

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

**IMPROVEMENT BUILDING**  
**JIMMY WALKER CONFERENCE ROOM**

January 18, 2013

10.00 A.M.

- I. Introductions and recognition of visitors.
- II. Consider approval of the Minutes of the September 20, 2012 meeting of the Gateway Review Commission.
- III. New Business:
  - a. Project # 12 -105-00004: Consider granting a Certificate of Appropriateness for the Mass Grading Plan for the proposed Heritage Point Development located adjacent to Interstate 81 and 26.
- IV. Old Business:
  - None
- V. Other Business:
  - a. In-house approval granted for Jameson Inn sign change on Bays Meadow Place for all signage.
- VI. Adjourn

**MEMORANDUM**

**TO:** GATEWAY REVIEW COMMISSION

**FROM:** Forrest Koder, Principal Planner

**DATE:** September 6, 2012 for the **September 21, 2012 Meeting**

**SUBJECT:** Cattails Golf Maintenance Facility Final Plan and Certificate of Appropriateness

**PROJECT #:** 12-105-00003

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**Introduction:**

Part 1 of this project began with the Commission reviewing and approving the Reedy Creek Winery in a BC, Business Conference zoning district. As you may recall, the old golf maintenance facility was located adjacent to the Interstate and just southwest of the new Conference Facility. It was very visible to the conference facility and will be transformed from a less visibly desirable facility to one we can all be proud of with the Reedy Creek Winery.

With this said, the issue became the relocation of the Cattails Golf Maintenance facility. A facility that is ancillary to the golf course, but necessary in order to have and maintain the golf course. The main purpose of this facility is to maintain the Cattails golf course tees, greens and fairways in a pristine condition to attract individuals wanting to play a round or two of golf. The majority of golf courses locate maintenance facilities in an obscure portion of property away from the course to hide visibility because they are considered eyesores. The proposed facility like many other maintenance facilities would never meet Gateway Guidelines and staff doesn't think when the original guidelines were conceived they were meant to meet the guidelines. Or at the very least they were considered.

If you view the western side of the Meadowview Conference Center, also in a BC zoning district, it also does not fully meet gateway guidelines. The loading and unloading docks have metal panels and the oversized portable refuse container is not properly screened. However the Conference center has utilized landscaping to the fullest to screen these facilities from the road to the new conference center and from Interstate 26. Additionally on several occasions the Commission has allowed metal walls on buildings that do not have public exposure i.e. Fastenal and the State Office Building off Wilcox that back up to the sluice.

This particular facility will not be seen by the public, or the individuals playing golf. It is completely hidden from view. Access is via Horse Creek Lane (Pvt.) off Wilcox Drive. It will consist of two buildings. The larger building will house an office and areas for equipment storage and maintenance. The smaller building will house fertilizers and chemicals to be used on the golf course and a wash bay for cleaning the equipment. There will be two large storage bins holding mulch and sand. The site plan also indicates a fuel area with gasoline and diesel tanks and the required containment area. Access to the golf course will be by way of a golf cart path from the maintenance facility to the 16<sup>th</sup> tee. Employee parking is located to the west side of the main building and will be asphalt as well as the rest of the travel lanes.

Landscaping in the form of a “rain garden” will be located behind and on the southern side of the main building. As indicated by the Site Plan the facility is surrounded by topography that is approximately 10-12 feet higher than grade on the north/northeastern side and topography the drops on the south/southwestern side by approximately 8 feet and then goes back up with the elevation of the 16<sup>th</sup> tee at approximately 1205 which is the same as the bottom elevation of the slope for the “rain garden”.

Being that this is an ancillary use to the golf course and will be completely hidden from public view, staff recommends approval of the Cattails Golf Maintenance Facility.

**Other Business:**

In other business, staff is required to notify the Gateway Commission of any minor changes to already approved projects. Section 114-507(b) allows minor amendments to previously approved projects by notifying the Commission during their next regularly scheduled meeting. We have two such minor amendments.

- a. **In-house approval granted for IGA sign change on John B. Dennis Highway location for both the wall sign and the freestanding sign.**

Per the attached, IGA Food Store located on John B. Dennis is changing to a new concept store and requested a change in both the wall sign and the freestanding sign. Staff worked with the owners to allow the signage as indicated on the attached drawings. These iterations were better than the proposal from the sign company which would have had orange letters and staff felt this was not in the spirit of muted colors.

- b. **In-house approval granted for the Professional Law Office lighting fixtures located on Wilcox Drive.**

Per the attached, Dave Clark has submitted the lighting types for the Professional Law Office located on Wilcox Drive. Previously these were included but Mr. Clark is changing the wattage of the fixtures. Staff reviewed these and approved them since they were both a decrease in wattage. The light fixture on the back of the building lighting the parking lot was changed from a 400 watt fixture to a 250 watt fixture and the light fixtures on the side of the building were changed from a 250 watt fixture to a 70 watt fixture. Both are still metal halide lamps but with the reduced wattage it will reduce the impact of lighting at night.