



AGENDA
TOWN OF UNICOI PLANNING COMMISSION
UNICOI VISITOR CENTER
December 2nd, 2024, at 5:30 pm

I. Call to Order

II. Invocation & Pledge

III. Roll Call

() Kevin Mcinturff, Mayor
() Bill Nuss
() Billy Harkins
() Andy Landers

() Todd Hopson
() Charles Day
() Wanda Radford, Secretary

IV. Approval of November 4th, 2024 Planning Commission Minutes

V. Old Business

VI. New Business

- a. Consideration/Discussion of Subdivision plat for the City of Johnson City Buffalo Valley Division.

VII. Other Business

VIII. Announcements

IX. Opportunity for Citizens Not on the Agenda to Address the Planning Commission

X. Adjournment



MINUTES
TOWN OF UNICOI PLANNING COMMISSION
UNICOI VISITOR CENTER
August 5th, 2024, at 5:30 pm

I. Call to Order: The meeting was called to order at 5:30 pm by Chairman Todd Hopson.

II. Invocation & Pledge

III. Roll Call

(X) Kathy Bullen, Mayor	{(X) Present; (A) Absent}
(X) Bill Nuss	(X) Todd Hopson
(X) Billy Harkins	(X) Charles Day
(X) Andy Landers	(X) Wanda Radford, Secretary

Others Present:

FTDD Planner, Cory Haggard

IV. Approval of June 3rd, 2024, Planning Commission Minutes

(Y) Kathy Bullen, Mayor	(Y) Todd Hopson
(Y) Bill Nuss	(1st) Charles Day
(Y) Billy Harkins	(Y) Wanda Radford, Secretary
(2nd) Andy Landers	

{ (A) Absent () Abstain }

Charles Day made the motion to approve the minutes as written. This motion was seconded by Andy Landers. All in favor.

V. Old Business

VI. New Business

- a. Consideration/Discussion of Special Exception request for the Knicely-Cox Division for public road frontage.

- i. Todd Hopson introduced this subdivision update and noted that this division was off a private road. Planner Cory Haggard also shared this and said that this would be the only way they could split this property. After much discussion about road ownership, Andy Landers made a motion to approve this division, Bill Nuss seconded. All in Favor.
- b. Site Plan consideration for Unicoi Wine and Liquor.
 - i. Todd Hopson introduced this site plan. Cory Haggard noted that this had been approved before but they had to make some changes, so he wanted to bring it back in for review. After review, Andy Landers made a motion to approve, Billy Harkins seconded. All in favor.

VII. Other Business

- a. Request to Add Item to the Agenda
 - i. A request was made by Planner Cory Haggard to add a sign review to the agenda for Bristol Sign Company. Mayor Bullen made a motion to add this item to the agenda, Wanda Radford seconded. All in favor.
- b. Sign Review made by Bristol Sign Company for Walmart Renovations
 - i. Planner Cory Haggard introduced this Sign request and noted this this was part of the Walmart renovations. After review of the signs, Charles Day made a motion to approve the signs, Wanda Radford seconded. All in Favor.

VIII. Announcements

IX. Opportunity for Citizens Not on the Agenda to Address the Planning Commission

X. Adjournment

With there being no further business, a motion to adjourn was made by Charles Day, seconded by Wanda Radford. All were in favor. Meeting adjourned.

_____	_____
Todd Hopson, Chairman	Date
_____	_____
Wanda Radford, Secretary	Date

TDOT

McCOY LAND SURVEYING
806 E JACKSON BLVD STE 11
JONESBOROUGH, TENN 37656
PH - 423-753-9192

POINT	N	S	E	W	ANGLE	BEARING	DISTANCE	COORDINATES
1	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
2	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
3	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
4	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
5	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
6	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
7	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
8	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
9	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
10	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED.

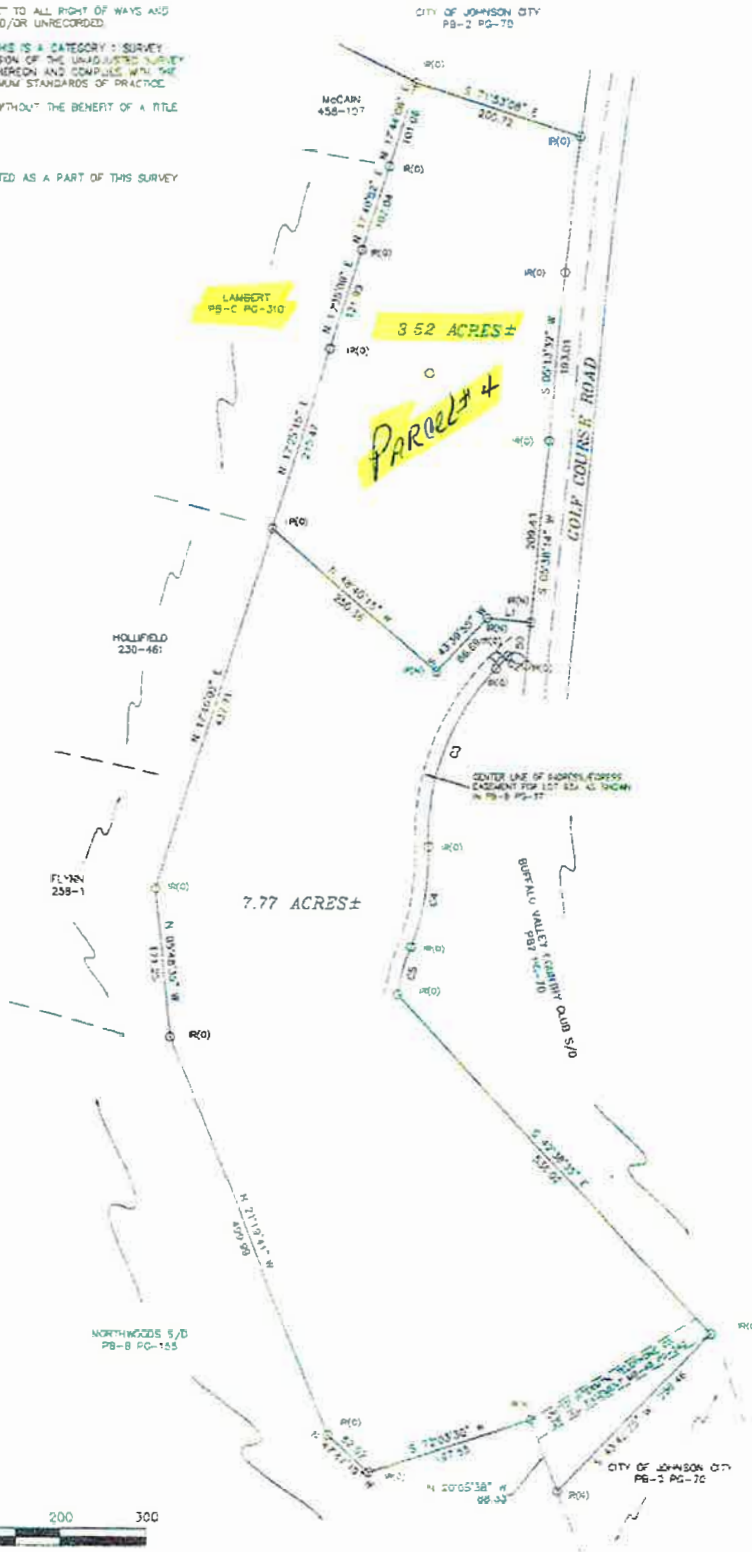
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON AND COMPLIES WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

IR(O) - IRON ROD OLD
IR(N) - IRON ROD NEW

UTILITY WERE NOT LOCATED AS A PART OF THIS SURVEY.

POINT	N	S	E	W	ANGLE	BEARING	DISTANCE	COORDINATES
1	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
2	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
3	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
4	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
5	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
6	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
7	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
8	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
9	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51
10	115.52	126.51	115.52	126.51	115.52	126.51	115.52	126.51



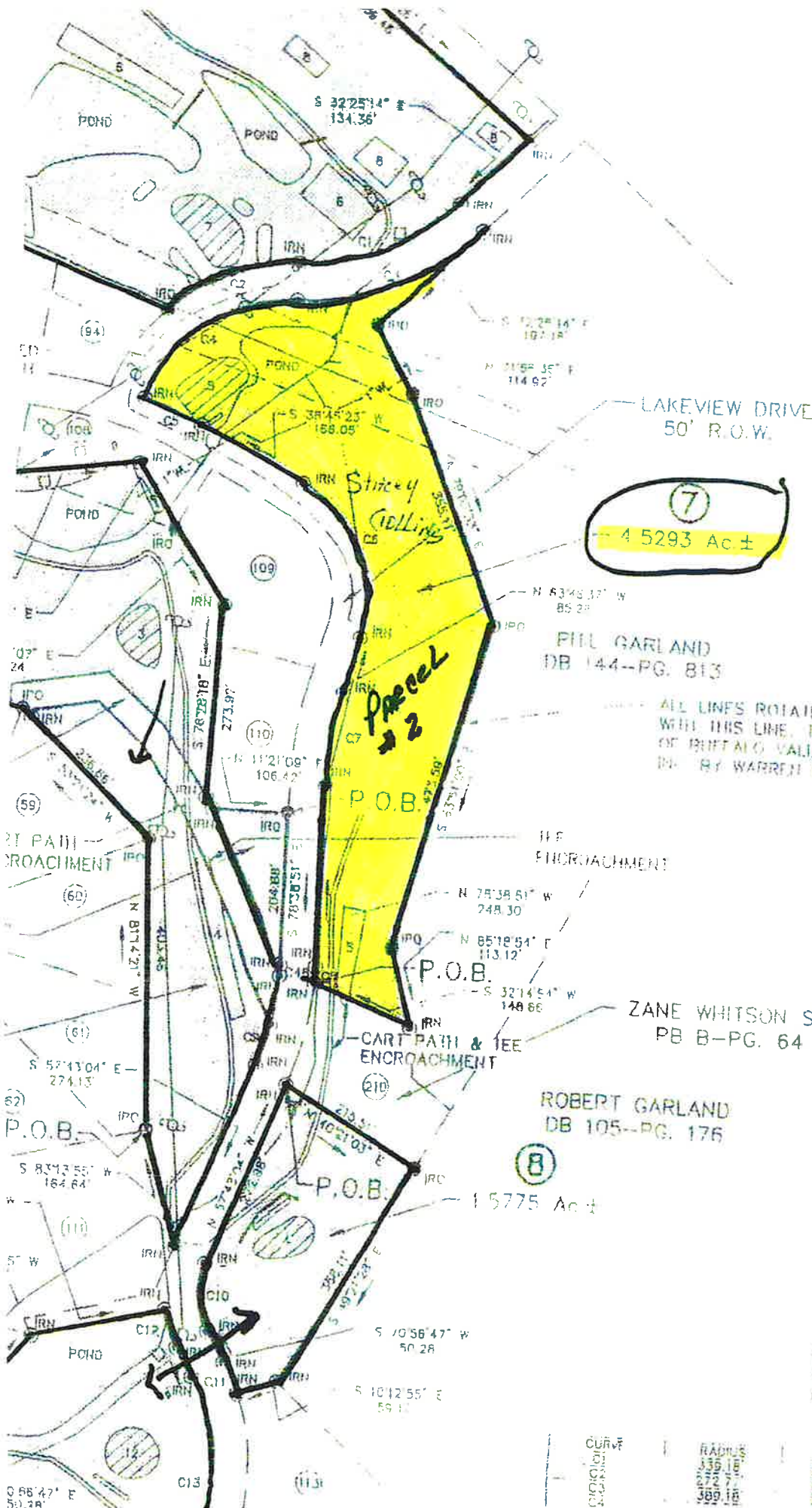
CITY OF JOHNSON CITY TO LAMBERT & HOLLIFIELD

5TH CIVIL DISTRICT WILSON COUNTY TENNESSEE
SUBJECT PROPERTY DEED REF. PB-2 PG-70
SCALE 1-100 DATE: 11/4/2024
DRAWN BY TOW



- 1 = 20.0627 A
- 2 = 0.6682 Ac
- 3 = 22.0912 A
- 4 = 6.5709 Ac
- 5 = 35.5249 A
- 6 = 22.2141 A
- 7 = 4.5293 Ac
- 8 = 1.5775 Ac
- 9 = 1.8422 Ac
- 10 = 0.2577 Ac
- 11 = 0.2430 Ac

TOTAL ACRES = 124.34



⑦
4.5293 Ac ±

PHIL GARLAND
DB 144-PG. 813

ALL LINES ROTATED TO CONFORM
WITH THIS LINE, TAKEN FROM PLAT
OF BUFFALO VALLEY COUNTRY CLUB
BY WARREN HALE MACKAY, 1910

LEGEND

- ⊙ PP POWER POLE
- ⊙ IRN IRON ROD NEW
- ⊙ IPO IRON PIPE OLD
- ⊙ IRO IRON ROD OLD
- FENCE
- ⊙ GREEN
- ⊙ IEE
- ⊙ SANDTRAIL
- CART PATH
- CREEK
- PIPE

ZANE WHITSON SR.
PB B-PG. 64

ROBERT GARLAND
DB 105-PG. 176

⑧
1.5775 Ac ±

I hereby certify that this is a true and correct copy of the original and the ratio of precision of the survey is 1:10,000 as shown hereon

CURVE	RADIUS	LENGTH	CHORD	BEARING
1	339.18	249.21	243.56	112° 04'
2	339.18	249.21	243.56	112° 04'
3	339.18	249.21	243.56	112° 04'