

# MINUTES OF THE CITY OF BRISTOL, TENNESSEE CITY COUNCIL CALLED MEETING

October 24, 2023

## CALL TO ORDER:

The City of Bristol, Tennessee City Council meeting was called to order by Mayor Vince Turner on Tuesday, October 24, 2023, at 5:00 P.M. in the conference room of the Ewell Easley Municipal Annex.

## ROLL CALL:

Present: Mayor Vince Turner, Vice Mayor Mark Hutton, Councilwoman Margaret Feierabend, Councilman Mahlon Luttrell, and Councilwoman Lea Powers.

Others Present: City Manager Kelli Bourgeois, City Attorney Danielle Smith, City Recorder Mary Lee Williams, Director of Community Development and Planning Cherith Young, Director of Community Relations Jon Luttrell, IT Manager Greg Cross, Director of Economic Development Tom Anderson, Director of Utility Services Will Witcher, and other members of City staff.

## ORDINANCES AND RESOLUTIONS:

### A. First Reading of New Ordinances:

#### **Ordinance 23-12 – An Ordinance to Amend the Zoning Map of Bristol, Tennessee by Designating Certain Property as B-3 (General Business) and PRD (Planned Residential District) (3573 Highway 394 and 304 Old Thomas Bridge Road)**

Director of Community Development and Planning Cherith Young informed Council of updates to this item since the September work session. Previously, on September 18, 2023, the Planning Commission reviewed the request to rezone 3573 Hwy 394 and 304 Thomas Bridge Road from R-1A (Low Density Single Family) to B-3 (General Business) and R-3 (Multifamily). The Planning Commission voted unanimously (8-0) to send an unfavorable recommendation to the City Council on the request. Staff met with the owner's agents following the Planning Commission meeting and reviewed alternatives based on feedback from the Planning Commission. They came up with a new idea they felt would suit the needs and requirements of the property owners. They suggested to rezone 17 acres with frontage along Highway 394 to B-3 and the remaining 62 acres to be rezoned to Planned Residential Development (PRD). Ms. Young presented slides of the subject parcels showing the current zoning and that of the surrounding parcels. She then outlined the potential housing diversity this would allow.

Mayor Turner asked if the total number of units she referenced was the maximum possible in general terms or did it take into account the topography of these particular parcels. Ms. Young explained it was based on the proposed zoning, the zoning requirements, the parcels, and the topography involved, but does not account for infrastructure available. Councilwoman Lea Powers requested clarification on the calculations to obtain the number of units such as, were they based on the total acreage or on buildable acreage. Ms. Young replied they would be allotted the number of units based on the site total which is per local PRD ordinance. Councilwoman Powers asked if the ordinance could be changed to allow the number of units allotted to be based on buildable acreage to control the density of the net acreage. Ms. Young said it can be amended and the PRD was amended three years ago. The zoning calculations for the PRD were very difficult to configure. They were based on surrounding zones, and she explained the process used for determining those calculations.

Ms. Young reviewed the permitted uses for the B-3 and PRD zones. She explained that whenever and however this project takes shape, the Planning Commission will still have a role in the final product. In the B-3 area the Planning Commission will have the ability and authority to review the concept site plan for whatever the proposed project is. For the PRD area, there will be a Planning Commission review of either the site plan or the subdivision plat, depending on which direction the plan takes and if the developer wants to either sell off units or lots or rent them.

The zoning of the surrounding property includes B-3, R-3, and R-1A and the surrounding land uses include commercial, residential, and church use. The City of Bristol Future Land Use Map indicates the area will be developed as commercial and medium-density residential. Staff analysis concluded that the rezoning would be an appropriate use based on the future land use map.

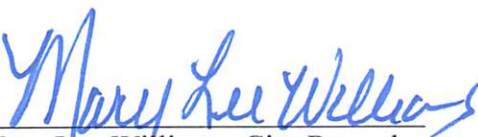
Public notification signs were placed on the property to announce the request, the Planning Commission meeting date and location, and a contact phone number. Adjacent property owners were notified of the revised request by letter. A total of two comment letters opposing the rezoning and three comment letters, in favor of the rezoning were received, with one of the letters in-favor being from the property owners.


On October 16, 2023, the Planning Commission heard the new request to rezone the property at 3573 Highway 394 and 304 Old Thomas Bridge Road to B-3 (General Business) and PRD (Planned Residential District). There was one person that mentioned his concerns about the potential rezoning and the desire for a good project as result. Ultimately, the Planning Commission voted unanimously (8-0) to send a favorable recommendation to the City Council.

Vice Mayor Mark Hutton asked who would supply the water and Ms. Young replied it would come from the Bristol – Bluff City District.

Councilwoman Powers motioned to approve Ordinance 23-12 and Councilman Mahlon Luttrell seconded. The ordinance passed by unanimous roll call vote without further discussion.

There being no further business, the meeting was adjourned at 5:10 P.M.

  
Mary Lee Williams, City Recorder

  
Vince Turner, Mayor