

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

IMPROVEMENT BUILDING
JIMMY WALKER CONFERENCE ROOM

August 16, 2013

10.00 A.M.

- I. Introductions and recognition of visitors.
- II. Consider approval of the Minutes of the May 8, 2013 meeting of the Gateway Review Commission.
- III. New Business:
 - a. Project # 13 -105-00004: Consider granting a Certificate of Appropriateness for the Begley Office Building located off Wilcox Drive for all Gateway Design requirements.
- IV. Old Business:

None
- V. Other Business:

None
- VI. Adjourn

**MINUTES OF THE SPECIAL CALLED MEETING OF THE KINGSPORT
GATEWAY REVIEW COMMISSION**

May 8, 2013

10:00 a.m.

Members Present

Vivian Crymble, Chairman
Jim Wright, Vice-Chairman
Dr. Heather Cook
Todd Miller
Lynn Tully, Planning Director

Members Absent

Valerie Joh, Alderman
Debra Bridwell

Staff Present

Forrest Koder
Corey Shepherd

Visitor's List

None

Vivian Crymble called the meeting to order at 2:00 p.m. The Minutes of the March 22, 2013 meeting were approved unanimously by a vote of 4-0 by the Commission with Commissioner Cook making the motion and Commissioner Tully seconding the motion. The meeting was then turned over to staff for the first item on the agenda.

Commissioner Miller arrived just after the minutes had been approved.

OLD BUSINESS

Project #13-105-00003: Consider granting a request for the issuance of a Certificate of Appropriateness for the Freestanding Sign location at 2512 Sullivan Gardens Parkway.

Staff went over the request made by the Commission of the applicant as it pertained to the submittal. Staff stated the applicant included in the revised submittal a new freestanding sign that meets the square footage requirements. The B-3 zoning district allows a total of 100 square foot of sign face, however the Gateway District requires this be cut by 50% thus reducing the total amount allowed to 50 square foot of signage for the freestanding sign. The new submittal indicates a sign 20 feet tall with the base constructed of split block to match the front of the building, and the remainder of the sign will be constructed of two complimenting colors of brick to accent a proposed open archway in the middle of the sign.

Per the Commission's request the canopy is 18 feet to the top and the building is 13 feet. The Canopy will have two wall type signs; one on the front corner and the other on the east corner of the canopy. Both will have text that says Exxon. In a B-3 zoning district, any building with less than 8,000 square feet in area is allowed a maximum of 80 square feet of signage. The two Exxon signs are 2'-5" x 6'-8", which is 16.11sq/ft or 32.22sq/ft for two Logos on the canopy. Additionally there will be a wall sign on the building that

is a vinyl printed "Fast Lane Convenience" sign on the building fascia that is approximately 3.5' x 8.5' for that sign for a total of 29.75 sq. ft. The total for both is 61.97 sq. ft. which is within the maximum of 80 sq. ft. allowed.

Many Commissioners stated they didn't much like the design of the new sign and felt it was not well incorporated with the base of the sign. With a sign twenty (20) feet tall and the 50 square feet of signage sitting on top of the bricks, this was essentially esthetic filler in the middle in an attempt to make this a monument sign. The arched opening served no purpose and was not part of the Exxon logo. The Commission voiced opposition to the exposed poles and requested whether they could be incorporated within the brick structure. Staff stated they would make that request to the applicant. Additional discussion ensued and Commissioner Miller made a motion to accept the signs as submitted. More discussion took place and the Chair requested a second. With no second, the motion died. After additional discussion and the Commissioner Todd Miller made another motion requesting the applicant wrap the metal poles to reflect brick columns. This was seconded by Commissioner Tully and the Chair called the question. The Commission voted 5-0 to accept the submittal with wrapped poles.

NEW BUSINESS

OTHER BUSINESS

There being no further business, the Commission adjourned at 2:35 p.m.

Respectfully Submitted,

Vivian Crymble, Chairman or Jim Wright, Vice Chairman

MEMORANDUM

TO: GATEWAY REVIEW COMMISSION

FROM: Forrest Koder, Principal Planner

DATE: July 30, 2013 for the **August 16, 2013 Meeting**

SUBJECT: **Begley Office Building on S. Wilcox: Final Plan and Certificate of Appropriateness**

PROJECT #: 13-105-00004

Introduction:

Gerald Begley Jr., is requesting the Gateway Commission's Final Plan Approval and a Certificate of Appropriateness for the design layout and all its amenities for the proposed Office Building located at 1555 S. Wilcox Drive. The proposed development is on the east side of S. Wilcox Drive. The property is zoned B-3, General Commercial District and the proposed use is permitted with this zone and is further identified as Parcel 22.30 of Tax Map 76H, Group B. This request is for Final Plan approval for all design items required within the Gateway District for this zoning district.

Presentation:

Grading Plan:

A grading plan is not required as the site is just under an acre in area at .79 acre.

Site Plan:

The proposed development is comprised of one-story "L" shaped building that is approximately 4,896 square feet in area for the main floor. Required setbacks in the B-3 district are 20 feet for the front yard, 0 feet for the side yard and 30 feet for the rear yard. The building meets the minimum setback requirements per Sheet C2. It should be noted that even though the side yard setback is zero feet, one side of the structure faces a public street and therefore must meet the required 10 foot wide landscape area which is on the South Eastman Road side and the Site Plan indicates this has been done.

Parking is regulated by the under lying zoning district requirements of the B-3 zone based on the use. Parking according to site plan will consist of 26 parking spaces with ingress/egress off of South Eastman Road. Ingress is via a one-way driveway and travel lane that is 17 feet wide and leads to 60 degree angle parking across the length of the site having 19 parking spaces. Of the 19 spaces, one is a van accessible handicap space. Parking spaces are 9'x18' with three more spaces located at the end of the building opposite South Eastman Road (one is handicap) and the rear of the building accommodates an additional 4 parking spaces adjacent to the one-way driveway that has egress onto South Eastman Road. The quantity of parking spaces exceeds the minimum code requirements of 4 per 1000 square feet. Parking lot surfacing as well as

travel lanes and ingress/egress driveways are indicated as asphalt. Sidewalks (5' wide) are placed in the public right-of-way along both streets as required.

Architectural Design – Materials – Colors

The front façade of the building will be brick veneer with two entrances that will have gable roofs over them. The walls of the entrances will consist of stone as will the base of the columns supporting the gable roof. Evidently there are two options being considered for the materials on the elevations. The first one consists of all brick veneer while the second one indicates a stacked stone wainscot approximately three (3) feet high to the base of the windows. Staff prefers the second option or the stacked stone mixed with brick as this is more in keeping with the Gateway intent to break up large expanses of the same material and offers a solid foundation to the appearance of the building. The roof will consist of a series of hips and gables with the two gables facing S. Wilcox and one facing South Eastman Road. The roofing material will be four-tab architectural shingles that are a tan and brown mix in color utilizing Oakridge Shingles in Driftwood with the bricks being General Shale-Walnut Creek Tudor. The windows and doors will be Pella aluminum with the door and mullions brick red in color. The siding and trim colors will be takeoffs of shades and tones of brown in Monterey Cliffs and Arrow Wood respectively with Arrow Wood being more of a taupe color. The overhang and gutters will consist of a russet color. Each entry is framed by a timbered gable roof structure that is supported by timber columns with a base of stacked stone with the timbers being stained Modern Walnut. The stone is varying shades of tan and beige in color.

Note: The color page in your agenda packet is lacking in the true colors for this structure. Samples will be available during the meeting that indicate the actual colors for this structure and are very complimentary of each other.

Note: The developer has decided to go with the combination stone and brick veneer elevations as indicated in the packet so the all brick veneer elevations have been removed. Only the rear elevation will consist of all brick veneer.

Lighting and Utilities:

There are no light standards in the parking lot therefore a photometric plan is not required. Lighting at each gabled ingress/egress will consist of one recessed can light and not visible to the public. In the rear of the building there are only two outside wall lights for emergency purposes

Landscaping and Screening:

The landscape plan indicates foundation planting across the front of the building (South Wilcox Side & South Eastman Side) of monkey grass massed, fountain grass and Azaleas. Trees in the required ten (10) foot planning area include Red Maple, Tulip Poplars, and Little-leaf Lindens. In between the trees is a strip of boxwoods and English holly to help screen the parking lot from the street. The South Eastman Road side has the same shrubbery with additional trees in the form of Red Maples. The rear of the building where the HVAC units are located will be screened using English Hollies. The

Landscape Specialist for the City has reviewed the landscape plan and approved it as submitted for the Gateway and B-3 zoning requirements.

There will be no dumpster for this location so no screening is required.

Signs:

No Submittals. This will another application submitted for review and approval by the Commission as noted on the Landscape Plan, Sheet C7.

Options:

1. Grant approval for site plan and architectural design with colors including elevations, lighting, screening and landscaping issuing the Final Certificate of Appropriateness for only these design requirements with the signage requiring future submittal for review and approval.
2. Deny approval and state the reasons for denial.
3. Postpone action pending receipt of additional information to meet Gateway Requirements.

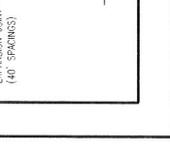
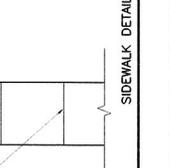
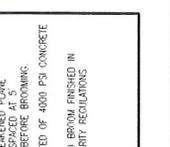
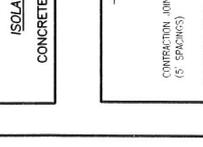
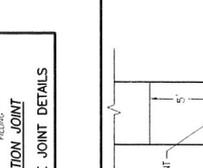
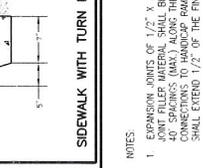
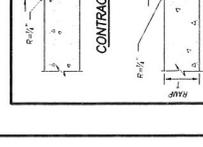
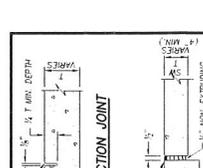
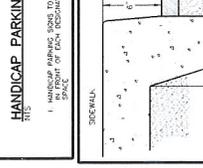
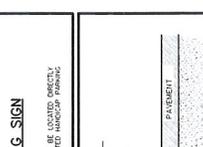
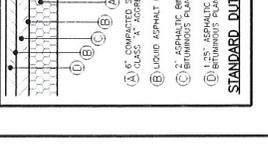
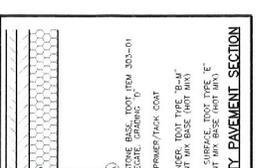
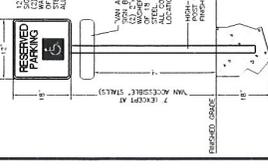
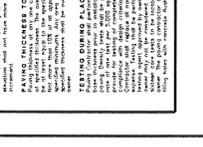
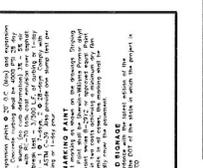
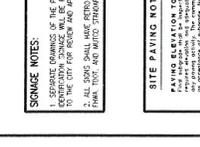
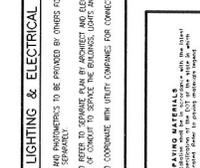
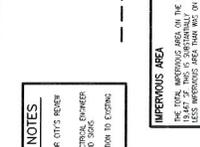
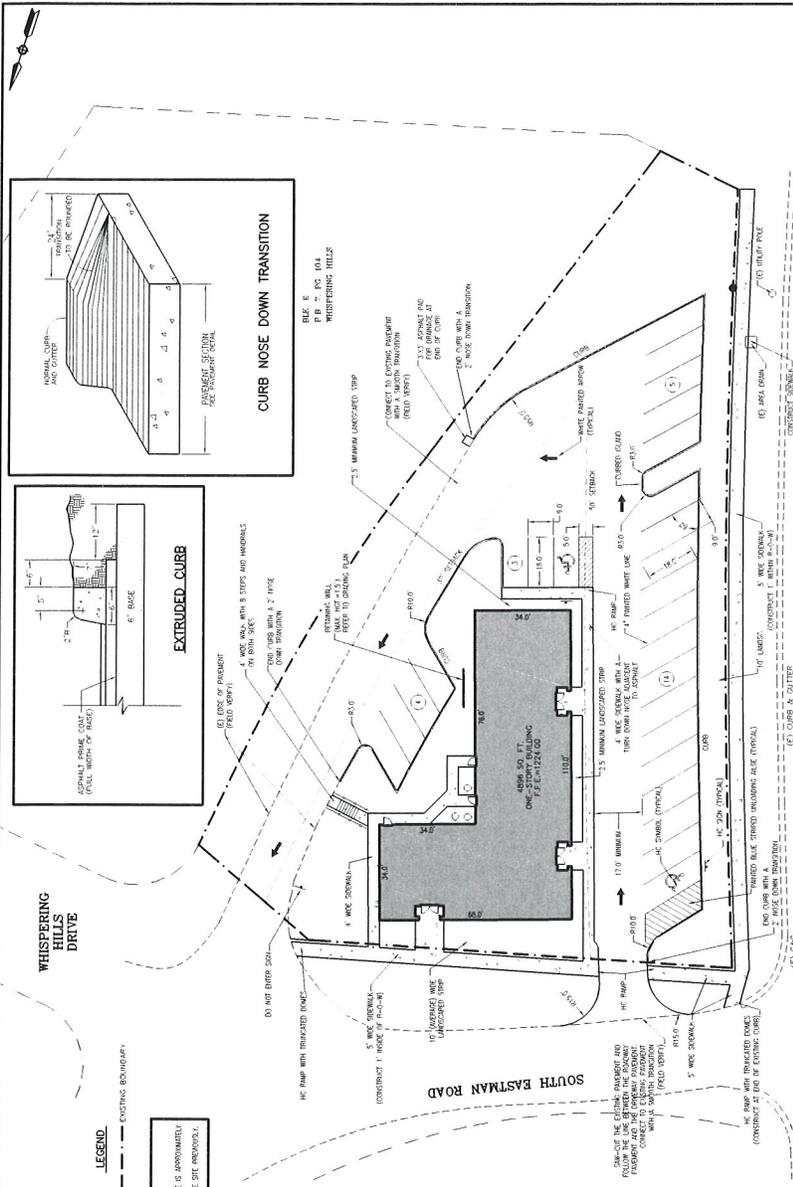
Recommendation: Option 1 -

REV	DATE	BY
1	7-25-13	JTE

**PROPOSED SITE PLAN FOR
A NEW BUILDING BY BEGLEY BUILDERS
KINGSPORT, TENNESSEE**



DRAWN BY	CHEKED BY	DATE	SHEET NUMBER
		7-25-13	C2
			8
			SHEETS



SOME NOTES:

- SEPARATE DIMENSIONS OF THE PROPOSED EQUIPMENT TO THE CITY OF KINGSPORT SHALL BE PROVIDED BY THE ARCHITECT.
- ALL DIMS SHALL HAVE REDUNDANCY AND BEET FROM TOOL AND AUTO DIMENSIONS.

SITE PAVING NOTES

PAVING MATERIALS:

- CLASS "A" AGGREGATE, CRACKING "D"
- LIQUID ASPHALT PRIMER/TACK COAT
- ASPHALTIC SURFACE, FOOT TYPE "B-4"
- BITUMINOUS FLAME MAX BASE (HOT MIX)
- 1.5" ASPHALTIC SURFACE, FOOT TYPE "E"
- BITUMINOUS FLAME MAX BASE (HOT MIX)

STANDARD DUTY PAVEMENT SECTION

- 1.5" COMPACTED STONE BASE, FOOT FROM 305-01
- CLASS "A" AGGREGATE, CRACKING "D"
- LIQUID ASPHALT PRIMER/TACK COAT
- ASPHALTIC SURFACE, FOOT TYPE "B-4"
- BITUMINOUS FLAME MAX BASE (HOT MIX)
- 1.5" ASPHALTIC SURFACE, FOOT TYPE "E"
- BITUMINOUS FLAME MAX BASE (HOT MIX)

CONTRACTION JOINT

CONCRETE JOINT DETAILS

ISOLATION JOINT

CONCRETE JOINT DETAILS

CONCRETE JOINT DETAILS

SITE LIGHTING & ELECTRICAL NOTES

WORKING PLAN AND DIMENSIONS TO BE PROVIDED BY OWNER OR OTHER REFER TO ANY APPLICABLE SPECIFICATIONS.

CONTRACTOR TO REFER TO SEPARATE PLAN BY ARCHITECT AND ELECTRICAL ENGINEER FOR DIMENSIONS OF CONDUIT TO SERVICE THE FIXTURES, LIGHTS AND JOBS.

CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR CONNECTION TO EXISTING UTILITIES.

IMPERVIOUS AREA

THE TOTAL IMPERVIOUS AREA ON THE SITE IS APPROXIMATELY 10,000 SQ. FT. THE IMPERVIOUS AREA SHALL BE LESS THAN 10% OF THE TOTAL SITE AREA.

HANDICAP PARKING SIGN

1. HANDICAP PARKING SIGN SHALL BE INSTALLED IN FRONT OF EACH DESIGNATED HANDICAP PARKING SPACE.

CONTRACTOR TO BE RESPONSIBLE FOR THE EXISTING RECORD SURFACE DATA AND TO BE RESPONSIBLE FOR THE EXISTING RECORD SURFACE DATA AND TO BE RESPONSIBLE FOR THE EXISTING RECORD SURFACE DATA.

NOTES:

- EXPANSION JOINTS OF 1/2" X 3-1/2" PREVALUED JOINT FILLER MATERIAL SHALL BE INSTALLED AT 10' SPACINGS TO HANDICAP RAMP CONCRETE SURFACE SHALL EXTEND 1/2" OF THE FINISHED CONCRETE SURFACE.
- CONTRACTION JOINTS OF THE WEAKENED PLANE TYPE SHALL BE 1-1/4" DEEP, SPACED AT 5' INTERVALS AND TOOL ROUNDED BEFORE BROWING.
- ISOLATION JOINTS SHALL BE CONSTRUCTED OF 4000 PSI CONCRETE.
- ALL JOBS SHALL BE CHECKED AND APPROVED FINISHED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.

NOTICE TO CONTRACTORS REGARDING EXISTING UTILITIES

CONTRACTOR TO BE RESPONSIBLE FOR THE EXISTING RECORD SURFACE DATA AND TO BE RESPONSIBLE FOR THE EXISTING RECORD SURFACE DATA.

LEGEND

--- EXISTING BOUNDARY

--- PROPOSED BOUNDARY

NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF KINGSPORT REGULATIONS.
- TOTAL NUMBER OF PARKING SPACES = 25
- TOTAL PAVED AREA = 13,110 SF

TRUNCATED DOMES DETAIL

- CONTRACTOR TO BE RESPONSIBLE FOR THE EXISTING RECORD SURFACE DATA AND TO BE RESPONSIBLE FOR THE EXISTING RECORD SURFACE DATA.
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HANDICAP SYMBOL

1. WITH THE EXISTING RECORD SURFACE DATA AND TO BE RESPONSIBLE FOR THE EXISTING RECORD SURFACE DATA.

NOTES:

- CONTRACTOR TO BE RESPONSIBLE FOR THE EXISTING RECORD SURFACE DATA AND TO BE RESPONSIBLE FOR THE EXISTING RECORD SURFACE DATA.
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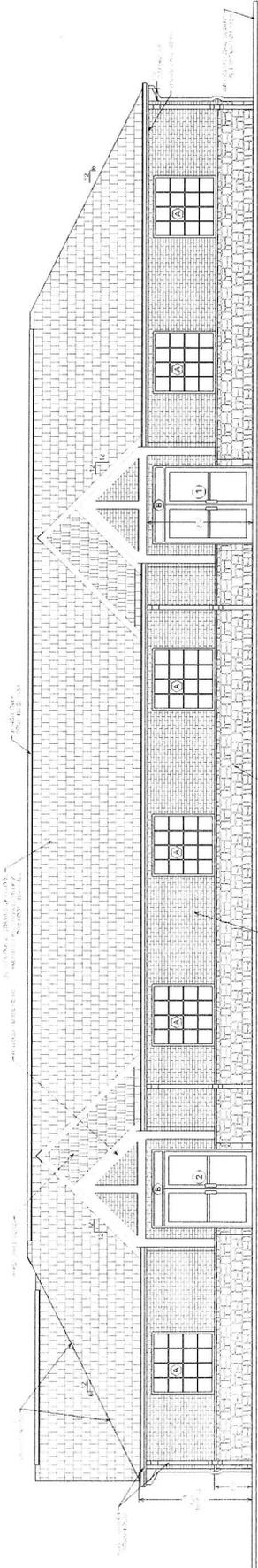
PROPOSED SITE PLAN

PROJECT		
REVISIONS		
NO.	DATE	DESCRIPTION
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3		
4		
5		
6		
7		
8		
9		
10		

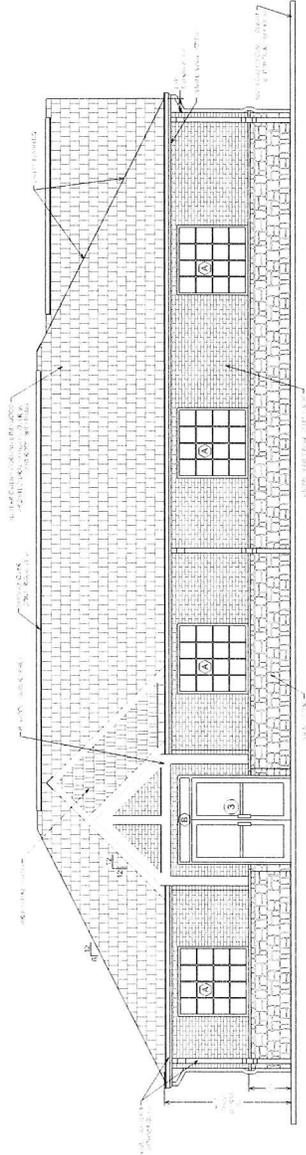
BEGLEY DEVELOPMENT
 NEW LEASE OFFICE BUILDING
 1567 SOUTH WILCOX DRIVE
 KINGSPORT, TENNESSEE 37660



DESIGN BUILD
 CONSTRUCTION, LLC
 354 Shadowntown Road, Suite 200
 Blountville, TN 37617
 Phone: (423) 279-0540 www.dbconstllc.com



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

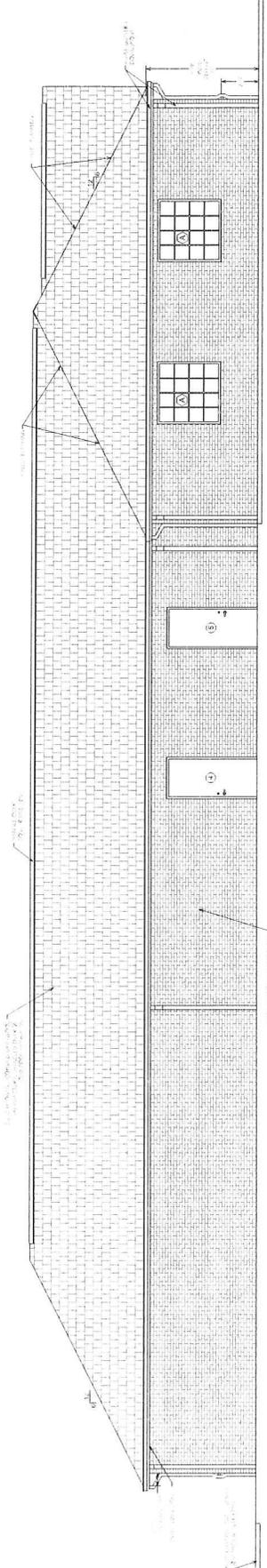


LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

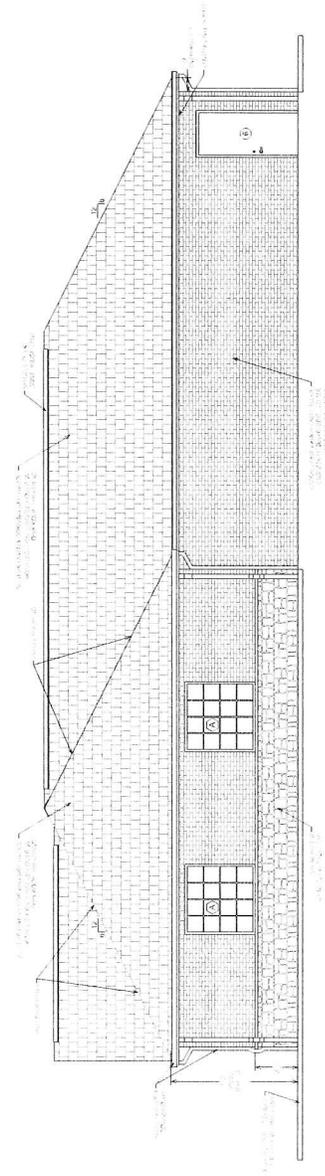
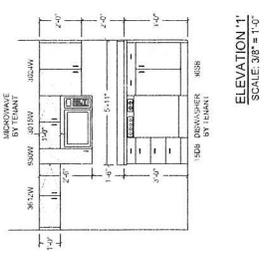
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4	REVISED PER COMMENTS	08/14/2018	MM	MM
5	REVISED PER COMMENTS	08/14/2018	MM	MM
6	REVISED PER COMMENTS	08/14/2018	MM	MM
7	REVISED PER COMMENTS	08/14/2018	MM	MM
8	REVISED PER COMMENTS	08/14/2018	MM	MM
9	REVISED PER COMMENTS	08/14/2018	MM	MM
10	REVISED PER COMMENTS	08/14/2018	MM	MM

BEGLEY DEVELOPMENT
 NEW LEASE OFFICE BUILDING
 1557 SOUTH WILCOX DRIVE
 KINGSPORT, TENNESSEE 37660

DBC
 DESIGN BUILD
 CONSTRUCTION, LLC
 354 Shadown Road, Suite 200
 Blountville TN 37617
 Phone: (423) 279-0540 www.dbcnllc.com



REAR ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

