

**MINUTES OF THE WORK SESSION OF THE  
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall  
225 W. Center Street, Kingsport, TN 37660

March 17, 2014

12:00 Noon

**Members Present**

Hoyt Denton, Vice Chairman  
"Buzzy" Breeding  
Dr. Heather Cook  
John Moody  
Beverley Perdue  
Mark Selby

**Members Absent**

Dennis Ward, Chairman  
Dr. Mike McIntire, Vice-Mayor  
Dave Stauffer

**Staff Present**

Lynn Tully  
Forrest Koder  
Corey Shepherd  
Ken Weems  
Chris Alley  
Michael Thompson  
Tim Elsea  
Hank Claubaugh

**Visitor's List**

At 12:00 p.m., Planning Director, Lynn Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. Seeing none, the agenda will be presented as proposed at the regular meeting. She then asked for any changes for the minutes of the work session held February 17, 2014 and the regular meeting held February 20, 2014. There being no changes, the minutes will be presented at the regular meeting for approval.

**CONSENT AGENDA**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**03-01 Annexation Report– Diana Road 2 Annexation – (13-301-00012)**

The Planning Commission heard a presentation to request for approval and recommendation to the Board of Mayor and Aldermen the annexation by request of the subject parcels: 1917 Diana Rd., 1913 Diana Rd., and 1909 Diana Ave. The parcels are located within the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Corey Shepherd presented the item including the acreage of parcels and the request. The annexation, zoning and plan of services was recommended by the staff. There was some discussion regarding the apparent duplication of road

names in the area. Mr. Stauffer stated that since he owned one of the parcels he would abstain from the discussion on this item. There being no additional questions, No official action was taken.

**03-03 Canal Street Rezoning - (14-101-00002)**

The Planning Commission heard a presentation for approval and recommendation to the Board of Mayor and Aldermen rezoning the area encompassed by Press, Clinchfield, Sullivan, and Clay Streets from B-4P to B-2 to allow for a commercial/residential mixed use development. The property is located within the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating that Canal Street includes the former "grocery store row" property. The majority of the property included is owned by KEDB. B-2 zoning is consistent for multi-family and mixed use zoning. Mr. Weems noted additional meetings and notices were sent to all Historic District residents, as well as presentation of the action to the Historic Zoning Commission. Very few calls were received with about 8 persons attending the public meeting. From the public meeting some Park Hill residents expressed a request for additional overlay districts for this site prior to rezoning. Staff recommended the rezoning as presented. Discussion ensued regarding the primary differences between B-2 and B-4P. The commission mentioned that the area is in need of redevelopment not only to support the downtown but also to encourage renovations in the nearby historic district. Staff noted that a Zoning Development Plan will be required by staff for PC approval due to the Historic District prior to development so the Commission will have another opportunity to affect design on the site. There being no additional discussion, no official action was taken

**03-04 2405 East Stone Drive Rezoning - (14-801-00002)**

The Planning Commission heard a presentation of a request for approval and recommendation to the Board of Mayor and Aldermen rezoning 2405 East Stone Drive from M-1R to B-3 to allow for operation of a car wash. The property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Ken Weems presented the item stating the property owner requested the rezoning. Mr. Weems noted the site plan covers the subject parcel and the adjoining parcel with 1.2 acres included in the request the remaining portion of the plan is appropriately zoned. This redevelops an existing gas station and outdoor vehicle sales lot. A property owner near the rezoning contacted staff with no objections and no other comments were received. Staff recommends the rezoning. The Commission asked about the zoning and uses of the surrounding property. There being no additional discussion, no official action was taken.

**03-05 The Summit at Preston Park Subdivision - Amended Preliminary Plat - (14-201-00015)**

The Planning Commission heard a presentation for a request for approval of an Amended Preliminary Plat for the final phase of Preston Park Subdivision noting an increase in density from 20 lots to 27 lots. The property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Forrest Koder presented the item stating it changes the approved design from 20 lots to 27 lots. The original approval prior to the last amended preliminary had 29 lots. Therefore this request is a decrease from the original. Mr. Koder noted during this time of revisions there has been no request for final approvals and the developer will need to build or bond the infrastructure. Engineering staff has approved the design

of the reconfigured lots. The staff noted that very little comment had been received although they do anticipate that nearby property owner Steve Jones will be at the meeting to comment. There being no additional questions, no official action was taken.

**03-06 Cherokee Street Surplus Request – (14-601-00001)**

The Planning Commission heard a presentation for approval and recommendation to the Kingsport Board of Mayor and Alderman that property located at 123 Cherokee Street be officially designated as surplus property. This property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Corey Shepherd presented the item stating the property is declared of no use by all department heads and leadership staff and therefore the property is eligible for surplus designation. Although declared there is no obligation to sell the property. There being little discussion, no official action was taken.

**03-02 Proposed Zoning District – Urban Agricultural District (UAE) – (13-801-00008)**

The Planning Commission heard a presentation for approval and recommendation to the Board of Mayor and Aldermen a new zoning district specifically for a gentlemen farms/mini-estates. The purpose and intent of this district is to provide an area permitting uses and activities that are more rural in nature than is practical in a more urbanized setting. Forrest Koder presented the item noting that this district is anticipated for use by neighborhoods with larger homes including an allowance for caretaker homes. The district provides a transition farm between rural housing and full agricultural uses. Mr. Koder stated they anticipate this district would be useful in areas where annexation has happened that have agricultural uses with some limitations in topography or soils. No exotic species are allowed in the district, and no pigs. Discussion ensued regarding application of the district to certain areas of town. There being no additional questions, no official action was taken.

**PUBLIC COMMENT**

There was no public comment made during the work session.

**ADJOURNMENT**

There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 1:15 pm.

Respectfully Submitted,



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Chanya Lynn Tully, AICR, Planning Commission Secretary