

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

City Hall  
225 W. Center Street, Kingsport, TN 37660

February 17, 2014

12:00 Noon

**Members Present**

Hoyt Denton, Vice-Chairman  
Dr. Mike McIntire, Vice Mayor  
"Buzzy" Breeding  
Dr. Heather Cook  
John Moody  
David Stauffer  
Mark Selby

**Members Absent**

Dennis Ward, Chairman  
Beverly Perdue

**Staff Present**

**Lynn Tully**  
**Forrest Koder**  
Corey Shepherd  
Ken Weems  
Chris Alley  
Michael Thompson  
Tim Elsea

**Visitor's List**

At 12:00 p.m., Planning Director, Lynn Tully called the meeting to order. . Director Tully asked if there were any changes to the tentative agenda. Changes were proposed during the course of the meeting and will be presented as proposed at the regular meeting. She then asked for any changes for the minutes of the work session held January 13, 2014 and the regular meeting held January 16, 2014. There being no changes, the minutes will be presented for approval at the regular meeting on February 20, 2014.

**CONSENT AGENDA**

**02-01 Sunrise Valley Estates – Final Plat – (14-201-00005)**

The Planning Commission heard a presentation to consider approval for the final plat in the Sunrise Valley Estates located at Wine Court. The property is located inside the corporate limits of the City of Kingsport, 5<sup>th</sup> Civil District of Sullivan County. Mr. Forrest Koder presented the item indicating the changes proposed for the line between two lots. He also discussed the previously sold area which had been surveyed without plat. Planning Commission noted that not only the property sale without plat is outside the regulations for property sales, but also that there were additional issues on the plat and not all of the changes were cleaning up the existing conditions. At issue specifically were the landlocked parcels to the rear of the existing properties.

Mr. Koder noted that several of the properties included similar landlocked parcels to the rear and were typically owned by the property owner with the road frontage, however those have not been combined. The Planning Commission asked if staff would contact the property owner and see if they would like to pull the item so they can repair the rest of the plat and fix the area which was surveyed without plat. They further asked to move this item to the regular agenda. That change will be made on the regular agenda for February 20, 2014. There being no further questions, no official action was taken on the item.

**02-02 Wolford Addition to Breckenridge Phase 5 – Final Plat – (14-201-00006)**

The Planning Commission heard a presentation to consider approval for the final plat of the Wolford Addition to Breckenridge Phase 5 located on Alpine Trail. The property is located inside the corporate limits of the City of Kingsport, 14<sup>th</sup> Civil District of Sullivan County. Mr. Forrest Koder presented the item indicating the intent to add a 40 ft. deep portion of property to 8 lots. Each lot would be enlarged by this plat however the city limits line would continue to remain in its existing location and split those lots. The Planning Commission asked if this would change the conditions or requirements on these lots. Staff noted that although two different jurisdictions would be included in the zoning for each lot the zonings are essentially very similar and there should be no identifiable changes. Staff further noted the additional area included in these lots is very steep and therefore is difficult to build upon. In other questions the Planning Commission asked if the property owners would be willing to annex the rear portion of their properties once the subdivision has been completed. Staff noted as this would be a residential annexation all of the property owners would have to be in agreement however they would likely be amenable if nothing else to simplify their tax notices. There being no further discussion, no official action was taken on this item.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**02-03 Zoning text Amendment – City Wide (Planned Development District) – (13-801-00003)**

The Planning Commission heard a presentation to consider approval to amend the Planned Development District zoning code. These amendments are presented as staff's recommendation to the Planning Commission's request to address issue such as enforcement, density calculations and redefining open space. Mr. Ken Weems presented the item indicating this would be the final amendment as requested by the Planning Commission several months previous. He noted that all areas of concern have been addressed including the new definitions and requirements for open space. He further noted that local developers have been contacted regarding the changes and they are in favor of the same. No adverse comments were received by staff to date. The Planning Commission asked additional questions regarding the definition for open space and what would specifically be counted within those spaces as well as how that open space was to be calculated. There being no further discussion, no official action was taken on this item.

**02-04 Zoning Text Amendment – City Wide (Breweries, Wineries, Distilleries) – (13-801-00010)**

The Planning Commission heard a presentation to consider approval to amend Sections 114-1, 192, 194, 195, 196, 197, 198, 199, 353, 380, 383, and 487 in order to define breweries, wineries, and distilleries and to establish the concepts as specifically permitted uses in the appropriate zoning districts in the City of Kingsport. Mr. Corey Shepherd presented the item indicating that these areas are specifically intended to be allowed in the TA, B2, B3, B4-P, M-1, M1-R, M-2, MX, BC and Planned Village Zoning Districts. In addition specific definitions are being crafted to address what is to be considered a brew pub brewery, winery, and distillery or a craft pub brewery, winery, or distillery and tasting room. Mr. Shepherd also indicated that this is a quickly growing small business and a provision of these definitions and specific allowance in our zoning ordinance will encourage economic development for these types of uses. There being no further discussion, no official action was taken on this item.

**02-05 Zoning Text Amendment – City Wide (Accessory Buildings) – (14-801-00002)**

The Planning Commission heard a presentation to consider approval to amend Sec. 114-133: *Accessory building location and height* to allow for larger accessory building sizes on lots that far exceed their minimum lot size requirement. Mr. Ken Weems presented the item indicating that the BZA has previously asked for this type of change to the ordinance as they have repeatedly heard several requests for areas were recently annexed and have lots that accommodate very large accessory buildings. The proposal addressed this specifically in that lots 2 acres or greater would be allowed larger accessory use, buildings, and size based on the ratio prescribed in the amendment. The maximum size would be 5,000 sq. ft. for an accessory building. There being no further discussion, no official action was taken on this item.

**02-06 Zoning Text Amendment –City Wide (B-4P Signage) – (14-801-00003)**

The Planning Commission heard a presentation to consider approval to amend Sec. 114-533: *On-premise signs. (9) Planned Shopping Center District (B-4P)* to replace the current requirement of Planning Commission sign approval with staff level sign approval in the B-4P zoning district. Mr. Ken Weems presented the item indicating the Planning Commission had previously requested this amendment to address staff level approvals for B-4P signage if all requirements are being met. He further noted that any requests which are outside of the parameters or are atypical may require a review by the Planning Commission. This is typical of most in-house approvals as anything that is questionable is referred to the most immediate Planning Commission meeting. There being no further questions, no official action was taken on this item.

**02-07 Kendrick Street Rezoning - Sullivan County – (14-101-00001)**

The Planning Commission heard a presentation to consider approval and recommendation to the Sullivan County Planning Commission to rezone 116 Kendrick Street from R-1 to B-1 to allow for a dental/doctor office. Mr. Corey Shepherd presented the item indicating the request is from Colonial Heights Baptist Church to rezone the lot for a dental/doctor office. The intent is for the church to sell this lot to a dentist who is intending to redevelop the existing house and lands to be more appropriate for a dental office. Staff noted that there is some discussion involving

annexation of the area as all utilities are being provided currently. Mr. Mark Selby noted he is a congregant at the church and would excuse himself from discussion during that item. There were several questions regarding the adjoining area specifically any vacant building in the area. Staff noted that no comments have been received from the public thus far. Mr. Selby did also note that several of the buildings on separate lots around the area are owned by the church and are planned for church expansion however across the street there was property purchased by the church which is no longer necessary to enable that expansion. There being no further discussion, no official action was taken on this item.

**PUBLIC COMMENT**

No Comment.

Planning Director Tully presented the annual report of The Planning Department and The Building Department for review by the Planning Commission and for their information. If they have any additional questions they are welcome to contact the staff. There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 12:30pm.

Respectfully Submitted,



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Chanya Lynn Tully, AICP, Planning Commission Secretary