



GATEWAY REVIEW COMMISSION MEETING AGENDA

**Friday, December 22, 2023 at 10:00 AM
City Hall, 415 Broad Street, 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 October 2023 mins.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

- 1.** 1295 Southgate Place (Gateway23-0320)

- a. Site Plan
- b. Grading Plan
- c. Landscape Plan
- d. Architectural Design
- e. Lighting and Utilities
- f. Parking

- 2.** 1284 S. John B. Dennis (Gateway23-0376)

- a. Site Plan

- b. Grading Plan
- c. Landscape Plan
- d. Architectural Design
- e. Lighting and Utilities
- f. Parking

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 October 20th, 2023 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSIONOctober 20th, 2023

10:00 a.m.

Members Present

John Perdue
 Terry Cox
 Daniel Duncan
 Christie Gott
 Ken Weems

Members Absent

Curtis Montgomery
 Alderman Betsy Cooper

Staff Present

Savannah Garland

Visitors

Kevin Kindy

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

NEW BUSINESS

1025 Tidewater Court: The Commission reviewed the Feb. 17th, 2023 meeting minutes. A motion was made by Terry Cox, seconded by John Perdue, to grant approval for the Feb. 17th, 2023 minutes. The Commission considered a site plan, grading plan, landscaping plan, architectural design, signage, lighting and utilities, and parking plan for the newly proposed Office building and garage. Staff noted that with a successful rezoning the proposal meets the M-1R District standards. Staff noted that all city departments had reviewed the proposal and found it to be compliant with city code. Daniel Duncan asked for clarification on the fencing and Mr. Kindy stated that it would be a black chain-link fence. Staff thought that a metal building in an Industrial zone is a good transition to commercial with the masonry. A motion was made by Terry Cox, seconded by John Perdue, to grant gateway review approval for the project. The motion passed unanimously, 5-0 (all in context of a M1-R rezoning passing).

OTHER BUSINESS

N/A

There being no further business before the Commission, the meeting was adjourned at 10:26am.

Respectfully Submitted,

Terry Cox, Chairman

1295 Southgate Place Gateway Submittal in an B-3 District

Property Information			
Address	1295 Southgate Place		
Tax Map, Group, Parcel	076J, A, 003.00		
Civil District	13		
Overlay District	Gateway		
Land Use Designation	Commercial		
Acres	+/- 1.84		
Existing Use	Storage Units	Existing Zoning	B-3
Proposed Use	Storage Units	Proposed Zoning	No change
Owner /Applicant Information			
Name: Hoyt Denton Address: 204 St. Charles Place City: Kingsport State: TN		Zip Code: 37660 Intent: To receive gateway approval for an B-3 zone development of a new storage building.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends contingent APPROVAL for the following reasons:</p> <p style="padding-left: 40px;">The submitted master plan meets the requirements of the Gateway overlay in the B-3 zone.</p> <p>Staff Field Notes and General Comments:</p> <p style="padding-left: 40px;">This B-3 parcel already has three storage unit buildings on it. This proposal went to the BZA and was approved for a 1.5' front yard variance.</p>			
Planner:	Savannah Garland	Date:	3 October 2023
Gateway Commission Action		Meeting Date:	22 December 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 1295 Southgate Place

DISTRICT: 13th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: B-3

ACRES: +/- 1.84

EXISTING USE: Storage Units

PROPOSED USE: new Storage Unit

INTENT

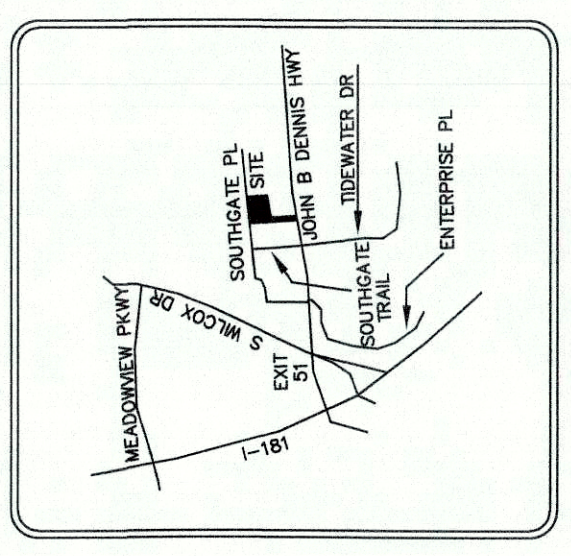
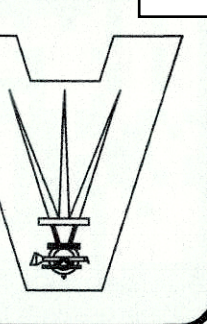
To receive gateway approval for an B-3 zone development of a new storage unit building.



REVISIONS:	DATE:	BY:

HOYT H. DENTON and wife,
 MARY MARGARET DENTON
 KINGSFORT, TENNESSEE

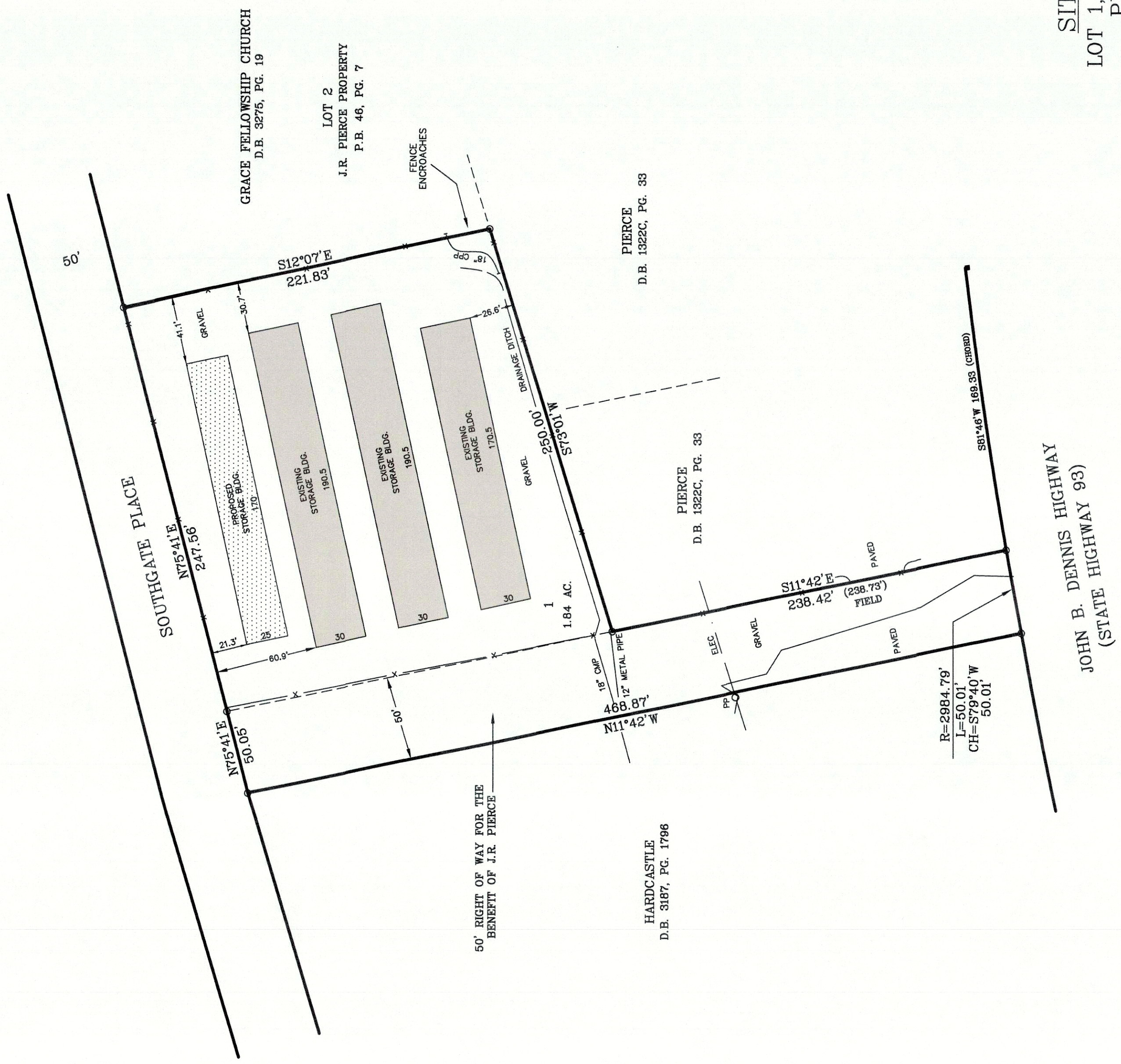
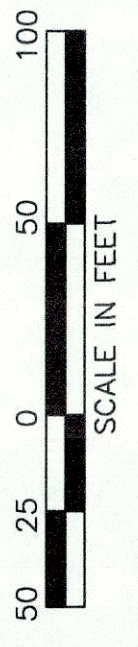
ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET KINGSFORT, TENNESSEE 37660
 TELEPHONE (423) 392-8896
 E-MAIL: tingert@alleysurveyors.com



LOCATION MAP
 N.T.S.

- LEGEND**
- PP POWER POLE
 - ELEC ELECTRIC
 - CMP CORRUGATED METAL PIPE
 - CPP CORRUGATED PLASTIC PIPE
 - DB DEED BOOK
 - PC PLAT BOOK
 - FC FACE
 - N.T.S. NOT TO SCALE
 - R= RADIUS
 - L= LENGTH
 - CH= CHORD
 - P.B. PLAT BOOK
 - BLDG. BUILDING

SITE PLAN
 LOT 1, J.R. PIERCE
 PROPERTY
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY
 KINGSFORT, TENNESSEE
 DATE: SEPTEMBER 28, 2023
 SCALE: 1"=50'



- NOTES:**
- 1) NORTH BASED ON RECORDED PLAT.
 - 2) PROPERTY IS ZONED B-3
 SETBACKS: FRONT 30'
 REAR 30'
 SIDE N/A
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 45165C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 23-13145
 - 5) ACAD FILE 23-13145 DENTON.DWG
 - 6) TAX MAP 76-J "A" PARCEL 3
 - 7) DEED REFERENCE: D.B. 3485 PAGE 1799
 - 8) PLAT REFERENCE: P.B. 85, PAGE 12
 - 9) 12' DRAINAGE AND UTILITY EASEMENT ALONG INTERIOR SIDE OF ALL LOT LINES.
 - 10) SOUTHGATE PLACE ALONG REAR OF PROPERTY DEDICATED IN PLAT BOOK 43, PAGE 9.

Site Map



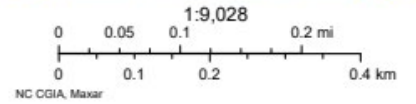
10/3/2023, 11:12:39 AM

Sullivan County Parcels Jan 2023

- Parcels
- Urban Growth Boundary

Streets

- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp



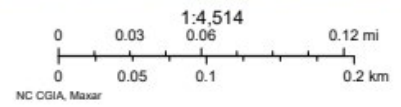
Web AppBuilder for ArcGIS

Utilities



10/3/2023, 11:19:15 AM
Sullivan County Parcels Jan 2023
Parcels
Kpt 911 Address
Sewer Mains

- Water Lines
- Urban Growth Boundary
- Streets
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp



Web AppBuilder for ArcGIS

SITE PLAN ANALYSIS

Gateway approvals in the B-3 zoning district consist of the following:

1. Site Plan
2. Grading Plan
3. Landscape Plan
4. Architectural Design
5. Signage
6. Lighting and Utilities
7. Parking

Enlarged plan copies will be provided during the regular meeting for best clarity.

1. Site Plan: The site is spacious and there is ample room to abide by B-3 zoning standards including setbacks.
2. The grading plan shows minimal disturbance, which is a key gateway requirement.
3. Landscape Plan: The landscape plan has received approval from the landscape specialist and conforms to the gateway standard.
4. Architectural Design: Architectural design is compatible within this zone and meets building materials.
5. Signage: No new signage.
6. Lighting and Utilities: No new lighting added.
7. Parking is adequate to serve the intended use.



Item V1.





1284 S. John B. Dennis Gateway Submittal in an B-3 District

Property Information			
Address		1284 S. John B Dennis	
Tax Map, Group, Parcel		076J, A, 001.00 & 003.21	
Civil District		13	
Overlay District		Gateway	
Land Use Designation		Retail/Commercial	
Acres		+/- 2.05	
Existing Use		Existing Zoning	B-3
Proposed Use		Proposed Zoning	No change
Owner /Applicant Information			
Name: Barry & Barney King Address: 1248 S. John B Dennis City: Kingsport State: TN		Zip Code: 37660 Intent: To receive gateway approval for a B-3 zone to install propane tanks.	
Planning Department Recommendation			
The Kingsport Planning Division recommends contingent APPROVAL for the following reasons: The submitted master plan meets the requirements of the Gateway overlay in the B-3 zone.			
Staff Field Notes and General Comments: The 3 existing buildings in the front will be removed. Two 1,000 gallon propane tanks will be installed 25' from existing property line and 50' from the existing building. No new structures are proposed.			
Planner:	Savannah Garland	Date:	6 December 2023
Gateway Commission Action		Meeting Date:	22 December 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 1284 S. John B. Dennis

DISTRICT: 13th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: B-3

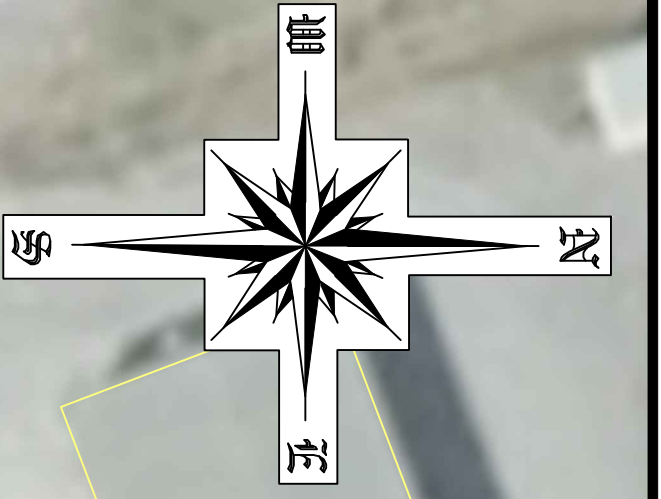
ACRES: +/- 2.05

EXISTING USE: Vacant

PROPOSED USE: Retail

INTENT

To receive gateway approval for an B-3 zone to install propane tanks and to be able to sell and refill propane tanks. As well as outdoor furniture and rocks.



DATE:	12/04/2023
NO.	REVISION DATE
1	
2	
3	
DRAWN BY: PBM	
CHECKED BY: PBM	
PROJECT NO:	
SHEET:	

PROPOSED LAYOUT

MME SALES
JOHN B. DENNIS HWY
KINGSPORT, TENNESSEE

MOUNTAIN MOVING EXCAVATING, LLC
3675 HILL STATION ALLEY RD
GATE CITY, VIRGINIA 24251

C101

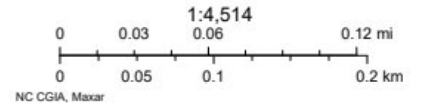
Site Map



12/6/2023, 10:28:59 AM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Kpt 911 Address
- Urban Growth Boundary
- Interstate
- Expressway
- Major Arterial
- Collector Street
- Local Street
- Minor Arterial
- Private Street
- Ramp



Web AppBuilder for ArcGIS

Zoning



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Sullivan County Parcels Jan 2023

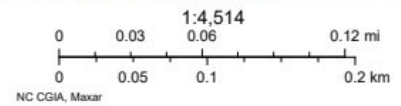
Parcels

Kpt 911 Address

City Zoning

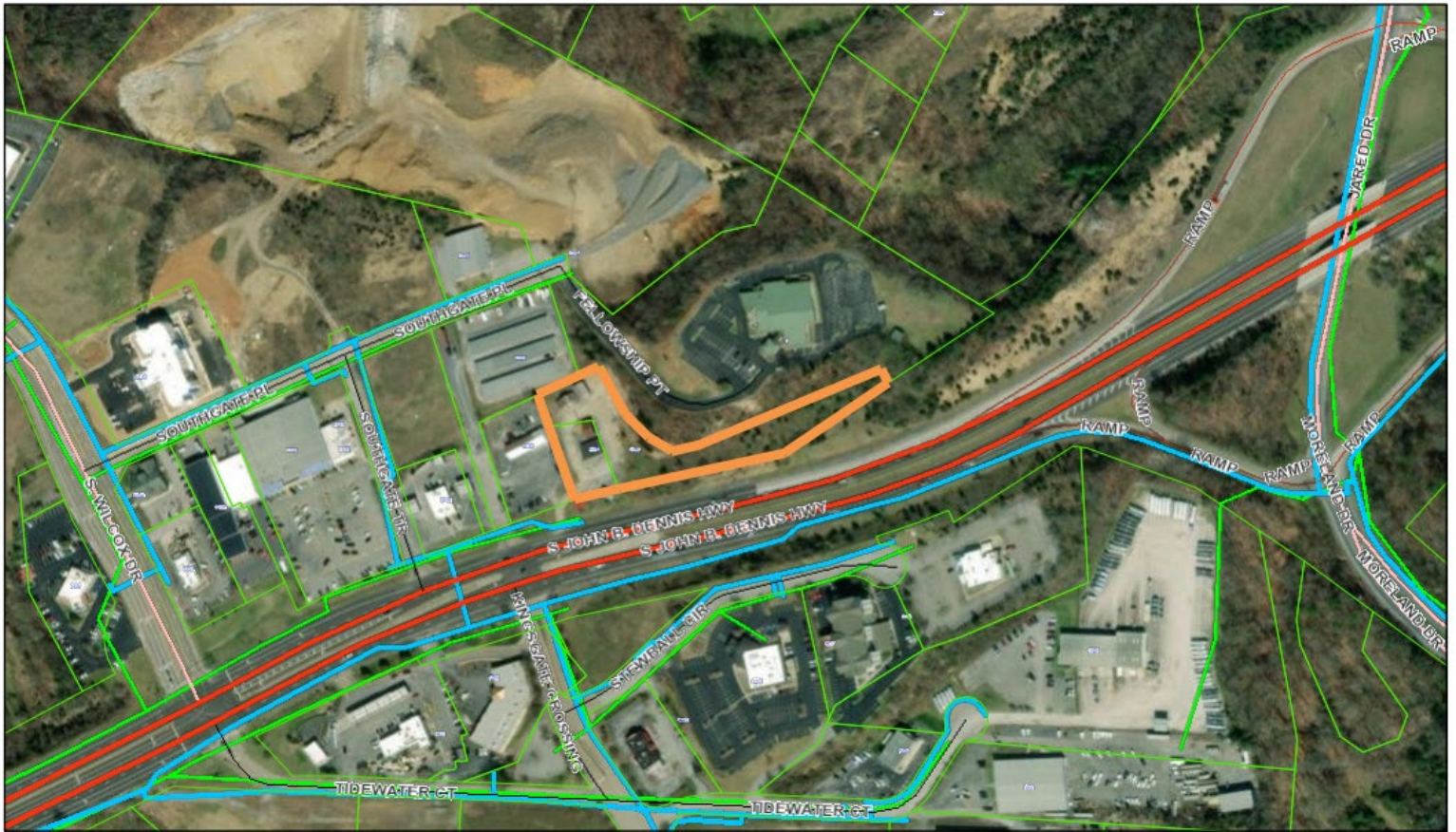
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TA/C	A-1	B-2	B-4P	M-1	P-1	PD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD



Web AppBuilder for ArcGIS

Utilities



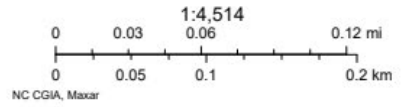
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Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Water Lines

- Sewer Mains
- Urban Growth Boundary
- Interstate

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Web AppBuilder for ArcGIS



