

**AGENDA  
for the  
REGULAR MEETING  
of the  
CITY of KINGSPORT  
GATEWAY REVIEW COMMISSION**

**IMPROVEMENT BUILDING  
JIMMY WALKER CONFERENCE ROOM**

**April 21, 2017**

**10:00 A.M.**

- I. Introductions and recognition of visitors.**
- II. Approval of the Minutes from the October 21, 2016 regular meeting.**
- III. Old Business:**
  - None**
- IV. New Business:**
  - a. Project #17-105-00002: Consider granting a Certificate of Appropriateness for new construction for a Meade Construction & Forestry Building located on Tri Cities Crossing.
  - b. Project #17-105-00004: Consider granting a Certificate of Appropriateness for the remodel of the Hampton Inn located at 2000 Enterprise Place.
- V. Other Business:**
  - In House approval for 2000 Meadowview Parkway – Bays Mountain Baptist Church building addition.
- VI. Adjourn**

## **MINUTES OF THE OCTOBER 21, 2016 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION**

October 21, 2016

10:00a.m.

### **Members Present**

Jim Wright, Co-Chairman  
Alderman Colette George  
Lynn Tully  
Debra Bridwell

### **Members Absent**

John Perdue  
Vivian Crymble, Co-Chairman

### **Staff Present**

Jessica Harmon

Chairman Wright called the meeting to order at 10:00 a.m. and welcomed everyone present at the meeting. Chairman Wright introduced the first item on the agenda and turned the meeting over to staff for presentation.

The minutes of the September 16, 2016 Gateway Review Commission meeting were presented. On a motion made by Debra Bridwell and seconded by Colette George, the minutes were approved unanimously

### **NEW BUSINESS**

**Project #16-105-00009: Consider granting a Certificate of Appropriateness for the site plan, landscape plan, and architectural design for the proposed drive thru-addition to McDonald's located at 1331 South John B Dennis Highway.**

McDonalds USA is requesting a Certificate of Appropriateness to construct a second drive-thru land and small building addition for the property located at 1331 South John B Dennis Highway. Staff explained that the property is zoned B-4P, Planned Arterial Business, and the proposal is allowable under the Zoning Ordinance.

Staff explained the new construction meets the minimum requirements of the Gateway District. The proposed new addition does not require any new landscaping but the property owner is going to plant some annuals in the island between drive-thru lanes. Staff showed the building plans and pointed out that all exterior façade materials plan to match the existing structure. During construction, 10 parking spaces would be lost, but the property would still meet the minimum requirements in the Zoning Code.

Staff recommended approval for granting the Certificate of Appropriateness for the site plan, landscape plan, and architectural design for the proposed drive-thru addition to McDonald's located at 1331 South John B Dennis Highway. On a motion made by Alderman Colette George and seconded by Debra Bridwell, the Certificate of Appropriateness was approved unanimously.

**Project #16-105-00011: Consider conceptual approval of a schematic site plan and landscaping plan for the Tri Cities Crossing Auto Mall**

Stewart Taylor is requesting conceptual approval for the development of an auto mall complex to be located along Tri Cities Crossing near I-81. Staff explained that this property is zoned TA/C, Tourist Accommodation and Commerce District, and that the plans also went before the Planning Commission for approval.

Staff presented the item to the Commission and explained that the applicant is seeking conceptual approval to construct six new buildings on a 57 acre tract along Tri Cities Crossing. Details of the concept plan were presented including 1,411 parking spaces being provided and a wide array of landscaping. Staff did explain that there were some minor deficiencies with the landscaping plan. Staff detailed the landscaping requirements for the frontage of the property and that a few trees were missing from the requirement. Staff also explained that the applicant was seeking to count the 54 trees located along the boulevard private access drive as interior landscaping.

No architectural elevations have been provided at this time. Staff did remind everyone that conceptual approval does not constitute approval by the Commission to obtain a Building Permit and that once full plans are complete, the applicant will return to the Gateway Commission for full site plan, landscaping plan and architectural plan approval.

Alderman George asked the petitioner about plans to screen the storm water area. The applicant explained that there were some trees there to help screen it but not an extensive amount. The Commission suggested to the applicant that they would be ok with allowing the remaining frontage trees to be moved over to the stormwater area to help screen it from public view. Commissioner Wright expressed that he was ok with allowing the trees along the private drive to count towards interior landscaping and that he understood why car dealers did not want very many interior trees to the actually dealership lots. The remaining Commissioners were ok with this ideas well.

On a motion by Commissioner Wright and seconded by Commissioner Bridwell, conceptual approval

Under other business, Staff brought up for discussion the proposed text amendment to the regulations pertaining to height requirements for Monument Signs. Staff had put together a memo based upon discussion from the previous meeting. After discussion, it was determined that there needs to be regulations that differ for each area of town, those along the interstate and those that are not. Staff was directed to come up with a regulation that makes sense for each area of town.

Also under other Business, staff reminded everyone of the in-house approval that was granted to 1037 Tidewater Court for the replacement of a monument sign with a smaller wall sign.

There being no further business, the Commission adjourned at 10:53 a.m.

Respectfully Submitted,

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Vivian Crymble Co-Chairman, or Jim Wright Co-Chairman

<b>Property Information</b>	Meade Construction & Forestry Building		
<b>Address</b>	Tri Cities Crossing		
<b>Tax Map, Group, Parcel</b>	TM 105, Parcel 193		
<b>Civil District</b>	14th Civil District		
<b>Overlay District</b>	Gateway		
<b>Land Use Designation</b>	Retail/Commercial		
<b>Acres</b>	93.6 acres – total parcel; 10 acres for development		
<b>Existing Use</b>	Vacant	<b>Existing Zoning</b>	B-4P
<b>Proposed Use</b>	Commercial	<b>Proposed Zoning</b>	No Change
<b>Owner /Applicant Information</b>			
<b>Name:</b> Chuck Meade <b>Address:</b> 840 State Street <b>City:</b> Bristol <b>State:</b> TN <b>Zip Code:</b> 37620 <b>Email:</b> <a href="mailto:chuck@meadetractor.com">chuck@meadetractor.com</a> <b>Phone Number:</b> (423) 573-2022		<b>Request a Certificate of Appropriateness for:</b>  <b>Building Permit for:</b> <b>New Construction for</b> <u>Meade Construction &amp; Forestry</u> <b>Real Estate Improvement for</b> _____ <b>Expansion or Renovation for</b> _____	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b>  <b>The Gateway Review Commission is asked to grant grading plan, site plan, landscaping plan and architectural elevation approvals.</b>  A grading plan, site plan, landscaping plan and architectural elevations for the proposed new construction have been submitted.  <b>Staff Field Notes and General Comments:</b>  Currently the site is vacant property located off Tri Cities Crossing adjacent to I-81. One 24,712 square foot building is proposed for construction with a total of 44 parking spaces provided. The site will have one access point off Tri Cities Crossing. A significant amount of landscaping has been provided along the building perimeter and the frontage of the property.			
<b>Planner:</b>	Harmon	<b>Date:</b> April 17, 2017	
<b>Gateway Review Commission Action</b>		<b>Meeting Date:</b>	<b>April 21, 2017</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION**

<b>ADDRESS</b>	Tri Cities Crossing
<b>DISTRICT, LAND LOT</b>	14 <sup>th</sup> Civil District, Tax Map 105, Parcel 193
<b>OVERLAY DISTRICT</b>	Gateway District
<b>EXISTING ZONING</b>	B-4P
<b>PROPOSED ZONING</b>	No Change

**ACRES** 93.6 acres (total parcel); 10 acres (development)**EXISTING USE** Vacant**PROPOSED USE** Commercial

**PETITIONER:** Chuck Meade  
**ADDRESS:** 840 State Street  
Bristol, TN 37620

**INTENT****REQUEST A CERTIFICATE OF APPROPRIATENESS FOR:**

Building Permit for:

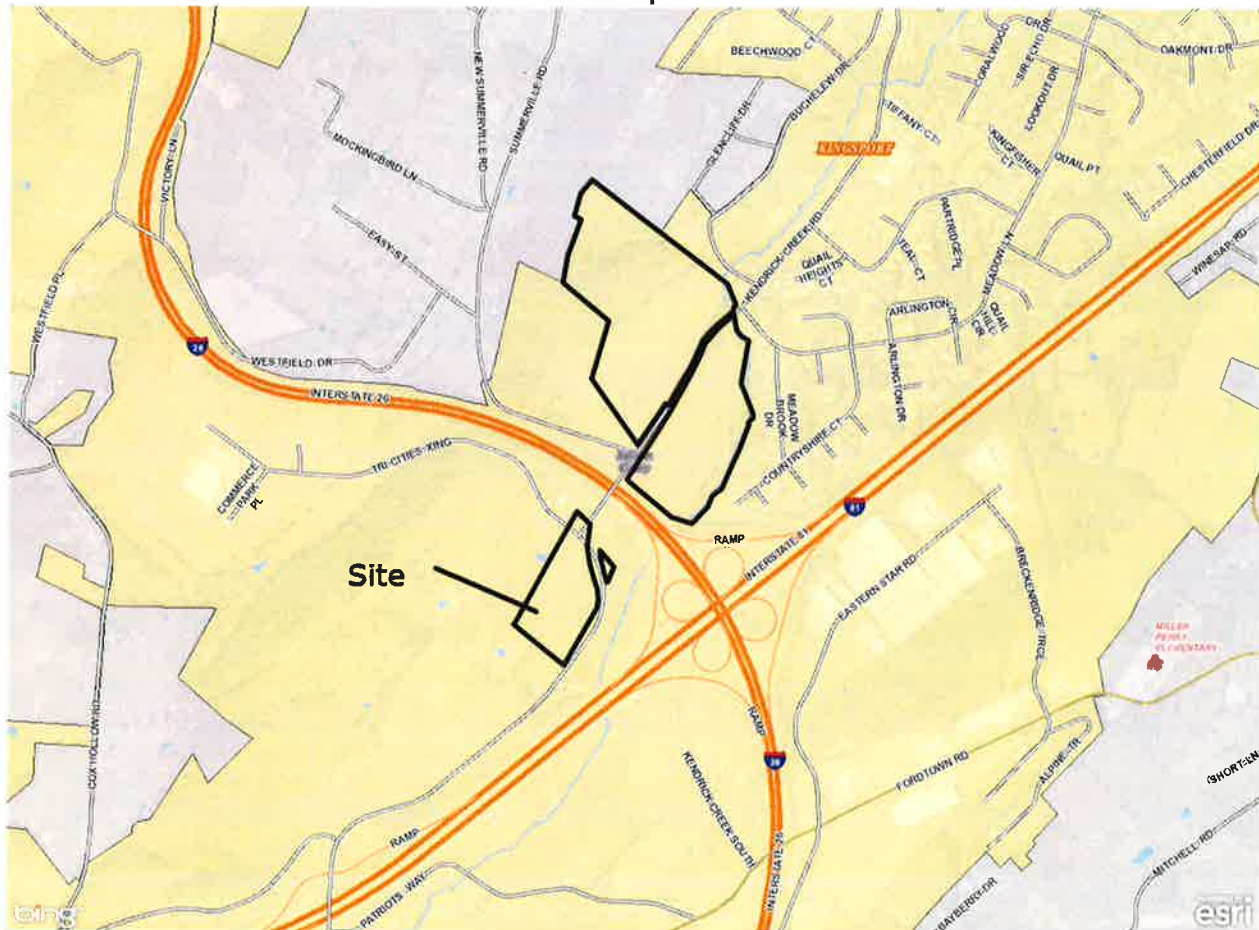
New Construction for: Meade Construction & Forestry Building and Corporate Office

Real Estate Improvement for: \_\_\_\_\_

Expansion or Renovation for: \_\_\_\_\_

The applicant is seeking approval of a grading plan, site plan, landscaping plan and architectural renderings for a new building located on Tri Cities Crossing near the intersection with Kendrick's Creek Road. The site plan submitted shows a new 24,712 square foot building with 44 parking spaces. A landscaping plan has been submitted and reviewed by the City Landscaping Specialist. A significant amount of building perimeter landscaping has been shown to be located along the front of the structure. The required frontage landscaping has been shown located at each corner of the property and near the entrance. A security fence has been proposed along the side and rear of the structure. It is currently proposed to be chain link but the developer would like to discuss options for this. Architectural renderings have been provided showing the use of ACM panels and architectural metal panels giving the structure a very similar look to that of property located further down Tri Cities Crossing and the proposed Auto Mall.

Area Map



Surrounding Zoning





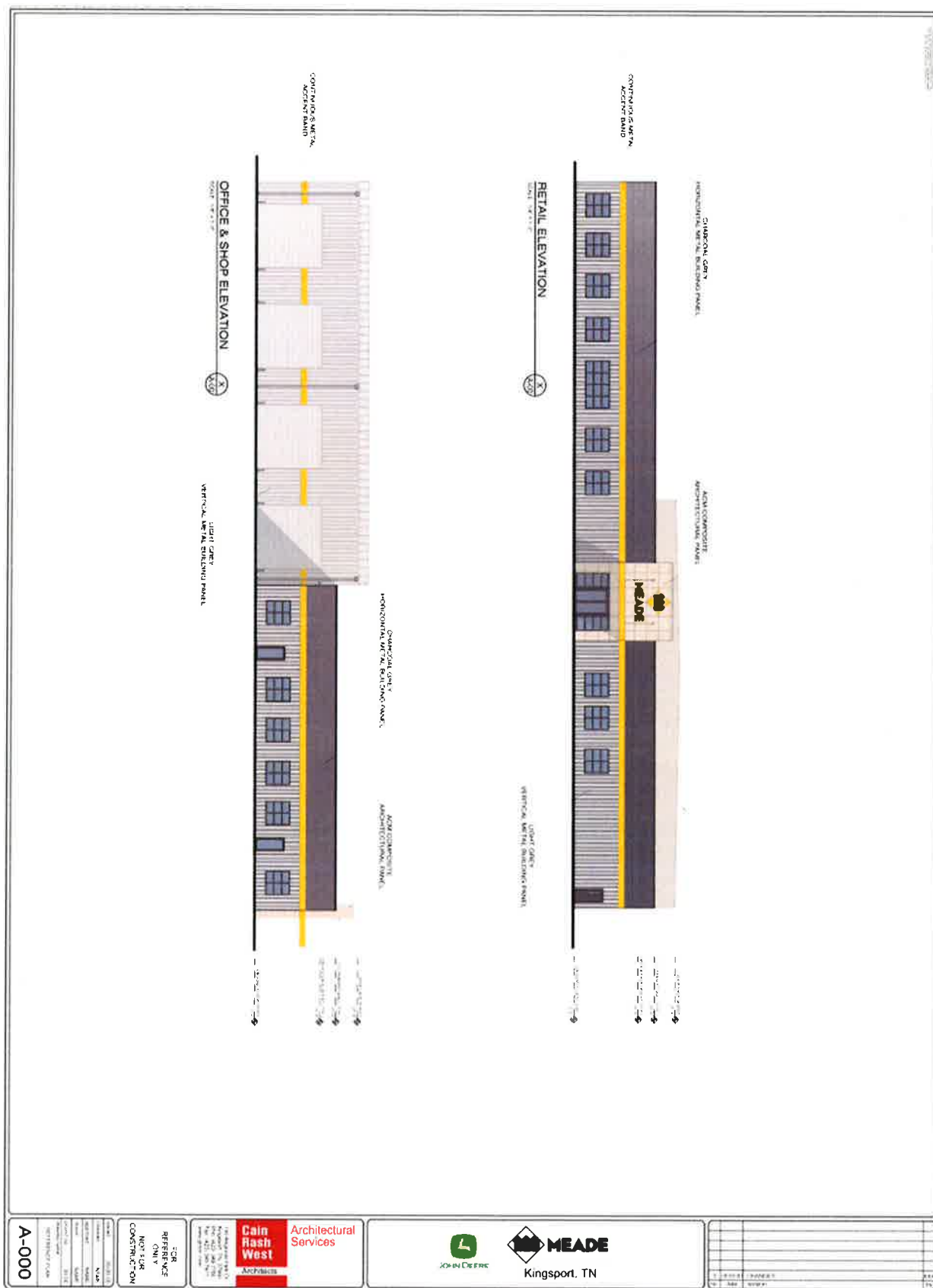
**View of Site**











Prepared by Kingsport Planning Department for the  
Kingsport Gateway Review Commission Meeting April 21, 2017

**Project Summary:**

**DEVELOPMENT STANDARDS FOR THE B-4P DISTRICT AS A WHOLE:**

- Front yard: 30 feet
- Rear yard: 30 feet
- Side yard: 15 feet
- Building Ground Coverage shall not exceed 30%
- 150 feet of road frontage
- No building height maximum

**PARKING REQUIREMENTS:**

Parking requirements for this property is broken down by type of use:

Retail Use – 3,455 square feet

- Requires 1/200 square feet of 1<sup>st</sup> 1,000 net floor area = 5 spaces
- Requires 1/1,000 square feet of remaining floor area = 15 spaces

Office Use – 3,707 square feet

- Requires 1/1,000 square feet of net floor area = 4 spaces

Warehouse Use – 3,841 square feet

- Requires 1/1,000 gross floor area = 4 spaces

Shop Use – 7 Bays

- Requires 2 spaces/each service bay = 14 spaces

Total required parking is 42 spaces and a total of 44 spaces have been provided which exceeds that required by the Zoning Code.

**LANDSCAPING REQUIREMENTS:**

A landscaping plan has been submitted and been reviewed by the Landscaping Specialist for the City. The required landscaping for this site is as follows:

- 1 Tree/50' of public right of way. 16 required, 16 shown
- 1 Tree/5 parking spaces. 9 required, 10 shown
- Buffer required and shown along rear of property abutting the Agricultural zone.
- 5% of total paved area must be landscaped. 4,841 square feet of the internal area is proposed for landscaping.
- 20% of total required landscaping must be building perimeter landscaping. 551 square feet is proposed to be landscaped up against the buildings.

**Site Details:**

- Gateway requirement that all parking must be visually screened from roadways with plantings.
  - No screening has been shown. Property is up higher than the roadway.
  - Suggestion would be to relocate the required parking screening to the east side of the property.

- A chain link fence is proposed for security around the side and rear of the property. Chain link is not allowable in the Gateway District. The developer would like to discuss options for security fencing with the Commission.

### **BUILDING ELEVATIONS/MATERIALS**

Building elevations have been provided showing a structure utilizing ACM Composite Architectural Panels as well as Gray Architectural Metal Panels with a yellow accent band. The structure is proposed to look similar to that of the other structures located along Tri Cities Crossing and the Auto Mall proposal.

### **CONCLUSION**

Staff is recommending approval of the grading plan, site plan, and architectural elevations based upon conformance to the Gateway District Regulations. Staff is recommending approval of the landscaping plan contingent upon the addition of additional landscaping on the east side of the property in place of the required parking screening.

<b>Property Information</b>	Hampton Inn		
<b>Address</b>	2000 Enterprise Place		
<b>Tax Map, Group, Parcel</b>	TM 76, Parcel 3.04		
<b>Civil District</b>	13th Civil District		
<b>Overlay District</b>	Gateway		
<b>Land Use Designation</b>	Retail/Commercial		
<b>Acres</b>	2.352		
<b>Existing Use</b>	Commercial	<b>Existing Zoning</b>	B-4P
<b>Proposed Use</b>	No Change	<b>Proposed Zoning</b>	No Change
<b>Owner / Applicant Information</b>			
<b>Name:</b> E.L. Pooser <b>Address:</b> 1 Surrey Court <b>City:</b> Columbia <b>State:</b> SC <b>Zip Code:</b> 29212 <b>Email:</b> <a href="mailto:tsimpson@imichotels.com">tsimpson@imichotels.com</a> <b>Phone Number:</b> (803) 772-2629		<b>Request a Certificate of Appropriateness for:</b>  <b>Building Permit for:</b> <b>New Construction for</b> _____ <b>Real Estate Improvement for</b> _____ <b>Expansion or Renovation for</b> <u>Hampton Inn Remodel</u>	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b>  <b>The Gateway Review Commission is asked to grant architectural elevation approval for the remodel of the Hampton Inn.</b> Architectural elevations have been provided to show the improvements being proposed to the Hampton Inn at 2000 Enterprise Place.  <b>Staff Field Notes and General Comments:</b>  Currently the site is the home of the Hampton Inn located at 2000 Enterprise Place adjacent to I-26. The applicant is proposing changes to the roofline of the structure and the portico as well as building material changes. New signage in the same location is also proposed. No site work will be occurring nor will any new landscaping be proposed.			
<b>Planner:</b>	Harmon	<b>Date:</b> April 17, 2017	
<b>Gateway Review Commission Action</b>		<b>Meeting Date:</b>	<b>April 21, 2017</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION**

<b>ADDRESS</b>	<b>2000 Enterprise Place</b>
<b>DISTRICT, LAND LOT</b>	<b>13<sup>th</sup> Civil District, Tax Map 76, Parcel 3.04</b>
<b>OVERLAY DISTRICT</b>	<b>Gateway District</b>
<b>EXISTING ZONING</b>	<b>B-4P</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>

**ACRES 2.352****EXISTING USE Commercaill****PROPOSED USE Commercial**

**PETITIONER:** E.L. Pooser  
**ADDRESS:** 1 Surrey Court  
Columbia, TN 29212

**INTENT**

REQUEST A CERTIFICATE OF APPROPRIATNESS FOR:

Building Permit for:

New Construction for: \_\_\_\_\_

Real Estate Improvement for: \_\_\_\_\_

Expansion or Renovation for: Remodel of Hampton Inn

The applicant is seeking approval to remodel the existing Hampton Inn located at 2000 Enterprise Place adjacent to I-26. The exterior changes proposed include demolition of the exterior roof lines of the main hotel as well as the portico and a new façade for the entire structure. The new roof will be flat with a cornice around the entire structure. The portico will share the same roofline as the main structure. The new façade materials will include thin set cultured brick along the first floor and base of the columns of the portico and the remaining portion of the structure will be EFIS in several colors which complement each other and the brick. The existing signage will be removed and relocated back on the structure in the same locations once the façade work is complete.

Area Map



Surrounding Zoning

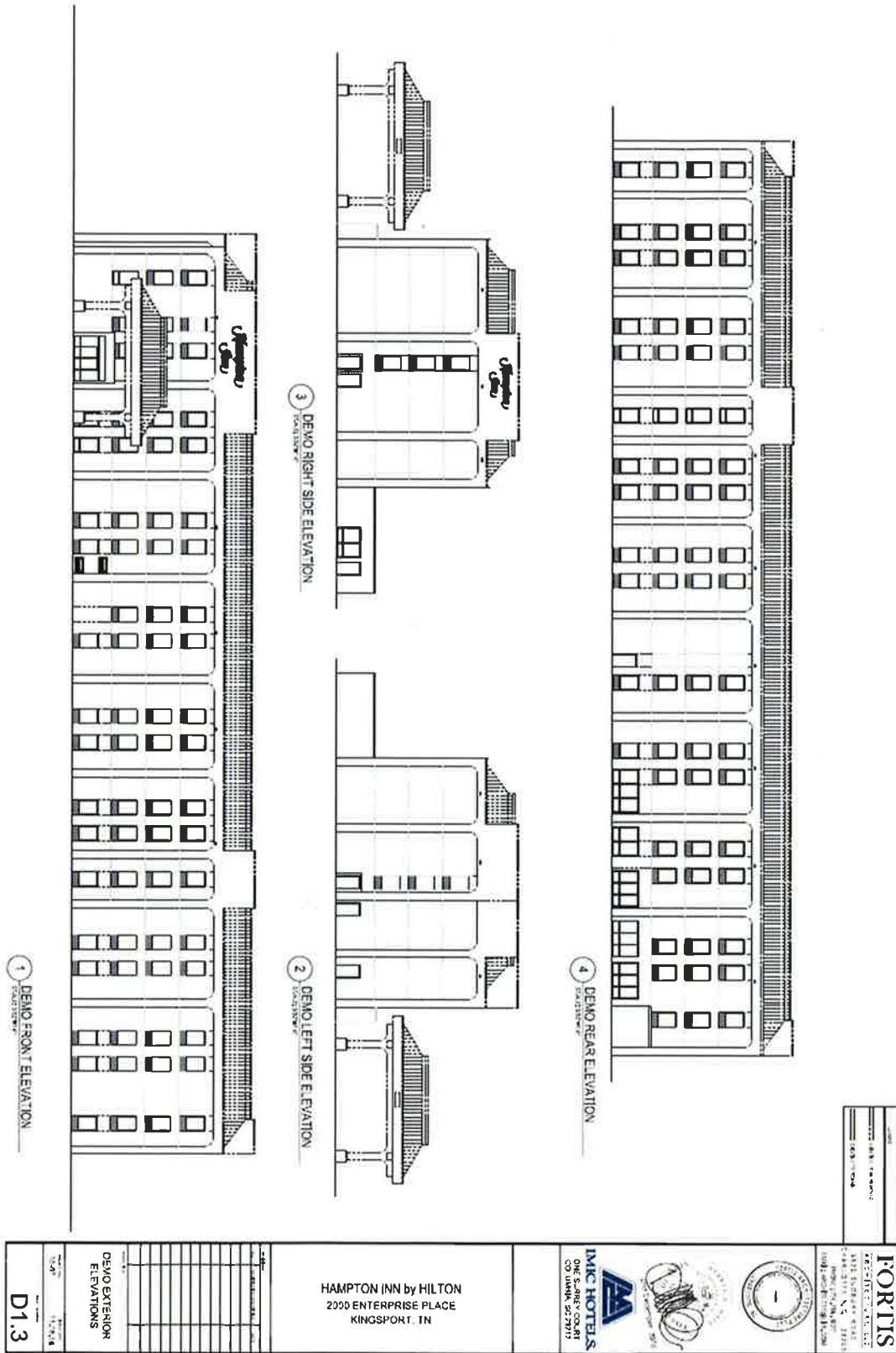


Future Land Use Map



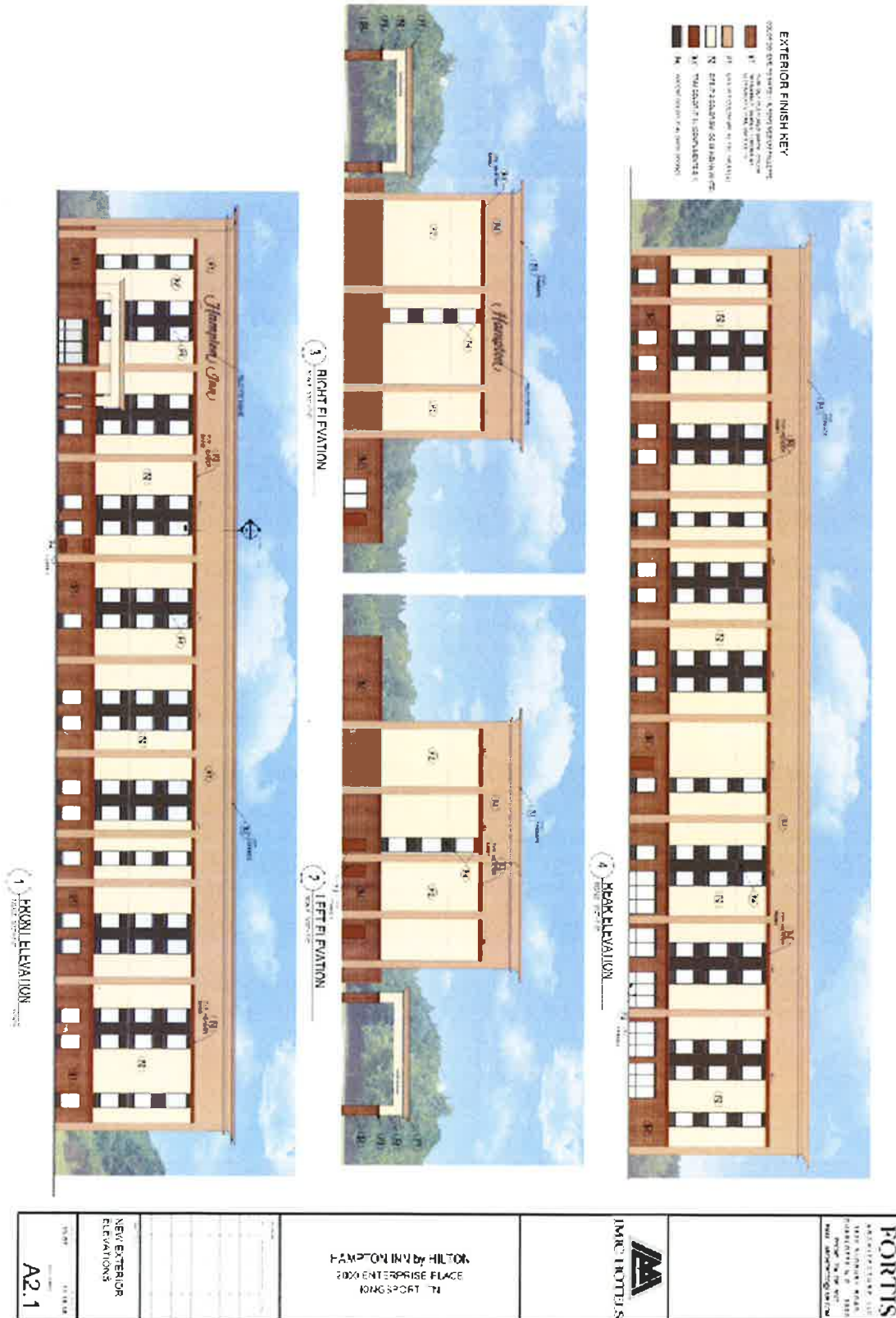


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**CONCLUSION**

Staff is recommending approval of the architectural elevations for the remodel of the Hampton Inn located at 2000 Enterprise Place based upon conformance to the Gateway District Regulations.