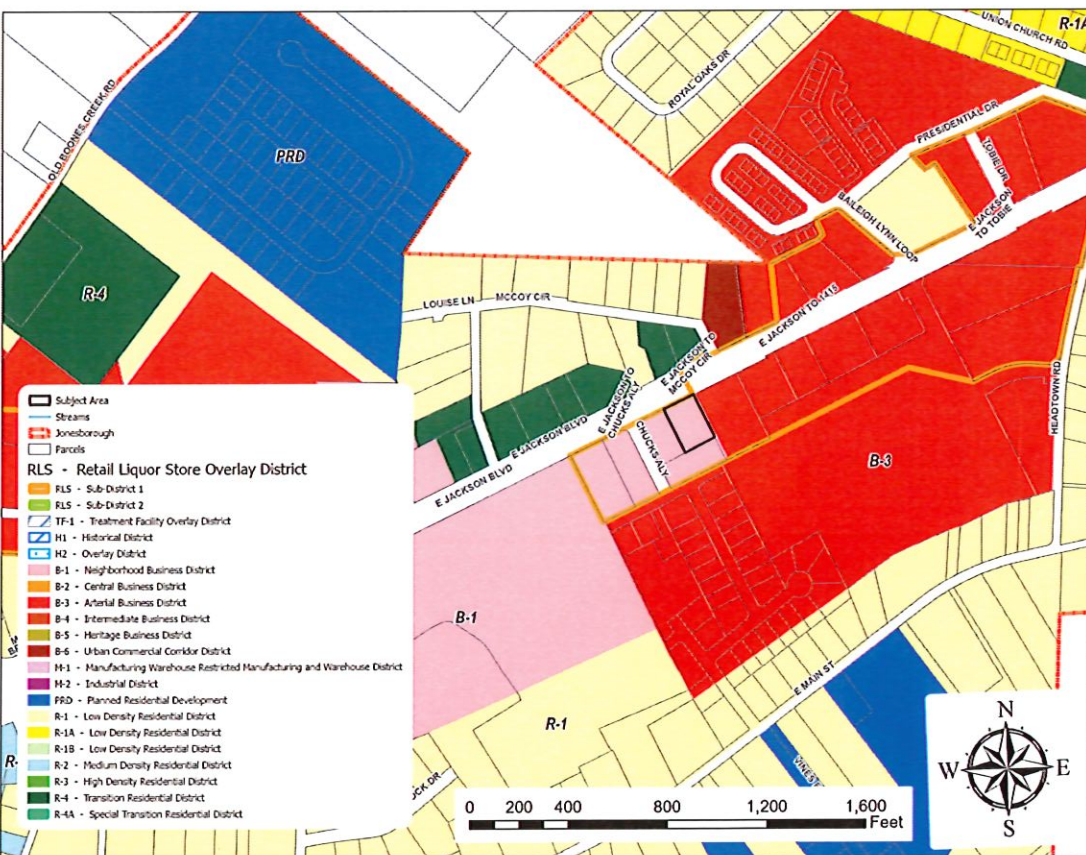
THE OLDEST TOWN IN TENNESSEE



DEVELOPMENT PLANS FOR
1262 EAST JACKSON BLVD.
KNOXVILLE, TENNESSEE

SITE & LANDSCAPING PLAN





JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 18, 2026 AGENDA ITEM #: 7

SUBJECT: Taco Bell – Monument & Wall Signage

BACKGROUND:

Taco Bell, located on a 1.5-ac site, zoned B-3 (arterial business district) and CO (corridor overlay district), located at 1452 E. Jackson Blvd, is requesting approval of a free-standing sign and wall signage. The attached elevations depict the signage.

The ground-mounted sign is 99-sqft in size and 13-ft in height, which does not exceed the maximum requirements of the sign regulations (11-1214.(3)(f)). The sign also meets the minimum 7.5-ft setback distance from the front property line. A raised landscape bed will be installed around the base of the sign to reduce exposed area between the base of the sign and the change/drop in elevation towards the front property line. Town staff has reviewed the wall signage for conformance to adopted regulations as well.

RECOMMENDATION:

Staff recommends approval of the signage as requested.



TOWN OF JONESBOROUGH

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

SIGN REQUEST

(ALL SIGN REQUESTS, EXCEPT TEMPORARY, MUST BE APPROVED BY THE PLANNING COMMISSION)

BUS. NAME Taco Bell PHONE: () _____

BUS. ADDRESS: 1452 E Jackson Blvd Jonesborough, TN Zone: _____

TYPE OF BUSINESS: Restaurant

OWNER OF BUSINESS: Tacala LLC PHONE: (205) 283-7413

SIGN CONTRACTOR: Pro-Signs inc. PHONE: (205) 255-6916

TOTAL VALUE OF ALL PROPOSED SIGNAGE: \$ _____

TYPE OF SIGNAGE

FREE-STANDING

1. Size Of Structure: Height 13' x Width 7.67' Illum: Y

(Yes/No)

Sign Area: Height 13' x Width 7.67' = sq/ft 99

Sign Material: Plastic ☒ Metal ☒ Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other Metal

2. (If two separate streets)

Size Of Structure: Height _____ x Width _____ Illum: _____

(Yes/No)

Sign Area: Height _____ x Width _____ = sq/ft _____

Sign Material: Plastic () Metal () Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other _____

WALL MOUNTED (Length of Store Front: 28'-7")

1. Wall Height: 20' Wall Width: 80'8" Illum. yes
B1 (Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____

Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height 2' x Width 14'-7.5" = Sq. ft. 29 1/4
Thickness 3"

Sign Material: Plastic () Metal (☒) Vinyl () Other Acrylic

2. Wall Height: 20' Wall Width: 80'8" Illum. yes
B2 (Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____

Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height _____ x Width _____ = Sq. ft. _____
Thickness _____

Sign Material: Plastic () Metal () Vinyl () Other () _____

BRACKET MOUNTED (Projecting Sign)

1. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

2. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

CHANGEABLE MESSAGE SIGNS (Billboards)

1. Existing Size: Height _____ x Width _____ = sq. ft. _____

2. Proposed Size: Height _____ x Width _____ = sq. ft. _____

Sign Material: Plastic () Metal () Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other _____

WALL MOUNTED (Length of Store Front: 28'-7")

1. Wall Height: 20' Wall Width: 80'8" Illum. yes
C1 (Yes/No)
Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____
Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height 4'4" x Width 4'9 3/8" = Sq. ft. 20 3/4
Thickness 3"
Sign Material: Plastic () Metal (X) Vinyl () Other (X) Acrylic

2. Wall Height: 20' Wall Width: 80'8" Illum. yes
C2 (Yes/No)
Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____
Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height 4'4" x Width 4'9 3/8" = Sq. ft. 20 3/4
Thickness 3"
Sign Material: Plastic () Metal (X) Vinyl () Other (X) Acrylic

BRACKET MOUNTED (Projecting Sign)

1. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

2. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

CHANGEABLE MESSAGE SIGNS (Billboards)

1. Existing Size: Height _____ x Width _____ = sq. ft. _____
2. Proposed Size: Height _____ x Width _____ = sq. ft. _____

Sign Material: Plastic () Metal () Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other _____

WALL MOUNTED (Length of Store Front: 28'-7")

1. Wall Height: 20' Wall Width: 28'-7" Illum. yes

H1

Select One

(Yes/No)

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____

Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height 3' x Width 4' = Sq. ft. 12

Thickness 3"

Sign Material: Plastic () Metal ☒ Vinyl () Other ☒ Acrylic

2. Wall Height: 20' Wall Width: 28'-7" Illum. yes

H2

Select One

(Yes/No)

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____

Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height 3' x Width 4' = Sq. ft. 12

Thickness 3"

Sign Material: Plastic () Metal ☒ Vinyl () Other ☒ Acrylic

BRACKET MOUNTED (Projecting Sign)

1. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____

(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

2. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____

(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

CHANGEABLE MESSAGE SIGNS (Billboards)

1. Existing Size: Height _____ x Width _____ = sq. ft. _____

2. Proposed Size: Height _____ x Width _____ = sq. ft. _____

Sign Material: Plastic () Metal () Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other _____

WALL MOUNTED (Length of Store Front: 28' 7")

1. Wall Height: 20' Wall Width: 28' 7" Illum. yes
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____

Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height 3' 6 1/4" x Width 5' 5" = Sq. ft. 19 1/4
Thickness 3"

Sign Material: Plastic () Metal (X) Vinyl () Other (X) Acrylic

2. Wall Height: _____ Wall Width: _____ Illum. _____
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____

Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height _____ x Width _____ = Sq. ft. _____
Thickness _____

Sign Material: Plastic () Metal () Vinyl () Other () _____

BRACKET MOUNTED (Projecting Sign)

1. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

2. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

CHANGEABLE MESSAGE SIGNS (Billboards)

1. Existing Size: Height _____ x Width _____ = sq. ft. _____

2. Proposed Size: Height _____ x Width _____ = sq. ft. _____

Sign Material: Plastic () Metal () Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other _____

WALL MOUNTED (Length of Store Front: _____)

1. Wall Height; 5'4" Wall Width: 18'6" Illum. yes
(Yes/No)

S

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____

Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height 21" x Width 12'10" = Sq. ft. 22.45
Thickness _____

Sign Material: Plastic () Metal (X) Vinyl () Other (X) Acrylic

2. Wall Height; _____ Wall Width: _____ Illum. _____
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____

Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height _____ x Width _____ = Sq. ft. _____
Thickness _____

Sign Material: Plastic () Metal () Vinyl () Other () _____

BRACKET MOUNTED (Projecting Sign)

1. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

2. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

CHANGEABLE MESSAGE SIGNS (Billboards)

1. Existing Size: Height _____ x Width _____ = sq. ft. _____

2. Proposed Size: Height _____ x Width _____ = sq. ft. _____

3. Nits per day ____

4. Nits per night ____

TEMPORARY SIGN:

1. Size: Height: _____ Width: _____

Sign Material: _____

NOTE: Before Sign Request can be processed, you must provide the following:

1. **FREE STANDING SIGN:** SITE PLAN SHOWING PROPOSED LOCATION, FOOTING DETAIL, EXISTING SIGNAGE, PICTURE(S) OF SIGN. SIGN MUST BE GROUND MOUNTED OR MONUMENT SIGN NO HIGHER THAN 14 FEET. A SECOND FREE-STANDING SIGN IS ONLY ALLOWED IF THERE ARE ENTRANCES TO THE DEVELOPMENT FROM TWO DIFFERENT AND SEPARATE STREETS.
2. **WALL MOUNTED SIGN:** PHOTO/DRAWING SHOWING PROPOSED SIGN DESIGN, LOCATION ON STRUCTURE, EXISTING SIGNAGE. BUILDING MOUNTED SIGNS CAN BE SIZED BY COMPLETING FOUR SIDED BOX AROUND ALL THE LETTERS, OR BOXING EACH LETTER, SIZING EACH BOX, AND TOTALING THE SQUARE FOOTAGE FOR ALL THE LETTERS. (PLEASE IDENTIFY WHICH METHOD IS BEING USED)
 - The sign square footage is based on the building frontage. Please provide a layout of the building frontage. Identify width of the building and /or of the individual shop.
 - Letter size can be increased if the building is 200 feet or more from the front street. Please identify this footage. _____
 - Typically one (1) square foot of sign area on the building for each linear foot of building frontage occupied by each tenant.
3. **BRACKET SIGN (Projecting Sign):** PHOTO/DRAWING SHOWING PROPOSED SIGN DESIGN, LOCATION OF BRACKET ON STRUCTURE, EXISTING SIGNAGE.

4. **CHANGEABLE MESSAGE SIGN (BILLBOARDS).** PHOTO OF EXISTING BILLBOARD. MUST PROVIDE SIGN SPECIFICATIONS.

5. **TEMPORARY SIGN:** *Must get prior approval from Building Inspector* ____

Give details if yes was checked on Illum.:

- Please identify lighting as external or internal. External lighting can cause glare/light pollution, so the fixtures need to be located, on the location map, to see if there might be a safety issue. _____

Additional Information if needed: _____

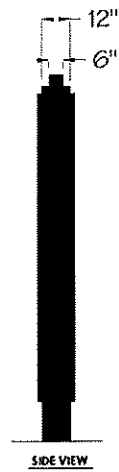
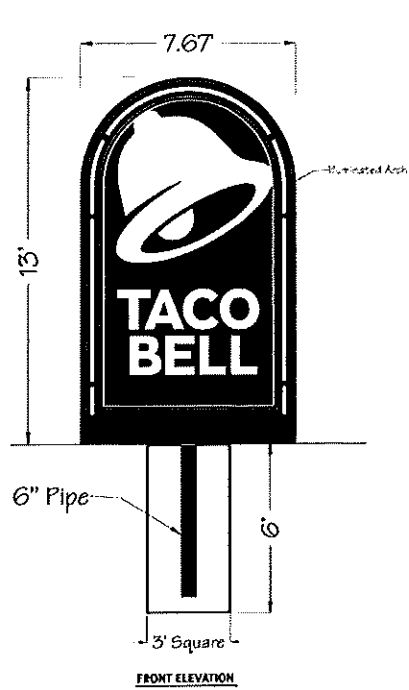
Signature: Madeley Hubs Date: 5/12/26
(Representative of Sign Company/Owner)

Sign Approved _____ Date _____ Building Inspector _____

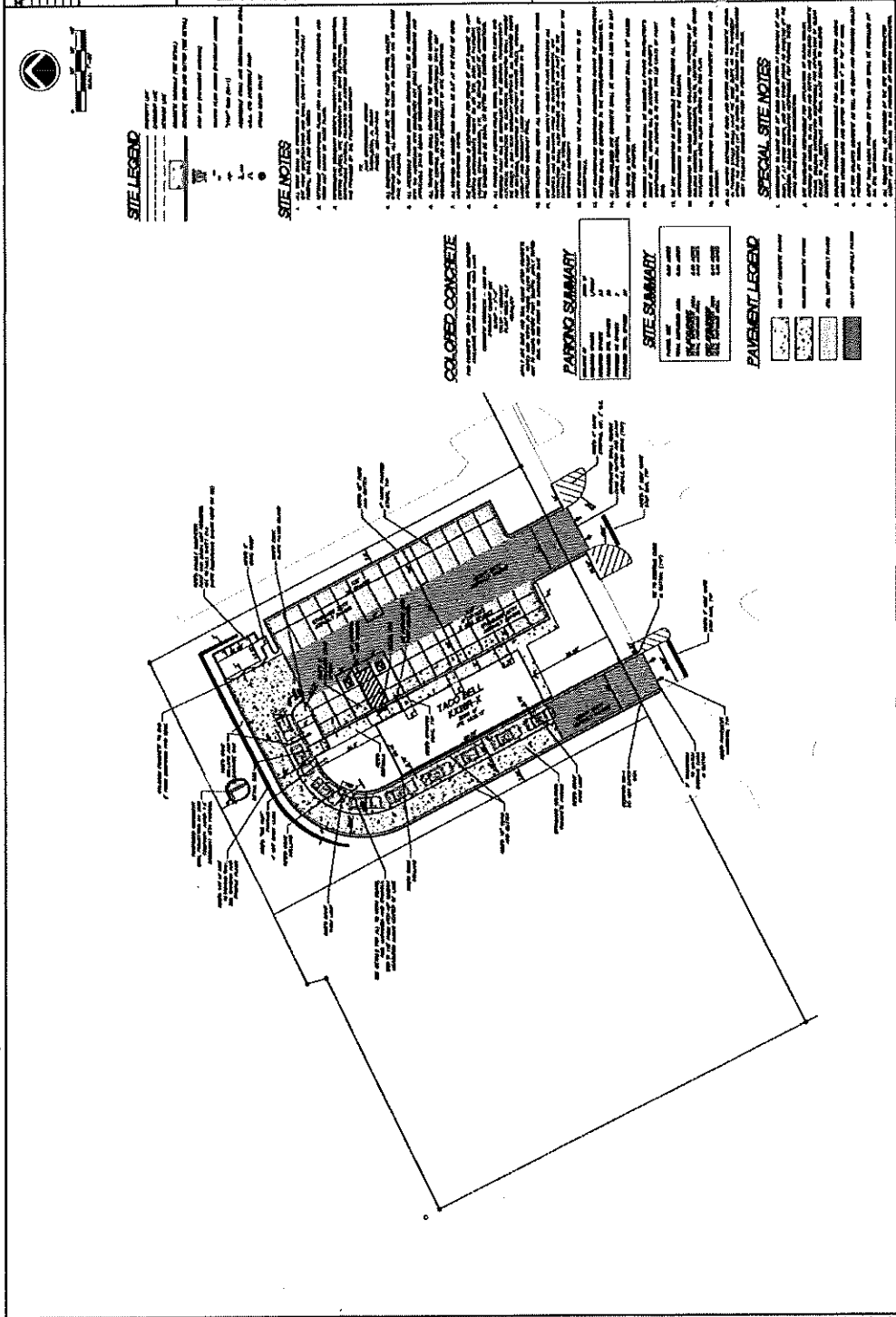
Permit # _____ Amount \$ _____

12/8/07, 4/14/10, 1/19/11

THE OLDEST TOWN IN TENNESSEE



- DARK PURPLE 3M 3630-9327



SITE LEGEND

- 1. EXISTING PAVEMENT
- 2. EXISTING ASPHALT
- 3. EXISTING CONCRETE
- 4. EXISTING GRAVEL
- 5. EXISTING DIRT
- 6. EXISTING GRASS
- 7. EXISTING TREES
- 8. EXISTING FENCES
- 9. EXISTING UTILITIES
- 10. EXISTING BUILDINGS
- 11. EXISTING DRIVEWAYS
- 12. EXISTING SIDEWALKS
- 13. EXISTING STREETS
- 14. EXISTING ALLEYS
- 15. EXISTING RAILROADS
- 16. EXISTING AIRPORTS
- 17. EXISTING PORTS
- 18. EXISTING CANALS
- 19. EXISTING DITCHES
- 20. EXISTING TRENCHES
- 21. EXISTING FOUNDATIONS
- 22. EXISTING FOUNDATIONS
- 23. EXISTING FOUNDATIONS
- 24. EXISTING FOUNDATIONS
- 25. EXISTING FOUNDATIONS
- 26. EXISTING FOUNDATIONS
- 27. EXISTING FOUNDATIONS
- 28. EXISTING FOUNDATIONS
- 29. EXISTING FOUNDATIONS
- 30. EXISTING FOUNDATIONS

SITE NOTES

- 1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 7. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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- 15. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 16. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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- 19. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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- 25. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 26. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 27. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 28. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 29. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 30. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

COLORADO CONCRETE

FOR CONCRETE WORK, SEE SPECIFICATIONS AND NOTES TO THE CONTRACT. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE LATEST EDITION OF THE CONCRETE MANUAL, AMERICAN CONCRETE INSTITUTE, INC., 1995. ALL CONCRETE SHALL BE TESTED AND APPROVED BY A QUALIFIED TESTING AGENCY BEFORE PLACEMENT.

PARKING SUMMARY

EXISTING	10
NEW	10
TOTAL	20

SITE SUMMARY

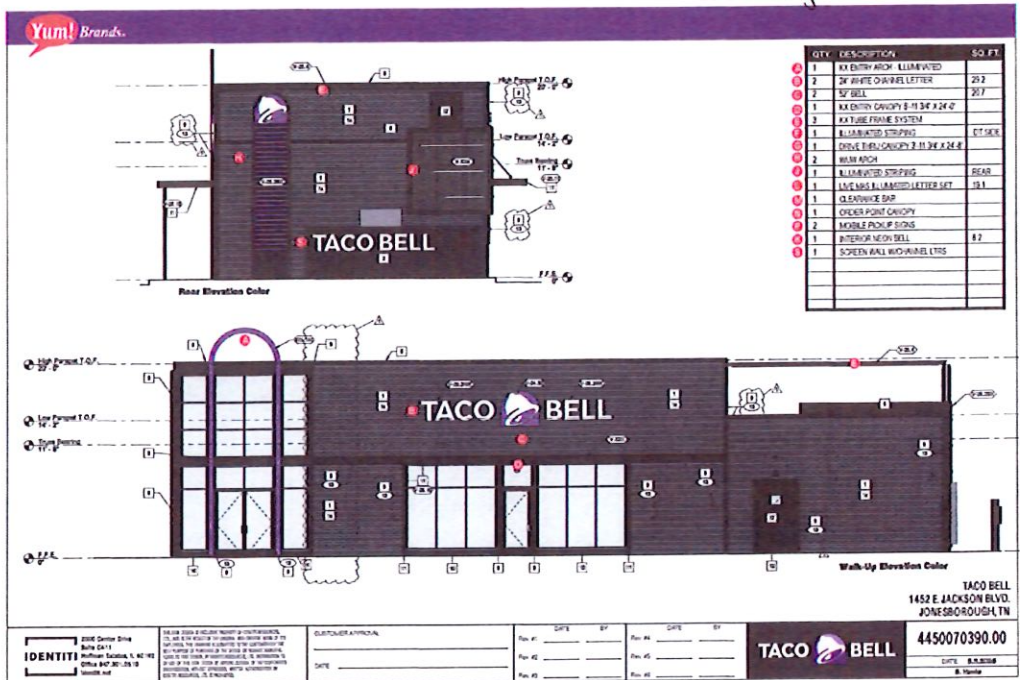
EXISTING	10
NEW	10
TOTAL	20

PAVEMENT LEGEND

- 1. EXISTING PAVEMENT
- 2. EXISTING ASPHALT
- 3. EXISTING CONCRETE
- 4. EXISTING GRAVEL
- 5. EXISTING DIRT
- 6. EXISTING GRASS
- 7. EXISTING TREES
- 8. EXISTING FENCES
- 9. EXISTING UTILITIES
- 10. EXISTING BUILDINGS
- 11. EXISTING DRIVEWAYS
- 12. EXISTING SIDEWALKS
- 13. EXISTING STREETS
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- 27. EXISTING FOUNDATIONS
- 28. EXISTING FOUNDATIONS
- 29. EXISTING FOUNDATIONS
- 30. EXISTING FOUNDATIONS



Front & Rear 28'-7" Long
Sides - 80'-8" Long
20' High



JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 18, 2026 **AGENDA ITEM #:** 8

SUBJECT: 11-E Diner - Freestanding Signage

BACKGROUND:

A freestanding monument ground-mounted sign is proposed for the 11-E Diner restaurant, located at 1406 W. Jackson Blvd. The property is 0.57-ac in size, and zoned B-3 (arterial business district) and CO (corridor overlay district).

The proposed sign meets the requirements outlined in Chapter 12 (Business and Advertising Signs), Section 11-1214.(3) for commercial districts, the sign area being approximately 56-sq.ft. in size and 7-ft in height. The freestanding sign will also meet or exceed the minimum 7.5-ft setback from property lines.

As per Section 11-1215, prior to permits being issued by the Town, approval of the signage is required by the Planning Commission.

RECOMMENDATION:

Staff recommends approval of the free-standing sign as submitted.



TOWN OF JONESBOROUGH

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

SIGN REQUEST

(ALL SIGN REQUESTS, EXCEPT TEMPORARY, MUST BE APPROVED BY THE PLANNING COMMISSION)

BUS. NAME THE DINER PHONE: 423 483-4249
BUS. ADDRESS: 1406 W. JACKSON Zone: _____
TYPE OF BUSINESS: RESTAURANT
OWNER OF BUSINESS: Gene WISHON PHONE: 423-483-4249
SIGN CONTRACTOR: MIKE WISHON PHONE: 423 833-7397
TOTAL VALUE OF ALL PROPOSED SIGNAGE: \$ 1500.00

TYPE OF SIGNAGE

FREE-STANDING

1. Size Of Structure: Height 7' x Width 8' Illum: YES
Sign Area: Height 7' x Width 8' = sq/ft 56 (Yes/No)
Sign Material: Plastic () Metal ☒ Vinyl () Other () _____
Structure Material: Stone base _____ Brick base _____ Other CONCRETE
2. (If two separate streets)
Size Of Structure: Height _____ x Width _____ Illum: _____
Sign Area: Height _____ x Width _____ = sq/ft _____ (Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other _____

WALL MOUNTED (Length of Store Front: _____)

1. Wall Height: _____ Wall Width: _____ Illum. _____
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____
Height of tallest letter: _____ Thickness _____ "See PHOTO"

b. Sign Area: (4 sided box-all letters) Height _____ x Width _____ = Sq. ft. _____
Thickness _____

Sign Material: Plastic () Metal () Vinyl () Other () _____

2. Wall Height: _____ Wall Width: _____ Illum. _____
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____
Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height _____ x Width _____ = Sq. ft. _____
Thickness _____

Sign Material: Plastic () Metal () Vinyl () Other () _____

BRACKET MOUNTED (Projecting Sign)

1. Size: Height _____ x Width _____ = _____ sq/ft Illum. _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

2. Size: Height _____ x Width _____ = _____ sq/ft Illum. _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

CHANGEABLE MESSAGE SIGNS (Billboards)

1. Existing Size: Height _____ x Width _____ = sq. ft. _____

2. Proposed Size: Height _____ x Width _____ = sq. ft. _____

3. Nits per day____

4. Nits per night____

TEMPORARY SIGN:

1. Size: Height: _____ Width: _____

Sign Material: _____

NOTE: Before Sign Request can be processed, you must provide the following:

1. **FREE STANDING SIGN:** SITE PLAN SHOWING PROPOSED LOCATION, FOOTING DETAIL, EXISTING SIGNAGE, PICTURE(S) OF SIGN. SIGN MUST BE GROUND MOUNTED OR MONUMENT SIGN NO HIGHER THAN 14 FEET. A SECOND FREE-STANDING SIGN IS ONLY ALLOWED IF THERE ARE ENTRANCES TO THE DEVELOPMENT FROM TWO DIFFERENT AND SEPARATE STREETS.
2. **WALL MOUNTED SIGN:** PHOTO/DRAWING SHOWING PROPOSED SIGN DESIGN, LOCATION ON STRUCTURE, EXISTING SIGNAGE. BUILDING MOUNTED SIGNS CAN BE SIZED BY COMPLETING FOUR SIDED BOX AROUND ALL THE LETTERS, OR BOXING EACH LETTER, SIZING EACH BOX, AND TOTALING THE SQUARE FOOTAGE FOR ALL THE LETTERS. (PLEASE IDENTIFY WHICH METHOD IS BEING USED)
 - The sign square footage is based on the building frontage. Please provide a layout of the building frontage. Identify width of the building and /or of the individual shop.
 - Letter size can be increased if the building is 200 feet or more from the front street. Please identify this footage. _____
 - Typically one (1) square foot of sign area on the building for each linear foot of building frontage occupied by each tenant.
3. **BRACKET SIGN (Projecting Sign):** PHOTO/DRAWING SHOWING PROPOSED SIGN DESIGN, LOCATION OF BRACKET ON STRUCTURE, EXISTING SIGNAGE.

4. CHANGEABLE MESSAGE SIGN (BILLBOARDS). PHOTO OF EXISTING BILLBOARD. MUST PROVIDE SIGN SPECIFICATIONS.

5. TEMPORARY SIGN: *Must get prior approval from Building Inspector* ____

Give details if yes was checked on Illum.:

- Please identify lighting as external or internal. External lighting can cause glare/light pollution, so the fixtures need to be located, on the location map, to see if there might be a safety issue. _____

Additional Information if needed: _____

Signature: _____

(Representative of Sign Company/Owner)

Date: _____

Sign Approved _____

Date

Building Inspector

Permit # _____

Amount \$ _____

12/2/07, 4/14/10, 1/19/11

THE OLDEST TOWN IN TENNESSEE



Church Sign

\$2,800 \$2,800

Used & new up in Sub City, TN

Message agent

Details

Condition Used - Good

This sign is also large assortment of letters and numbers that go with it easy to mount on wood or aluminum.

Sub City, TN Location is approximate

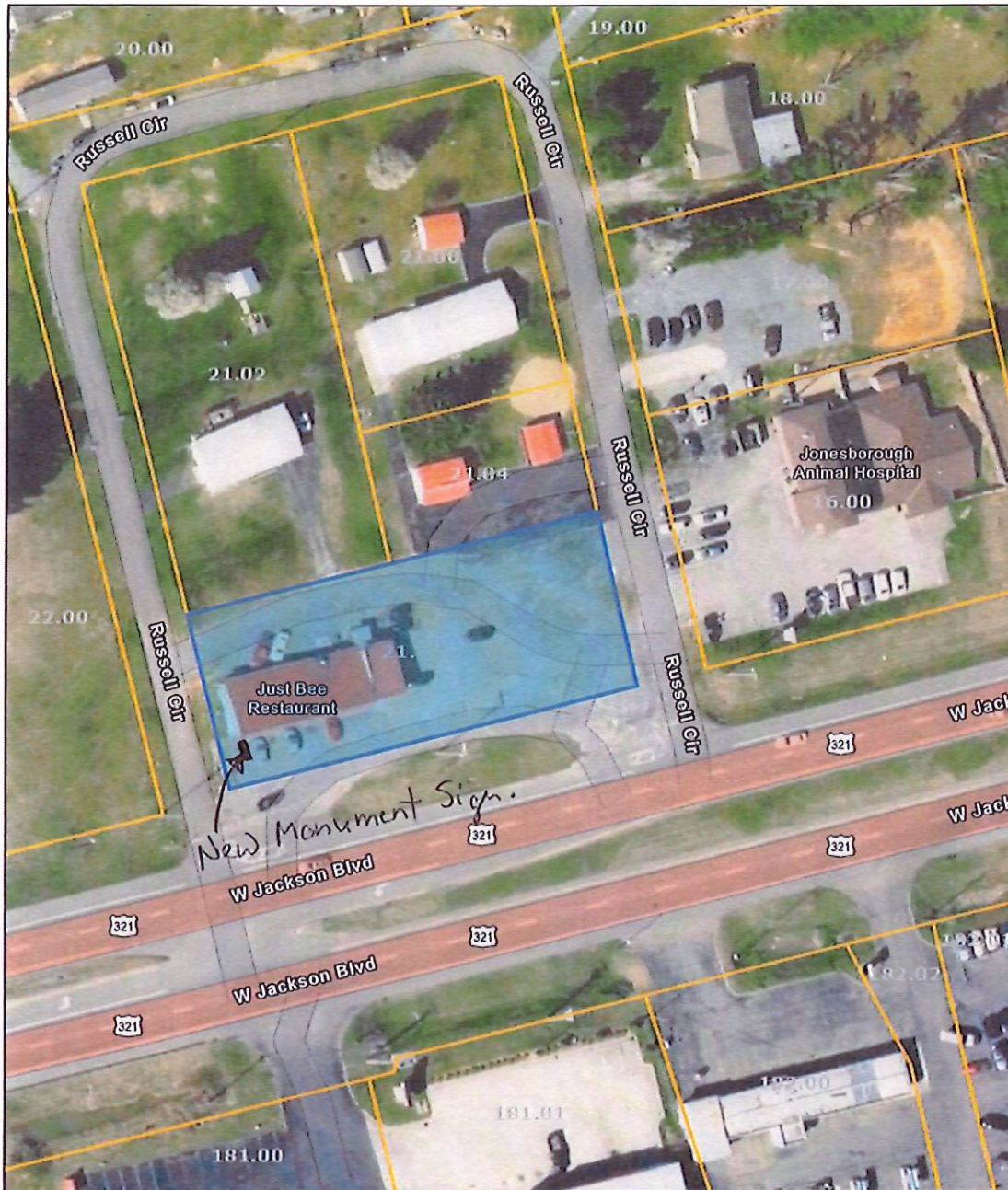
Seller information

Steve Muck

Very Responsive on Marketplace

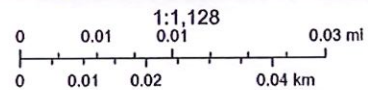
Joined Facebook in 2018

Washington County - Parcel: 059C A 021.01



Date: June 23, 2026

County: WASHINGTON
Owner: PATEL BHARATKUMAR M & BHAVESH DASHARATHBHAI
Address: JACKSON BLVD W 1406
Parcel ID: 059C A 021.01
Deeded Acreage: 0
Calculated Acreage: 0



Esri Community Maps Contributors, City of Johnson City, TN, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

The property lines are compiled from information maintained by your local

JONESBOROUGH DESIGN REVIEW COMMISSION

AGENDA PRESENTATION

DATE: August 18, 2026 **AGENDA ITEM #:** DRC – 2

SUBJECT: Approval of Minutes

Attached for approval are the minutes of the March 17, 2026 and April 21, 2026 Design Review Commission.

JONESBOROUGH DESIGN REVIEW COMMISSION

MINUTES – March 17, 2026

The Jonesborough Design Review Commission met in a regular meeting on Tuesday, March 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, Richie Hayward, Jim Rhein

Members Absent: Robin Harpe

Staff Present: Angie Charles, Kevin Fair, JW Greene

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

1. Public Comments – There were no Public Comments

2. Approval of Minutes – December 16, 2025 Meeting

Chairman Tom Foster asked Commissioners if they had any comments or corrections to the minutes of December 16, 2025. With there being none, Chairman Foster called for a motion.

Motion: The motion to approve the minutes of the December 16, 2025 Design Review Commission meeting was made by Bill Graham, seconded by Darrell Fowler and duly passed.

3. Building Design Plan for Taco Bell Restaurant, 1452 East Jackson Blvd

The Taco Bell restaurant presented a Building Design plan to the Planning Commission on March 17, 2026, which was approved. The proposed restaurant will be located at 1452 East Jackson Boulevard, adjacent to Zaxby's, and as described on Washington County Tax Map 52, Parcel 225.09. The business is located within the Design Overlay District, additional standards and guidelines for façade building materials were 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%

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%

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%)

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

Motion: Terry Countermine made the motion to approve the building as submitted, with the design elements utilize traditional and long-lasting building materials . Bill Graham seconded the motion and it was duly passed.

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

JONESBOROUGH DESIGN REVIEW COMMISSION

MINUTES – April 21, 2026

The Jonesborough Design Review Commission met in a regular meeting on Tuesday, April 21, 2026, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster-Chairman, Terry Countermine, Bill Graham, Robin Harpe, Richie Hayward

Members Absent: Frank Collins, Josh Conger, Darrell Fowler, Jim Rhein

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

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

1. **Public Comments** – There were no Public Comments
2. **Revised Building Design Plan for Trail Blazer Coffee, 304 East Jackson Blvd**

The Trailblazer Coffee restaurant presented a revised site plan approval to the Planning Commission on April 21, 2026, which was approved. The coffee shop is located at 304 East Jackson Boulevard, adjacent to Wendy's, and as described on Washington County Tax Map 60A, Group D, Parcel 6.02. The business is located within the Design Overlay District. The architectural firm for the project, Cain Rash West out of Kingsport, originally submitted elevations that received approval from the Design Review Commission; and requested a revision to extend a canopy over the drive-thru pick-up window portion of the building. The building materials will be consistent with the originally approved materials and aesthetic.

Chairman Foster read the staff recommendation for the approval of the addition of a canopy to the building as submitted and with the design elements are in keeping with the original approval. Chairman Foster asked Commissioners if they had any questions or comments, and with there being none called for a motion,

Motion: Robin Harpe made the motion to approve the addition of a canopy to the building as submitted and with the design elements being kept with the original approval. Bill Graham seconded the motion and it was duly passed.

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

JONESBOROUGH DESIGN REVIEW COMMISSION

AGENDA PRESENTATION

DATE: August 18, 2026

AGENDA ITEM #: DRC – 3

SUBJECT: Building Design Plan – 1262 E Jackson Blvd

BACKGROUND:

The commercial center located at 1262 E. Jackson Blvd is being considered for site plan approval by the Planning Commission on August 18, 2026. The proposed development will be located adjacent to The Medicine Shoppe, and further described on Washington County Tax Map 52 Parcel 221. As the structure 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 Studio Four Design, out of Knoxville, 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:

- Brick Product 78%
- EIFS (synthetic stucco) 22%

The sides of the building are not comprised of the primary materials standards; the architect states the sides will not be visible from the highway. The side façades are primarily EIFS.

RECOMMENDATION:

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

SHELL BUILDING

PROJ:26033
BRYAN HAMILTON
1262 EAST JACKSON BOULEVARD
JONESBOROUGH, TN 37659

DRAWING SUBMISSIONS		
ISSUE	DESCRIPTION	DATE
0	CONSTRUCTION DOCUMENTS	2026.06.24



MICHAEL
GRAVES

CURRENT ISSUE: 2026.06.24 CONSTRUCTION DOCUMENTS

ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER	MEP ENGINEER
STUDIO FOUR DESIGN, A MICHAEL GRAVES COMPANY	BENCHMARK DESIGN	SMITH ENGINEERING SOLUTIONS	PROFICIENT
18 ENORY PLACE, SUITE 100 KNOXVILLE, TN 37917	3647 W. MARKET STREET JOHNSON CITY, TN 37604	4110 SUTHERLAND AVE KNOXVILLE, TN 37919	
T 865.523.5001	423.722.1105	865.742.6738	865.409.5755
scov@michaelsgraves.com	GARY WADDELL gwaddell@bmcdsplt.com	RYAN SMITH ryan@smithengineering.com	ANDREW TURNER aturner@proficientengineering.com

ARCHITECT
1100 N. 10TH ST., SUITE 100
DALLAS, TEXAS 75202
TEL: 214.742.1234
FAX: 214.742.1235
WWW.MICHAELGRAVES.COM



STATE OF TEXAS
EXPIRATION DATE: 12/31/2023

BRYAN HAMILTON
1282 EAST JACKSON BOULEVARD
JONESBOROUGH, TN 37659

PROJECT: 2023

DATE: 10/25/2023

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

EXTERIOR ELEVATION NOTES

1. SEE MATERIAL LEGEND FOR MATERIALS AND FINISHES.
2. SEE GENERAL NOTES FOR NOTES ON MATERIALS AND FINISHES.
3. SEE SECTION NOTES FOR NOTES ON MATERIALS AND FINISHES.

Tag	Material Legend (Exterior)
1	Concrete Block, 8" Thick, Solid, Gray, with Mortar Joint Color to Match Surrounding Area.
2	Concrete Block, 8" Thick, Solid, Gray, with Mortar Joint Color to Match Surrounding Area.
3	Concrete Block, 8" Thick, Solid, Gray, with Mortar Joint Color to Match Surrounding Area.
4	Concrete Block, 8" Thick, Solid, Gray, with Mortar Joint Color to Match Surrounding Area.
5	Concrete Block, 8" Thick, Solid, Gray, with Mortar Joint Color to Match Surrounding Area.

GENERAL NOTES - ELEVATIONS

1. ELEVATIONS ARE SHOWN ON ARCHITECTURAL ELEVATIONS.
2. ELEVATIONS ARE SHOWN ON ARCHITECTURAL ELEVATIONS.

CALCULATIONS - MASONRY

TOTAL PAINT: 1,000.00 FT²
TOTAL PAINT: 1,000.00 FT²
TOTAL PAINT: 1,000.00 FT²

NOTE: THE CALCULATIONS OF THE TOTAL PAINT ARE BASED ON THE TOTAL PAINT REQUIRED FOR THE ENTIRE PROJECT. THE CALCULATIONS ARE BASED ON THE TOTAL PAINT REQUIRED FOR THE ENTIRE PROJECT.

