

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

The Improvement Building  
201 W. Market Street, Kingsport, TN 37660

February 18, 2013

12:00 Noon

**Members Present**

Dennis Ward, Chairman  
Colette George, Vice-Chairman  
Alderman Mike McIntire  
“Buzzy” Breeding  
George Coleman  
Hoyt Denton  
David Stauffer  
Mark Selby

**Members Absent**

Jim Lewis

**Staff Present**

Lynn Tully  
Forrest Koder  
Karen Combs  
Ken Weems  
Hank Clabaugh  
Chris Alley  
Michael Thompson  
Tim Elsea  
Corey Shepherd, Intern

**Visitor’s List**

At 12:00 p.m., the meeting was called to order by Lynn Tully. Mrs. Tully presented the tentative agenda for the February 21, 2013 meeting of the Planning Commission for discussion. No changes were presented. Mrs. Tully asked for changes to the minutes for the January 14, 2013 work session and the regular meeting held January 22, 2013 rescheduled as a called meeting. There being no changes, the minutes will be submitted as complete during the February 21, 2013 meeting.

No items were presented for the consent agenda and there was no unfinished business.

**NEW BUSINESS**

**02-01 Performance Bond – Autumn Woods – Phase 3 – (10-201-00083)** – The Planning Commission heard a presentation to consider approving a reduction in the Performance Bond for Autumn Woods Subdivision, Phase 3, from \$181,500 to the new recommended amount of \$146,465. Mr. Forrest Koder presented the item with the reduced bond amount as recommended by the Engineering department. There being no questions, no further action was required for this item.

**02-02 Jones Concept Subdivision – (13-201-00004)** – The Planning Commission heard a presentation regarding a concept subdivision on Snapps Ferry Road including 12 blocks. Staff stated that the concept subdivision is presented contrary to the Subdivision Regulations recommending an internal marginal access street for subdivisions located off collector streets. Snapps Ferry Road is a collector street and

staff is recommending access for these lots via a marginal access street. A potential reconfiguration was shown to the Commission which eliminates one lot however, does preclude a cul-de-sac street for internal access. Staff noted that the property is shown on the Future Land Use Plan is most appropriate for commercial uses based on its location between the existing interstate highway and the commercial junk yard across the street. There was some discussion regarding former subdivisions which included lots fronting on collector streets. The subdivisions discussed included Rock Springs South and Autumn Woods Subdivision. Staff noted that both of these approvals were given prior to the change to the Subdivision Regulations which now recommend the internal street access. There being no additional discussion, no official action was taken.

**02-03 Zoning Text Amendment Report – County Wide – (13-801-00001)** – Mrs. Karen Combs presented a request from the County to recommend to the County Commission a Zoning Text Amendment regarding residential yard sales. Mrs. Combs noted the difference between the presented County regulation of yard sales and the current City regulation of yard sales. She noted that they were very similar however; there was a different maximum allowance for the number of times the yard sales could be held during the year. She noted that this amendment was presented based on complaints and other issues being heard by the County at this time. There being no additional discussion, no further action was taken.

**02-04 Tourist Accommodation/Commerce District (TA/C) – Ordinance for Signs - (12-801-00002)**  
The Planning Commission heard a presentation from Mr. Forrest Koder regarding proposal to amend Article IV Signs as related to the TA/C District of the sign regulations. Mr. Koder outlined all seven potential sign types allowed within this district as well as the sign package requirement for the Planning Commission. He further presented pictorial descriptions of those sign packages and included a version for those sites which may be located within the Gateway overlay zoning district. Mr. Koder did note the locations of the existing TA/C zoned properties and will provide a new map for each of those at the regular meeting. There being some discussion regarding the sizes and allowances for these signs, no official action was taken.

#### **OTHER BUSINESS**

Mrs. Tully presented items of other business for the Planning Commission's review, with no official action taken on these items. Further, Mrs. Tully noted that upcoming items for the Planning Commission's consideration will include changes to the parking requirements for downtown businesses as well as changes to requirements for bike racks for commercial properties. She additionally noted the work ongoing for the Special Census for 2013 being done by Mr. Ken Weems. There being no additional business and no further changes to the agenda the work session was closed at approximately 12:50 p.m.

Respectfully Submitted,



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Chanya Lynn Tully, AICP, Planning Commission Secretary