



# Gateway Development Guide

An Accompaniment to the Gateway District Regulations



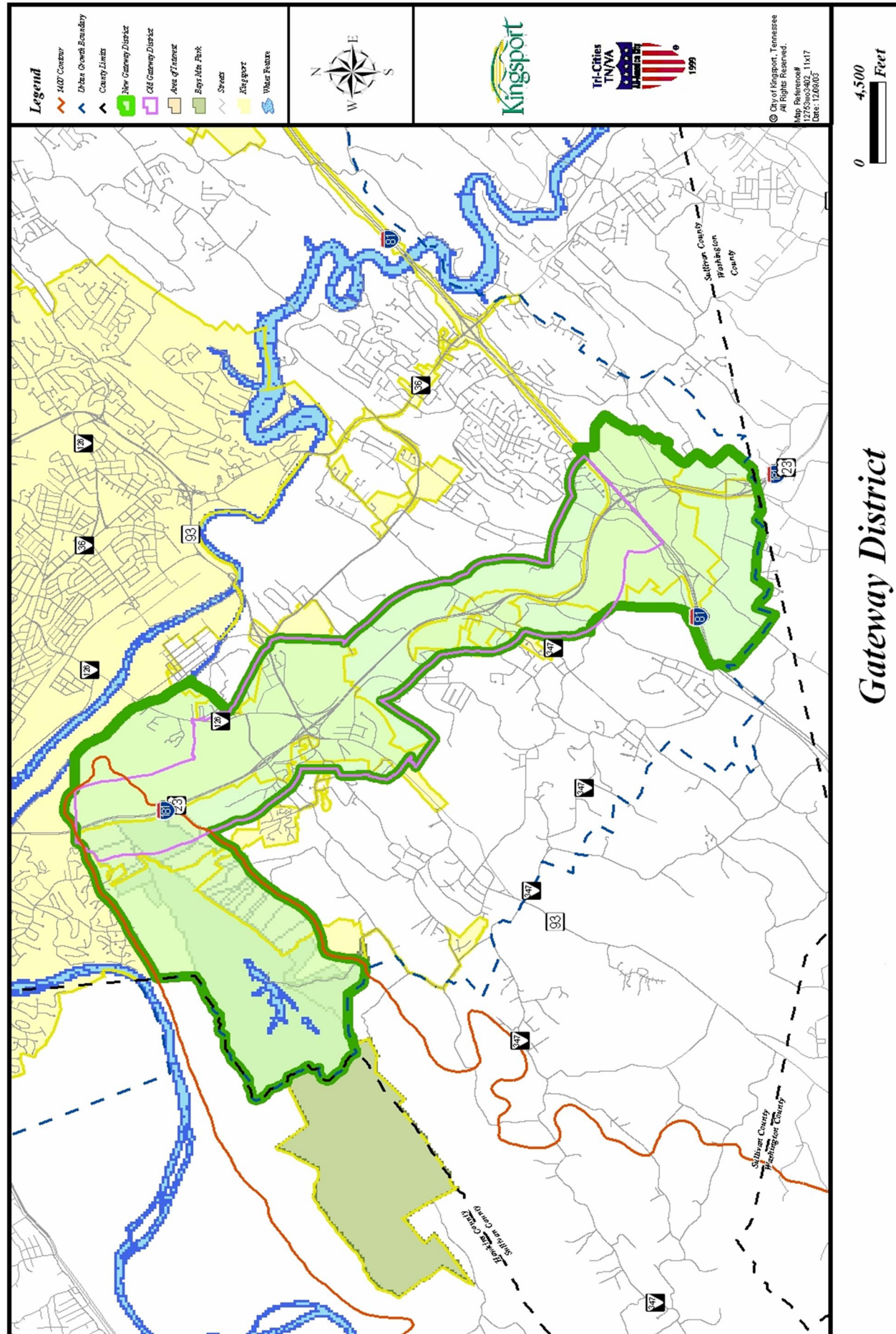
Planning Division  
Development Services Department  
City of Kingsport Tennessee



201 West Market Street







## Introduction

The Gateway District is superimposed as an overlay on top of any other zoning district within its boundaries. The underlying zoning district regulations are still imposed on the parcels within the Gateway District, however the Gateway Regulations are supplementary development standards and rules that must also be met.

The Gateway District is administered by the seven member Gateway Review Commission. It is their responsibility to govern with regard to all matters relating to accepting, considering, approving or denying application for the required Certificate of Appropriateness. It is their job to ensure developments within the district are consistent with the design criteria and standards set for the Gateway corridor.

Of the seven members; five members are appointed by the Board of Mayor and Alderman, one who is in private business; one from an educational or research institution; two who will serve as at-large members and one who is an architect. The sixth member shall be the Director of Planning and the seventh, a member of the Board of Mayor and Alderman, as appointed.

Gateway Commission meetings are held at 9:30 A.M. on the third Friday of every month at the Kingsport Improvement Building in the Robert Clear Conference Room.

This guide was designed to help streamline the process and to give prospective applicants an idea of what the Gateway Commission wants and expects before the application for a Certificate of Appropriateness is requested. All applications to the Gateway Commission must be submitted to Planning Department staff for review before being placed on the agenda. The deadline for submittals is the 15th of the previous month before the meeting. Incomplete applications and insufficient information will delay the project from being placed on the Gateway Commission's agenda. The Planning Department staff is here to advise and help the applicant on the requirements for submittal and has some very good examples of previous submittals that will outline the types of information the Gateway Commission expects from an applicant.





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All business, commercial, manufacturing, and industrial development and changes to existing developments located in the Gateway District shall be reviewed by the Gateway Review Commission, or their designee, except for residential structures or agricultural uses and structures. Such new and existing business, commercial, manufacturing, and industrial developments shall receive the Gateway Review Commission's approval by issuance of a Certificate of Appropriateness before receiving an erosion control, grading, building permit or Certificate of Occupancy.

In no instance shall the following uses be permitted in the Gateway District: off premises signage, communication facilities, high-rise signs, and wind turbine facilities.

Zoning Districts covered by the Gateway Regulations:

- P-1 - Professional Offices
- B-1 - Neighborhood Business
- B-3 - General Business
- B-4P - Planned Business
- BC—Business Conference
- TA - Tourist Accommodation
- MX - Mixed Use
- M-1—Light Industrial
- M-2—General Industrial
- M-1R—Restricted Industrial

*Required Plan Submittals*

- Grading Plan**
- Site Plan**
- Drainage Plan**
- Landscape plan**
- Landscaping & Screening**
- Lighting & Utilities**
- Parking**

**Architectural Design Indicating:**

- 1. Materials**
- 2. Colors**
- 3. Accessory Buildings**
- 4. Architectural Elements**

**Signs**

*Architectural Design*

A compatible relationship for proposed developments in the gateway district is of critical public concern for any building or site improvements. The intent of the design review is not to stifle innovative architecture but to assure respect while reducing incompatible and adverse impacts on the visual experience from the roadways. The Commission may alter corporate colors or architectural designs within the district to create a compatible visual image. To accomplish this, the Gateway Review Commission shall exercise guidelines for review of such proposed developments as the pertain to the following:

**Materials - Colors - Accessory Buildings - Architectural Elements**

Large blank walls shall be avoided. Recessed or articulated wall surfaces, columns and beams are encouraged to visually segment exterior wall surfaces. Windows and other openings should reflect the character and style of the building.



Roof lines shall be strongly defined. Canopies and other architectural elements, such as brick or rock work details, which define the roof are encouraged.





*Colors* In general, neutral or muted tones should be used. A maximum of three (3) predominant colors should be used. Painted or factory-finished metal should be used only in dark colors with a matte finish.







## *Landscaping*

The landscape guidelines are designed to maintain overall visual continuity within the gateway district. The intent is to reflect the traditional character of the area with informal groupings of plants amidst green lawns and woodlands. Visual buffers shall be provided along interstates, expressways or major arterial streets by using a combination of opaque fencing, natural vegetation, berms, and/or informal plantings as recommended by the Landscape Specialist. The Landscape design should compliment this image.



Informal free-flowing landscape beds and foundation planting will help soften and subordinate the buildings and reduce expanses of concrete and glare.





Signage shall be monument style and requires landscaping around the base of the sign in the Gateway District. Note: Reader Boards are not Allowed in the Gateway District

*Screening*

Long fences (50' or more) should be broken up by landscaping or undulation in the fence line. Chain-link and unfinished wood fences are not allowed. Fencing and screening shall not be placed within 25 feet of any street corner. Fencing and screening shall not block access to above-ground, pad-mounted transformers and should provide 15 feet of clear access to the transformer doors. The Gateway District approved standard for right-of-way border fencing or frontal fencing is required along interstate, expressways or arterial highways.



Dumpster enclosures shall be screened from view utilizing fencing or landscape materials. Where landscaping is used exclusively, it must achieve a 60% opacity in the winter and 80% opacity in the summer.



Architectural elements shall be used to screen service areas and roof top equipment from view. Landscaping may also be utilized to screen service areas from view. In the examples below, the parapet wall was extended above the roof deck to hide the equipment while the other has the equipment exposed





*Utilities—Street Lighting*

Lighting should be used as a landscape element and for security purposes and should be designed to reduce impacts on adjacent sites. Consistency in style and design of fixtures shall be maintained throughout a site. All utility lines, including but not limited to electric, telephone and TV cable shall be placed underground.



*Parking*

The desire of the Gateway Review Committee is to visually shield parking areas from public streets and residential areas. All parking lots and drives shall be hard surfaced with concrete or asphalt, unless and acceptable alternative is approved by the Commission, and shall have concrete extruded curbs. Special paving or marking is required for accent areas such as: entrance drop-off zones and pedestrian walkways.

Parking Lots shall be visually screened from roadways with landscaping or berms to 2 1/2 to 3 feet high. Large parking areas shall be broken using medians or berms for separation.



A landscaped area with a minimum of ten feet shall be provided between parking and internal roadways and entry drives.





## Signs

Although signs occupy little space, they have a major impact on the image of the gateway district. For this reason, signage systems must be designed to create a consistent quality image throughout the district. Specific requirements can be found in the sign provisions of zoning ordinance, additional requirements are set forth in this document that also apply within the gateway district. The intent is to create a cohesive image and to consistently decrease the amount of clutter and visual disturbance within the district.



Decorative Lights, Landscaping, Monument Sign

Monument Sign Incorporated In Landscape Bed





Decorative Handicap Signage



Wall Sign



Freestanding and Wall Sign, Note: Rooftop Mounted Signs are not Allowed





Directional Sign

