



## **REGIONAL PLANNING COMMISSION MEETING AGENDA**

**Thursday, April 17, 2025 at 5:30 PM  
City Hall, 415 Broad Street, Boardroom**

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**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.**

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF MINUTES**

1. Approval of the March 20, 2025 Work Session Minutes
2. Approval of the March 20, 2025 Regular Meeting Minutes

### **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.

1. Jonathan Way Private Street Renaming (PLNCOM25-0089). The Commission is requested to send a favorable recommendation to the Board of Mayor and Aldermen in support of renaming the private street. (Weems)

### **V. UNFINISHED BUSINESS**

1. 3200 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0033). The Commission is to receive, for informational purposes, the amended preliminary zoning development plan. (Weems)

### **VI. NEW BUSINESS**

1. Cooks Valley Road Rezoning (REZONE25-0064). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to PD. (McMurray)
2. Cooks Valley Road Rezoning Site Future Land Use Plan Amendment (REZONE25-0064). The Commission is requested to amend the 2030 Future Land Use Plan to accommodate the multifamily portion of the Cooks Valley Road Development (Weems).
3. 1111 Kinzer Lane County Rezoning (REZONE25-0078) The Kingsport Regional Planning Commission has been requested to send a positive recommendation to the Sullivan County Commission for a county rezoning. (Cooper)
4. Airport Parkway Residential Development (PD24-0195). The Commission has been requested to grant preliminary Planned Development plat approval for the Airport Parkway Residential Planned Development. (Cooper)
5. 2016 Netherland Inn, Preliminary Zoning Development (MUD25-0075). The Commission is requested to grant preliminary zoning development plan approval for 2016 Netherland Inn Road. (Pyatte)
6. 2100 Enterprise Place Preliminary Zoning Development Plan (COMDEV25-0053). The Commission is requested to grant preliminary zoning development plan approval for a new hotel. (Cooper)
7. Brickyard Village Phase 1A Final Plat (PD24-0301). The Commission is requested to grant final plat approval to Brickyard Village Phase 1A. (Cooper).
8. Brickyard Village Phase 1A Irrevocable Letter of Credit (PD24-0301). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements of Brickyard Village Phase 1A. (Cooper)
9. 730 Boone St. Surplus (Rotary Park) (SURPLS25-0022). The Commission has been requested to declare 730 Boone St., also known as Rotary Park, as surplus property. (Cooper)
10. 2025 Sullivan County Fees ZTA (ZTA24-0222). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the submitted zoning text amendment. (Weems)

## **VII. OTHER BUSINESS**

1. Approved Subdivisions

## **VIII. PUBLIC COMMENT**

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

## **IX. ADJOURN**