KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

City Hall – Council Room

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

December 17, 2020 5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS
A determination by the Commission that meeting electronically and limiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare, of all concerned in light of the COVID-19 virus.

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON NOVEMBER 16, 2020 AND THE REGULAR MEETING HELD ON NOVEMBER 19, 2020.

IV. CONSENT AGENDA Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

12-01 3301 E Stone Drive Rezoning – (2020-101-00006)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from M-1R (Light Manufacturing Restricted District) to B-3 (Highway Oriented Business District) to accommodate construction of a new Dollar General store. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Weems)

12-02 354 Shadowtown Road Rezoning (2020-101-00007)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from TA/C (Tourist Accommodation/ Commerce District) to B-3 (Highway Oriented Business District) to accommodate climate controlled indoor storage use.. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Weems)

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

12-03 Receive, for informational purposes only, the November 2020 Department report.

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Kingsport City Hall, Council Room
225 West Center Street, Kingsport, TN 37660

November 16, 2020 12:00 noon

Members Present
Sam Booher, Chairman
Brad Blackwell
Sharon Duncan
John Moody
Beverley Perdue
James Phillips
Phil Rickman

Members Absent
Pat Breeding
Paula Stauffer

Staff Present
Ken Weems, AICP
Savannah Garland
Elizabeth Rowe
David Harris

Visitors
none

At 12:00 p.m., Chairman Booher called the meeting to order. Chairman Booher made the following statement: "A determination by the Commission that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the Covid-19 virus." The Commission affirmed this statement via role call affirmation, 7-0. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the October 2020 work session or regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

11-01 Retreat at Meadowview, Phase 2– (2020-201-00036)

The Kingsport Regional Planning Commission is requested to approve the Retreat at Meadowview Phase 2 Plat along with the requested variance. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff stated that this proposal would permit legal access to Enterprise Place for the proposed Phase II of the Retreat at Meadowview apartment development. Staff noted that the proposal would create a permanent easement for the access since the only existing road frontage for the parcel fronts Interstate 26 right-of-way. Staff stated that due to the existing buildings contained in phase 1, a variance of 15 feet for the width of the permanent easement is necessary for the proposal to conform to the minimum subdivision regulations. Staff noted that in discussion with the

developer, the subdivision is necessary for the financing of Phase II. No official action was taken.

11-02 Brickyard Rezoning - (2020-101-00005)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from M-2 (General Manufacturing District) to PD (Planned Development District) to accommodate future Brickyard area residential and green space uses. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the proposal is in support of the Brickyard area, specifically to facilitate development of the green space and residential portions of the development. Staff noted the surrounding zones of R-1B and PVD for the Riverview area and M-2 for the surrounding Cement Hill property and existing Brickyard athletic facilities. Staff stated that the PD zone would be the best fit for the area, affording the appropriate density for the residential portion of the development due to the presence of green space in the plan. Staff showed and discussed the most current conceptual plan for the area, showing the residential, green space, ballfield, and pump track/ skate park designated quads. Staff recommended sending a positive recommendation to rezone the property to the BMA. No official action was taken.

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

11-03 Receive, a letter to certify the Replat of Meadowview Estates, located off of Silver Leaf Ct.

11-04 Receive, a letter to certify the Replat of Lot 14 & 15 Rosedale Subdivision, located off of Sterling Lane.

11-05 Receive, a letter to certify the Division of the Vaughn Property, located off of Mitchell Road.

11-06 Receive, a letter to certify Cherokee Bend Phase 2, located off of McCoy St.

11-07 Receive, a letter to certify the Resubdivision of the G.D. Trivette Estate, located off of Cox Hollow Rd.

11-08 Receive, a letter to certify the Resubdivision of Lot 15 Interstate Park South Industrial Park, located off of Eastern Star Road.

11-09 Receive, a letter to certify the Division of Rhonda Jane and Donna Collette Property, located off of Diana Rd.

11-10 Receive, a letter to certify the Replat of Lots 9 & 10 Rolling Acres, located off of Rambling Rd.

11-11 Receive, a letter to certify the Resubdivision of Anna Reardon Lot 15-22, located off of Old Kinkead Rd.

11-12 Receive, a letter to certify the Resubdivision Lot 4-11, Part of 12, Block 34, located off of Roller St.

11-13 Receive, a letter to certify the Resubdivision of Lots 2 & 3, Woodland Subdivision, located off of Green Hills Dr.

11-14 Receive, a letter to certify the Lots 17 & 18 Hunts Crossing, located off of Shadyside Dr.

11-15 Receive, a letter to certify the Lots 10 & 11 Hunts Crossing, located off of Shadyside Dr.

11-16 Receive, a letter to certify Oakley Pointe Phase 5, located off of Oakley Place.

11-17 Receive, a letter to certify the Replat Lot 2 Ball Property, located off of Hood Rd.

11-18 Receive, for informational purposes only, the October 2020 Building Department report.

VIII. OTHER BUSINESS

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:30 p.m.

Respectfully Submitted,

_____
Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
225 West Center Street, Kingsport, TN 37660

November 19, 2020 5:30 p.m.

Members Present
Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
James Phillips
Phil Rickman
Paula Stauffer
Brad Blackwell

Members Absent
none

Staff Present
Ken Weems, AICP
Savannah Garland
Elizabeth Rowe
David Harris

Visitors
Carl Swann
Olivia Swafford
Richard Brown
Meredith Brown
Alanna Leanberg

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. Chairman Booher made the following statement: "A determination by the Commission that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the Covid-19 virus." The Commission affirmed this statement via role call affirmation, 9-0. The Chairman asked for approval of the agenda. A motion was made by Phil Rickman, seconded by Paula Stauffer, to approve the agenda as presented. The motion was approved unanimously, 9-0 by roll call vote. Chairman Booher asked for approval of the minutes of the work session held on October 12, 2020 and the regular meeting held on October 15, 2020. A motion was made by Phil Rickman, seconded by Paula Stauffer, to approve the minutes for the October 12, 2020 work session and the October 15, 2020 regular meeting as presented. The motion was approved unanimously by roll call vote, 9-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

11-01 Retreat at Meadowview, Phase 2– (2020-201-00036)

The Kingsport Regional Planning Commission is requested to approve the Retreat at Meadowview Phase 2 Plat along with the requested variance. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff stated that

this proposal would permit legal access to Enterprise Place for the proposed Phase II of the Retreat at Meadowview apartment development. Staff noted that the proposal would create a permanent easement for the access since the only existing road frontage for the parcel fronts Interstate 26 right-of-way. Staff stated that due to the existing buildings contained in phase 1, a variance of 15 feet for the width of the permanent easement is necessary for the proposal to conform to the minimum subdivision regulations. Staff noted that in discussion with the developer, the subdivision is necessary for the financing of Phase II. A motion was made by Sharon Duncan, seconded by Phil Rickman, to grant final approval of the subdivision along with the 15' permanent easement width variance. The motion passed unanimously by roll call vote, 9-0.

11-02 Brickyard Rezoning (2020-101-00005)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from M-2 (General Manufacturing District) to PD (Planned Development District) to accommodate future Brickyard area residential and green space uses. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the proposal is in support of the Brickyard area, specifically to facilitate development of the green space and residential portions of the development. Staff noted the surrounding zones of R-1B and PVD for the Riverview area and M-2 for the surrounding Cement Hill property and existing Brickyard athletic facilities. Staff stated that the PD zone would be the best fit for the area, affording the appropriate density for the residential portion of the development due to the presence of green space in the associated plan. Staff showed and discussed the most current conceptual plan for the area, showing the residential, green space, ballfield, and pump track/ skate park designated quads. Staff recommended sending a positive recommendation to rezone the property to the BMA. Mr. Carl Swann inquired as to how the rezoning proposal would impact the Riverview Community. Staff stated that the rezoning proposal does not impact the Riverview Community. A motion was made by Paula Stauffer, seconded by Phil Rickman, to send a positive recommendation to the BMA. The motion passed unanimously by roll call vote, 9-0.

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

VIII. OTHER BUSINESS

11-03 Receive, a letter to certify the Replat of Meadowview Estates, located off of Silver Leaf Ct.

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11-17 Receive, a letter to certify the Replat Lot 2 Ball Property, located off of Hood Rd.

11-18 Receive, for informational purposes only, the October 2020 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:15 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission

Kingsport Regional Planning Commission

Rezoning Report **File Number 20-101-00006**

3301 E Stone Drive Rezoning

Property Information			
Address	3301 E Stone Drive		
Tax Map, Group, Parcel	032, Parcel 82		
Civil District	10		
Overlay District	n/a		
Land Use Designation	Retail/ Commercial		
Acres	2.39 +/-		
Existing Use	Truck parking yard	**Existing Zoning**	M-1R
Proposed Use	Dollar General	**Proposed Zoning**	B-3

Owner /Applicant Information

Name: Billy and Betty Brooks

Address: 5454 Brooks Way

City: Bristol

State: VA **Zip Code: 24202**

Phone: (423)790-5880

Intent: ***To rezone from M-1R (Light Manufacturing Restricted District) to B-3 (Highway Oriented Business District) to accommodate construction of a new Dollar General store.***

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:

The proposal is consistent with the future land use plan designation of the site (retail/ commercial use). The future land use plan designates the entire south side frontage of E Stone Drive, between N John B Dennis Hwy and the eastern end of the City limits, as appropriate for retail/ commercial use.

Staff Field Notes and General Comments:

The rezoning site has served as graveled truck parking for well over a decade. A successful rezoning will bring much needed new commercial construction to the area.

The Kingsport Board of Zoning Appeals granted a 6 parking space reduction for the project during their Dec 3, 2020 regular meeting.

Planner:	Ken Weems	Date:	December 2, 2020
Planning Commission Action		**Meeting Date:**	**December 17, 2020**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS 3301 E Stone Drive

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on December 17, 2020

DISTRICT	10
OVERLAY DISTRICT	n/a
EXISTING ZONING	M-1R
PROPOSED ZONING	B-3
ACRES	2.39 +/-
EXISTING USE	Truck parking yard
PROPOSED USE	Dollar General store

INTENT

To rezone from M-1R (Light Manufacturing Restricted District) to B-3 (Highway Oriented Business District) to accommodate construction of a new Dollar General store.

Vicinity Map

ArcGIS Web Map

12/2/2020, 3:49:00 PM

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0 0.225 0.45 0.9 mi

0 0.35 0.7 1.4 km

Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

Web AppBuilder for ArcGIS

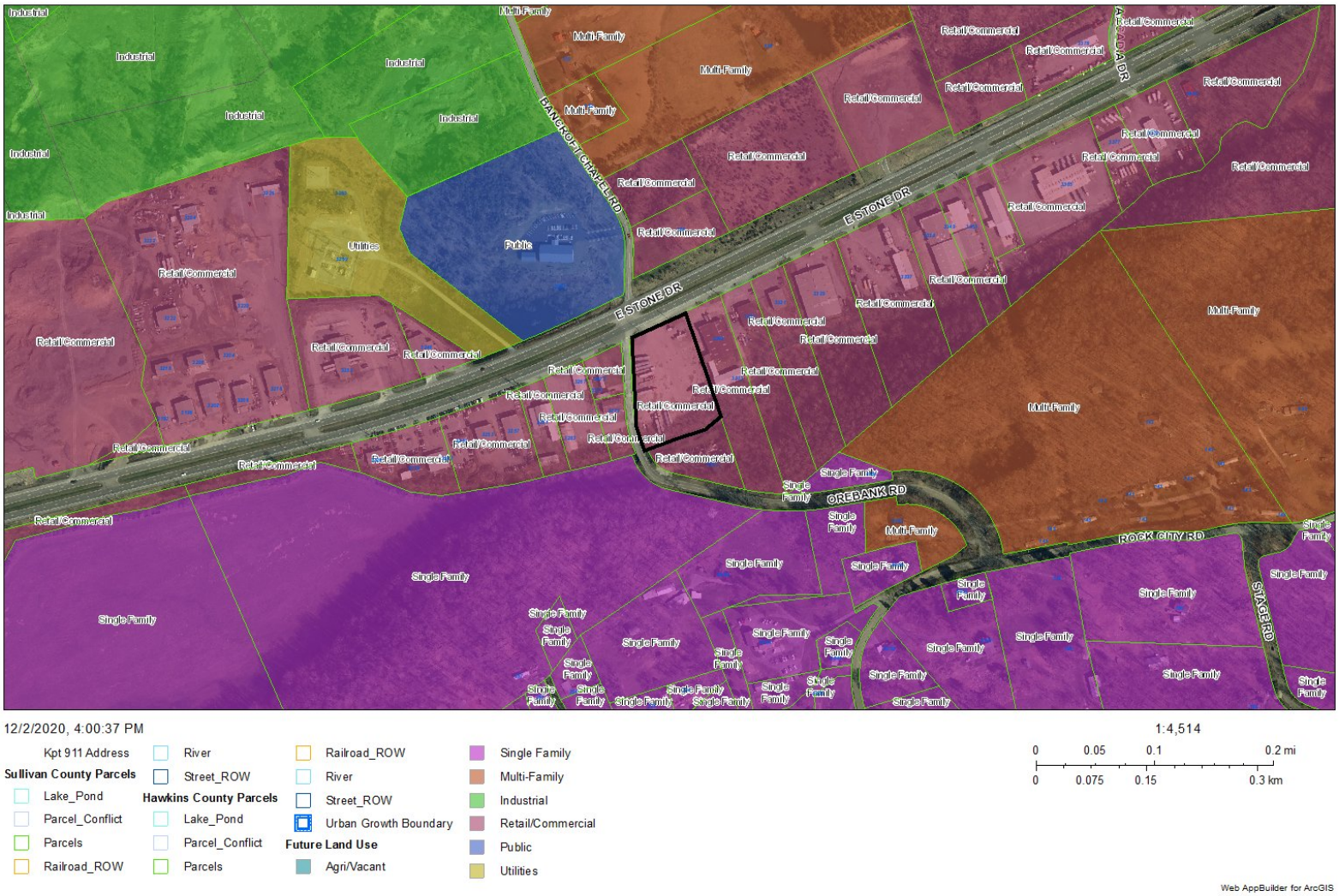
Surrounding Zoning Map

ArcGIS Web Map

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on December 17, 2020

Future Land Use Plan 2030
Designation: Retail/ Commercial

ArcGIS Web Map



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on December 17, 2020

Aerial

ArcGIS Web Map

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Kpt 911 Address

Sullivan County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Hawkins County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Urban Growth Boundary

Web AppBuilder for ArcGIS

Site Plan

North View (Across E Stone Dr)

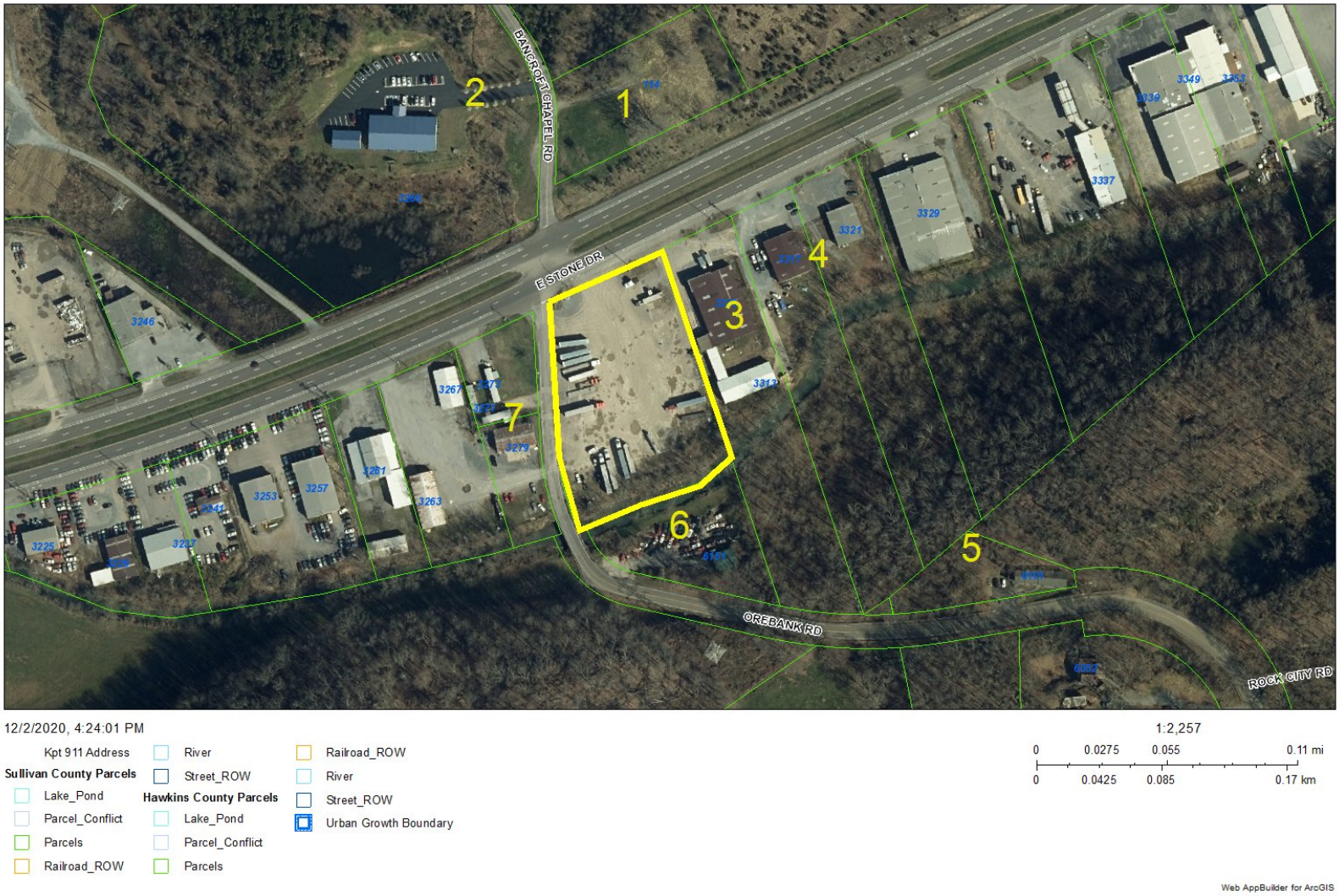
South View

West View (Across Orebank Rd)

East View

Existing Uses Location Map

ArcGIS Web Map



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	**1**	Zone: City R-1B Use: vacant	n/a
Further North and Northwest	**2**	Zone: City M-1 Use: church	n/a
East	**3**	Zone: City M-1R Use: mattress store	n/a

Further East	**4**	Zone: City M-1R Use: auto repair	n/a
Southeast and South	**5**	Zone: County R-3 Use: apartment building	n/a
Further South	**6**	Zone: City M-1R Use: vehicle storage	n/a
West	**7**	Zone: City B-3 Use: 3 single wide trailers	n/a

Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use that is in harmony with adjacent development and nearby property.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely. The nearby residential uses will benefit more from a retail store than the existing truck parking yard.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property in light of the existing manufacturing zones in the area. It is staff's opinion that the existing built environment is best geared toward B-3 uses in line with the future land use plan designation of the area.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed B-3 zone conforms with the land use plan designation of commercial/retail use.

   Proposed use: commercial/ retail (Dollar General)

   The Future Land Use Plan Map recommends commercial/retail

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property along with the existing buildings are best utilized in a B-3 zone.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in regard to the existing commercial and industrial uses in the area.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed B-3 zone will not create an isolated district. A B-3 zone exists on the other side of Orebank Rd from the rezoning site.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from M-1R to B-3. The proposed B-3 zone conforms to the future lane use plan designation for the parcel.

Kingsport Regional Planning Commission

Rezoning Report **File Number 20-101-00006**

354 Shadowtown Road Rezoning

Property Information			
Address	354 Shadowtown Road		
Tax Map, Group, Parcel	064, Parcel 138		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Retail/ Commercial		
Acres	23.274 +/-		
Existing Use	Partially vacant 138K sq ft building with various commercial businesses	**Existing Zoning**	TA/C
Proposed Use	Climate controlled indoor storage with various commercial businesses	**Proposed Zoning**	B-3

Owner /Applicant Information	
Name: David Bernstein **Address: 10800 Biscayne Blvd** **City: Miami** **State: FL** **Zip Code: 33161** **Phone: (917) 992-5292**	**Intent:** ***To rezone from TA/C (Tourist Accommodation/ Commerce District) to B-3 (Highway Oriented Business District) to accommodate climate controlled indoor storage use for the portion of the existing structure that used to contain Carolina Pottery.***

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:

The proposal is consistent with the future land use plan designation of the site (retail/ commercial use).

The B-3 zone is comparable to the existing TA/C zone, but allows the intended use of climate controlled indoor storage.

Staff Field Notes and General Comments:

The rezoning site is part of an area that was rezoned to TA/C in 2014, with the previous zone being the now non-existent TA zone. This change of creating and implementing the TA/C zone came about due to the need for a refined TA zone that can best manage eventual development in the Tri-Cities Crossing area (also zoned TA/C).The practical application of the TA/C zone works well for an area that is undeveloped. The comparatively small TA/C zone that this rezoning site currently resides in is better suited for the more general B-3 zone, which staff would support for any other businesses in this particular TA/C district.

The existing businesses along Carolina Pottery Dr. consist of a McDonald's, a gas station, a motorcycle shop, and a church. The existing businesses currently located inside the building within the rezoning site consist of a gym, movie theatre (Tri-Cities Cinema), vacuum sales, and a discount retail shop. The climate controlled indoor storage use is planned to go into the right side of the existing building (the former location of Carolina Pottery).

Kingsport Regional Planning Commission

Rezoning Report **File Number 20-101-00006**

Planner:	Ken Weems	Date:	December 2, 2020
Planning Commission Action		**Meeting Date:**	**December 17, 2020**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

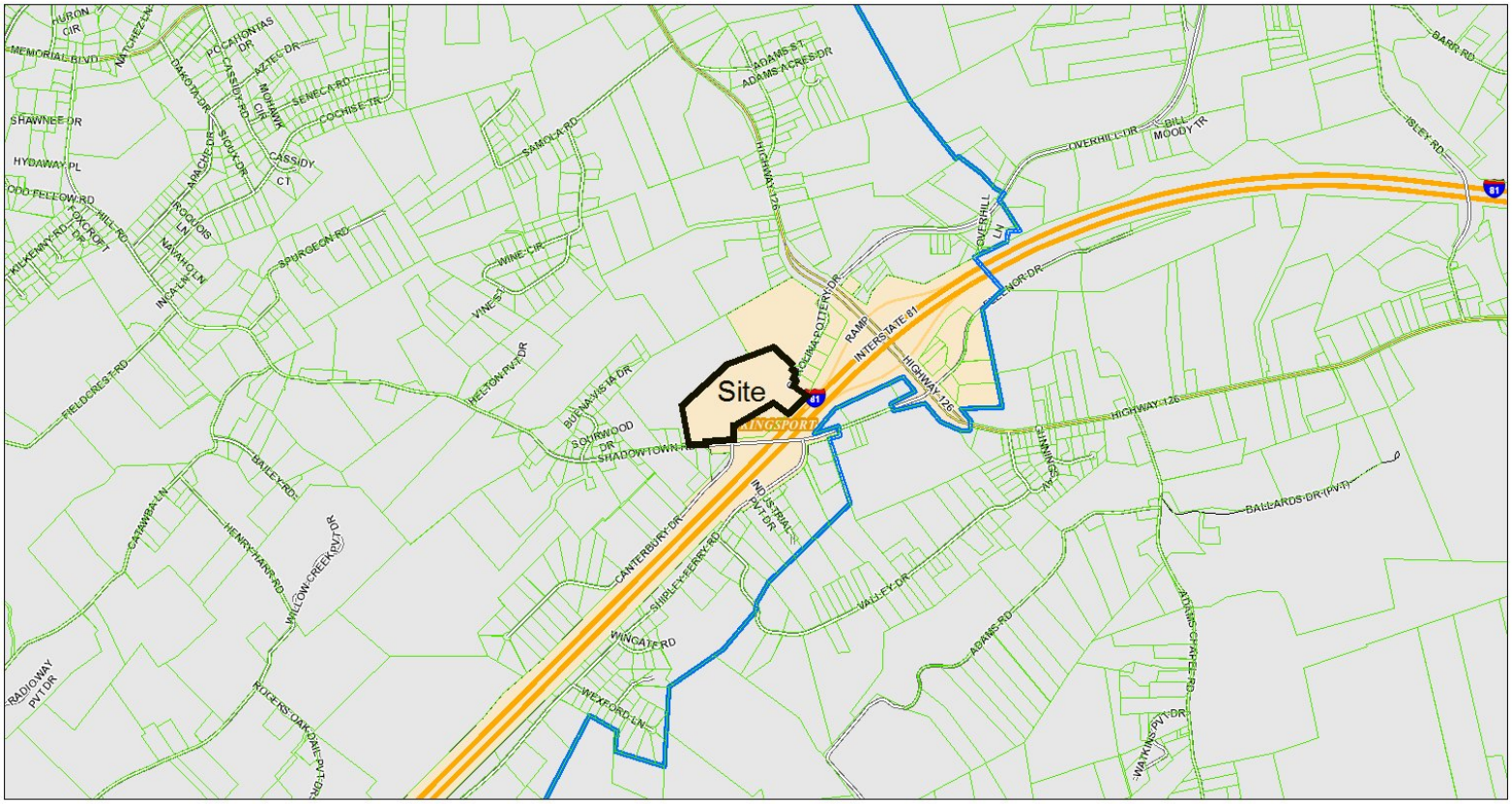
ADDRESS	354 Shadowtown Road
DISTRICT	7
OVERLAY DISTRICT	n/a
EXISTING ZONING	TA/C
PROPOSED ZONING	TA
ACRES	23.274 +/-
EXISTING USE	various commercial uses contained in a +/- 138,000 square foot building
PROPOSED USE	various commercial uses to include climate controlled indoor storage

INTENT

To rezone from TA/C (Tourist Accommodation/ Commerce District) to B-3 (Highway Oriented Business District) to accommodate climate controlled indoor storage use for the portion of the existing structure that used to contain Carolina Pottery.

Vicinity Map

ArcGIS Web Map



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0 0.35 0.7 1.4 km

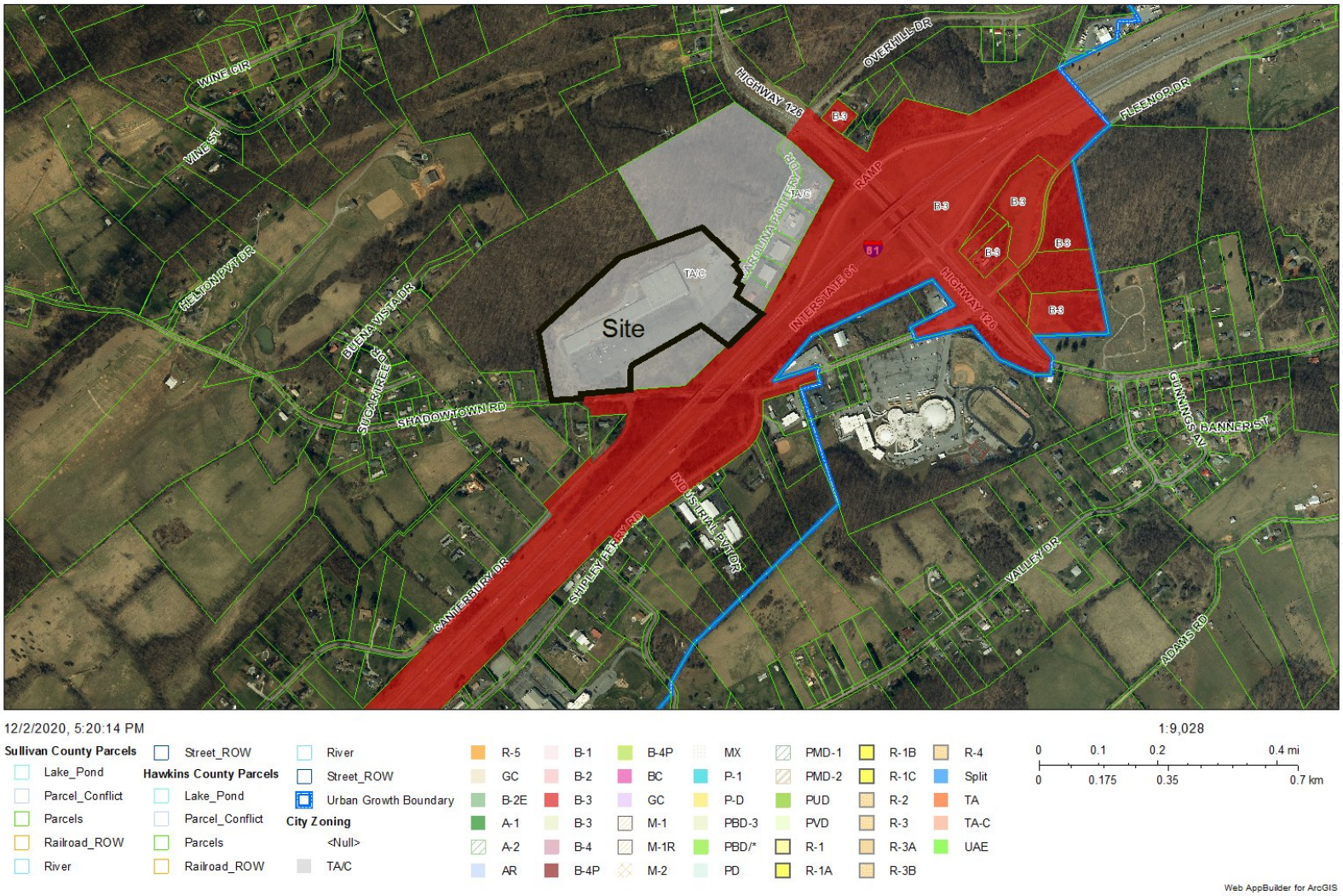
Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

Web AppBuilder for ArcGIS

Surrounding Zoning Map

ArcGIS Web Map



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Sullivan County Parcels
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- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

City Zoning
- <Null>
- TA/C
- R-5
- GC
- B-2E
- A-1
- A-2
- AR
- B-1
- B-2
- B-3
- B-3
- B-4
- B-4P
- B-4P
- BC
- GC
- M-1
- M-1R
- M-2
- MX
- P-1
- P-D
- PBD-3
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- PD
- PMD-1
- PMD-2
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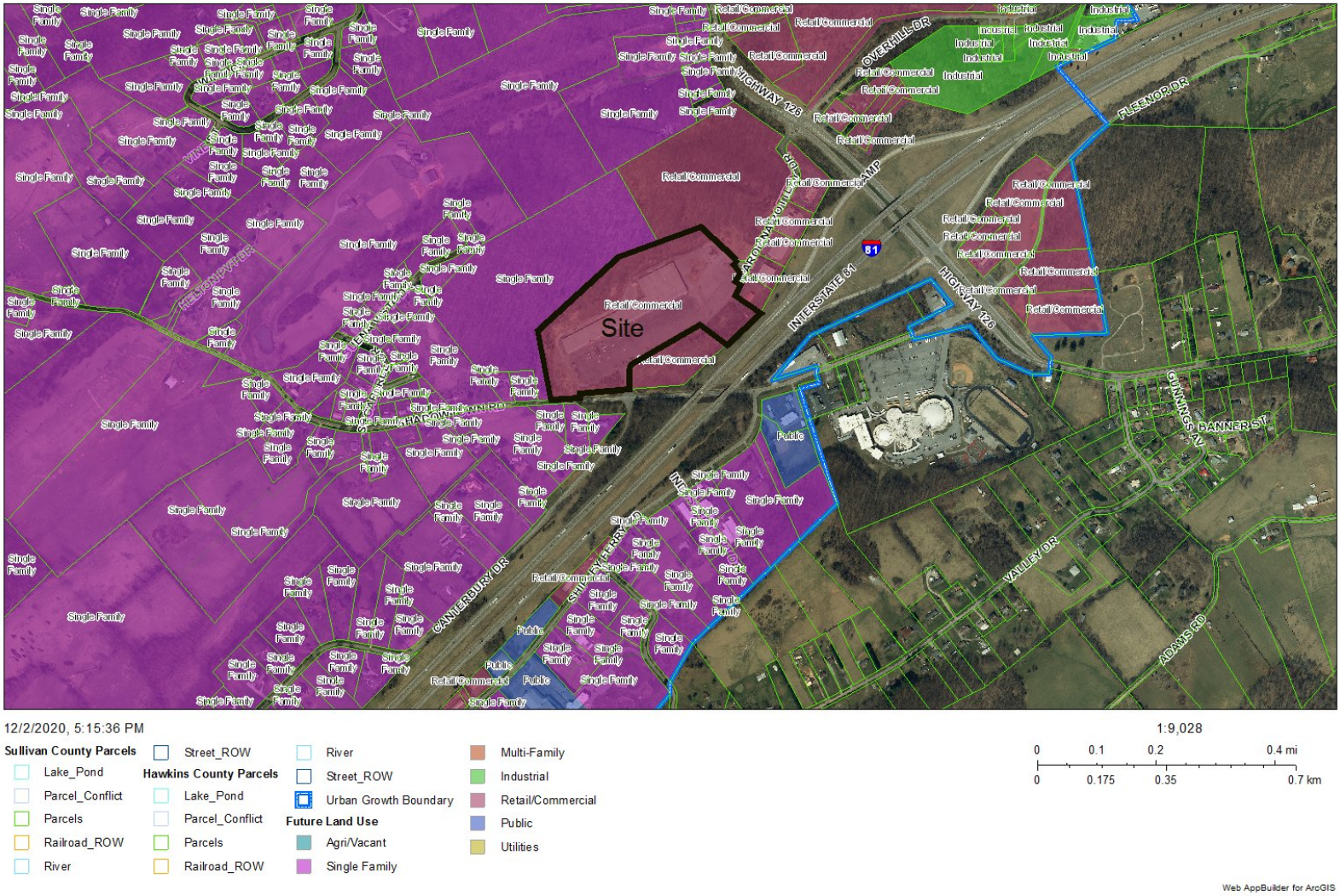
- PVD
- R-1
- R-1A
- R-1B
- R-1C
- R-2
- R-3
- R-3A
- R-3B
- R-4
- Split
- TA
- TA-C
- UAE

Web AppBuilder for ArcGIS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on December 17, 2020

Future Land Use Plan 2030
Designation: Retail/ Commercial

ArcGIS Web Map



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Sullivan County Parcels
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- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

Future Land Use
- Agri/Vacant
- Single Family
- Multi-Family
- Industrial
- Retail/Commercial
- Public
- Utilities

Web AppBuilder for ArcGIS

Aerial

ArcGIS Web Map

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0 0.1 0.2 0.4 mi

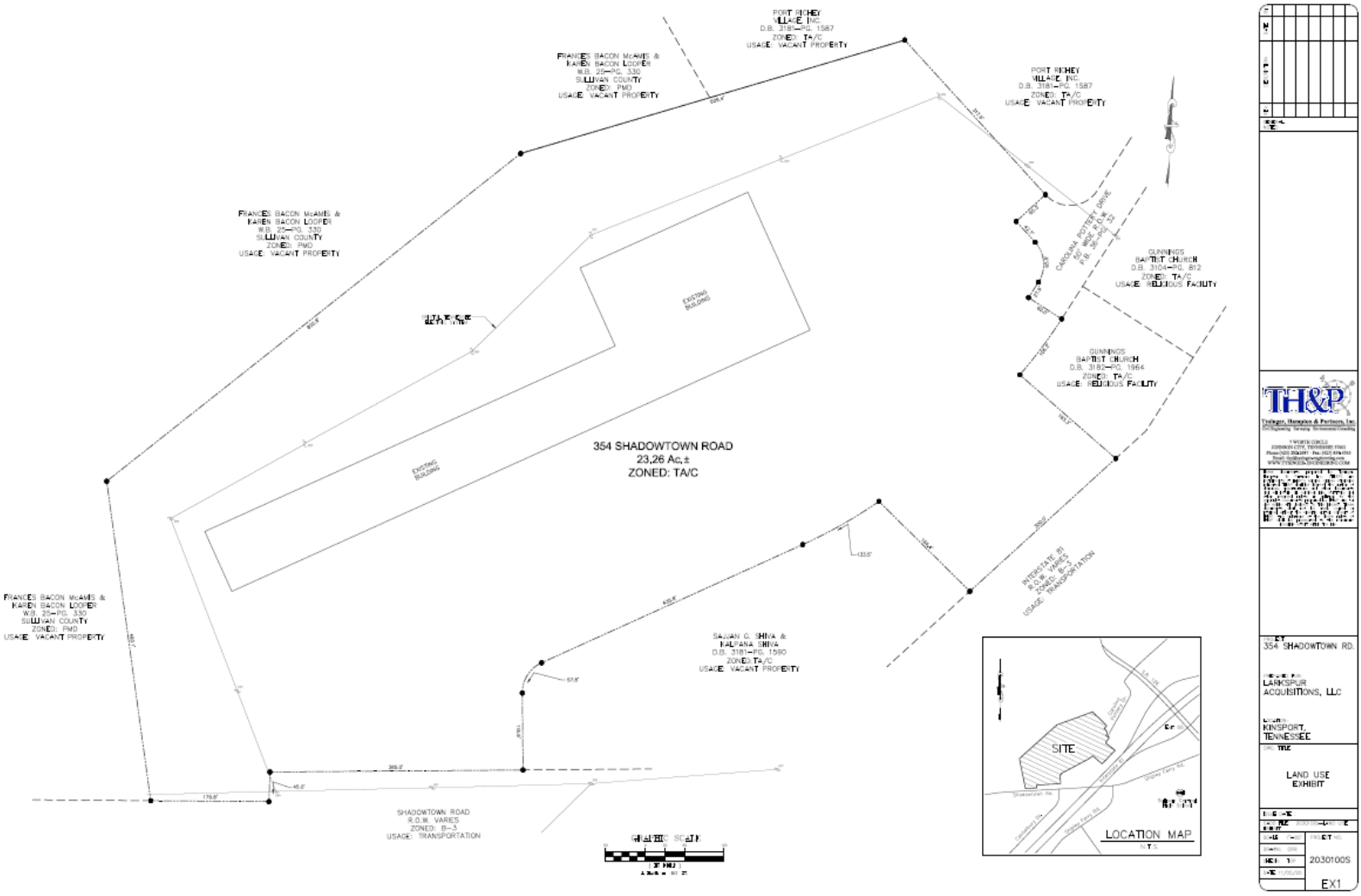
0 0.175 0.35 0.7 km

Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

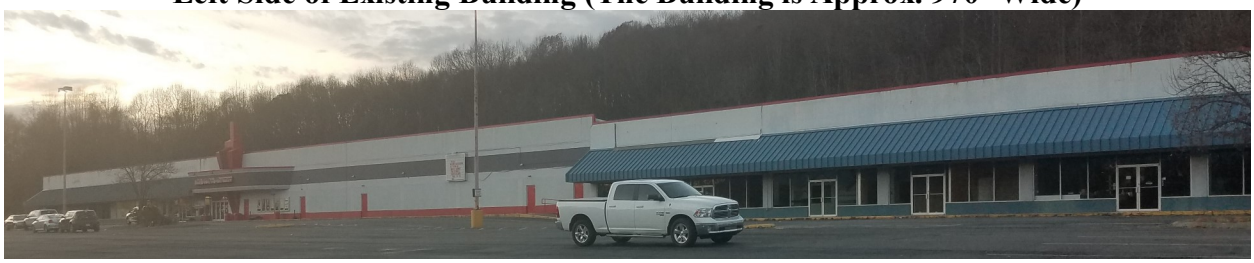
Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

Web AppBuilder for ArcGIS

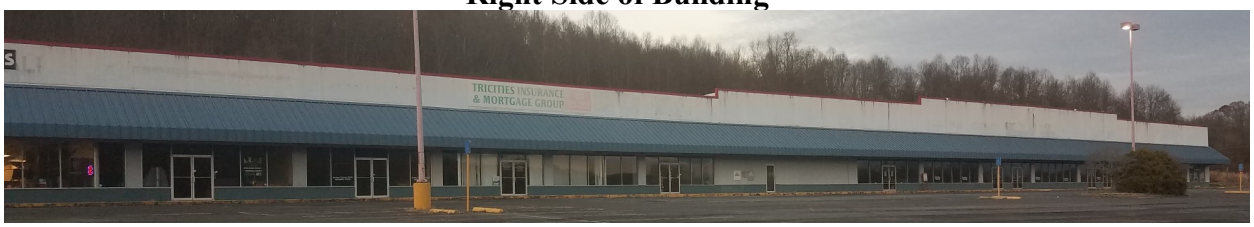
Site Plan



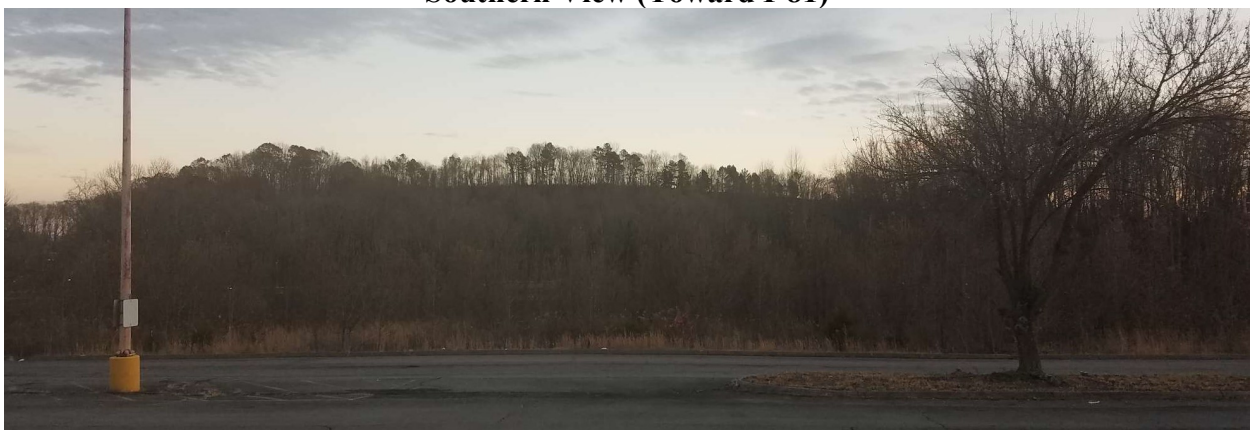
Left Side of Existing Building (The Building is Approx. 970' Wide)



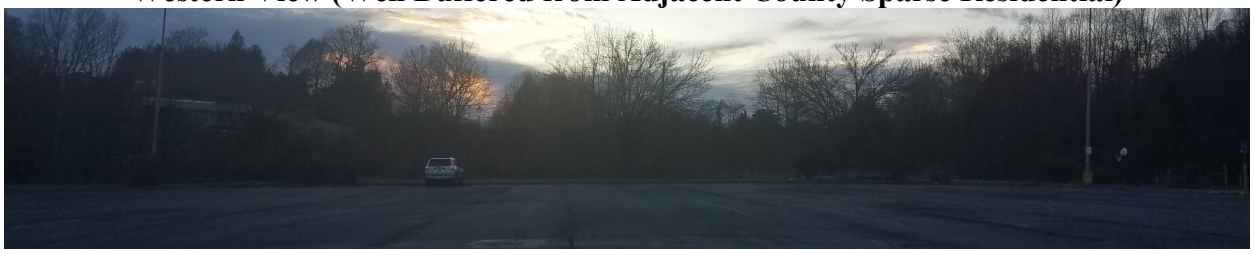
Right Side of Building



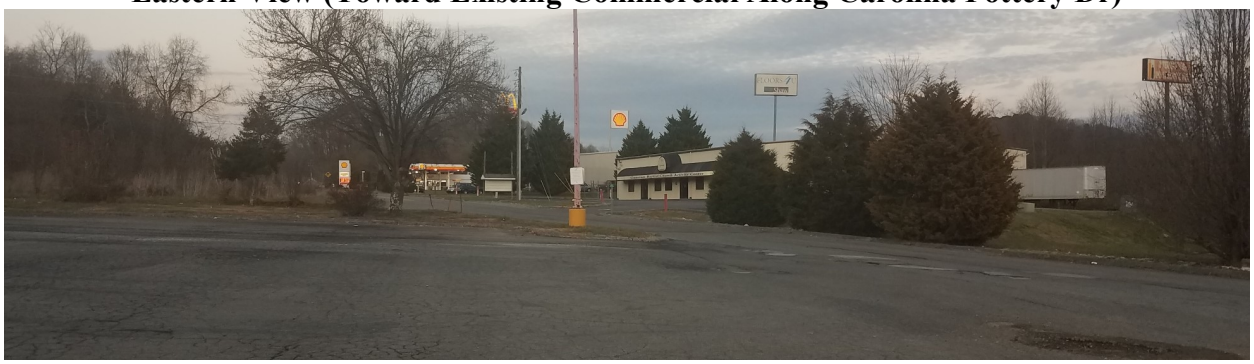
Southern View (Toward I-81)



Western View (Well Buffered from Adjacent County Sparse Residential)



Eastern View (Toward Existing Commercial Along Carolina Pottery Dr)



Existing Uses Location Map

ArcGIS Web Map

12/2/2020, 5:25:22 PM

1:9,028

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

Web AppBuilder for ArcGIS

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	**1**	Zone: County R-1 Use: vacant	n/a
Further North and Northwest	**2**	Zone: County R-1 Use: low density single family	n/a
East	**3**	Zone: City TA/C Use: church	Converted to the TA/C zone in 2014

Further East	**4**	Zone: City TA/C Use: gas station	Converted to the TA/C zone in 2014
Southeast and South	**5**	Zone: County R-1 Use: Sullivan Central	n/a
Further South	**6**	Zone: City TA/C Use: vacant	Converted to the TA/C zone in 2014
West	**7**	Zone: County R-1 Use: single family	n/a

Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use that is in harmony with adjacent development and nearby property.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property. It is staff's opinion that the existing built environment is best geared toward B-3 uses, which offer more variety of commercial use than the TA/C zone.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed B-3 zone conforms with the land use plan designation of commercial/retail use.

   Proposed use: commercial/ retail/ to include newly introduced indoor climate controlled storage.

   The Future Land Use Plan Map recommends commercial/retail

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property along with the existing buildings are best utilized in a B-3 zone.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in regard to the existing commercial uses.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed B-3 zone will exist in harmony with the similar uses allowed in the TA/C zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from TA/C to B-3. The proposed B-3 zone conforms with the future lane use plan designation for the parcel.

Building Division Monthly Report
NOVEMBER 2020

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	7	$138,364
ADDITIONS	1	$65,000
ALTERATIONS	10	$241,569
NEW CONDO		
NEW DUPLEX	2	$297,840
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	4	$1,326,245
RESIDENTIAL ROOF	4	$23,703
COMMERCIAL PERMITS		
ADDITIONS		
ALTERATIONS	7	$1,494,412
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY	3	$38,695
COMMUNICATION TOWER		
COMMERCIAL ROOF	1	$4,800
TOTAL	**39**	**$3,630,628**
OTHER MISC PERMITS		
BANNERS	1	
DEMOLITIONS	2	
MOVE STRUCTURE	1	
SIGNS	5	
TENTS		
TOTAL PERMITS ISSUED	**48**	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		**$73,064,086**