

**MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall
225 W Center Street, Kingsport, TN 37660

January 15, 2015

7:00 p.m.

Members Present

Dennis Ward, Chairman
Hoyt Denton, Vice Chairman
Buzzy Breeding
Mike McIntire, Vice Mayor
John Moody
Beverley Perdue
Mark Selby
Dave Stauffer

Staff Present

Lynn Tully
Corey Shepherd
Ken Weems
Justin Steinmann
Jacob Grieb

Members Absent

Dr. Heather Cook

Visitor's List

John Rose
Jeremy Fields
Greg DePriest
Steven Jones
Danny Carr

At 7:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Ward asked for approval of the agenda. A motion was made by Commissioner Dave Stauffer seconded by Vice Mayor Mike McIntire to approve the agenda as presented. The motion was approved unanimously 7-0. Chairman Ward asked for any changes to the minutes of the work session held December 15, 2014 and the regular meeting held December 18, 2014. A motion was made by Vice Chairman Mark Selby seconded by Commissioner Beverley Perdue to approve the minutes as presented. The motion was approved unanimously 7-0.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

01-01 Rock Springs Road South Rezoning – (14-101-00015)

The Planning Commission Considered a request to consider rezoning property from R-1B to B-4P to allow a commercial showroom use on the property. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Ken Weems presented the item stating this site is close to the Growth Boundary off Rock Springs Road. The property adjoins I-81 and was annexed in 2009 and zoned B-4P. In 2014 the owner came forward to request rezoning to R-1B due to market conditions. The current request is to return 4.6 acres to B-4P noting this is near to PD zoning for Rock Springs South subdivision. The Preliminary Zoning Development Plan approval is also requested

in conjunction with the rezoning. The new sidewalks as required are shown along Rock Springs Road and all setbacks and buffers are as required by zoning. Staff recommends the rezoning and the preliminary ZDP as shown. In addition to the work session presentation the staff showed a new front elevation drawing for the proposed showroom. Mark Selby asked if this is the only commercial property in the area? Staff answered that on the Rock Springs side it is, but the TAC zoning is in place as you drive east toward the intersection for Tri-Cities Crossing on Snapps Ferry Road. Mike McIntire asked how far is TAC zoning was from the proposed site? Staff stated it is approximately one half mile to the existing junkyard. Mark Selby asked if there is commercial zoning in Edinburgh? Staff answered no but a portion of the PD may be designated as commercial and is currently shown on the revised concept plan as such. Beverley Perdue asked if there is a specific purchaser? Staff answered yes. The Public Hearing was opened. John Rose spoke in favor of the proposal and stated the sale is pending the rezoning. The sale is to the largest purchaser of lots within the Edinburgh development. There being no opposition the Public Hearing was closed. There being no additional questions, a motion was made to approve the rezoning by Hoyt Denton seconded Buzzy Breeding. The motion was approved 6-1 with Mark Selby voting no. A motion was made to approve the preliminary ZDP by Mike McIntire seconded by John Moody. The motion was unanimously approved, 7-0.

01-02 Edinburgh Concept Plan Amendment - (14-103-00001)

The Planning Commission considered a request for approval of an amended concept plan for the remaining portion of the Edinburgh property. The previously approved concept plan was July 2014. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item stating the plan includes a revision to remove the loop from London Rd and provide two cul-de-sacs due to topography issues. There is some concern regarding traffic and access. Mark Selby asked if they designed for large vehicles in cul-de-sacs? Staff answered yes the design accommodates heavy vehicles. Mike McIntire noted that there is some commercial shown on the current plan. Staff recommended the amendment as proposed. There being no further questions for staff, the Public Hearing was opened. John Rose spoke in favor of the request and stated the reason for the change is to accommodate the topography of the area. Danny Karst spoke in favor of the request noting that there could be another exit at East Campground Rd. Danny Karst further noted the current residents have expressed concern about having a through street. Mark Selby questioned if there is a requirement for more access? Technically the requirement is satisfied with the current configuration and the property could potentially have secured access to East Campground Road. No speakers spoke in opposition to the request and the public hearing was closed. There being no further questions, a motion was made by Mike McIntire seconded by Dave Stauffer to approve. The motion was unanimously approved 7-0.

01-03 Edinburgh Subdivision Phase 7 Preliminary Plan – (14-201-00094)

The Planning Commission considered a request for preliminary plat approval for Phase 7 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item stating the preliminary approval is for 20 lots as phase 7. The plan shown adheres to the current concept plan as shown at this meeting. Engineering has received construction documents and is pending approval. Staff recommended approval pending engineering approval of the construction plans. The Public Hearing was opened and John Rose stated he was in favor with no other speakers. The public hearing was then closed. There being no further discussion, a motion was made by Dave Stauffer seconded by Mike McIntire to approve the request. The motion was unanimously approved, 7-0.

01-04 Edinburgh Subdivision Phase 5 Final Plan – (14-201-00095)

The Planning Commission considered a request for final plat approval for Phase 5 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item and stated it was originally approved as a preliminary subdivision in 2012. No variances were requested and all has been constructed appropriately. The roads were inspected during construction and are to be dedicated at time of recording. Staff recommended approval. There were no speakers in favor or opposition to the request. The public hearing was closed. There being no discussion, a motion was made by Mike McIntire seconded by John Moody to approve the request. The motion was unanimously approved, 7-0.

01-05 Christ Fellowship Church Subdivision – (14-201-00090)

The Planning Commission considered a request for preliminary subdivision approval for the Christ Fellowship Church Subdivision located on Victory Lane. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stating the property is located behind Christ Fellowship Church and was prepared by Appalachia Design Services on behalf of the Church. The proposal includes a new roadway for access to the rear of the church and for future subdivision development of 75 acres. Several variances are requested including; 84' in additional cul-de-sac length, elimination of grass lane, reducing sidewalk requirement to one side vs. two, 1:1 slope vs. 2:1 on side slopes, and location of the retaining wall within right-of-way. With the review and approval of the engineering department, Staff recommended the subdivision and variances based on proximity to the existing creek, and topography issues on the site. Mark Selby stated if the property could be developed then it should not have needed to ask for so many variances. Mike McIntire asked if a variance were granted for a single side sidewalk on this project then are we locking ourselves in for a single sidewalk in any future development. Staff answered no this portion only as shown would be granted. Hoyt Denton questioned how will utilities be provided? Staff answered they will be required to be installed along the R.O.W. Mike McIntire asked if they will they

need to have a sewer pump? Jacob Grieb stated they do not think they will need one. Staff will need to look at the elevations for future design, however the church is intending to hook on for service. Potentially the utilities will be run down a new driveway to Inspiration Drive. Buzzy Breeding asked if all other development beyond Inspiration Drive is not under consideration. Staff noted the request is for one lot only at this time. Beverley Perdue initiated discussion regarding a need for an additional entry point for the church. Mark Selby stated he didn't like to issue this many variances as there may be an expectation for future variances. Dennis Ward stated it would be nice to have a master plan for this instead of a single lot. Dave Stauffer noted that the new road cul-de-sacs with only a new driveway being necessary for the church access. The house at Rock Springs serves as an office for the church. The Public Hearing was opened. Jeremy Fields with ADS stated he was in favor. Greg DePriest spoke in favor of the project and noted where the new gas line has been installed. Further he stated that there are approximately 1600 congregants on Sundays. There is no plan beyond what has been presented at this time. Steven Jones spoke in favor. There will be future plans for expansion and development at a later date. Dennis Ward noted there is some concern about the request based on the number of the variances. Jeremy Fields stated most of the variances are based on topography and proximity to the creek. There is no apparent need for a pump station in preliminary engineering and the property can be served by gravity sewer. There was no one speaking in opposition. The public hearing was closed. Buzzy Breeding asked if the proposal is for the road only. Staff answered the future intent is to connect the church via a driveway. Hoyt Denton questioned if the road is going to provide enough access to create a plan for future development. He looked at Stone Edge to compare the slope being proposed to an existing roadway. It works for the development although it is steep. Dave Stauffer stated they would benefit from an additional egress from the church. Dennis Ward stated the investment in the roadway is substantial and will set stage for future development and would not be fiscally sound if the rest of the property were not developed in the future. Future variances will be difficult to obtain for the property. Mark Selby asked are we committing to future maintenance of the retaining wall? Staff answered that we do have a few with some examples at Eastman Road and Harbor Chapel Road. There being no further questions, a motion was made by Dave Stauffer and seconded by Hoyt Denton to approve the request. The motion was approved 6-1 with Mark Selby voting no.

01-06 Polo Fields – McMurray Phase – Amended – (14-201-00093)

The Planning Commission considered a request to amend final plat approval for Polo Fields Phase One, Section B contingent upon the purchase of street lights. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stated the original approval included lots on Rock Springs Rd. and an internal roadway. The plan was amended on the rear of the property to similarly change the nature of the lots. This request is for 21 lots and street lights payment

has been received. Original approvals showed 8 individual lots on Rock Springs with condominium ownership on the rest. The Public Hearing was opened. Danny Carr stated this proposal has the same configuration of homes with lots vs. condominium ownership. Dave Stauffer noted some questions of the previous lots who did not participate in replat for other phases. There were no other speakers and the Public Hearing was closed. There being no further discussion a motion was made by Hoyt Denton seconded by Mark Selby to approve the request. The motion unanimously approved, 7-0.

VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

VIII. OTHER BUSINESS

01-07 Receive a letter of resubdivision of the Norwood Lucas Lots, on State Highway 126.

01-08 Receive a letter of resubdivision of Anderson, Gatton & King Property, on West Sullivan Street.

01-09 Receive, for informational purposes only, the New Business Report for December 2014 from Lynn Tully.

01-10 Receive, for informational purposes only, the December 2014 report from the Building Division.

01-11 Receive for informational purposes only, the November 2014 Development Services Focus.

IX. ADJOURNMENT

Congratulations to Dave and Paula Stauffer on Builder of the Year award!

IX. ADJOURNMENT

There being no further business, a motion was made by Mike McIntire and seconded by Beverley Perdue to adjourn the meeting at approximately 7:57 pm. This motion passed unanimously, 7-0.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary