

KINGSPORT REGIONAL PLANNING COMMISSION

AGENDA

City Hall – Boardroom

415 Broad Street

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.

September 15, 2022

5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON AUGUST 15, 2022, THE REGULAR MEETING ON AUGUST 18, 2022.

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.

9-01 Stormwater Easement Abandonment (PLNCOM22-0218)

The Kingsport Regional Planning Commission is requested to recommend abandonment of a stormwater easement in the Westgate development. The property is located in the 12th Civil District of Sullivan County. (Garland)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

9-02 Wilcox Court Rezoning (REZONE22-0209)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the Wilcox Court Rezoning. The property is located in the 13th Civil District of Sullivan County. (Weems)

9-03 Sullivan County Zoning Text Amendment for Campground Facilities

The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission in consideration of a zoning text amendment for campground facility types. The proposal impacts unincorporated Sullivan County. (Weems)

9-04 Cox Valley Final PD Plan (RESDEV22-0226)

The Kingsport Regional Planning Commission is requested to grant final PD plan approval to the Cox Valley Final PD Plan contingent upon receipt of a bond for the final improvements. The property is located in the 13th Civil District of Sullivan County (Weems)

VII. OTHER BUSINESS

9-05 Receive, for Information Purposes, the August - September 2022 Approved Subdivisions

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

IX. ADJOURNMENT

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

City Hall
415 Broad Street, Kingsport, TN 37660

August 15, 2022

12:00 noon

Members Present

Sam Booher
Pat Breeding
Paula Stauffer

Members Absent

Phil Rickman
James Phillips
Brad Blackwell
Sharon Duncan
John Moody
Travis Patterson

Staff Present

Ken Weems, AICP
Savannah Garland
Jessica McMurray
David Harris

Visitors

none

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the July 25, 2022 work session or the July 28, 2022 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** 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.

8-01 Cherokee Bend Phase II Cash Bond Extension (2021-1033-00004)

The Kingsport Regional Planning Commission is requested to extend the Cherokee Bend Ph II cash bond in the amount of \$819 for a period of one year. The property is located in the 11th Civil District of Sullivan County. Staff stated that this development still has a few homes to be built in it and that the developer plans to complete the outstanding sidewalk construction once the subdivision homes are finished. Staff recommended extending the cash bond for a period of one year. No official action was taken.

8-02 Improvement Building Surplus Property Amendment (MINSUB22-0099)

The Kingsport Regional Planning Commission is requested to amend the previously approved surplus of 201 W. Market Street. The property is located in the 11th Civil District of Sullivan County. Staff stated that after further consideration, the city needs to hold onto a portion of the parking on the parcel that contains the Improvement Building. Staff noted that previously the Planning Commission had recommended the entire parcel that contains the Improvement Building be vacated. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

8-03 Edinburgh Phase 11A Preliminary (RESDEV22-0146)

The Kingsport Regional Planning Commission is requested to grant contingent preliminary approval of Edinburgh Phase 11A. The property is located in the 15th Civil District of Sullivan County. Staff stated that this phase of the Edinburgh development contains 5 new lots and will encompass a total of 2.067 acres and .02 miles of new road. Staff stated that the updated concept plan for the item demonstrates conformance with PD zone standards. Staff recommended preliminary approval contingent up on approval of the associated construction plans. No official action was taken.

8-04 Edinburgh Phase 14 Preliminary (RESDEV22-0148)

The Kingsport Regional Planning Commission is requested to grant contingent preliminary approval of Edinburgh Phase 14. The property is located in the 15th Civil District of Sullivan County. Staff stated that this phase of the Edinburgh development contains 15 new lots and will encompass a total of 4.093 acres and .07 miles of new road. Staff stated that the updated concept plan for the item demonstrates conformance with PD zone standards. Staff recommended preliminary approval contingent up on approval of the associated construction plans. No official action was taken.

8-05 University Boulevard Rezoning (REZONE22-0200)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the University Boulevard Rezoning. The property is located in the 1st Civil District of Hawkins County. Staff stated that this site is located along University Boulevard and contains the existing Bradley Hills apartments. Staff noted that the current zone for the parcel is R-3 and B-3. Staff stated that the reason for the rezoning is to build additional apartments and to take advantage of the increased density afforded by the R-4 zone. Staff stated that the proposal contains 198 additional units on the property, with a mix of inside garages and external parking spaces. Staff noted that the portion of the parcel that fronts W. Stone Drive will remain zoned B-3 and is not a part of the rezoning site. Staff recommended sending a positive recommendation to the Board for the item based upon adherence to the future land use plan. No official action was taken.

8-06 Frylee Court PD Amended Bond (MINSUB22-0162)

The Kingsport Regional Planning Commission is requested to approve an amended bond for the Frylee Court Development. The property is located in the 11th Civil District of Sullivan County. Staff stated that the developer had recently completed several of the outstanding improvements for the site and has received an updated bond amount. Staff noted that the remaining improvement is 5,500 sq ft of sidewalk and that the remaining amount totals \$40,084.96. The developer is proposing a cash bond to cover the remaining amount. No official action was taken.

8-07 Sullivan County Zoning Text Amendment

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the amended zoning text amendment. The proposed amendment impacts property under the authority of Sullivan County Zoning. Staff stated that the

county proposed a change to their privacy wall zoning text to also include the county manufacturing districts. Staff noted that the change would prevent privacy wall permits from triggering the need for engineered plans. Staff recommended sending a positive recommendation to the Sullivan County Commission in support of the change. No official action was taken.

V. UNFINISHED BUSINESS

VII. OTHER BUSINESS

8-08 Receive, for Information Purposes, the June-August 2022 Approved Subdivisions

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:40 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

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

City Hall
415 Broad Street, Kingsport, TN 37660

August 18, 2022

5:30 p.m.

Members Present

Sam Booher
Pat Breeding
James Phillips
Paula Stauffer
Sharon Duncan
Phil Rickman

Members Absent

Brad Blackwell
Travis Patterson
John Moody

Staff Present

Ken Weems, AICP
Savannah Garland
Jessica McMurray

Visitors

Shari Brown
Lawson Sizemore
Ron Groenewold
Becky Groenewold
Spiro Trajcevski
Nazia Shehzad
Tim Jennings

At 5:30 p.m., Chairman Booher called the meeting to order, introduced the Commission and staff, and summarized meeting procedures. The Chairman called for approval of the agenda. Staff stated that after discussion with the Chairman, two separate late items were up for addition to the agenda. Staff stated that the items were an amended bond amount for the Friley Court PD development and also a Sullivan County zoning text amendment that addresses privacy walls in county industrial zones. A motion was made by Pat Breeding, seconded by Phil Rickman, to approve the agenda as amended. The motion passed unanimously, 6-0. The Chairman inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the July 25, 2022 work session or the July 28, 2022 regular meeting. With no corrections identified, a motion was made by Pat Breeding, seconded by Phil Rickman, to approve the minutes of the July 25, 2022 work session and the July 28, 2022 regular meeting. The motion passed unanimously, 6-0.

- 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.

8-01 Cherokee Bend Phase II Cash Bond Extension (2021-1033-00004)

The Kingsport Regional Planning Commission is requested to extend the Cherokee Bend Ph II cash bond in the amount of \$819 for a period of one year. The property is located in the 11th Civil District of Sullivan County. Staff stated that this development still has a few homes to be built in it and that the developer plans to complete the outstanding sidewalk construction once the subdivision homes are finished. Staff recommended extending the cash bond for a period of one year.

8-02 Improvement Building Surplus Property Amendment (MINSUB22-0099)

The Kingsport Regional Planning Commission is requested to amend the previously approved surplus of 201 W. Market Street. The property is located in the 11th Civil District of Sullivan County. Staff stated that after further consideration, the city needs to hold onto a portion of the parking on the parcel that contains the Improvement Building. Staff noted that previously the Planning Commission had recommended the entire parcel that contains the Improvement Building be vacated.

A motion was made by Phil Rickman, seconded by Sharon Duncan, to approve the consent agenda. The motion passed unanimously, 6-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

8-03 Edinburgh Phase 11A Preliminary (RESDEV22-0146)

The Kingsport Regional Planning Commission is requested to grant contingent preliminary approval of Edinburgh Phase 11A. The property is located in the 15th Civil District of Sullivan County. Staff stated that this phase of the Edinburgh development contains 5 new lots and will encompass a total of 2.067 acres and .02 miles of new road. Staff stated that the updated concept plan for the item demonstrates conformance with PD zone standards. Staff recommended preliminary approval contingent up on approval of the associated construction plans. A motion was made by Pat Breeding, seconded by Sharon Duncan, to grant preliminary approval to Edinburgh Phase 11A contingent upon approval of the associated construction plans. The motion passed unanimously, 6-0.

8-04 Edinburgh Phase 14 Preliminary (RESDEV22-0148)

The Kingsport Regional Planning Commission is requested to grant contingent preliminary approval of Edinburgh Phase 14. The property is located in the 15th Civil District of Sullivan County. Staff stated that this phase of the Edinburgh development contains 15 new lots and will encompass a total of 4.093 acres and .07 miles of new road. Staff stated that the updated concept plan for the item demonstrates conformance with PD zone standards. Staff recommended preliminary approval contingent up on approval of the associated construction plans. No official action was taken. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to grant preliminary approval to Edinburgh Phase 14 contingent upon approval of the associated construction plans. The motion passed unanimously, 6-0.

8-05 University Boulevard Rezoning (REZONE22-0200)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the University Boulevard Rezoning. The property is located in the 1st Civil District of Hawkins County. Staff stated that this site is located along University Boulevard and contains the existing Bradley Hills apartments. Staff noted that the current zone for the parcel is R-3 and B-3. Staff stated that the reason for the rezoning is to build additional apartments and to take advantage of the increased density afforded by the R-4 zone. Staff stated that the proposal contains 198 additional units on the property, with a mix of inside garages and external parking spaces. Staff noted that the portion of the parcel that fronts W. Stone Drive will remain zoned B-3 and is not a part of the rezoning site. Staff recommended sending a positive recommendation to the Board for the item based upon adherence to the future land use

plan. Becky Groenewold stated that she has concerns about the visibility of the development from her house, crime in the area, and added traffic. Tim Jennings stated that the development should be buffered from Allandale. Ms. Shari Brown stated that a buffer of existing trees would remain in place and that the developer is going to produce a traffic impact study. Mr. Trajcewski noted that he has worked with the developer for a long time and that this development would be monitored by security cameras and that some units had indoor garages to count toward the onsite parking requirement. A motion was made by Pat Breeding, seconded by Phil Rickman, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 6-0.

8-06 Frylee Court PD Amended Bond (MINSUB22-0162)

The Kingsport Regional Planning Commission is requested to approve an amended bond for the Frylee Court Development. The property is located in the 11th Civil District of Sullivan County. Staff stated that the developer had recently completed several of the outstanding improvements for the site and has received an updated bond amount. Staff noted that the remaining improvement is 5,500 sq ft of sidewalk and that the remaining amount totals \$40,084.96. The developer is proposing a cash bond to cover the remaining amount. Staff noted how a significant amount of infrastructure had recently been completed on the site. A motion was made by James Phillips, seconded by Pat Breeding, to approve the amended bond amount into a \$40,084.96 cash bond. The motion passed unanimously, 6-0.

8-07 Sullivan County Zoning Text Amendment

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the amended zoning text amendment. The proposed amendment impacts property under the authority of Sullivan County Zoning. Staff stated that the county proposed a change to their privacy wall zoning text to also include the county manufacturing districts. Staff noted that the change would prevent privacy wall permits from triggering the need for engineered plans. Staff recommended sending a positive recommendation to the Sullivan County Commission in support of the change. A motion was made by Pat Breeding, seconded by Sharon Duncan, to send a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. The motion passed unanimously, 6-0.

V. UNFINISHED BUSINESS

VII. OTHER BUSINESS

8-08 Receive, for Information Purposes, the June-August 2022 Approved Subdivisions

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:35 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

Property Information	Stormwater Easement Abandonment		
Address	1117, 1121, 1125, & 1129 Tay Station		
Tax Map, Group, Parcel	Easement located on Tax Map 045C, E, .004, .005, .006, .007		
Civil District	12 th Civil District		
Overlay District	N/A		
Land Use Designation	R-3; Residential		
Acres	+/- 5.176		
Applicant #1 Information		Intent	
Name: Land Star Partners, LLC Address: 367 Hog Hollow Rd. City: Johnson City State: TN Zip Code: 37615 Phone Number: 423-963-0198		Intent: <i>To abandon the existing storm water line easement.</i>	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends abandoning the storm water line easement located along Parcel .004, .005, .006, .007.</p> <ul style="list-style-type: none"> Request reviewed by all city departments Easement no longer needed <p>Staff Field Notes and General Comments:</p> <p>The storm water line easement area is a 12 foot wide storm water line crossing four parcels of Land Star Partners, LLC. The City Departments have taken a look at the request to abandon the utility easement. It has come to a conclusion that the storm water line easement is no longer needed and City staff no longer see any future use for this easement. Staff recommends sending a positive recommendation to the Board Mayor and Alderman for the abandonment of the storm water easement.</p>			
Planner:	Garland	Date: 8/31/2022	
Planning Commission Action		Meeting Date:	September 15, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Storm water line Easement Abandonment**

ADDRESS	1117, 1121, 1125, 1129 Tay Station
DISTRICT, LAND LOT	Sullivan County 12th Civil District, Parcel .004, .005, .006, .007
OVERLAY DISTRICT	N/A
CURRENT ZONING	R-3; Residential
PROPOSED ZONING	No Change
ACRES +/-	5.176
EXISTING USE	Utilities
PROPOSED USE	

PETITIONER 1: Land Star Partners, LLC
367 Hog Hollow Rd., Johnson City TN 37615

INTENT

The owner has requested that the City of Kingsport abandon the old 12-ft wide storm water line utility easement because it crosses through four parcels.

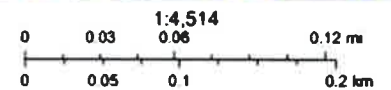
City Departments have taken a look at the request to abandon the utility easement. It has come to a conclusion that the storm water line easement is no longer needed and City staff no longer see any future use for this easement. The developer is currently working on relocating the new storm drain. Staff recommends sending a positive recommendation to the Board Mayor and Alderman for the abandonment of the storm water easement.

Site Map



1/31/2022, 2:29:05 PM

Lawrence County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	
				Kpt 911 Address	



Web AppBuilder for ArcGIS

Zoning



7/31/2022, 2:34:39 PM

Lawrence County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	



Web App Builder for ArcGIS

Utilities



1/31/2022, 2:36:48 PM

awfons County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	Kpt 911 Address



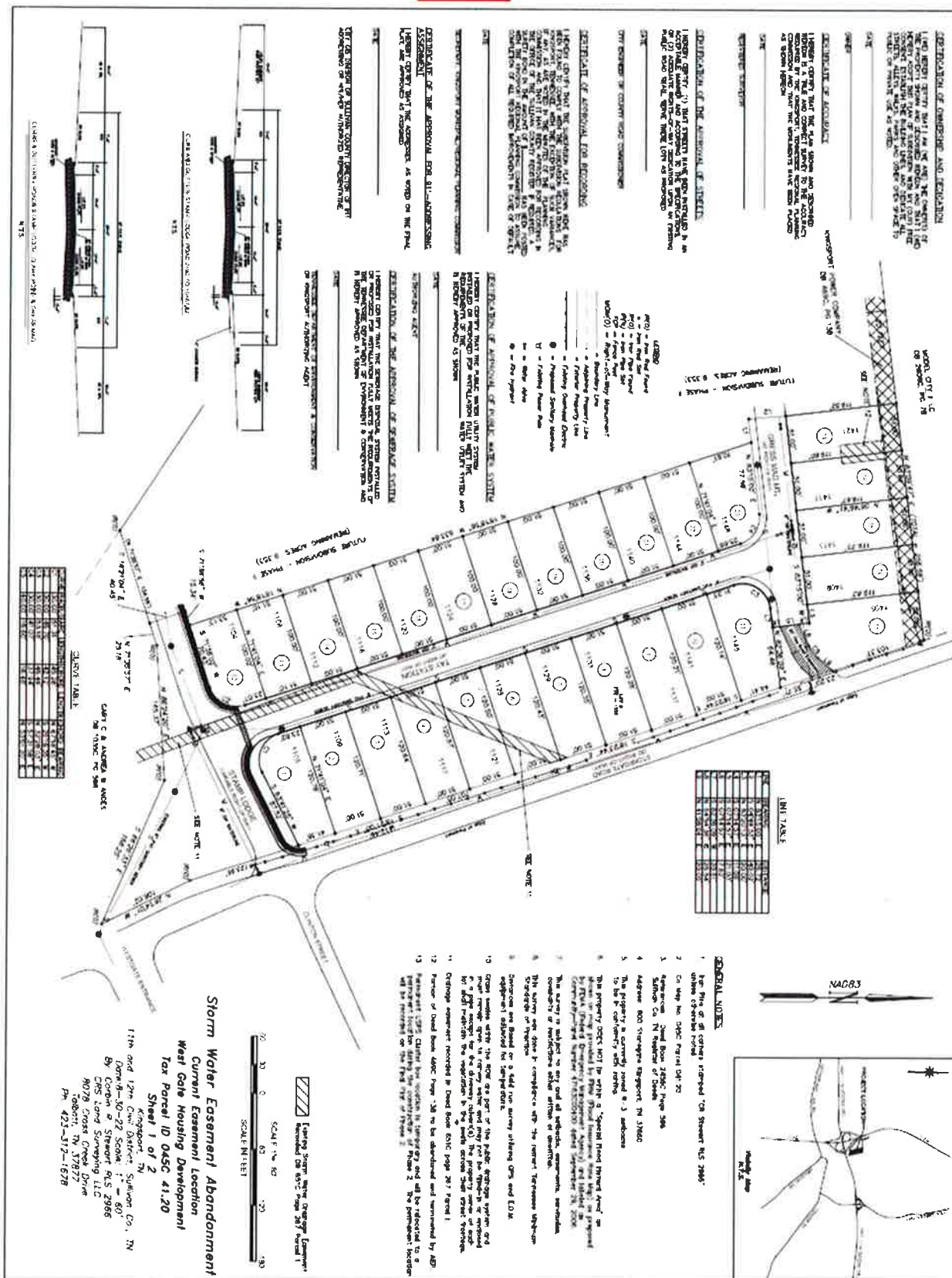
Web AppBuilder for ArcGIS

METES AND BOUNDS DESCRIPTION OF STORMWATER EASEMENT TO BE ABANDONED

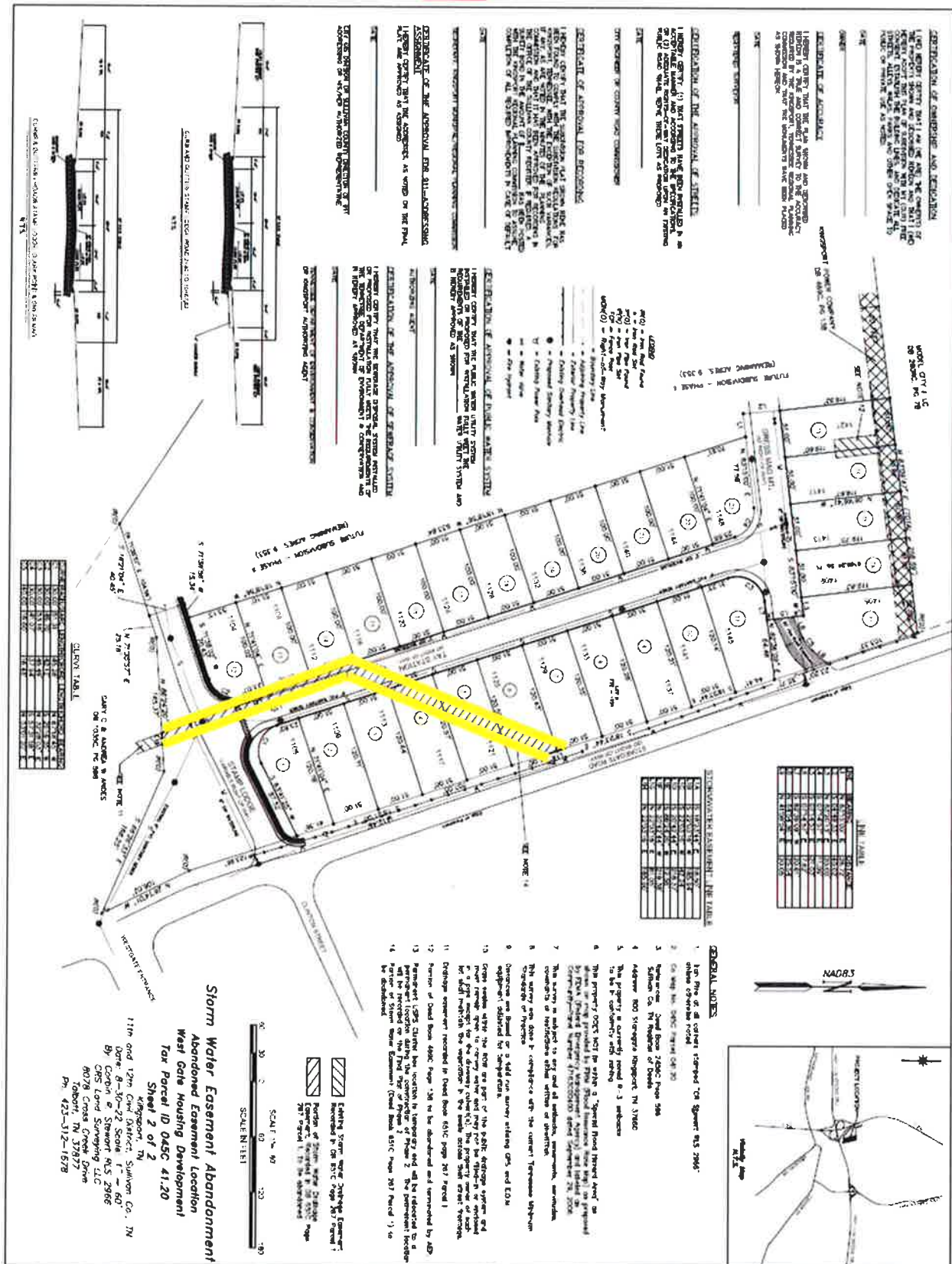
Al that tract, piece, or parcel of land situate in the City of Kingsport, Sullivan County Tennessee, being a portion of a 12-ft wide storm water easement crossings lands of Landstar Partners LLC (Tax parcel 45C 041.20), said portion to be abandoned by the City of Kingsport and being more particularly described as follows:

BEGINNING at a point in the eastern line of lot 7 of the West Gate Housing Development, said point being N 18°23'44" W a distance of 7.47' from the southeastern corner of lot 7;
thence S 0°18'24" E a distance of 18.50' to a point in the eastern line of lot 6;
thence S 22°03'16" E a distance of 185.94' to a point in the western line of lot 4;
thence S 22°03'16" W a distance of 42.24' to a point;
thence S 20°42'44" E a distance of 218.37' to a point on the line of Gary C & Andrea Andes;
thence with Andes line S 86°24'20" W a distance of 12.56' to a point;
thence leaving Andes N 20°42'44" W a distance of 219.38' to a point;
thence N 22°03'16" E a distance of 61.05' to a point on the western line of lot 4;
thence N 22°03'16" E a distance of 185.90' to the point of BEGINNING, as shown on a map dated August 30, 2022 prepared by CRS Land surveying LLC.

BEFORE



AFTER



RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor and Alderman for the storm water line easement abandonment along 1117, 1121, 1125, and 1129 Tay Station.

Kingsport Regional Planning Commission
Rezoning Report

File: REZONE22-0209

Wilcox Court Rezoning

Property Information			
Address		901 Wilcox Court	
Tax Map, Group, Parcel		Map 061, Parcel 012.45	
Civil District		13	
Overlay District		Gateway	
Land Use Designation		Retail/Commercial	
Acres		0.499 +/-	
Existing Use		Existing Zoning	M-1
Proposed Use		Proposed Zoning	B-3
Owner /Applicant Information			
Name: Twelve Point Holdings Address: 4189 Collins Hwy City: Pikeville State: KY Zip Code: 41501 Phone: 606-639-9675		Intent: <i>To rezone from M-1 to B-3 for the purpose of conducting a beauty salon-spa use on the property.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:</p> <p><i>The rezoning site is identified as appropriate for commercial use in the 2030 Future Land Use Plan.</i></p> <p><i>The submitted zoning development plan demonstrates adherence to the B-3 zone standards.</i></p> <p>Staff Field Notes and General Comments:</p> <p><i>The site has frontage and visibility along with Wilcox Court and Wilcox Drive</i></p> <p><i>The new B-3 zone would treat the frontage of this development similar to the way the frontage of the development is treated on the other side (the northeast side of Wilcox Ct) with a commercial B-3 zone.</i></p>			
Planner:	Ken Weems	Date:	September 8, 2022
Planning Commission Action		Meeting Date:	September 15, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File: REZONE22-0209

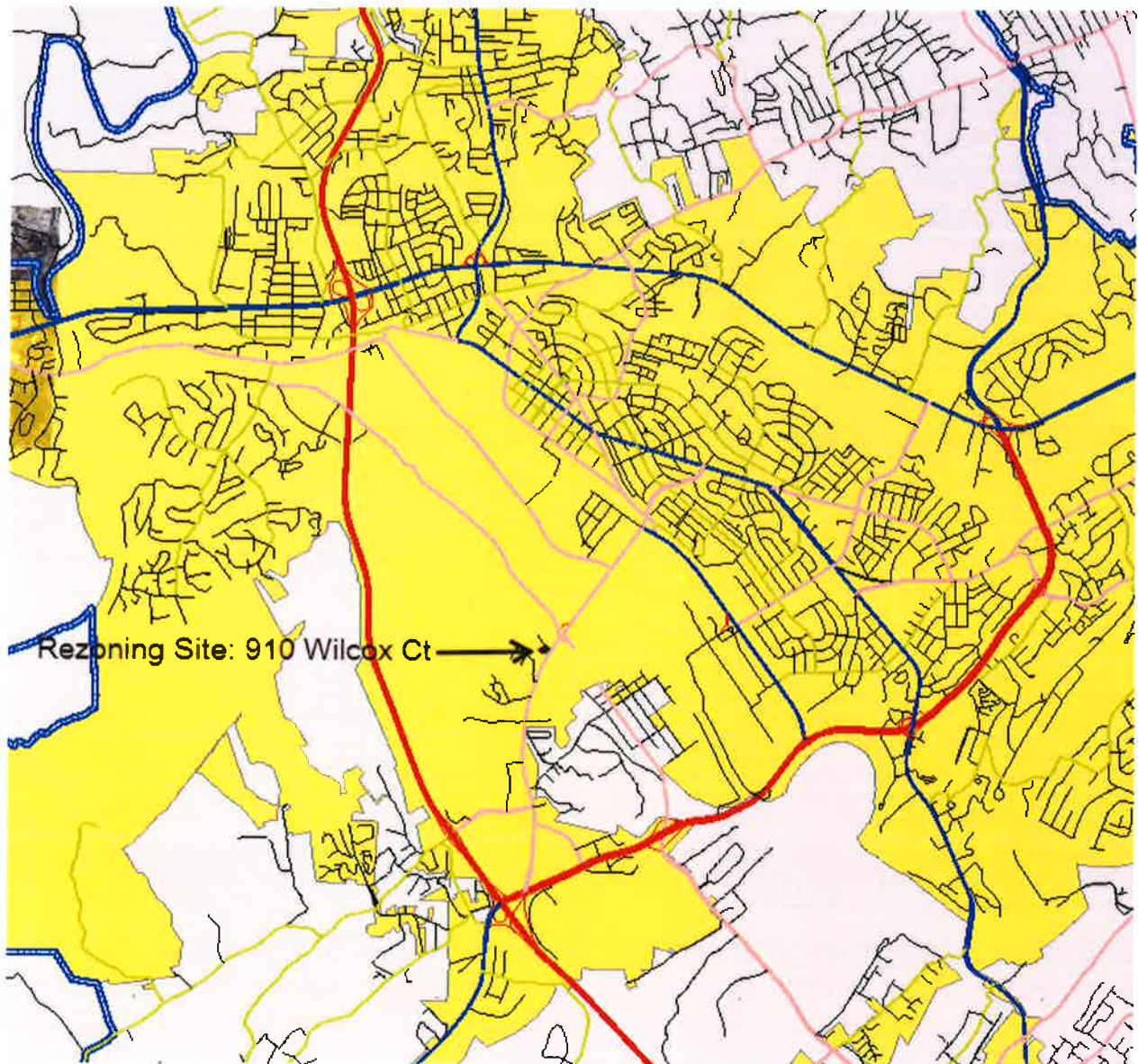
PROPERTY INFORMATION

ADDRESS	910 Wilcox Court
DISTRICT	13
OVERLAY DISTRICT	Gateway
EXISTING ZONING	M-1 (Light Industrial)
PROPOSED ZONING	B-3 (Highway Oriented Business)
ACRES	0.499 +/-
EXISTING USE	vacant structure
PROPOSED USE	beauty salon-spa

INTENT

To rezone from M-1 to B-3 for the purpose of conducting a beauty salon-spa use on the property.

Vicinity Map



**Future Land Use Plan 2030
Designation: Retail/Commercial**



Aerial

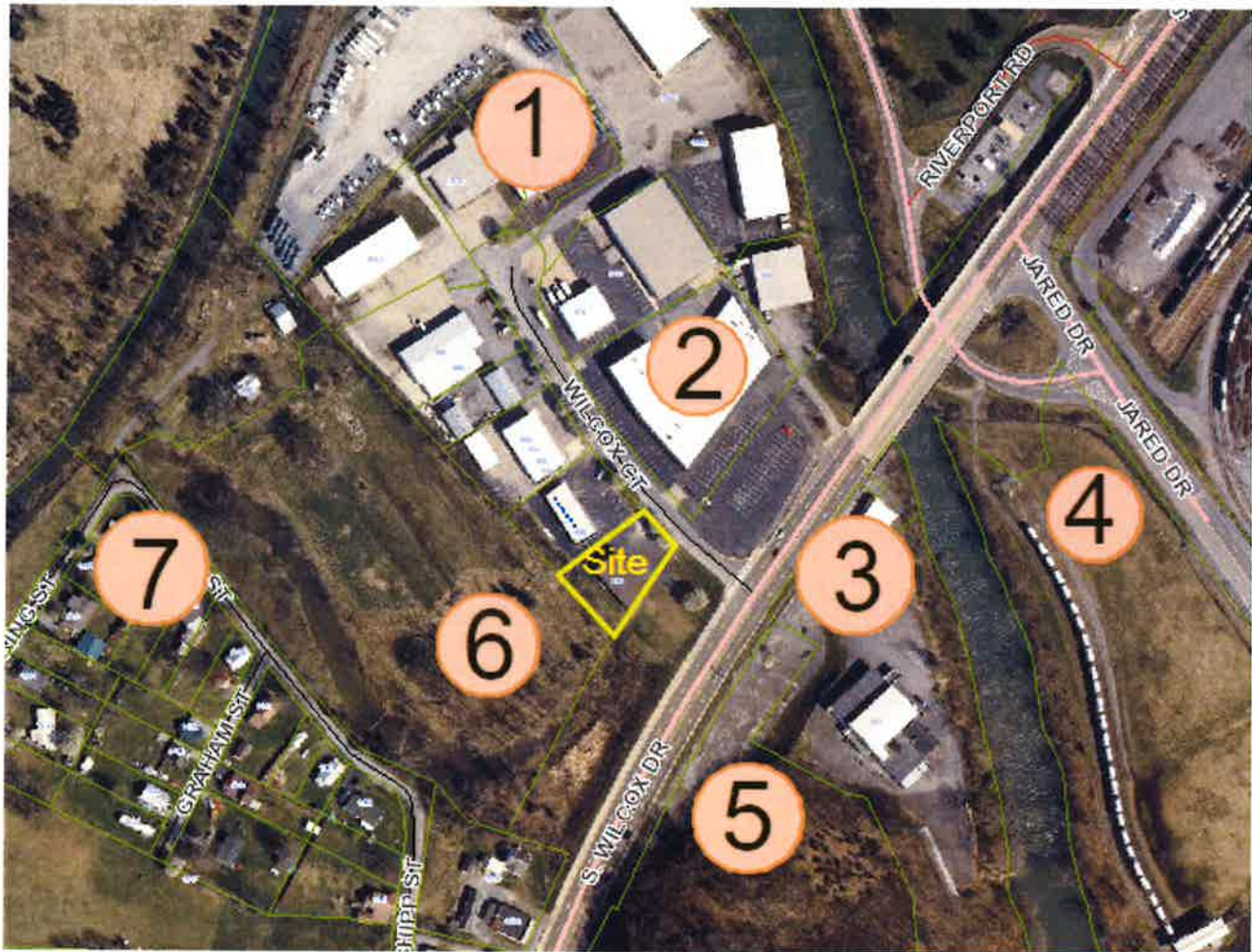


View Toward S. Wilcox Drive from Site



View Across Wilcox Court from Site





Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: M-1</u> <u>Use: current home of Eagle Transport</u>	n/a
Further North and Northwest	2	<u>Zone: City B-3</u> <u>Use: various commercial suites</u>	n/a
East	3	<u>Zone: City B-3</u> <u>Use: Williams Electric</u>	n/a
Further East	4	<u>Zone: City M-2</u> <u>Use: Eastman Chemical expansion</u>	n/a

Kingsport Regional Planning Commission**Rezoning Report****File: REZONE22-0209**

		area	
Southeast and South	5	<u>Zone: City B-3</u> Use: vacant	n/a
Further South	6	<u>Zone: City M-2</u> Use: vacant	n/a
West	7	<u>Zone: City R-1B</u> <u>Use: single family</u>	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 would permit a use that is suitable to accommodating the future land use plan and provide for commercial uses similar to those on the opposite side of Wilcox Court.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal should not adversely affect the existing use or usability of adjacent or nearby property. The same afforded commercial uses are already present on the opposite side of Wilcox Court.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property to be affected by the proposal does have a reasonable economic use as currently zoned. The proposed commercial use could be an initial commercial rezoning in the area that sparks more commercial rezoning requests along Wilcox Court.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposal conforms to the 2030 future land use plan.

Use: beauty salon-spa

The Future Land Use Plan Map recommends retail/commercial

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, to include frontage along the minor arterial street of Wilcox Drive, provide supporting grounds to approve the rezoning effort.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the existing conditions. The proposed district boundaries are logically drawn relative to existing conditions as well.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed B-3 zone could be considered an extension of the existing B-3 zone and use to the northeast of the rezoning site.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from M-1 to B-3. The proposal conforms to the future land use plan as a retail/commercial use.

Sullivan County Zoning Text Amendment

INTENT

To modify zoning text previously reviewed during the June 16, 2022 meeting of the KRPC, pertaining to the requirement of an owner or manager being required to live on the site in Sullivan County's campground and cabin developments.

Kingsport Regional Planning Commission Sullivan County Minor Zoning Text Amendment

Staff assessment:

During the June 16, 2022 regular meeting of the Kingsport Regional Planning Commission, a favorable recommendation was sent to the Sullivan County Commission regarding the addition to two new types of recreational campground facilities (the Seasonal RV Park Model Campground and the Rural Retreat & Cabin Developments). Among the list of standards associated with the two new types of recreational campground facilities, both types required an owner or manager to live on site. The same June text amendment proposal also modified the existing Seasonal Commercial Campground guidelines to require the owner or manager live on site.

The modified proposal from Sullivan County contained in this report aims to modify the requirement of whether a property owner or manager must live on site for all three types of campground facilities (the Seasonal RV Park Model Campground, Rural Retreat & Cabin Developments, and Seasonal Commercial Campgrounds). A comparison of the June proposal and the current proposal to switch the language is shown below:

June 16, 2022 wording in which the KRPC voted to send a positive recommendation on:

“Owner or manager shall be required to live on site”

September 15, 2022 modified language proposal:

“It is recommended that the owner and/or park manager live on site”

It is important to note that both staff and the Commission found it appropriate at the time of the June 2022 proposal that the owner or manager shall be required to live on site. Staff cannot find any compelling evidence contained in the draft Sullivan County Planning Commission minutes during reconsideration of the matter to alter its previous stance on the owner or manager being required to live on site. Subsequently, **staff recommends sending a negative recommendation on the Sullivan County Commission for the altered text proposal of “it is recommended that the owner and/or park manager live on site.”**

A copy of the August 2022 draft Sullivan County Planning Commission meeting minutes are attached, along with the previously approved version and the current modified zoning text proposal.

Planning Manager
City of Kingsport
P: 423-229-9368
C: 423-782-0116
kenweems@kingsporttn.gov



415 Broad Street, 2nd floor
Kingsport, TN 37660
www.kingsporttn.gov

From: Ambre Torbett [<mailto:planning@sullivancountytn.gov>]
Sent: Thursday, August 18, 2022 5:10 PM
To: Heather Moore; Weems, Ken; Cherith Young
Subject: Draft minutes from SC PC on ZTA

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

Below is the excerpt of the DRAFT Sullivan County Planning Commission minutes on the minor amendments to the Zoning Resolution regarding the proposed changes to the campground regulations. Very sorry for all the back and forth. Hard to please 24 County Commissioners.

G2. Zoning Text Amendment to Appendix D – change the word “shall” to “may” regarding if the owner and/or manager should live on the campground or cabin development property. Response from County Commission meeting in July Public Hearing.

- *Staff presented copies of the updated Appendix D and provided a summary of the feedback from County Commission. Discussion ensued regarding the pros and cons of requiring the owner or manager to live on site. Stephen Childress, owner of Waters Edge Campgrounds was present. Staff asked him to attend to provide feedback on the proposed RV Park Model Development zone. He stated that he lived next door to his campgrounds and if he ever must be away for the day, he ensures that his manger is on site. He stated that he has an old section of his campground that was originally developed as a mobile home park before zoning was adopted. He would like to remove the old mobile homes and make those spots available for RV Park Models so he can maintain short-term seasonal leases as opposed to long-term leases. Staff explained that the density for a mobile home park is the same as what is being recommended for the RV Park Model Zone at 5 units per acre. Therefore, this section of his campground would be eligible to be rezoned to the A-RV Zone if adopted. Discussion continued.*
- *After considerable discussion, Linda Brittenham motioned to edit Appendix D to read: “It is recommended that the owner and/or manager live on premises” but to delete the word Shall since that was suggested by the County Commission. This section would be across the board for all commercial campgrounds or cabin developments. Mary Rouse seconded the motion. Staff confirmed that if the time comes where this becomes an issue with property maintenance or nuisances to neighbors, they can always amend the zoning regulations. Don Mumpower also seconded the motion and the vote in favor passed unanimously to forward the amendment on to the County Commission.*

Original June 2022 version

APPENDIX D: SULLIVAN COUNTY ZONING RESOLUTION – REGULATIONS GOVERNING THE VARIOUS TYPES OF RECREATIONAL CAMPGROUND FACILITIES

<u>Types of Campgrounds by Zoning Requirements</u>	<u>Temporary Campground Special Event Day-Parking</u> (permitted in any zoning district)	<u>Community Recreational Facilities</u> operated by a non-profit agency, such as Federal, State, Local governments, church/religious (permitted in any zoning district)	<u>Seasonal Commercial Campgrounds</u> (permitted in the AR Agricultural / Recreational District only)	<u>Seasonal RV Park Model Campground</u> (permitted in the ARV Agricultural / RV Resort District only)	<u>Rural Retreat & Cabin Developments</u> (permitted in the RRC Districts only)
<u>Purpose and Needs</u>	To provide for the safe and temporary housing accommodations to tourists and guests during a Sullivan County special event open to the public. To provide a designated area for guests to stay near the event. Campground designed for temporary use only not to exceed a 10-day period for any public special event and limited to a maximum of 4 events per calendar year.	To provide safe and enjoyable recreational facilities and accommodations for tourists, youth campers and others for a temporary, recreational basis, not to exceed 14-days at a time, unless part of an organized religious or cultural event or camp program.	To provide temporary seasonal accommodations for tourists and citizens, not designed for long-term lease or stay. Accessory activities, such as playground facilities, picnic shelters, boating facilities and special events may be permitted throughout the year. Seasonal Use: April through November only.	To provide temporary living accommodations for tourists and owners for recreational purposes and not designed for long-term permanent housing nor principal residence. Seasonal RV Park Model developments are exclusive by design and structure for owners or renters of Park Model Recreational Vehicles only. Seasonal Use: April through November only and not designed for permanent occupancy.	To provide for temporary accommodations for anglers, boaters, and outdoor enthusiasts while seeking access to the public lakes, rivers and trails in rural Sullivan County. This district allows development of cabins, lodges, and other permanent structures for the use and enjoyment of guests during their short-term stay. Not designed for long term occupancy
<u>Permitted By Specific Zoning Districts</u>	Yes. Temporary Event Campgrounds shall obtain temporary use permits for each event. No site plan required for day-parking only. Site plan is required if there will be grading, bathhouses and other permanent site improvements made. Approved by staff. Yes, if grading over an acre and/or part of a larger common development plan	Not in manufacturing districts	Limited to AR, B-3, B-4, PBD and PBD3-districts only	Permitted in AR District Only B-3, B-4, PBD, PBD3, B-3 and B-3A	Permitted in RCC Districts only
<u>Site Plan Approval by Planning Commission or staff required</u>	Yes, if grading over an acre and/or part of a larger common development plan	Site Plan approval by staff only	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission
<u>Stormwater Pollution Prevention Plan and TDEC Permit Required</u>	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of a larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan
<u>Types of camping accommodations permitted</u>	Tents, campers, all types of recreational vehicles only – no permanent accommodation structures permitted. All shall be removed post event and shall not remain on site.	Designated tent areas, all types of RVs, Campers, Motor Homes, cabins, lodges, and park manager's dwelling only, excluding any type of RV park model, or singlewide manufactured housing.	Any type of camping unit defined as a seasonal and recreational camping facility such as a tent, cabin, pop-up, RV, motor home, camper, pop-up camper/trailer along, 5th wheel, etc. but does not include permanent housing or manufactured housing defined by TCA and zoning definitions. Does not permit RV Park Models.	RV Park Model Trailers only, designed for recreational and seasonal use only, excluding condominiums, single-family dwellings, or any other type of manufactured housing defined by TCA and zoning definitions.	Site Built Cabins and lodges only. Permanent dwelling for owner or site manager permitted.
<u>Types of Amenities and Facilities Permitted</u>	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.
<u>Full-time Residence permitted for Owner, Manager, Dock Master,</u>	One residence only permitted to manage temporary campground	Permitted if needed	Owner or manager shall be required to live on site	Owner or manager shall be required to live on site	Owner or manager shall be required to live on site
<u>Permanent Free-Standing Signage Permitted</u>	No – temporary signs only	Yes – depending on zoning district	Yes – depending on zoning district	Yes – depending on zoning district	Yes
<u>Open Burning Permitted</u>	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit
<u>Safe Drinking Water and Frost Proof Spigots shall be required per local Utilities Agency</u>	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well	YES, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well water.	YES, Safe Drinking Water with frost-proof spigots required for Park Model Site, as approved by the local utility provider or TDEC if well water.	Permanent plumbing shall be required per the Building Code. Frost-proof spigots also required near fire pits and common areas

September 2022 proposal

APPENDIX D: SULLIVAN COUNTY ZONING RESOLUTION – REGULATIONS GOVERNING THE VARIOUS TYPES OF RECREATIONAL CAMPGROUND FACILITIES

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<u>Purpose and Needs</u>	To provide for the safe and temporary housing accommodations to tourists and guests during a Sullivan County special event open to the public. To provide a designated area for guests to stay near the event. Campground designed for temporary use only not to exceed a 10-day period for any public special event and limited to a maximum of 4 events per calendar year.	To provide safe and enjoyable recreational facilities and accommodations for tourists, youth campers and others for a temporary, recreational basis, not to exceed 14-days at a time, unless part of an organized religious or cultural event or camp program.	To provide temporary seasonal accommodations for tourists and citizens, not designed for long-term lease or stay. Accessory activities, such as playground facilities, picnic shelters, boating facilities and special events may be permitted throughout the year. Seasonal Use: April through November only.	To provide temporary living accommodations for tourists and owners for recreational purposes and not designed for long-term permanent housing nor principal residence. Seasonal RV Park Model developments are exclusive by design and structure for owners or renters of Park Model Recreational Vehicles only. Seasonal Use: April through November only and not designed for permanent occupancy.	To provide for temporary accommodations for anglers, boaters, and outdoor enthusiasts while seeking access to the public lakes, rivers and trails in rural Sullivan County. This district allows development of cabins, lodges, and other permanent structures for the use and enjoyment of guests during their short-term stay. Not designed for long term occupancy
<u>Permitted By Specific Zoning Districts</u>	Yes, Temporary Event Campgrounds shall obtain temporary use permits for each event.	Not in manufacturing districts	Limited to AR, B-1, B-4, PBD and PBD3 districts only	Permitted in A-RV District Only: B-2, B-4, PBD, PBD3, B-1, and B-3A	Permitted in RRC Districts only
<u>Site Plan Approval by Planning Commission or staff required</u>	No site plan required for day-parking only. Site plan is required if there will be grading, bathhouses and other permanent site improvements made. Approved by staff.	Site Plan approval by staff only	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission
<u>Stormwater Pollution Prevention Plan and TDEC Permit Required</u>	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of a larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan
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<u>Full-time Residence permitted for Owner, Manager, Dock Master,</u>	One residence only permitted to manage temporary campground	Permitted if needed	It is recommended that the owner and/or park manager live on site.	It is recommended that the owner and/or park manager live on site	It is recommended that the owner and/or park manager live on site
<u>Permanent Free-Standing Signage Permitted</u>	No – temporary signs only	Yes – depending on zoning district	Yes – depending on zoning district	Yes – depending on zoning district	Yes
<u>Open Burning Permitted</u>	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit
<u>Safe Drinking Water and Frost Proof Spigots shall be required per local Utilities Agency</u>	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well	YES, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well water.	YES, Safe Drinking Water with frost-proof spigots required for Park Model Site, as approved by the local utility provider or TDEC if well water.	Permanent plumbing shall be required per the Building Code. Frost-proof spigots also required near fire pits and common areas

PROPERTY INFORMATION	Cox Valley Final PD Plan
ADDRESS	Cox Hollow Road
DISTRICT, LAND LOT OVERLAY DISTRICT	13th Civil District, TM 105, Parcel 074.23 Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	18.258
EXISTING USE	Vacant
PROPOSED USE	Residential

APPLICANT: Karla Karst Trustee

ADDRESS: 1504 Dobyns Dr. Kingsport, TN 37664

REPRESENTATIVE: Land Star LLC

PHONE

INTENT

The applicant is requesting plat approval of the Cox Valley final development located off Cox Hollow Road.

The proposal adds 90 units to the development over 18.258 acres along with .13 miles of Public Street and .13 miles of Private Street.

The plan shows 25' periphery setback as well as the areas designated for open space. The total open space is 5.474 acres and the total developed acres is 8.829. Cox Valley contains 5 units/ac. The 90 units consist of 58 single family units and 32 multi-family units.

The change in this final plat is the sidewalks were added back instead of the mobility path, thus reverting back to their original preliminary approval. The fire access road is still removed due to lowering the number of units under the threshold necessary for such.

Staff is anticipating a bond for the sidewalk, curb, and gutter that will be available prior to the regular meeting along with a bonding request.

There are no variances associated with this proposal. Staff recommends granting final PD plan approval, *pending bond estimate*, based upon conformance with the PD District Standards.

Site Map



10/26/2021, 1:46:20 PM

Washington County Parcels

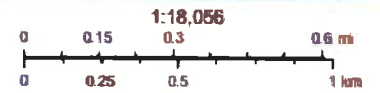
- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW



Web AppBuilder for ArcGIS

Washington County Parcels Railroad_ROW Sullivan County Parcels Railroad_ROW

Lake_Pond River Lake_Pond River

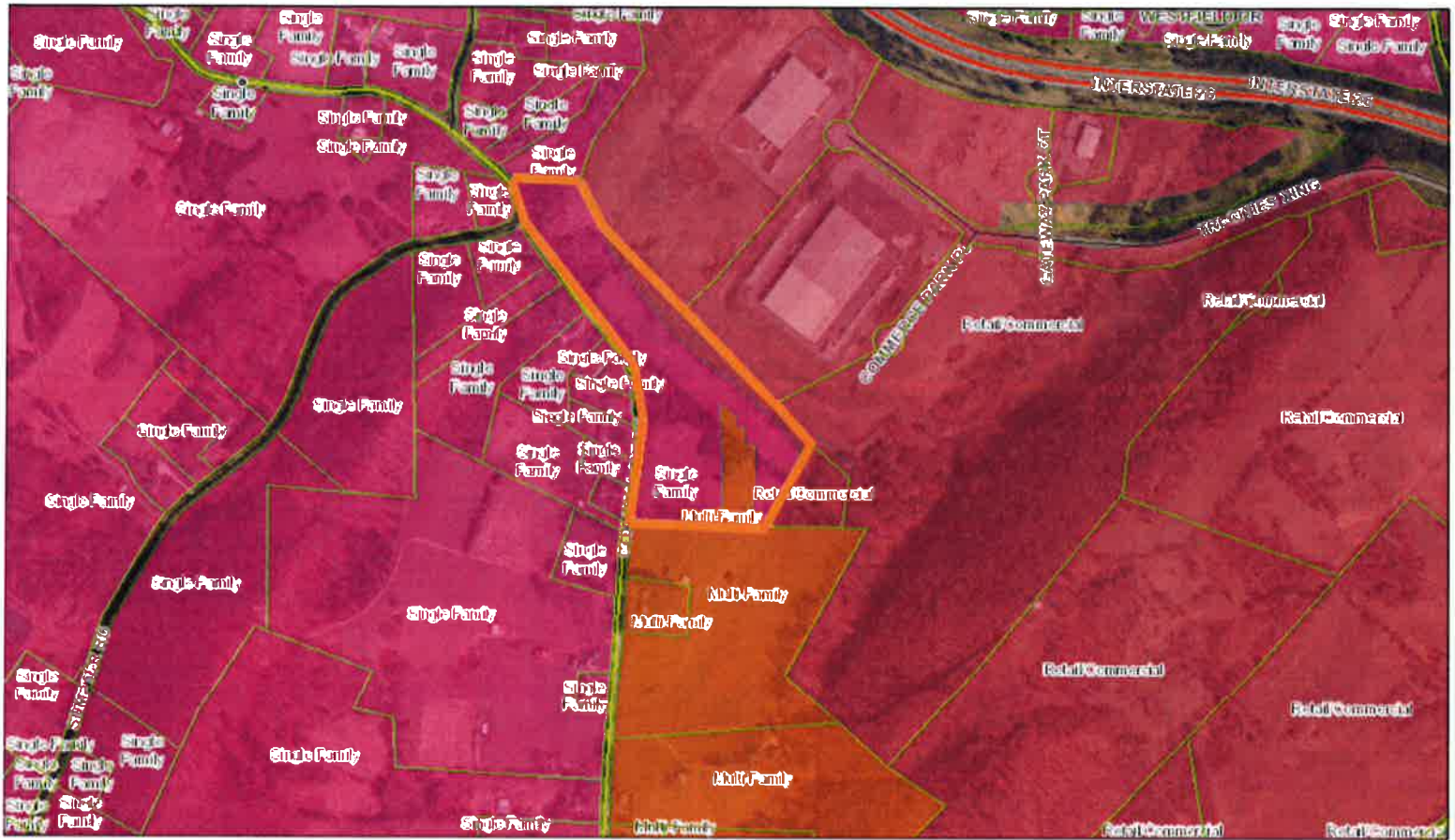
Parcel_Conflict Street_ROW Parcel_Conflict Street_ROW

Parcels Parcels



7850 **ရောင်စွမ်းရည်** **ရောင်ခြည်**

Future Land Use



10/26/2021, 2:01:50 PM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW



Web AppBuilder for ArcGIS

☐ Lake_Pond
☐ Parcel_Conflict
☒ Parcels

-  Railroad ROW
-  River
-  Street ROW

Sullivan County Parcels

 Lake_Pond

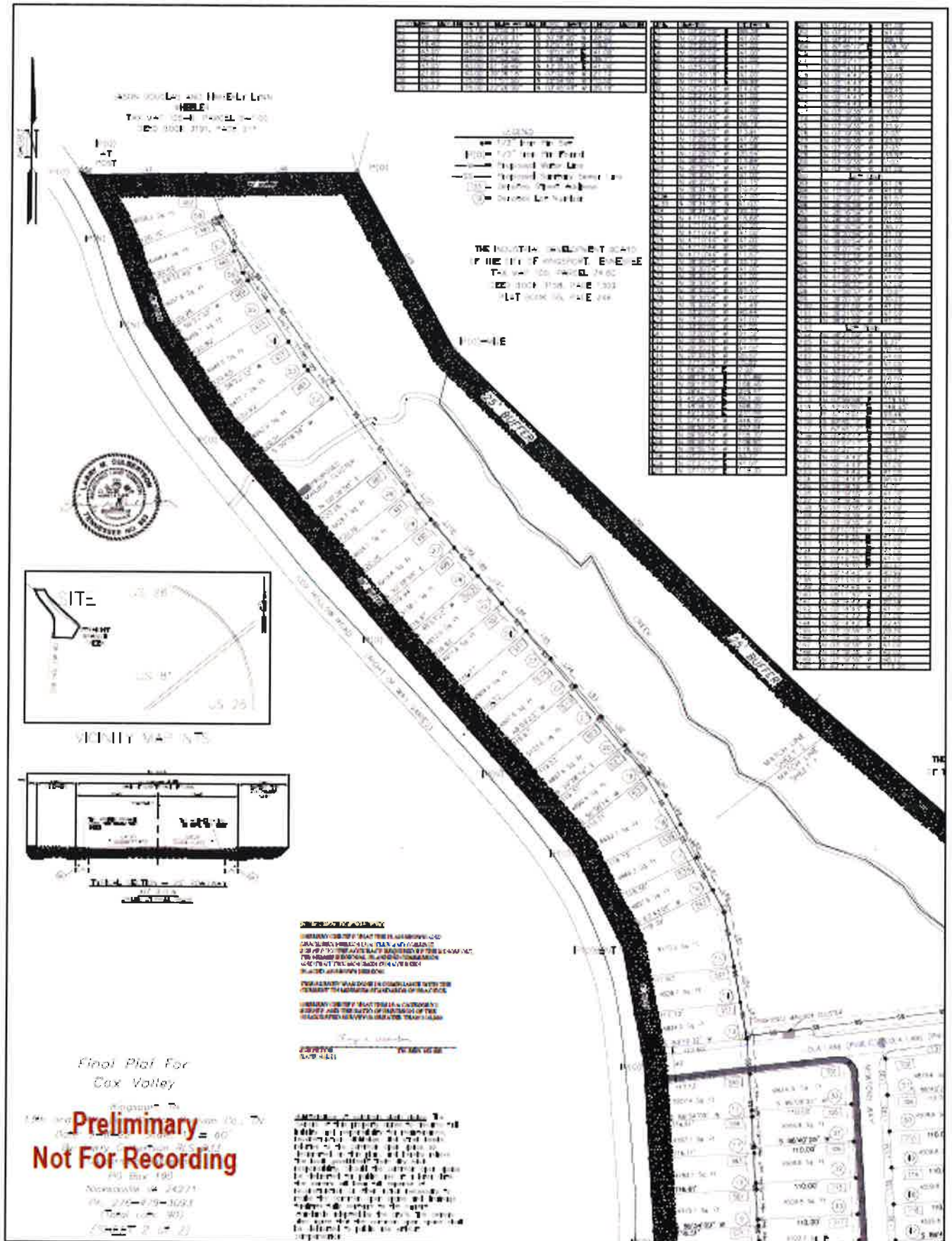
 Parcel_Conflict

 Parcels

-  Railroad_ROW
-  River
-  Street_ROW

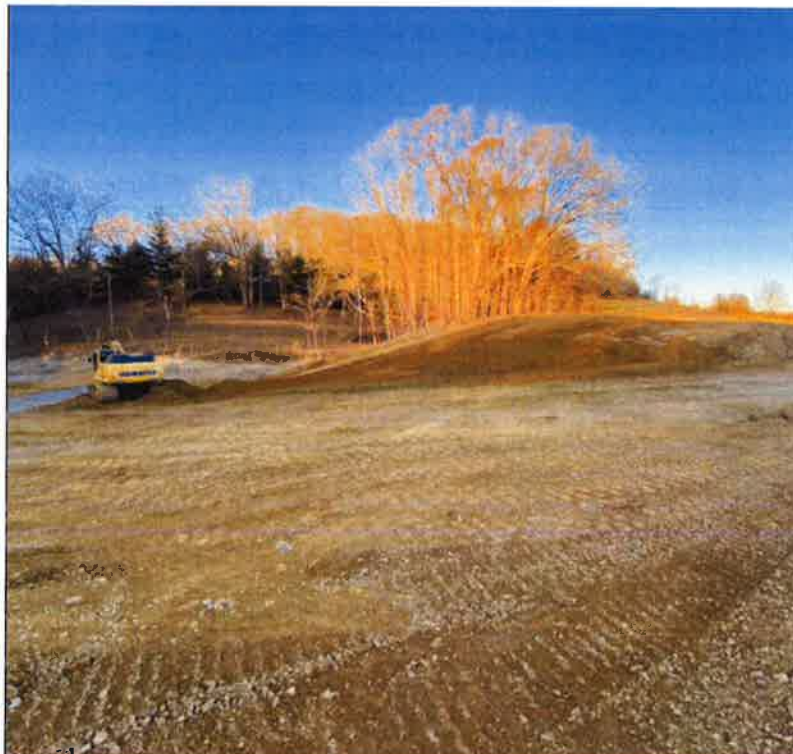
[Watch AppleTV Along the AppCIS](#)

[illegible]



Site Pictures

Phase 1 along Cox Hollow Rd.



Facing South



Facing North



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on September 15th, 2022

Detention Pond



Conclusion

Staff recommends approval of the Cox Valley Final plan, pending the bond estimate and receipt of the bond, based upon conformance to the Planned Development District Design Standards.



September 15th, 2022

Sam Booher, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

Chairman Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

1. Jared Drive ROW road closure
2. Jared Drive ROW dedication
3. Holston Hills Drive
4. Frylee Court
5. 928 Tip Top Avenue
6. 301 Fieldcrest Rd.

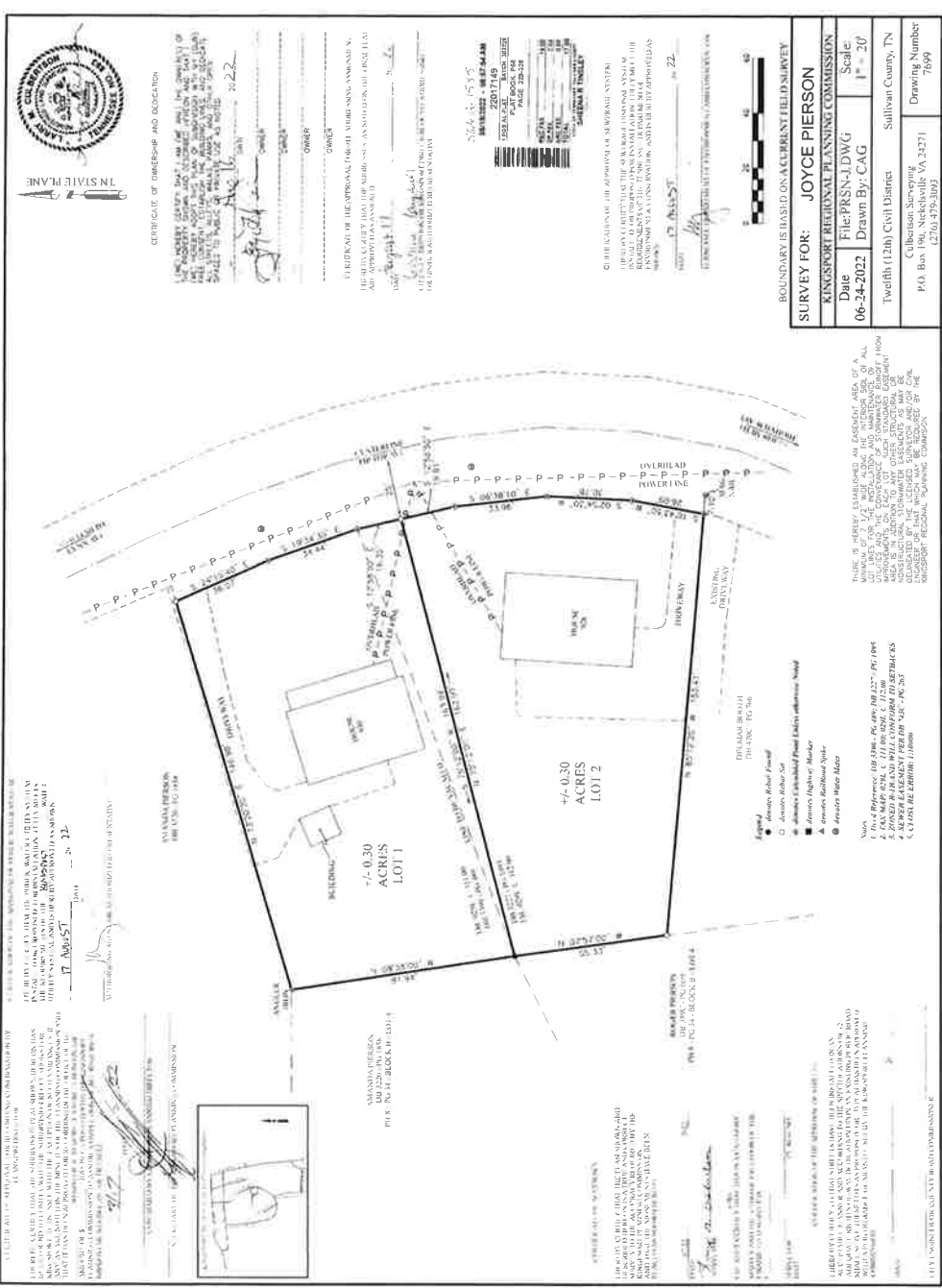
Sincerely,

A handwritten signature in blue ink, appearing to be "Ken Weems".

Ken Weems, AICP
Planning Manager

C: Kingsport Regional Planning Commission

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CERTIFICATE OF OWNERSHIP AND LOCATION

THE KINGSPORT REGIONAL PLANNING COMMISSION, a political subdivision of the State of Tennessee, has received and reviewed the application for a plat of the above described land, and has determined that the same complies with the provisions of the Tennessee Subdivision Map Act, Chapter 129, of the Tennessee Code Annotated, and has approved the same for recording in the public records of the State of Tennessee.

APPROVED: _____
DATE: 06-24-2022

JOYCE PIERSON
KINGSPORT REGIONAL PLANNING COMMISSION
Date: 06-24-2022
File: PRSN-J.DWG
Scale: 1" = 20'
Drawn By: CAG
Twelfth (12th) Civil District
Sullivan County, TN
Collection Surveying
P.O. Box 190, Nickelsville VA 24271
Drawing Number
7699
12/03 479-3093

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