



GATEWAY REVIEW COMMISSION MEETING AGENDA

Friday, April 26, 2024 at 10:00 AM

City Hall, 415 Broad Street, Conference Room 226

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 December 22, 2023 Regular Meeting Minutes

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

- 1.** The Commission is requested to grant Gateway approval for the proposed Southern Tire Mart located along Tri-Cities Crossing. (Weems)

VI. OTHER BUSINESS

VII. 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.

VIII. ADJOURN

MINUTES OF THE December 22nd, 2023 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSIONDecember 22nd, 2023

10:00 a.m.

Members Present

John Perdue
 Terry Cox
 Daniel Duncan
 Ken Weems

Members Absent

Curtis Montgomery
 Alderman Betsy Cooper
 Christie Gott

Staff Present

Savannah Garland

Visitors

Kay Pierce Cassell
 Barney King
 Ben Baugh
 Hoyt Denton

The meeting was called to order at 10:00 a.m.

NEW BUSINESS

1295 Southgate Place: The Commission reviewed the Oct., 2023 meeting minutes. A motion was made by Daniel Duncan, seconded by Ken Weems, to grant approval for the Oct., 2023 minutes. The Commission considered a site plan for the new storage unit placement that already has three storage units. Staff noted that this proposal also went to the BZA and was approved for the 1.5' front yard variance. Staff noted that all city departments had reviewed the proposal and found it to be compliant with city code. Terry Cox abstained from this vote. John Perdue made a motion to approve that was seconded by Weems to grant gateway review approval for the project. The motion passed unanimously, 3-0 (with Terry Cox abstaining).

1284 S. John B. Dennis: The Commission considered a site plan for two 1,000 gallon propane tanks to be installed. Staff noted that they will be installed 25' from existing property line and 50' from the existing building and the tanks will be beige. There are no new structures proposed and the 3 existing buildings in the front are removed. The applicant clarified that the existing building will stay the same. Staff noted that all city departments had reviewed the proposal and found it to be compliant with city code. It was noted that when the applicant wants to add a sign and a potential gate that they will resubmit for review with gateway. Cox made a motion to approve that was seconded by Weems to grant gateway review approval for the project. The motion passed unanimously, 4-0).

OTHER BUSINESS

N/A

There being no further business before the Commission, the meeting was adjourned at 10:21am

Respectfully Submitted,

Terry Cox, Chairman

PROPERTY INFORMATION

ADDRESS: 2040 Tri-Cities Crossing

DISTRICT: 14th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: B-4P

ACRES: +/- 6.70

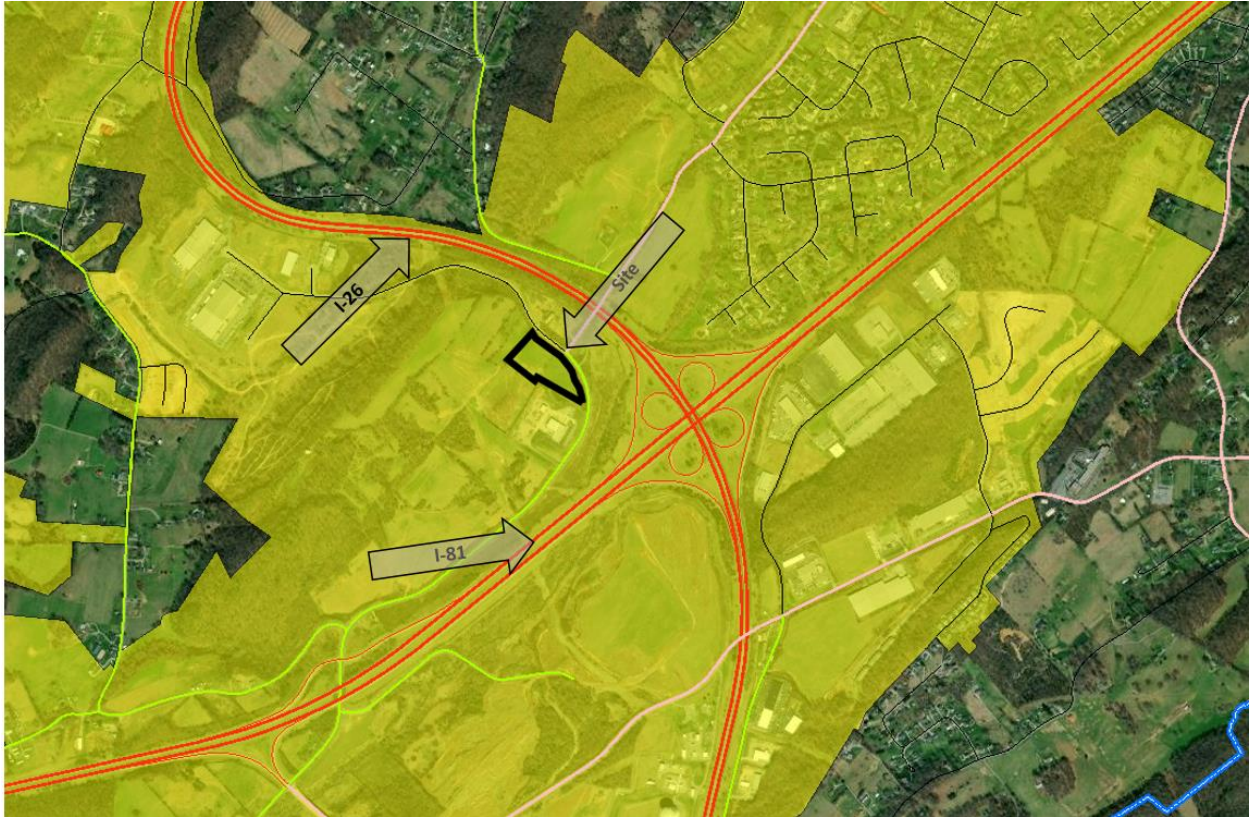
EXISTING USE: vacant

PROPOSED USE: new Southern Tire Mart

INTENT

To receive Gateway approval in a B-4P zone for a new Southern Tire Mart.

LOCATION MAP



CURRENT ZONING MAP

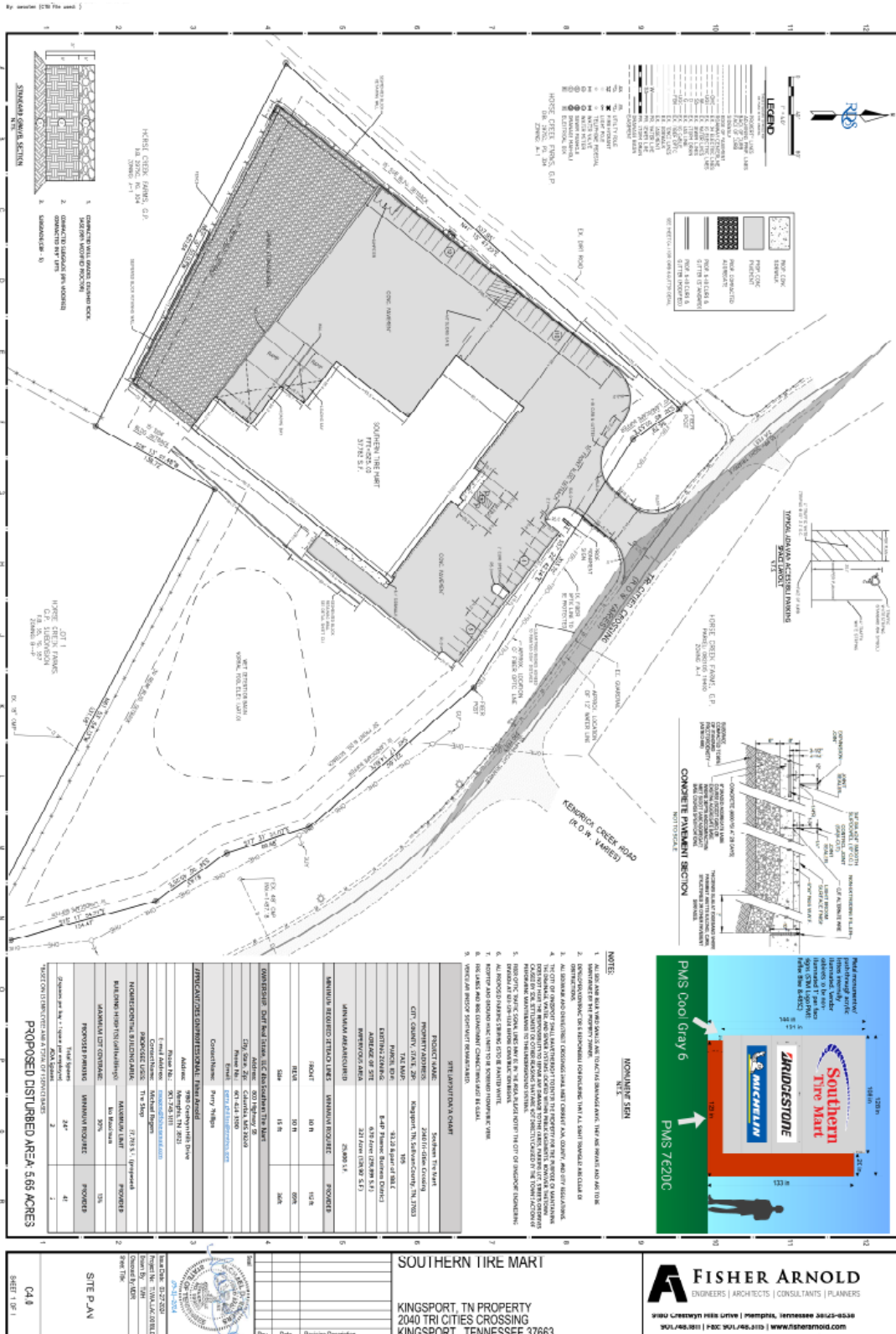


AERIAL

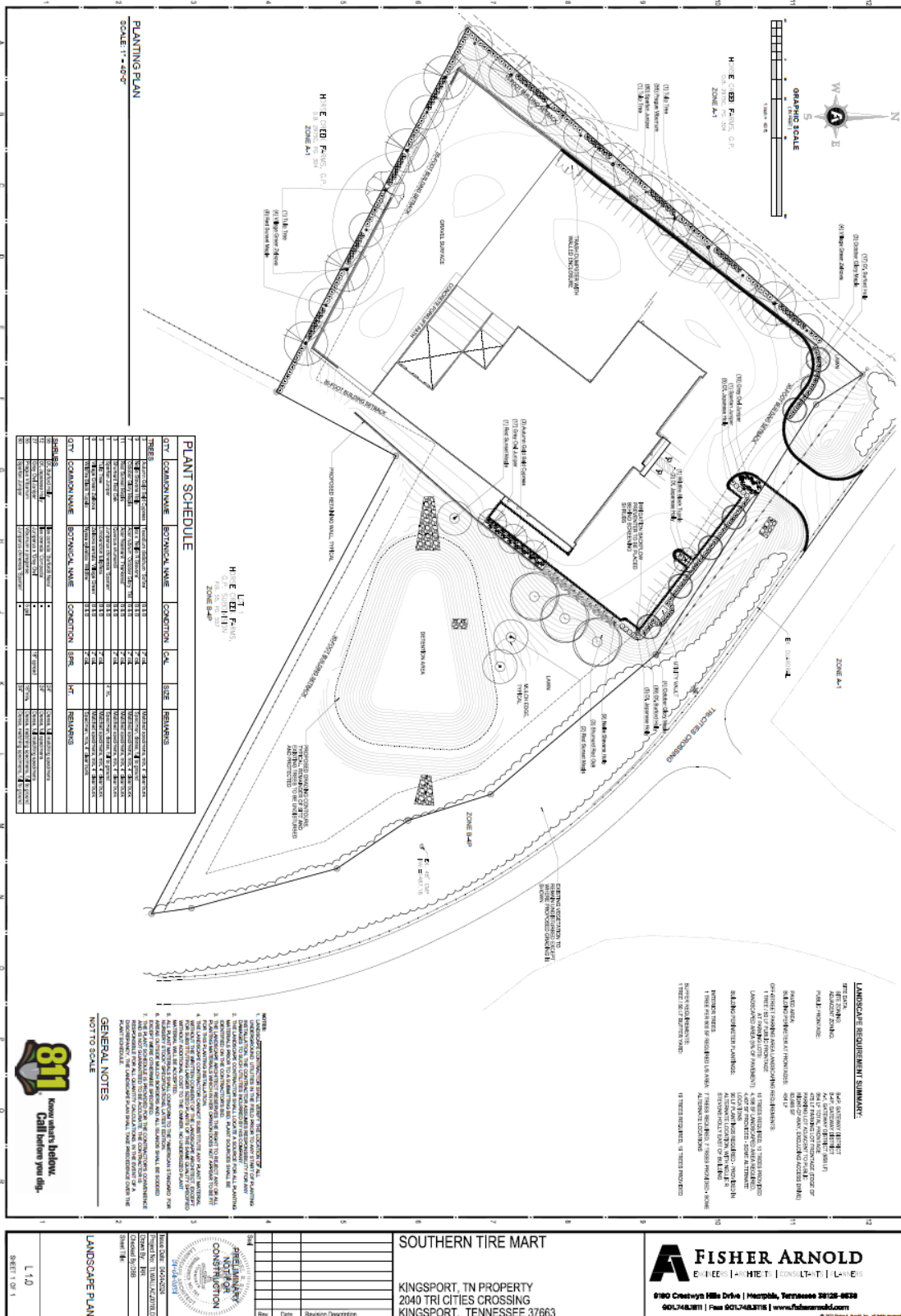


The following pages encompass the B-4P mandated plans:

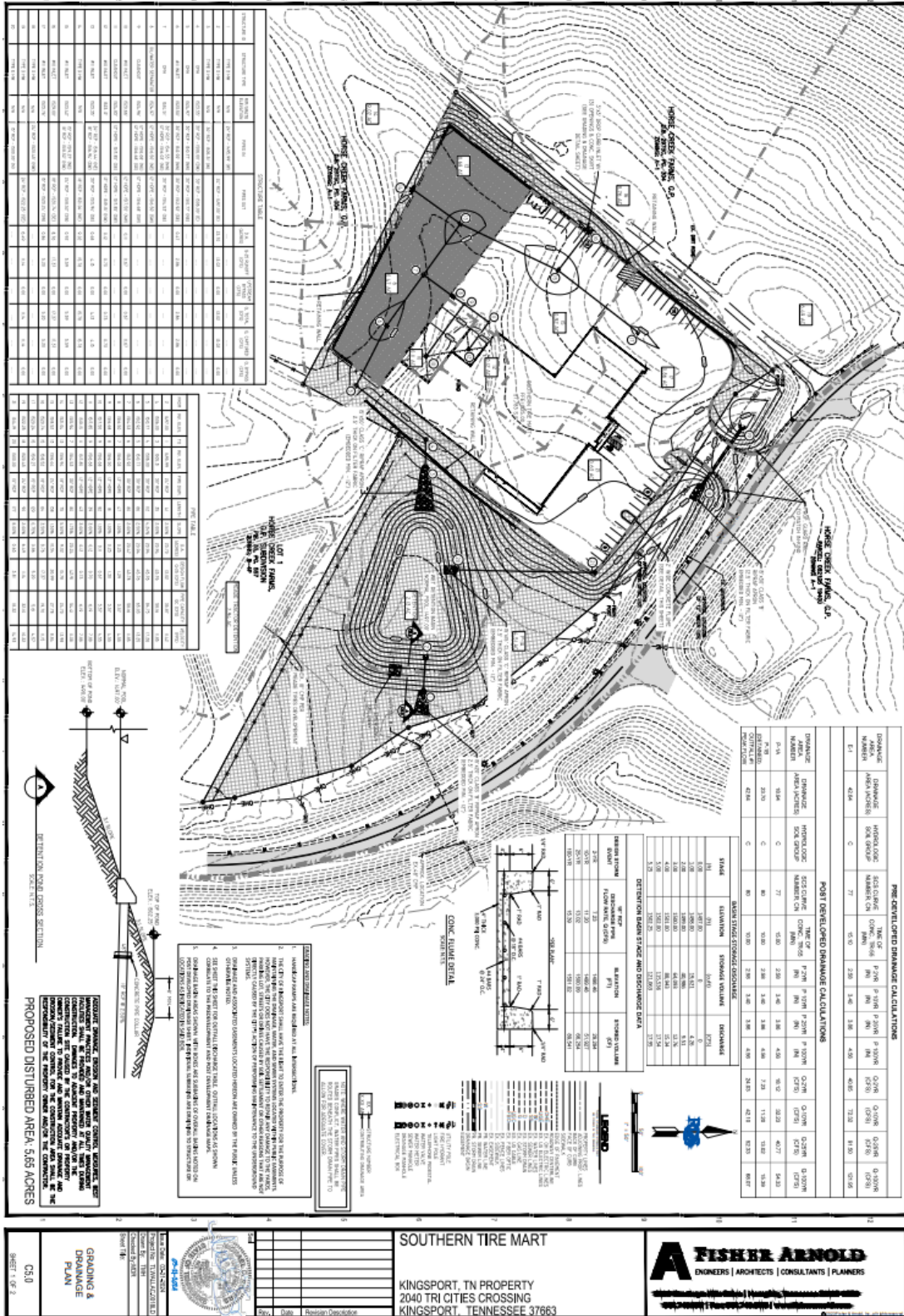
Site Plan



Landscape Plan



Grading & Drainage Plan

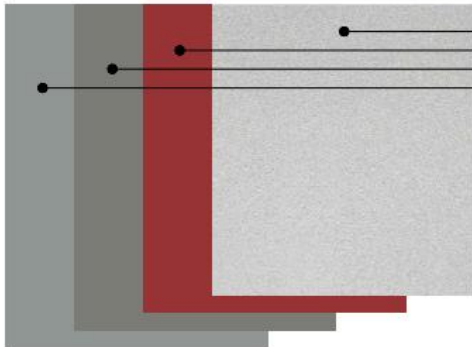


Architectural Design

PRELIMINARY - FOR PLANNING
COMMISSION AND GATEWAY
REVIEW AND APPROVAL ONLY.



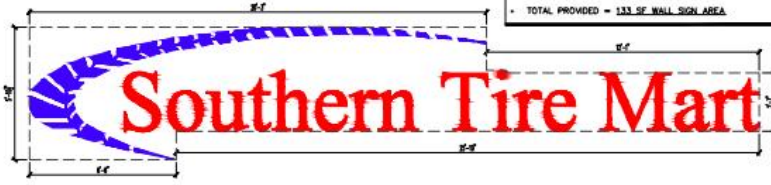
PERSPECTIVE VIEW - NORTHEAST ELEVATION
SCALE: NTS



- METAL PANEL COLORS:**
- SILVER METALLIC - ACM METAL COMPOSITE WALL PANELS.
 - CORNELL RED - ACM METAL COMPOSITE WALL PANELS.
 - SLATE GRAY - 7.2 PROFILE METAL WALL PANELS.
 - TUNDRA - PBR PROFILE METAL WALL PANELS.

PROPOSED WALL SIGNAGE:

- ALLOWED B-4P ZONE
BLDG GROUND COVERAGE > 30,000 SF = 300 SF MAX WALL SIGN AREA
- ALLOWED ODD ZONE
REDUCED BY 50% ALLOWED IN B-4P = 150 SF MAX WALL SIGN AREA
- TOTAL PROVIDED = 133 SF WALL SIGN AREA



WALL SIGNAGE
SCALE: NTS

AB ARCHITECT
ASHLEY BANKSTON
1616 N. 10th St
KINGSFORD, TN 37762
931.583.2079
info@ashleybankston.com



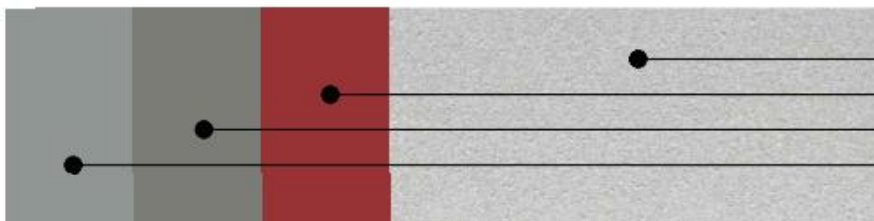
PROJECT LOCATION:
**NEW CONSTRUCTION FOR:
SOUTHERN TIRE MART**
2008 BIRCH CREEK DR
KINGSFORD, TENNESSEE
SULLIVAN COUNTY



DRAWN BY: AB
CHECKED BY: AN
DATE: MARCH 2024
SCALE: NTS
RENDERING MATERIAL
COLORS & WALL SIGN

REV	REV. DATE

SHEET NO:
A0.1



- METAL PANEL COLORS:**
- SILVER METALLIC - ACM METAL COMPOSITE WALL PANELS.
 - CORNELL RED - ACM METAL COMPOSITE WALL PANELS.
 - SLATE GRAY - 7.2 PROFILE METAL WALL PANELS.
 - TUNDRA - PBR PROFILE METAL WALL PANELS.

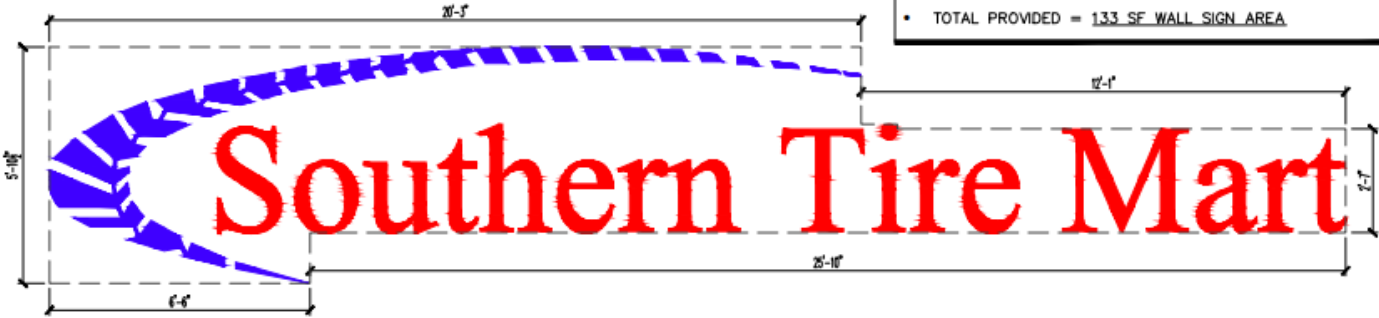
W-5

Sign Details (Wall Sign)

- SILVER METALLIC - ACM METAL COMPOSITE WALL PANELS.
- CORNELL RED - ACM METAL COMPOSITE WALL PANELS.
- SLATE GRAY - 7.2 PROFILE METAL WALL PANELS.
- TUNDRA - PBR PROFILE METAL WALL PANELS.

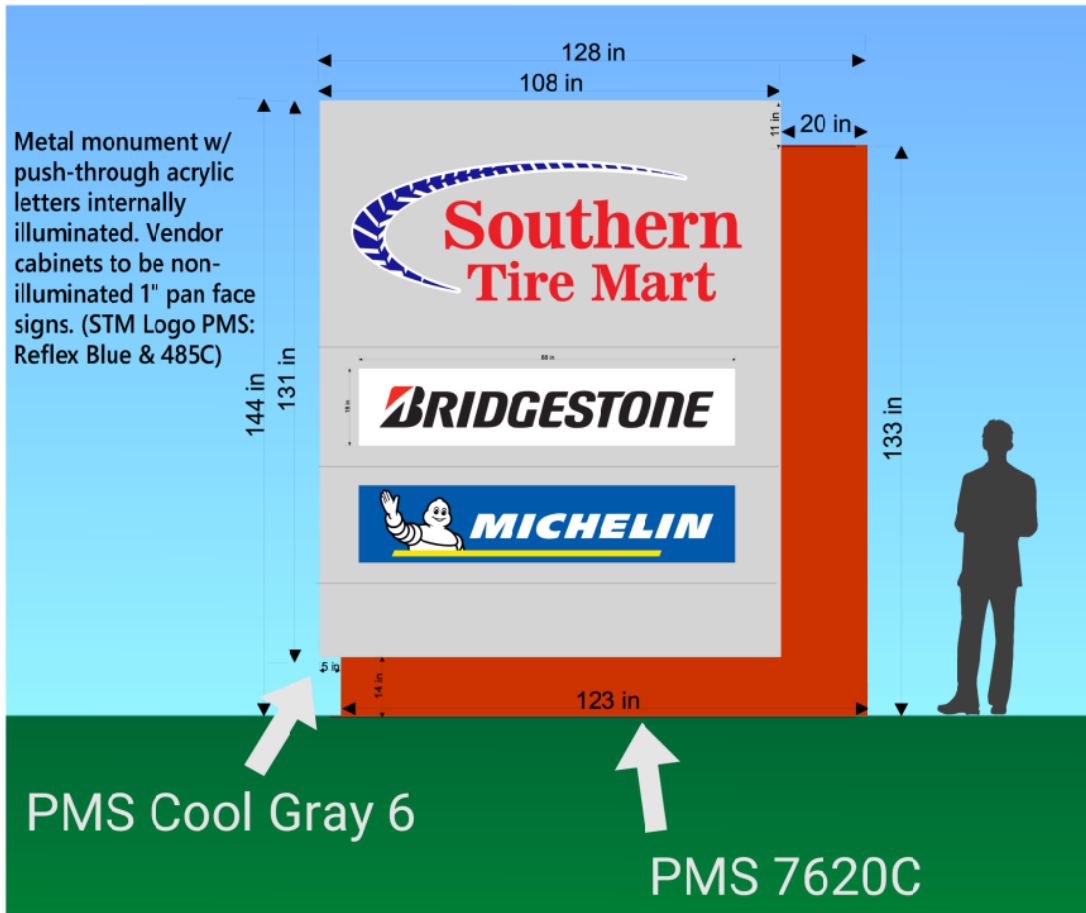
PROPOSED WALL SIGNAGE:

- ALLOWED B-4P ZONE
BLDG GROUND COVERAGE > 30,000 SF = 300 SF MAX WALL SIGN AREA
- ALLOWED GDO ZONE
REDUCED BY 50% ALLOWED IN B-4P = 150 SF MAX WALL SIGN AREA
- TOTAL PROVIDED = 133 SF WALL SIGN AREA



2 WALL SIGNAGE
SCALE: NTS

Sign Details (Freestanding)



GATEWAY PLAN ANALYSIS**BASE ZONING STANDARDS**

- Minimum lot size: 25,000 sq feet; Proposed lot size: 6.70 acres
- Building setback: Front: 30'
Sides: 15'
Rear: 30'
(Proposal conforms to setbacks)
- No max building height
- Building ground coverage: not to exceed 30%; proposal is 13%
- Parking: two spaces per bay, plus one space per employee, but never less than five spaces. (proposal meets the standard)
- Parking lot landscaping: Approved by City Landscape Specialist

GATEWAY REQUIRED PLAN STANDARDS

- **Site plan:** Meets zoning standards/ seeking zoning development plan approval during the 4/25 meeting of the Kingsport Regional Planning Commission
- **Landscape:** approved to the Gateway standard by the City Landscaping Specialist
- **Grading and Drainage:** Limited natural contour changes
- **Lighting and Utilities:** Sufficient to maintain light and prevent spillage.
- **Parking:** Business Service Establishment: 2 spaces per bay plus one space per employee
Required: 24; Provided: 42
- **Signage:** The wall sign proposal meets the Gateway 50% reduced standards. Allowance: 150 sq ft. Proposed: 133 sq ft.

The freestanding sign is allowed to be up to 100 sq ft in size (this is the allowance after being reduced by the Gateway 50%). The proposal contains a grey colored area with sign copy that is 99.75 sq ft. The applicant has proposed the red portion of the sign to account for the monument sign base and sign frame cover, thus not counting the red to the side of the grey colored part of the sign. This interpretation is debatable for the meeting. The red portion of the sign is roughly 35 sq ft.

- **Architectural Design**
The building is clad in metal panels. Per gateway standards this material for cladding is required to have a waiver.

Recommendation

Staff recommends discussing the freestanding sign qualities with the applicant for a common understanding and granting subsequent Gateway approval.