

Development Services Department NEWSLETTER—Volume 3, Issue 2



“Development Services...guiding today, shaping tomorrow.”

Inside This Issue:

- W. Walnut Street Corridor
- Planning/GIS
- Chief Building Official
- Red Stamp
- 2016 Staff Retreat
- Energy Conservation Code
- JCAHBA Home & Garden
- Tri-Cities Expo
- MPO
- Announcements & Events

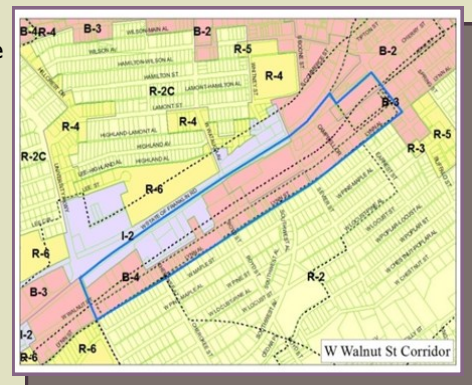
WEST WALNUT STREET CORRIDOR

In December 2015, the Johnson City Regional Planning Commission created a taskforce to study and develop a plan for the West Walnut Street corridor. The corridor spans West Walnut from University Parkway to Buffalo Street. It also includes a section



of Ashe Street from Buffalo Street to Sevier Street. On February 8, the taskforce

held a community meeting at South Side Elementary School where over 100 residents and business owners were able to participate in group discussions sharing their vision of the future of this corridor. To solicit additional input, the Planning Division participated in the JCAHBA Home and Garden Show, where they invited show attendees to share their thoughts on the corridor. In addition, the city developed an on-line survey where citizens were provided another opportunity to participate in the process. We received over a 1,000 surveys! The taskforce met and



began analyzing the survey results in late March. They plan to draft a development strategy by the end of May to bring back to the neighborhood for comment. The taskforce hopes to complete the process and recommend a plan in June.

*“Keep close to
nature’s
heart.”*

- John Muir

Planning/ GIS

The GIS staff has been busy the last few months working on several projects involving the Tweetsie Trail. Community Relations requested two mapping projects. First, was to design a map for a promotional brochure. These can be found in hotels and tourist area slots around the region. The second was to create a large table size promotional map for the TN Municipal League Conference. This map won an award for

‘Best Data Integration’ at the 2015 Eastern TN Regional GIS Forum. From this map, GIS was requested to design a kiosk map 8 ft. by 2 ft. in size to place at the Johnson City trailhead entrance and the Quarry/Pavilion area near Happy Valley Elementary School. The posts have already been installed by Public Works. We are in the proofing phase right now, next is printing, then installing. Look

for them soon on the Tweetsie Trail. Another new feature you can use on the web is the new ‘Zoning of Property’ Application. If you are interested in find what zoning a property is and/or whether or not it is in an overlay district, you can go to the city’s website:

(www.johnsoncitytn.org)



Introducing New Chief Building Official



The Development Services Department would like to introduce our new Chief Building Official, Jim Sullivan! Mr. Sullivan has a Bachelor of Science Degree in Business Administration and a Master of Science in Safety, Security and Emergency Management. Mr. Sullivan will be relocating to Johnson City from Alexandria, Virginia. He formerly served as Deputy Fire Marshall with the City of Alexandria. The Codes Division feels confident in their new Chief Building Official with



Mr. Jim Sullivan,
Chief Building Official
City of Johnson City, TN

his work history as a Building Inspector, Construction Supervisor and Project Manager. He has obtained his certification as both a Building Official and a Fire and Explosion Investigator. Mr. Sullivan is expected to start on Monday, April 18, 2016. We are ecstatic to have Mr. Sullivan join the Building Codes Division here at the City of Johnson City. Everyone please take a moment and give him a warm welcome!

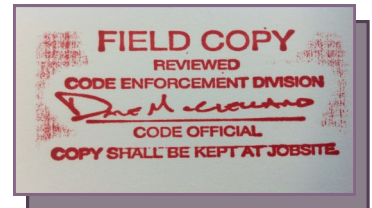
“Education is all a matter of building bridges.”

- Ralph Ellison

Codes

Active as of January 1st, 2016, all plans approved for commercial construction bearing the City’s, “REVIEWED, COPY SHALL BE KEPT AT JOBSITE”, red stamp, must be available to inspectors on site at the time of inspection. Worksites not having such plans on site may likely fail inspection regardless of work performed. The commercial construction process requires building plans to be generated, submitted, reviewed, approved, and used in the field for both construction and inspection. In order to maintain consistency and continuity, these plans are marked with a Red Stamp once reviewed and approved as code compliant and released into the field at the time of

permit. While it has been a long standing requirement of City adopted Building Code to have these city approved “red stamped” plans for construction kept on site, an increasing number of builders have not been exercising this requirement. Our inspectors have been making a great effort to work around this issue in order to best facilitate continued development efforts of the City. However, such efforts are becoming increasingly difficult. In order to best safeguard the safety of our Citizens, we will be adhering to this procedure.

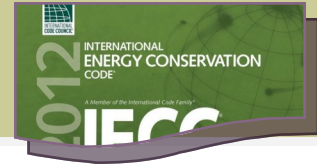


Customer Service Staff Retreat



The Development Services Department participates in an Annual Staff Retreat. The Retreat was facilitated by Pat Hardy, Municipal Management Consultant of (MTAS) Municipal Technical Advisory Service. This year, the group decided to focus on the topic of Customer Service. The group took this time to address both departmental and citizens concerns along with ways to provide the best of customer service as a whole. Development Services Director, Angie Carrier, feels that employees are more productive and motivated when they feel a greater sense of involvement in establishing their organization’s goals and ideas. A well-planned retreat motivates employees because it enlists their creative participation in setting goals and contributing to decisions. The Department established customer service related goals and presented updates regarding the progress on both their One-Year Goals, and Five-Year Goals. As you can see in the picture to the left, the group had to put their problem solving techniques to good use!

The Energy Conservation Code



The Johnson City Building and Codes Division is preparing to update our currently adopted Energy Code. Our Municipality has achieved and maintains an exempt status from the Tennessee State Fire Marshal's Office. Such an exemption allows the City to employ staff to review, permit and inspect all construction within the City limits. One of the requirements that allows our exempt status to remain active is that our adopted building codes must be equivalent to or better than those adopted by the State. Recently our office was contacted

by the State of Tennessee with notification that they are preparing to update their adopted energy codes. State law requires the State's own codes remain within (7) years of those most recently published. Currently, the State has the 2006 International Codes adopted. With the release of the 2015 International Code series, they must now update to a more recent edition. Luckily, the majority of our adopted codes are already from the 2012 International Code series, and will therefore not require an update. However, in order to maintain the

requirements of the City's exemption status, we must update our currently adopted 2006 International Energy Code. We are in the process of reviewing this required change and are forming a committee of local builders to discuss the potential impact. We anticipate very little surprise for area builders as many of our neighboring City's already have the 2012 International Energy Code adopted. We hope to have the new code in place by the end of June 2016.

JCAHBA 47th Annual Home and Garden Show

The Development Services Department participated in the 47th Annual Home and Garden Show on March 2016 that was held in the mini dome on the campus of ETSU. The event showcased builders, landscapers, and design professionals from the area. Staff made themselves available to the public to answer a wide range of questions including permitting, code enforcement, and



ongoing redevelopment efforts. This event also provided staff the opportunity to survey participants about the future redevelopment plans for the Walnut Street Corridor. We had over 90 people participate and give feedback as to how they would like to see their city progress.

"We cannot solve our problems with the same thinking we used when we created them."

-Albert Einstein

Upcoming Tri-Cities Expo

Johnson City, Kingsport and Bristol are hosting a Tri-Cities EXPO on Tuesday, April 19, 2016 from 10:00 A.M. to 3:00 P.M. at the Millennium Centre. We encourage everyone to register for the event on the Eventbrite website. It's free pre-registered and \$10 at the door! There will be a FREE BUFFET LUNCH compliments of Bank of Tennessee and Mitch Cox, Realtor, Inc. If you are looking for the freedom and control of owning your own business, then this is the event for you! While the majority of the EXPO is available for attendees to wander and visit as they like, select events will be taking place at specific times. A free buffet lunch for attendees will be provided from 11:30 a.m. to 1 p.m. Workshops and panel discussions on "Franchise Funding Options," "Finding the Right Franchise Fit," and "What It Takes to be an Entrepreneur" will also be held at specific times. The schedule and more information can be found online at www.TCExpo2016.eventbrite.com.

Tri-Cities Franchise Business EXPO 2016
Johnson City, Kingsport & Bristol
April 19th | 10:00 a.m. - 3:00 p.m.

If you want the freedom and control of owning your own business then this event is for you!

Register Now!

Free Workshops

- 11am: Funding Options
- 12pm: What It Takes to Be an Entrepreneur (Panel Discussion)
- 1:00pm: Finding the Right Franchise Fit

Free Buffet Lunch
Compliments of Bank of Tennessee & Mitch Cox, Realtor

Tuesday, April 19, 2016
The Millennium Centre | 2001 Millennium Plaza | Johnson City, TN 37604
www.TCExpo2016.eventbrite.com

Event is free with pre-registration, \$10 at door.

Logos for sponsors: Bank of Tennessee, SBC, Kodak, FRAM, etc.

- ⇒ Copy and Paste the link provided: <https://www.eventbrite.com/e/tri-cities-franchise-business-expo-2016-kingsport-bristol-johnson-city-tickets-21219976521?aff=ehomecard>
- ⇒ <http://wjhl.com/category/daytime-tri-cities/>

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BBC—Board of Building Codes, 1st Tuesday @ 4:00 p.m., only as needed

BDSR—Board of Dwelling Standards, 4th Thursday @ 7 p.m., no meetings in Nov. and Dec.

BZA—Board of Zoning Appeals, 1st Tuesday @ 6:00 p.m.

HZC—Historic Zoning Commission, 4th Tuesday @ 12:30 p.m.

H/CD—Housing & Community Development Citizens Advisory Board, 4th Thursday @ 12 p.m., no meetings in June or Dec.

JCNPSC—Johnson City Neighborhood Partnerships Steering Committee, 4th Tuesday @ 11:30 a.m.

JCRPC—Johnson City Regional Planning Commission, 2nd Tuesday @ 6:00 p.m.

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The Development Services Newsletter is a quarterly publication by the department.
Editor: Laura E. Edmonds

Metropolitan Transportation Planning Organization (MTPO)

TDOT News Release March 9, 2016

TDOT Joins Waze Connected Citizen Program

The Tennessee Department of Transportation is announcing a data-sharing partnership with Waze, the free navigation app powered by the world's largest community of drivers. Designed as a two-way data share of publicly available traffic information, the Connected Citizens Program promotes greater efficiency, more real-time information, and safer roads for Tennessee drivers, along with more than 55 other partners around the world.

The Waze Connected Citizen Program provides an unprecedented look at real-time road activity, giving motorists the ability to change their routes, adjust their commute times, and avoid unnecessary delays.

You can access Waze traffic information on TDOT SmartWay web app by going to the feature menu and clicking on the Waze icon. TDOT SmartWay insights are also now available within the Waze app on IOS and Android. - See more at: <https://smartway.tn.gov/Traffic>.

In addition to the Waze data feature, TDOT is unveiling other upgrades to the SmartWay web application. Traffic incidents now appear by default. Red badges will indicate any lane blockages or full closures. Several weather icons have also been added to describe snow, hazardous weather, flooding or ponding, and storm damage. Users can click on the "more information" icon in the bottom right of the screen for full details on the new SmartWay features.



Announcements & Upcoming Events

- At the January 7, 2016 City Commission Meeting, Jeff Tucker was appointed to the Board of Building Codes (BBC).
- At the January 21, City Commission Meeting, Mrs. Elizabeth (Liz) Biosca was appointed to the Historic Zoning Commission (HZC).
- Job Announcement: GIS Technician, deadline to apply is Friday, April 15, 2016.

Apply at:

<http://www.johnsoncitytn.com/hr/>

- The Johnson City Regional Planning Commission (JCRPC) is currently advertising for two (2) new appointments. The closing date is set for Friday, April 29, 2016. So if you or anyone you might know is interested, please apply! Apply at: <https://cojctn.wufoo.com/forms/board-and-commission-service-application/>



Sign up for our Newsletter

...or tell us what you think!
Comments, Concerns, Questions...