

Johnson County Planning Commission

222 West Main St.
Mountain City, TN 37683
(423)-727-9696



PUBLIC NOTICE

The Johnson County Planning Commission

will meet on

Monday, JULY 14, 2025

at 6:00 pm.

The meeting will be held in the

Upper Courtroom of the

Johnson County Courthouse,

222 West Main Street,

Mountain City, Tennessee.

JOHNSON COUNTY PLANNING COMMISSION

222 West Main Street
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AGENDA

Monday, July 14, 2025

6:00 P.M.

The meeting will be held in the Upper Courtroom
of the Johnson County Courthouse located at
222 West Main Street in Mountain City, TN.

MINUTES

Approve Minutes from June 30, 2025, meetings. See attached.

NEW BUSINESS

1. Public Comments
2. Lots at Creekside at Rock Springs. Signature for approval of septic systems - Rick Snyder
3. Jim Skvaril needs preliminary approval on 2 - 2 acre lots at 3302 Buntontown Road, Mountain City,
TN 37683.

UNFINISHED BUSINESS

OTHER BUSINESS

ADJOURNMENT

JOHNSON COUNTY PLANNING COMMISSION

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MINUTES – JUNE 30, 2025, MEETING

Attendees:

Kim Wilson
Tommy Poore
Bob Pardue
Allen Hammons

The regularly scheduled meeting of the Planning Commission was held on Monday, June 30, 2025, in the Johnson County Courthouse, Mountain City, Tennessee at 6:00pm

Minutes

Minutes from the March 10, 2025, meeting was approved. (Date on the agenda was 2024) Tommy Poore made the motion to approve the minutes, seconded by Allen Hammons. All in favor, minutes approved.

New Business

1. Public comments – None.
2. Vineyard Fields on Dry Hill. Rick Snyder requesting preliminary approval on new lots. Added lots make a total of 25 lots. Motion by Tommy Poore, seconded by Bob Pardue, Motion carried.
3. Preliminary approval Phase 2 of Tuscanee (Phase 2 not 3) -Rick Snyder. Motion by Allen Hammons, seconded by Tommy Poore, motion carried.
4. Preliminary approval Tuscanee on Watauga Phase 2 Lot 27.41. Motion made by Tommy Poore, seconded by Allen Hammons, motion carried.
5. Lots at Creekside at Rock Springs Final (Lots 1-9) 9 lots on existing road frontage so we can do final approval subject to approval of soil test. Rick Snyder. Motion made by Bob Pardue, seconded by Tommie Poore, motion carried.

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6. Release Bond for Vinyard Valley and Vineyard Farms. Motion made to release bond subject to Road Superintendent Jeff Wagner signing off on roads. Motion made by Alan Hammons seconded by Tommy Poore, motion carried.

Unfinished Business/Other Business

Rick Snyder brought up about attorney signing the exemption of subdivision regulations. Commission will look into reason for this.

Adjournment

Bob Pardue made a motion to adjourn the meeting. Seconded by Tommy Poore. All in favor, meeting adjourned.

**APPENDIX C
DEVELOPMENT PACKET**

INSPECTIONS FOR SUBDIVISIONS WITH NEW STREETS

STEP 1: Agreed Inspection Schedule For Your Particular Subdivision

Contact the Road Superintendent at 727-7851 before starting grading operations to review inspections needed for your particular subdivision development.

STEP 2: Clearing Right Of Way Of Vegetation And Top Soil

- Contact the Road Superintendent at 727-7851 after the right of way is cleared of all vegetation (including stumps and roots), soft clay and top soil. The minimum size for drainage tiles is eighteen inches.

STEP 3: Road Grading, Cuts And Fills

Contact the Road Superintendent at 727-7851 as per agreed inspections before road grading, cuts, fills and storm drainage improvements. Fills should be limited to two foot at a time and compacted by a sheep's foot roller or other method approved by the road superintendent.

STEP 4: Aggregate Gravel Base Course

- Contact the Road Superintendent at 727-7851 as per agreed inspections on putting down the aggregate gravel base course. Inspections of the gravel base material used, depth of the base, and minimum weight of the roller used, etc. will be made.

STEP 5: Surface Asphalt Course Or Double Bituminous Surface Treatment

- Contact the Road Superintendent at 727-7851 as per agreed inspections on putting down the asphalt or surface treatment. Inspections may include checking the ground temperature, the weight of the roller, etc.

STEP 6: Final Inspection (Sign final plat) And Road Acceptance

- Road Superintendent and Staff: Final inspection will include the streets, final grading, seeding, the storm drainage system, street signs, and any other required improvements.
- After the final inspection has been completed satisfactorily and final approval granted by the Planning commission, public roads will be forwarded to the Board of County Commissioners for their consideration. The planning commission may make a recommendation to the Board of County Commissioners, based on the road superintendent's recommendation, that roads not be accepted until they have gone through some winters.

