

# **KINGSPORT REGIONAL PLANNING COMMISSION**

## **SPECIAL CALLED MEETING**

### **AGENDA**

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.

August 17, 2015

12:30 PM

**I. INTRODUCTION AND RECOGNITION OF VISITORS**

**II. APPROVAL OF THE AGENDA**

**III. NEW BUSINESS**

**08-01 Riverbend Sign Package Amendment- (14-101-00009)**

The Planning Commission is requested to approve the amended Planning Commission-approved Riverbend Sign Package to increase sign visibility from the public street each lot faces. (Weems)

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

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**



**Kingsport Regional Planning Commission  
Zoning Development Plan Amendment Report**

**File Number 14-101-00009**

- *The original intent of sign approval for the Riverbend development was to resemble the signs of the Pavilion development located on East Stone Drive. Therefore, the individual lot monument signs were approved as much smaller than what the zoning code allows (8' tall and 40 sq ft in size vs. 30' tall and 100 sq. ft. in size as allowed by the sign regulations in the zoning code). The main entrance sign was approved at the maximum allowance provided by the sign regulations (35' tall and 200 sq. ft. in size). Prior to seeking sign package amendment from the Planning Commission, the developer had to request variance relief for the main entrance sign only. This was granted by the Board of Zoning Appeals during a called meeting on August 6, 2015 as a 5' main entrance sign height variance.*
- *In approving the amended sign plan, the total height of the main entrance sign will be 40' (35' of which is above the street grade of Fort Henry Drive). The total height of the Bojangles' monument sign will be 12' (8' of which is above the street grade of Fort Henry Drive). The final actual height of the remaining monument signs is yet to be determined due to unknown finished lot grading. Signs consistent with the amended Riverbend sign plan will be 8' above the street grade the lots front on, with an additional height (as needed) to compensate for the portion of the sign that is below street grade.*

|                                   |           |                             |                        |
|-----------------------------------|-----------|-----------------------------|------------------------|
| Planner:                          | Ken Weems | Date:                       | August 12, 2015        |
| <b>Planning Commission Action</b> |           | <b>Called Meeting Date:</b> | <b>August 17, 2015</b> |
| Approval:                         |           |                             |                        |
| Denial:                           |           | Reason for Denial:          |                        |
| Deferred:                         |           | Reason for Deferral:        |                        |

**PROPERTY INFORMATION**

|                         |   |
|-------------------------|---|
| <b>ADDRESS</b>          | 1104 Riverbend Drive, Kingsport TN 37663            |
| <b>DISTRICT</b>         | 11  |
| <b>OVERLAY DISTRICT</b> | Not Applicable                                      |
| <b>EXISTING ZONING</b>  | B-4P  |
| <b>ACRES</b>            | 14 +/-  |
| <b>EXISTING USE</b>     | Partially constructed Bojangles' and pending retail |

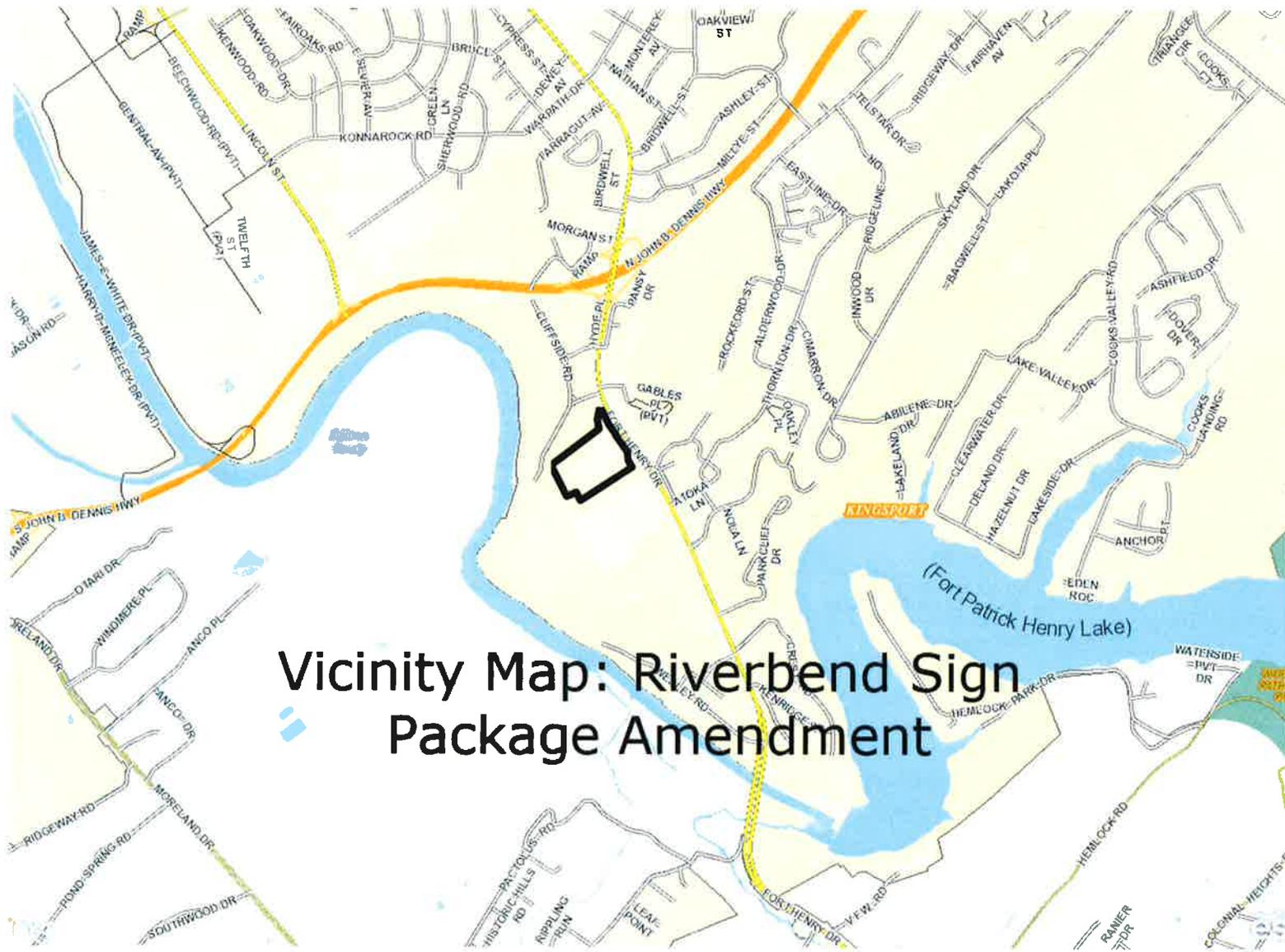
**PETITIONER**

**ADDRESS**                      **3601 Spring Hill Business Park, Mobile, AL 36608**

**REPRESENTATIVE**

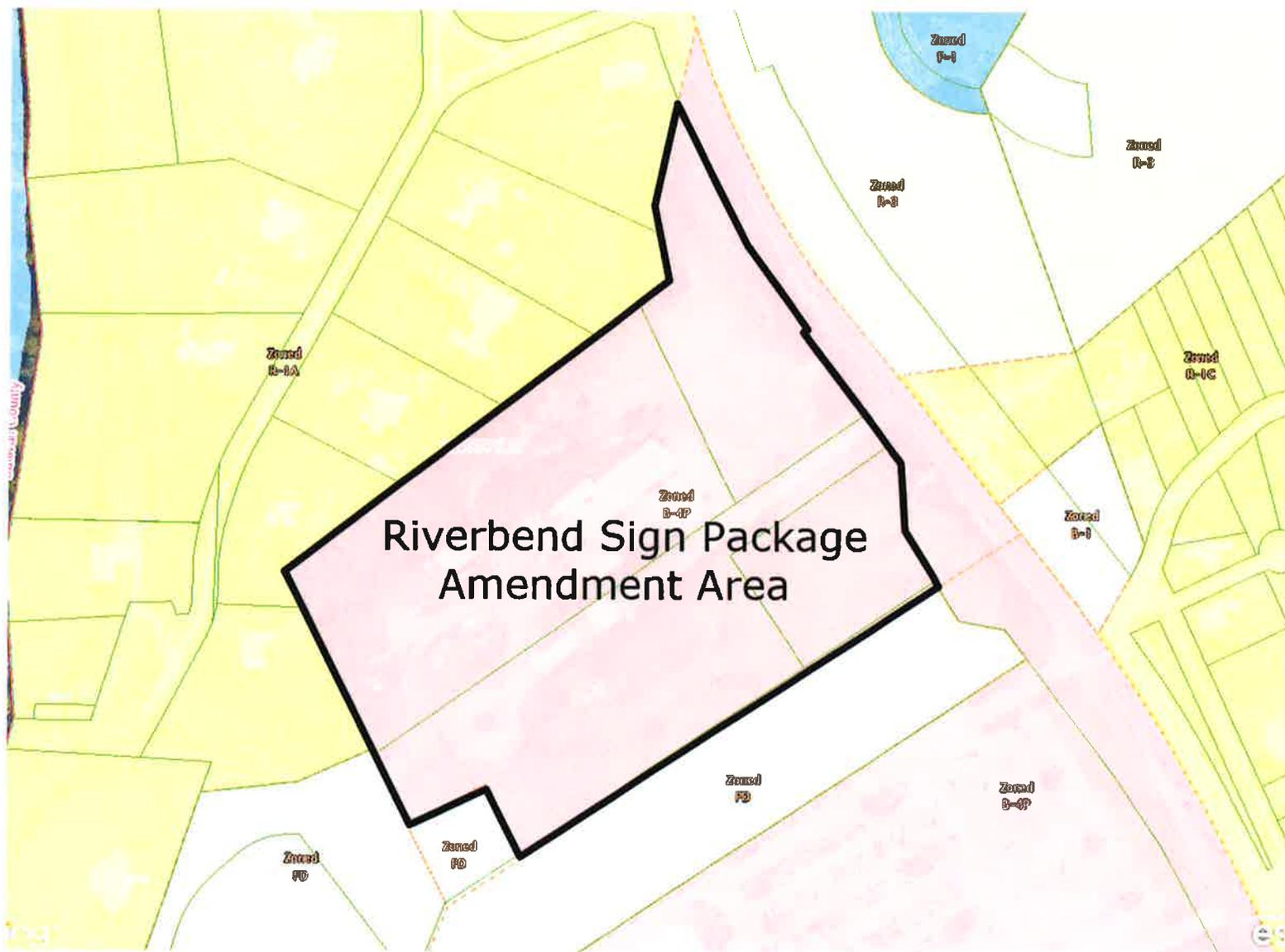
**PHONE**                              **(251) 460-0069**

Vicinity Map



Vicinity Map: Riverbend Sign  
Package Amendment

### Riverbend Zoning Map









Expanded View of Sign Package Change

## Proposed Change:



PYLON SIGN: 35' TALL MEASURED FROM ADJACENT STREET GRADE OF FT. HENRY DRIVE, 200 SF / SIDE, LIGHTED @ FT. HENRY



APARTMENT / ASSIST LIVING, SIGN: 32 SF, 12' TALL AT FT. HENRY



MONUMENT SIGNS: 40 SF, MAXIMUM 8' TALL @ EACH LOT - HEIGHT MEASURED FROM ADJACENT STREET GRADE OF FT. HENRY DRIVE OR RIVERBEND DRIVE

## Currently Approved:



PYLON SIGN: 35' TALL, 200 SF / SIDE, LIGHTED @ FT. HENRY



APARTMENT / ASSIST LIVING, SIGN: 32 SF, 12' TALL AT FT. HENRY



MONUMENT SIGNS: 40 SF, 8' TALL @ EACH LOT

**CONCLUSION**

Staff recommends APPROVAL of the amended Riverbend sign package based on conformance with the zoning code and granted variance. It is staff's opinion that the amended sign package maintains the intent of the district aesthetics.