

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

MEETING NOTICES

Tuesday, November 25, 2025, 10:00 a.m.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

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

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

The Jonesborough Tree and Townscape Board will meet at 10 a.m., Tuesday, November 25, 2025, in the Board Room at Town Hall, 123 Boone Street, Jonesborough, TN, to consider the following agenda:

AGENDA:

1. Call to order
2. Public Comments
3. Wolfe Miller Dr Subdivision
4. Wolfe Commercial Site Plan

TREE & TOWNSCAPE COMMITTEE

Agenda Presentation

Date: November 25, 2025

Agenda Item: 3

Subject: Wolfe Miller Dr Subdivision

BACKGROUND:

The Wolfe-Miller Subdivision will be located on Miller Dr., West Jackson Blvd., and College St. W. 705, Jonesborough, TN 37659 respectively. It is further described on Washington County Tax Map 59D, Parcel 001.00, 001.01, 003.03, and 003.04. The subject property is zoned PRD with a proposed use of single and multi-family residential. The Planning Commission approved the site plan on November 18th, 2025.

Buffering:

The only required buffering is located along the Northern border of the multi-family residential development, low impact, due to the no impact use R-1 zone abutting the proposed use. As stated in the landscape requirements, a low impact use abutting a no impact use will require a type one buffer.

Provided: Type one buffer option C, berms with shrubs. This buffer will limit any interference with existing utilities within this area. The provided buffer along with the existing vegetation will result in a more than adequate buffer. Twenty-three (23) shrubs have been provided for berm vegetation.

Adjoining Use Classification	Proposed Use Classification			
	No Impact (N)	Low Impact (L)	Medium Impact (M)	High Impact (H)
No Impact	None	1	2	3
Low Impact	None	None	1	2
Medium Impact	None	None	None	1
High Impact	None	None	None	None

Road Frontage:

Road frontage is required along the new cul-de-sac and Andrew Jackson Blvd. Cul-de-sacs are considered a public roadway, thus requiring road frontage landscaping. The cul-de-sac measures 180 linear feet. $1 \text{ tree}/50' \times 180' = 4$ shade trees. Andrew Jackson Blvd. measures 280 linear feet of road frontage. $1 \text{ tree}/50' \times 280' = 6$ shade trees.

Provided:

Cul-de-sac: 4 shade trees which may be either Red Maple, Willow Oak, River Birch, Bald Cypress, Zelkova, or other oak species.

Andrew Jackson Blvd.: 6 shade trees which may be either Red Maple, Willow Oak, River Birch, Bald Cypress, Zelkova, or other oak species.

Parking Lot:

The parking lot for this development contains 17 parking spaces. Parking lot landscaping is required at 20 parking spaces; however, parking lot landscaping has been provided. $1 \text{ tree}/10 \text{ PS} \times 17 \text{ PS} = 2$ shade trees and 4 shrubs (2 per tree). Shade trees may be either Red Maple, Willow Oak, River Birch, Bald Cypress, Zelkova, or other oak species.

Provided:

Two (2) shade trees and four (4) shrubs were provided. Shade trees may be Red Maple, Willow Oak, River Birch, Bald Cypress, Zelkova, or other oak species. Shrubs must be capable of reaching 5' in height and width and may be viburnums, red twig dogwood, chokeberry, buttonbush, winterberry holly, other hollies, sweet spire, spicebush, ninebark, etc.

Summary:

The landscape plan exceeds the requirements of T & T landscape ordinance with no variances.

RECOMMENDATION:

Approve the landscape plan as submitted.

TREE & TOWNSCAPE COMMITTEE

Agenda Presentation

Date: November 25, 2025

Agenda Item: 4

Subject: Wolfe Commercial Site Plan

BACKGROUND:

The Wolfe Commercial Development will be located on 809 Old Boones Creek Rd, Jonesborough, TN 37659. It is further described on Washington County Tax Map 52, Parcel 093.00. The subject property is zoned B-3 with a proposed commercial use making it a medium impact. The Planning Commission approved the site plan on November 18th, 2025.

Buffering:

The only required buffering will be located along the Northwest property line of the property for 190 linear feet. The proposed commercial use of the Wolfe property will abut proposed single and multifamily use property. The medium impact will be required to implement a type 1 buffer from the edge of the existing vegetation to the next commercial use property line as seen on the site plan for a total of 190'. Type 1, option A1 requires 1 tree per every 8'. $1 \text{ tree}/8' \times 190' = 24$ evergreen trees.

Provided: Twenty-four (24) evergreen trees spaced no more than 8' apart.

Proposed Use Classification

Adjoining Use Classification	No Impact (N)	Low Impact (L)	Medium Impact (M)	High Impact (H)
No Impact	None	1	2	3
Low Impact	None	None	1	2
Medium Impact	None	None	None	1
High Impact	None	None	None	None

Road Frontage:

Road Frontage is required along Boones Creek Rd. and Old Boones Creek Rd. along the eastern and southwestern property boundaries. The total linear footage for both boundaries equals 584 linear feet. $1 \text{ tree}/50' \times 584 = 12$ shade trees.

Provided: 12 shade trees dispersed adequately along the property lines requiring road frontage. Shade trees may be red maple, willow oak, river birch, or zelkova.

Parking Lot Landscaping:

The parking lot provided has forty-nine (49) parking spaces. The required landscaping for a parking lot with 20 or more spaces is 1 tree/10' with 2 shrubs per tree. 1 tree/10' x 49 = 5 trees and 10 shrubs. Shade trees may be red maple, willow oak, river birch, or zelkova. Shrubs must be capable of reaching at least 3' at mature height. Ornamental trees may be redbud, tree size crepe myrtle, or other similar tree with smaller root ball due to underground utilities.

Provided: Four (4) shade trees, two (2) ornamental trees, and ten (10) shrubs.

RECOMMENDATION:

Approve the landscape plan as submitted.