

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

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

November 17, 2014

12:00 p.m.

**Members Present**

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

**Staff Present**

Lynn Tully  
Ken Weems  
Corey Shepherd  
Justin Steinmann  
Curtis Montgomery

**Members Absent**

Beverley Perdue

**Visitor's List**

At 12:00 p.m., Director Tully called the meeting to order. Director Tully began with the introduction of Curtis Montgomery as an intern for the next 6 months. Director Tully stated the TACIR Draft Report was received and will be disseminated at the November meeting. Director Tully also noted the Highland Area Community Meeting is scheduled for this Wednesday night. Director Tully asked if there were any changes to the tentative agenda. There being no changes submitted the agenda will be set for the November, 2014 meeting. She then asked for any changes for the minutes of the work session held October 13, 2014 and the regular meeting held October 16, 2014. With no changes requested, the minutes will be presented at the regular meeting for approval.

**CONSENT AGENDA**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**11-01 Beechwood Drive Rezoning - (14-101-00012)**

The Planning Commission heard a presentation to consider rezoning from R-1B to UAE to allow construction of accessory structures consistent with mini-farm land use. The property is located inside the corporate limits of the City of Kingsport, 14<sup>th</sup> Civil District of Sullivan County. The Property has requested the rezoning for barns and accessory uses. The adjoining residents are not opposed and are used to the current farm animals found on the site. Staff stated he is planning to change the driveway configuration to allow easier to access to rear of the property. He is looking to replace his bee hives inside the barn to keep them from freezing. UAE will allow larger accessory structures and manage his farm animals. Staff also looked at previous zoning under

county as well and they could go ahead if they were still under county zoning. There being no further discussion, no official action was taken.

**11-02 Downtown B-2 Rezoning– (14-101-00013)**

The Planning Commission heard a presentation to consider rezoning from M-1 and M-2 to B-2 to accommodate existing and future commercial uses. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff initiated rezoning to fill in the gaps in B-2 where it was originally M-1 & M-2. Trending of recent uses towards commercial recreation and other retail uses so we have been pre-emptively looking at this rezoning. Staff reported property owners are in support of the rezoning request. Discussions with Public Works have noted that CSX intends to continue keep the railroad wye. There being no further discussion, no official action was taken.

**11-03 Larry Neil Rezoning – (14-101-00014)**

The Planning Commission heard a presentation to consider rezoning from R-3 and A-1 to B-3 to allow medical office (orthopedic office) use of the property. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff stated the property is off Bloomingdale Pike where the parcel is 3 differing zones - portions of B-3, R-3 and A-1. The proposed use is a medical office. Staff noted steep grades from the south to the north end of the parcel. Businesses in front of the property include a strip commercial center with a lingerie store. Staff reported it is a nice road for access however steep, and the location is convenient to the hospital campus. There are no issues with proposed landscaping, etc. There being no further discussion, no official action was taken.

**11-04 CVS Replat - (14-201-00075)**

The Planning Commission heard a presentation to consider recommendation for Preliminary Subdivision Approval at 4400 West Stone Dr. and C.E. Brooks Way. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> District of Hawkins County. The property is located in Hawkins County next to Allandale Marketplace. The parcel currently includes a Taco Bell and Valero Gas Station and it will Combine 5 lots into 3. Staff stated the property is surrounded by public roads. One vacant lot will be used for new CVS retail facility and one other will be used for existing Taco Bell with the other sold for future development. Staff noted CVS will be on the Northeast corner of the plat with a retaining wall currently at rear of the Valero. There being no further discussion, no official action was taken.

**11-05 Subdivision Vesting Text Amendment – (14-801-00004)**

The Planning Commission is requested to consider amending the Minimum Regulations for Subdivision Development within the Kingsport, Tennessee Planning Region to include vesting rights for preliminary plats. Staff noted public notice has been given and similar changes are being recommended for subdivision regulations and zoning regulations. Staff reported changes to the original proposal based on the recommendation of the City Attorney. This approval stops at the Planning Commission. There being no further discussion, no official action was taken.

**11-06 Vesting Zoning Text Amendment – (14-801-00005)**

The Planning Commission is requested to consider amending the Kingsport Code of Ordinances to include vesting rights for preliminary zoning development plans and planned developments. The Board of Mayor and Alderman will hear this amendment. Staff noted it mirrors the recommendation for the Subdivision regulations amendment for zoning development plans. There being no further discussion, no official action was taken.

**11-07 B-4P Periphery Yard Zoning Text Amendment – (14-801-000007)**

The Planning Commission is requested to consider amending Division 3 of Kingsport's Zoning Code to clarify elimination of the 30-foot development-free periphery yard requirement along public streets in B-4P districts. Staff states this change is to allow exemption that we have by default in practice allowed. This clarifies whether the periphery yard is to be required at the public ROW. Staff noted it will reference the landscaping requirements from the landscaping ordinance. There being no further discussion, no official action was taken.

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

No speakers present for public comment.

**OTHER BUSINESS**

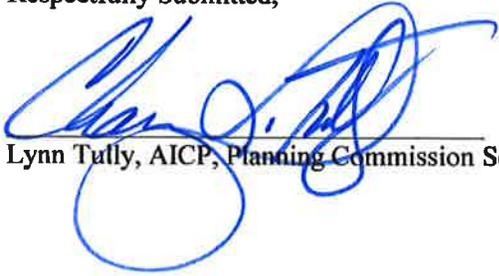
**ADJOURNMENT**

- 11-06 Receive a letter of resubdivision of the Westmoreland Property, on Kenridge St.
- 11-07 Receive a letter of resubdivision of the Cowden Property, on Arapahoe Drive.
- 11-08 Receive a letter of resubdivision of the Carroll & Barnett Property, on Lynn Road.
- 11-09 Receive a letter of resubdivision of the Jericho Property, on Jericho Drive.
- 11-10 Receive a letter of resubdivision of the Donovan Property, on Ridgeway Drive.
- 11-11 Receive a letter of resubdivision of the Barker Property, on Woodclift Drive.
- 11-12 Receive a letter of resubdivision of the Copas Property, on Sumpter and Snapps Ferry Roads.
- 11-13 Receive, for informational purposes only, the New Business Report for October 2014 from Lynn Tully.
- 11-14 Receive, for informational purposes only, the October 2014 report from the Building Division.
- 11-15 Receive for informational purposes only, the September 2014 Development Services Focus.

Kingsport Regional Planning Commission  
November 17, 2014, Work Session

There being no further business, the meeting was adjourned at approximately 12:54 pm.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to be 'Lynn Tally', written over a horizontal line. The signature is stylized and includes a large circular flourish at the bottom.

Lynn Tally, AICP, Planning Commission Secretary