

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

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

May 13, 2013

12:00 Noon

Members Present

Dennis Ward, Chairman
Mark Selby
David Stauffer
Jim Lewis
Alderman Mike McIntire
“Buzzy” Breeding
Hoyt Denton

Members Absent

Colette George, Vice-Chairman
George Coleman

Staff Present

Lynn Tully
Forrest Koder
Ken Weems
Corey Shepherd
Michael Thompson

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 May 16, 2013 meeting of the Planning Commission for discussion. No changes were presented to the agenda. Mrs. Tully also asked for any changes to the minutes of the April 15, 2013 work session and April 18, 2013 regular meeting. There being no changes suggested, the minutes will be submitted as complete during the May 16, 2013 meeting of the Planning Commission.

05-01 Irrevocable Letter of Credit (ILOC) – St. Andrews Garth – (11-103-00001 and 10-201-00005)

The Planning Commission heard a presentation regarding the ILOC for St. Andrews Garth Subdivision from Mr. Forrest Koder. Staff recommended approval of release of the letter of credit in the amount of \$47,700. After little discussion, there was no official action taken on this item.

05-02 Bridwell Donation – Final Plat – (13-201-00023) –

The Planning Commission heard a presentation regarding the final plat approval for Bridwell Donation property on the east side of Sumpter Road by Mr. Forrest Koder. Discussion ensued regarding the purpose of the plat to which staff stated that the plat is intended for wildlife sanctuary and to be undevelopable in perpetuity. Further staff noted that this is included in verbiage on the plat for future buyers. The Planning Commission asked about the sale of those undevelopable lots and if they could run with the sale of the lots across the street to which they are currently tied. Staff noted that they could ask if these lots would be deeded with the others, however, it’s not a requirement that we could enforce. There being no further questions, no official action was taken.

05-03 Kingsport Land Use Plan-2030 – Amendment –

The Planning Commission heard a presentation regarding proposed changes to the Kingsport Land Use Plan-2030 with respect to properties at Snapps Ferry Road and Rock Springs Road, Ft. Henry Drive, and Blakley Road north of Barnett Drive.

Mr. Forrest Koder presented the proposed revisions to the Land Use Plan. Staff noted the conditions currently existing, each area of amendment, as well as any transitioning developments within those same areas. There was minor discussion regarding each of the locations for amendment and staff recommended approval of the amendment. Following discussion, there was no official action taken on these items.

05-04 Higher Ground Baptist Church – Sign Amendment – (13-102-00002) – The Planning Commission heard a presentation regarding B-4P sign amendment for Higher Ground Baptist Church to accommodate an electronic message board. Mr. Ken Weems presented the item indicating an electronic message board change-out for the monument signage currently in place at Higher Ground Baptist Church at 1625 Lynn Garden Drive. Mr. Weems stated that the request is within the allowable sign area for message boards within their district. There being few questions, no official action was taken on this item.

05-05 Edinburgh South – Rezoning – (13-101-00003) – The Planning Commission heard a presentation regarding the rezoning of 2705 and 2697 Rock Springs Rd. from B-4P, Planned Commercial District, to R-1B, Residential District. Mr. Ken Weems presented the item noting that the surrounding area was currently used for single family residences as well as additional development pressures in the area being primarily marketable for single family development. It was also noted that the area has been considered for commercial use, however, was not ultimately identifiable for such use. Specifically of note was a parcel on the east portion of the rezoning area which is almost entirely covered by power line easement. There being little discussion, no official action was taken on this item.

05-06 Blakley Drive – Rezoning – (13-101-00004) – The Planning Commission heard a presentation to consider the approval to rezone 320 Blakley Drive from R-1B, Residential District, to PD, Planned Development District. Mr. Ken Weems presented the item noting that the adjoining area included mobile home parks to the East as well as commercial properties with primarily single family residential uses being found to the South and the immediate West. Mr. Weems identified the property as being appropriate for a transitional or buffer use to these disparate uses. Staff further noted that the applicant would like to utilize the proposed Planned Development density bonus and therefore would refrain from a development plan until the new Planned Development regulations have been approved. There being some discussion regarding adjoining uses, no official action was taken at this time.

05-07 Edinburgh South Subdivision – Final Plat – (13-201-00022) – The Planning Commission heard a presentation regarding the subdivision plat for Edinburgh South subdivision on Rock Springs Road. Mr. Forrest Koder presented the item indicating that staff is recommending denial of the final subdivision plat based on the verbiage in the subdivision regulations regarding internal access roads for subdivisions located along collector roads. Staff further went on to describe the site and comparing this site specifically to one that was previously denied in the opposite portion of the roadway. This site, although being denied, does not have the issues of sight distance, topographic changes, as well as higher traffic counts with the previously heard site. Staff noted that the subdivision regulations require the Planning Commission to consider the practicality of the internal access roadway in the verbiage of the subdivision regulations however, it is not a requirement. Staff noted that this denial keeps staff consistent in its interpretation and allows the Planning Commission to consider their vote independently. Some discussion ensued regarding the changes and differences between this site and the site heard several months ago with similar issues. No official action was taken on this item.

05-08 Irrevocable Letter of Credit (ILOC) – Harmony Ridge Subdivision – (10-201-00010) – The Planning heard a presentation from Mr. Forrest Koder regarding the Harmony Ridge Subdivision ILOC in the amount of \$180,660 for the Harmony Ridge development. Mr. Koder noted that staff has been diligent in working with this developer to continue to see progress regarding the items under the current bond. He noted that some work has been done however it has been extremely slow in order to meet the previous allowance for extension which included a fifty percent complete clause they would have to be

working very quickly in the remaining weeks prior to the expiration date of this bond. Staff recommended that the Planning Commission extend the bond if those previous conditions have been met for another six months or to call the bond if they have not been met. Staff stated that they would continue to be diligent in inspections for this bond extension. There being some discussion among the Planning Commission, no official action was taken.

05-09 Irrevocable Letter of Credit (ILOC) – Chase Meadows Subdivision – (10-201-00001) – The Planning Commission heard a presentation to call the bond in the amount of \$5,300 for the Chase Meadows development. This presentation was made by Mr. Forrest Koder noting that all other aspects of the infrastructure have been completed with the exception of the mobility trail for this phase of the development. The developer was given the option to roll this bond into the final phase of the Chase Meadows development however has not chosen to do so at this time. With no other recourse for completion of the trail, staff has recommended to call the bond if the improvements have not been completed prior to the expiration date of June 14, 2013. Again, staff noted that they would continue to be diligent in inspection of this development in hopes that the trail would be completed prior to that date. There was some discussion amongst the Planning Commission regarding the small amount of the bond and the ability of this particular developer to complete the improvements per the previous requirements. There being no additional discussion, no action was taken on this item.

05-10 Appointment to Historic Zoning Commission – The Planning Commission confirmed their recommendation of Commissioner Hoyt Denton to serve on the Historic Zoning Commission for the duration of his Planning Commission term in place of Commissioner Jim Lewis. There was no additional discussion on this item, and no official action was taken.

Mrs. Tully noted the items of other business on the agenda and asked for any questions regarding those items. There being no questions at that time, Mrs. Tully adjourned the meeting at approximately 12:59 p.m.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary