

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

Jimmy Walker Conference Room
201 W. Market Street, Kingsport, TN 37660

January 12, 2015

12:00 p.m.

Members Present

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

Members Absent

Dr. Heather Cook

Staff Present

Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Hank Clabaugh
Jacob Grieb
Michael Thompson

Visitor's List

At 12:00 p.m., Director Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. There being no changes submitted the agenda will be set for the January 15, 2015 meeting. She then asked for any changes for the minutes of the work session held December 15, 2014 and the regular meeting held December 18, 2014. With no changes requested, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

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

The Planning Commission heard a presentation to consider rezoning 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 the history of the site is the original zoning was B-4P and was rezoned a few years ago to accommodate market conditions for residential uses. Now the owners want to rezone back to the original for a showroom and office facility. Zoning Development Plan preliminary approval is included in the request for rezoning. Staff stated it shows a compliant site plan with additional property shown as future commercial development. One phone call was received from a property

owner adjacent to the site for an information request only. Staff recommends the B-4P zoning with preliminary approval for the ZDP. Mike McIntire asked if the original property had some wet areas at the rear. Staff noted all landscape strips, setbacks, periphery yards and sewer easements. Hank Clabaugh stated sewer is on Rock Springs Road with a pump station now. Mike McIntire stated they may have to move the driveway to accommodate site distance. There being no further discussion, no official action was taken.

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

The Planning Commission heard a presentation to consider approval of an amended concept plan for the remaining portion of the Edinburgh property. The previously approved concept plan was heard in July 2014. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented all three Edinburgh items at once. Mr. Shepherd stated original plan showed a looped London Road however due to topography, they are looking at cul-de-sacs from each end. The open space and commercial space remains the same. Mike McIntire stated his concern about the traffic loads being concentrated on two roads. Originally they had designed for more connectivity but have found topography to be the issue. Mike Thompson noted that at the beginning of the approval process in concept design staff looked at potential traffic issues and looked at it relative to what Rock Springs Road can handle. It was designed with that expectation. There being no further discussion, no official action was taken.

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

The Planning Commission heard a presentation to consider 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 Phase 7 includes 20 lots with no variances. Staff Recommends approval pending engineering approval of construction plans. There being no further discussion, no official action was taken.

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

The Planning Commission heard a presentation to consider 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 Phase 5 final preliminary plat plan. Preliminary approval was in August 2014 and all construction has been completed with engineering approval. There being no further discussion, no official action was taken.

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

The Planning Commission heard a presentation to consider 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 and stated the subdivision request is on property that was previously annexed in 2013. The intent of the Inspiration Drive construction is to provide access to Christ Fellowship Church from the East at Rock Springs Rd. and prepare for future development of the 75 acres surrounding. Several variances are requested including: elimination of Grass strip, elimination of one side of sidewalk, retaining wall will be built within the ROW, and maximum slope is varied to 1:1 as well as variance to cul-de-sac length. Staff recommends the sidewalk variances and the subdivision pending approval of the construction plans. Mike McIntire asked if the sidewalk construction is same as at Edinburgh? Staff answered no it is a standup L-back curb poured with the gutter. Mark Selby stated they knew the property when it was purchased and these variances set poor precedent. Hoyt Denton asked if there is a similar roadway to compare it to in the city? Staff noted the closest similar construction is Cleek Rd. This slope request is to stay out of creek buffer and the retaining wall is to cut down some construction cost. The retaining wall is approx. 15' to 20' high in places. Hoyt Denton asked how will storm water be handled? Jacob Grieb answered that there is a detention basin up top and some will outlet to the creek. Engineering will be partnering with the Storm Water Dept. to create a water quality project in the form of terraced bio retention ponds. The church will be installing water and sewer utilities and will be required to hook on to the system. The study has yet to be completed. There being no further discussion, no official action was taken.

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

The Planning Commission heard a presentation to consider amended 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 as requested. Includes 21 lots to complement proviso approval given in 2007. The property is zoned PD and the request is allowable as long as the plan is maintained overall. Staff recommends approval. The request creates individual single family lots vs. condominium type ownership. Staff stated the property ownership has changed since originally developed although the original phase lines are maintained. There being no discussion, no official action was taken.

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

No speakers present for public comment.

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.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 1:07 pm.

Respectfully Submitted,



Lynn Tully, AICP, Planning Commission Secretary