

AGENDA
for the
REGULAR MEETING
of the
CITY of KINGSPORT
GATEWAY REVIEW COMMISSION

IMPROVEMENT BUILDING
JIMMY WALKER CONFERENCE ROOM

February 22, 2013

10.00 A.M.

- FR, LT
ve, TM, HC, W, JWO*
- I. Introductions and recognition of visitors.
 - II. Consider approval of the Minutes of the January 18, 2012 meeting of the Gateway Review Commission. *VJ/JW
5-φ*
 - III. New Business:
 - a. Project # 13-105-00001: Consider granting a request by Mr. Wayne Deere for final approval and issuance of a Certificate of Appropriateness for the proposed Kingsport Concrete on Shady View Drive. *VJ/JW
5-φ*
 - IV. Old Business:

None
 - V. Other Business:

~~None~~ *Electoral of officers* *VIVIAN - CHAIR
Jen - CO-CHAIR.*
 - VI. Adjourn

**MINUTES OF THE REGULAR MEETING OF THE KINGSPORT GATEWAY
REVIEW COMMISSION**

January 18, 2013

10:00 a.m.

Members Present

Jim Wright, Co-Chairman
Valerie Joh, Alderman
Dr. Heather Cook
Lynn Tully, Planning Director

Members Absent

Vivian Crymble, Co-Chairman
Debra Bridwell
Todd Miller

Staff Present

Forrest Koder (Late)

Visitor's List

Mr. Tim Kurkendall
Mr. Steve Ellis

Jim Wright called the meeting to order at 10:05 a.m. The Minutes of the September 20, 2012 meeting were approved unanimously by a vote of 4-0 by the Commission with Commissioner Joh making the motion and Commissioner Tully seconding the motion. The meeting was then turned over to staff for the first item on the agenda.

OLD BUSINESS

None

NEW BUSINESS

Project #12-105-00004: Consider granting a request by Heritage Point Development for the Mass Grading Plan for the entire development and issuance of a Certificate of Appropriateness for the Grading Plan.

Staff stated that this was the beginning of this development and in order for the developer to proceed a very large area was required due to the cut and fill required for the site. The cut portions from the site would be used to fill other portions of the site. Additionally there were some areas of wetland that the developer had to work around. Also staff noted the developer was requesting a variance to the required maximum 2-1 slope for a 3-1 slope which is steeper. The areas with a 3-1 slope would top out at a maximum height of 20 feet before a one (1) foot bench would be required then the 3-1 slope could continue. Tim Kurkendall stated all wetlands areas have and will be preserved.

Staff stated the developers have agreed to install a ground cover instead of grass. The developers stated they were looking at the possibility of crown vetch as the ground cover in order to choke out weeds and keep the slopes low maintenance. They also stated they were working with landscapers on other alternatives for ground covers.

Staff concluded the presentation by stating they were recommending granting the final certificate of appropriateness for the mass grading plan with appropriate ground cover and without any further discussion, Commissioner Joh made a motion to accept staff's recommendation which was seconded by Commissioner Wright. Co-Chair Wright called for the vote which passed favorably with a vote of 4-0.

OTHER BUSINESS

There being no further business, the Commission adjourned at 10:55 a.m.

Respectfully Submitted,

Vivian Crymble, or Jim Wright, Co-Chairpersons

MEMORANDUM

TO: GATEWAY REVIEW COMMISSION

FROM: Forrest Koder, Principal Planner

DATE: January 25, 2013 for the February 22, 2013 Meeting

SUBJECT: Kingsport Concrete: Request for Approval for Concrete Plant
PROJECT #: 13-105-00001

Introduction:

The owner of East Tennessee Masonry Supply, Mr. Joe Loven and Mr. Wayne Deere are requesting approval for a new concrete facility on approximately 8.50 acres for the purpose of selling concrete. This is an existing masonry supply center which housed a concrete mixing facility many years ago. The existing business is located near the end of Shady View Road with a physical address of 225 Shady View Road. The Parcel involved is more fully identified as Parcel 38.00, of Tax Map 91 of Sullivan County Tax Maps for 2011 and has a City zoning designation of M-1R, Restricted Industrial. This request is for Final Plan approval for all design items.

Presentation:

Overall Plan:

Approximately twenty (20) years ago, Mr. Joe Loven was required by TDEC to install a berm around the perimeter of the rear and side yard of the property to keep washout water and rainwater runoff from discharging into a pond located on the northeast corner of the property and a stream directly adjacent to his property. Additionally a stand of trees was required to be installed along this border. Today those trees are mature and screen the property from Interstate 26 even though the property at its closest point is approximately 150 feet from the interstate. When fully in leaf, one would not know this operation was in the vicinity and even in this time of year, it is difficult to see from the interstate unless you are looking for it.

Mr. Deere is requesting approval to install a portable concrete plant back on the property. In his proposal and in conjunction with Mr. Joe Loven the plans are as follows:

1. To remove all junk metal, old vehicles and trash.
2. Clean out storm water catch basins and maintain.
3. Pave roadway to the plant. (over time)
4. Maintain a current up to date storm water plan.
5. Control dust by paving.
6. Install backflow prevention valve where applicable.
7. Install additional trees along the berm (pine trees).
8. Follow-up with pictures of improvements.

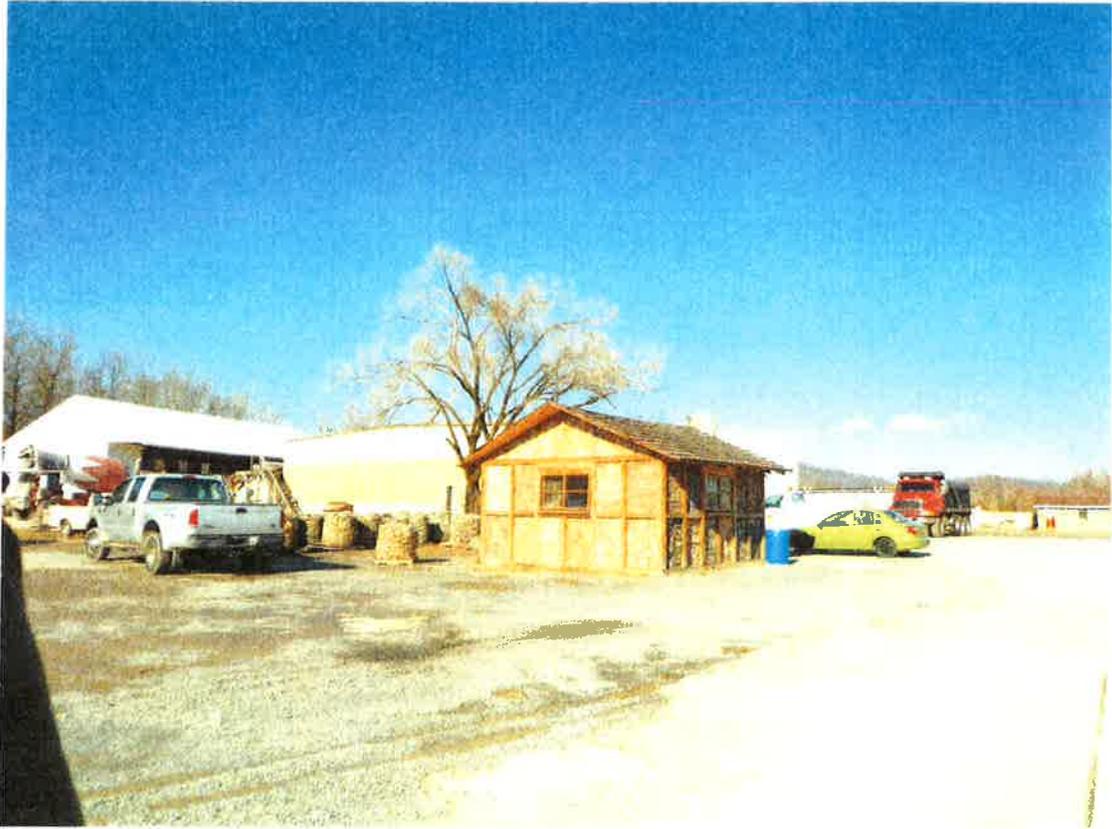
This site is very similar to the Cat Tails Golf maintenance buildings recently presented to the Commission in that it is very isolated and also screened from public view. The pictures within the agenda packet and the power point presentation indicate the areas where the facility will be installed and the views to Interstate 26, Bays Mountain and Meadowview. The site is quite hidden from public view as the pictures indicate. As with the golf maintenance facility, staff recommends approval of the Kingsport Concrete Facility because it is hidden from public view.

Options:

1. Grant approval for the Kingsport Concrete Facility and provide pictures of the improvements to staff.
2. Deny approval and state the reasons for denial.
3. Postpone action pending receipt of additional information on the revisions to the façade and sign to meet Gateway Requirements.

Recommendation: Option 1 - Grant approval for the Kingsport Concrete Facility and provide pictures of the improvements to staff.







Other Business

Election of Officers: It was mentioned during last month's meeting to check on the protocol for the election of officers for the Commission. In doing so staff offers the following from ARTICLE IV of the Commission Bylaws:

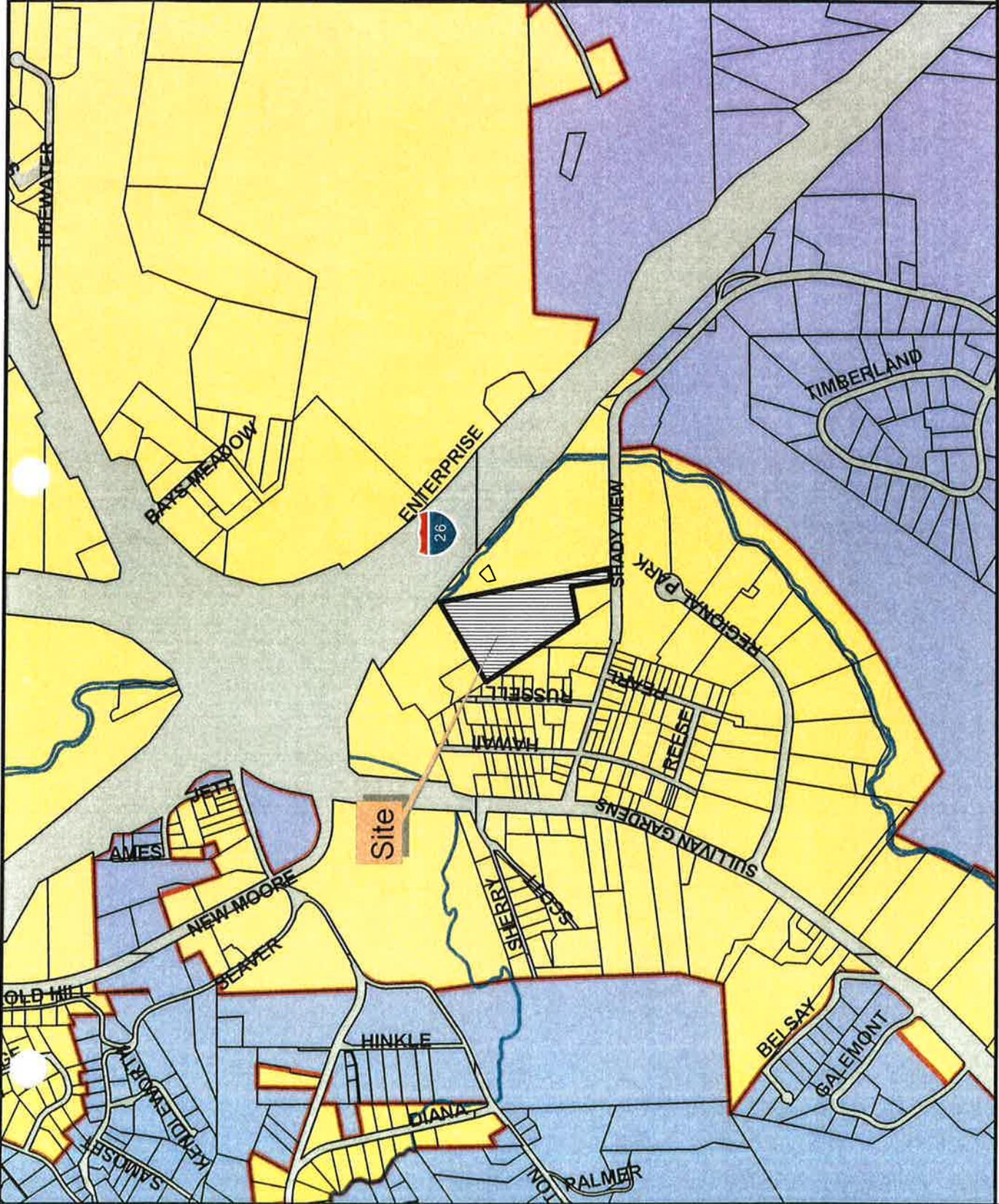
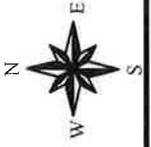
The officers shall be elected by ballot to serve for one year or until their successors are elected.

No member shall hold more than one office at a time, and no member shall be eligible to serve more than two consecutive terms in the same office.

Kingsport Concrete Vicinity Map

LEGEND

- 2007 Parcels
- Streets
- City Limits
- River
- UGBA



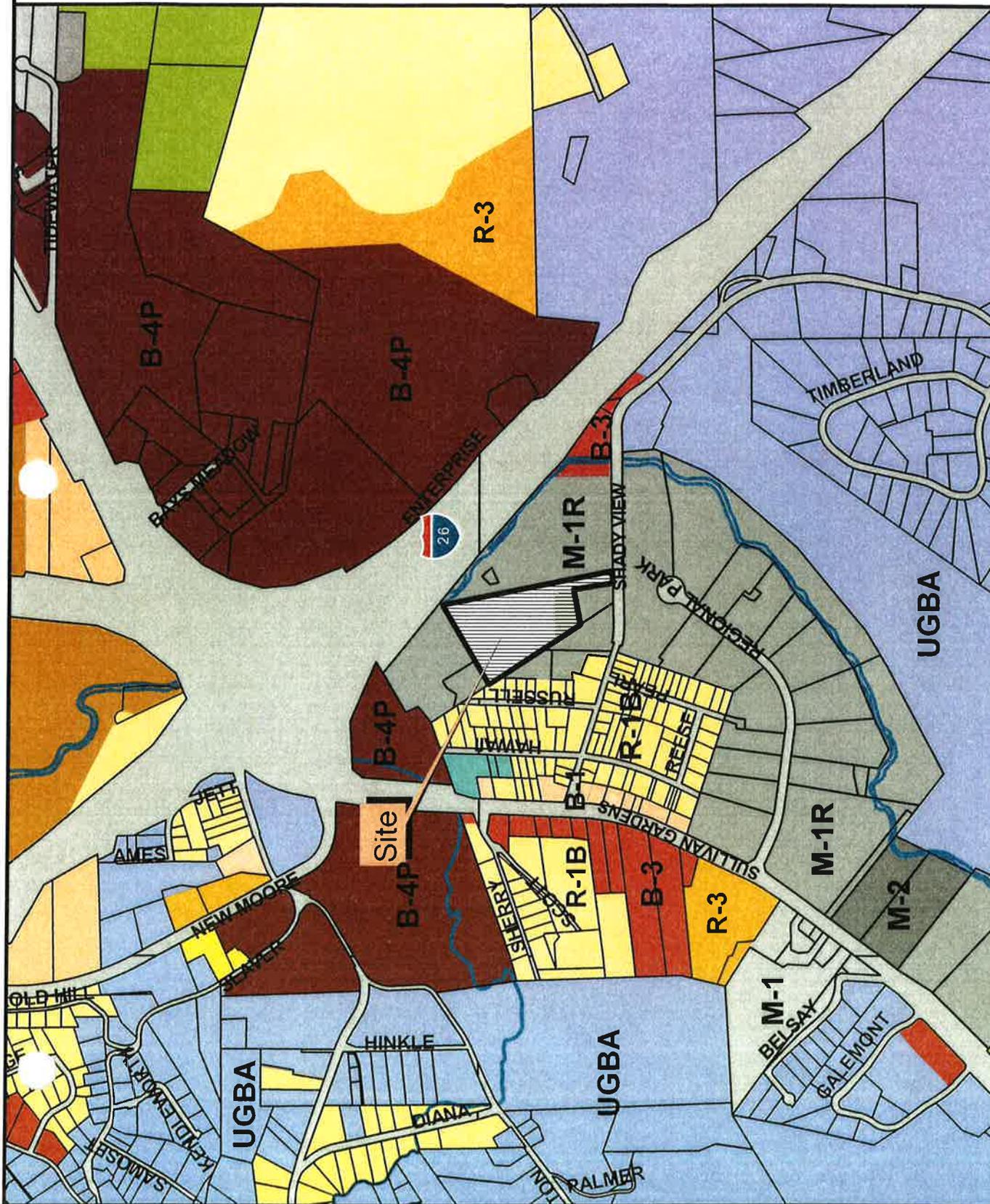
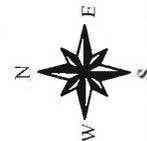
Kingsport Concrete



Kingsport Concrete Surrounding Zoning Map

LEGEND

- 2007 Parcels
- Streets
- City Limits
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- UGBA



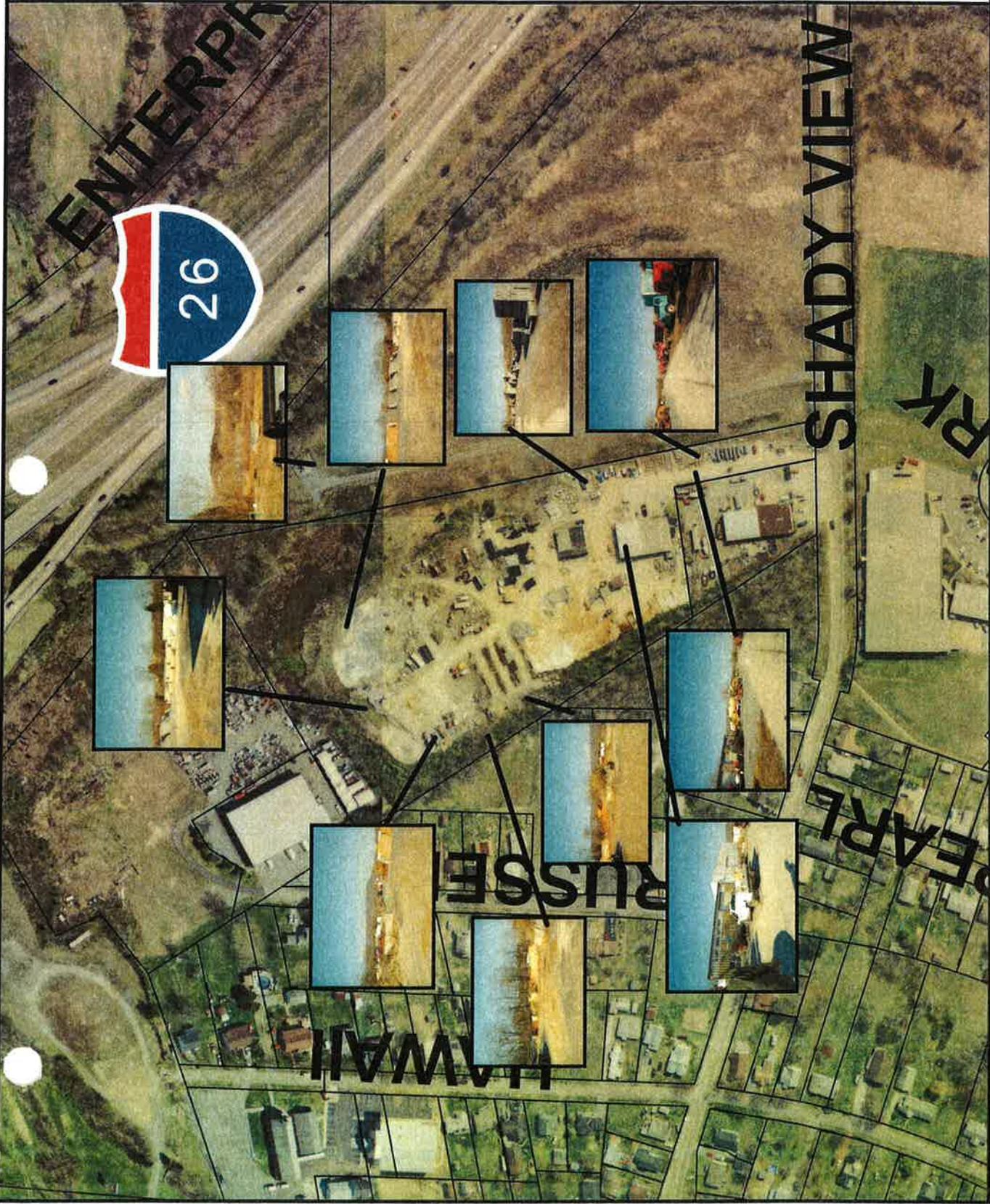
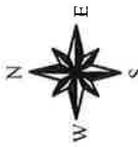
Kingsport Concrete



Kingsport Concrete Aerial with Photos

LEGEND

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Kingsport Concrete



BOUNDARY SURVEY



CARROLL CHILDRESS
W.B. 37 PG. 484

JAMIE L. CHILDRESS
D.B. 2208C PG. 665

*Approximate
Extremities
of Proposed
Concrete Plant
Area*

PROPOSED PLANT AREA
100415.1 SQ. FT.
2.31 ACRES

JOHN EARL CHILDRESS
W.B. 14 PG. 100

*Approx.
Area currently
involved w/
East Tennessee
Masonry
Supply*

8.81 ACRES
Total Property

VERNON HEIGHTS SUBDIVISION
625' ±

S 79°00'00" W
231.47'

DAY & NITE
CARTAGE
D.B. 2069C PG. 623
1.00 ACRES

N 11°00'00" W
251.30'

N 33°49'19" W
250.71'

S 87°47'00" W 136.00' S 87°47'00" W 74.97'

SHADYVIEW RD.
EDGE OF PAVL.

1" = 100'

*Except of Survey
by Hyder Land
Surveying, dated
12-28-12*

SDW 1/3/2013

Remove This and
put it back to here

Put back
to here





Site


HERITAGE POINT
TOWNE CENTER



EXISTING SITE