

KINGSPORT REGIONAL PLANNING COMMISSION

AGENDA

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

February 20, 2014

7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON JANUARY 13, 2013 AND THE REGULAR MEETING JANUARY 16, 2013.

IV. CONSENT AGENDA – Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

02-02 Wolford Addition to Breckenridge Phase 5 – Final Plat – (14-201-00006)

The Planning Commission is requested to consider approval for the final plat of the Wolford Addition to Breckenridge Phase 5 located on Alpine Trail. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Koder)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

02-01 Sunrise Valley Estates – Final Plat – (14-201-00005)

The Planning Commission is requested to consider approval for the final plat in the Sunrise Valley Estates located at Wine Court. The property is located inside the corporate limits of the City of Kingsport, 5th Civil District of Sullivan County. (Koder)

02-03 Zoning text Amendment – City Wide (Planned Development District)– (13-801-00003)

The Planning Commission is requested to consider approval to amend the Planned Development District zoning code. These amendments are presented as staff's recommendation to the Planning Commission's request to address issue such as enforcement, density calculations and redefining open space. (Weems)

02-04 Zoning Text Amendment – City Wide (Breweries, Wineries, Distilleries)– (13-801-00010)

The Planning Commission is requested to consider approval to amend Sections 114-1, 192, 194, 195, 196, 197, 198, 199, 353, 380, 383, and 487 in order to define breweries, wineries, and distilleries and to establish the concepts as specifically permitted uses in the appropriate zoning districts in the City of Kingsport. (Shepherd)

02-05 Zoning Text Amendment – City Wide (Accessory Buildings)– (14-801-00002)

The Planning Commission is requested to consider approval to amend Sec. 114-133: *Accessory building location and height* to allow for larger accessory building sizes on lots that far exceed their minimum lot size requirement. (Weems)

02-06 Zoning Text Amendment –City Wide (B-4P Signage)– (14-801-00003)

The Planning Commission is requested to consider approval to amend Sec. 114-533: *On-premise signs, (9) Planned Shopping Center District (B-4P)* to replace the current requirement of Planning Commission sign approval with staff level sign approval in the B-4P zoning district. (Weems)

02-07 Kendrick Street Rezoning - Sullivan County – (14-101-00001)

The Planning Commission is requested to consider approval and recommendation to the Sullivan County Planning Commission to rezone 116 Kendrick Street from R-1 to B-1 to allow for a dental/doctor office. (Shepherd)

VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

VIII. OTHER BUSINESS

02-08 Receive a letter of resubdivision of the Kit McGlothlin Property, Lot 1 on East Carters Valley Road.

02-09 Receive a letter of resubdivision of the Kit McGlothlin Property, Lots 2 & 3 on East Carters Valley Road.

02-10 Receive a letter of resubdivision of the Pamela Chase Property on Rock Springs Road.

02-11 Receive a letter of resubdivision of the CM Gatton Property on east Stone Drive.

02-12 Receive a letter of resubdivision of the Rose Property on Rose Trace Court.

02-13 Receive a letter of resubdivision of the Weiss Property on Vine Street.

02-14 Receive a letter of resubdivision of the City of Kingsport Subdivision on East Sullivan and East Main Streets.

02-15 Receive a letter of resubdivision of the Fonda Mowdy Property on Pond Springs Road.

02-16 Receive a letter of resubdivision of the City of Kingsport replat on Clinchfield Street.

02-17 Receive, for informational purposes only, the January 2014 report from the Building Division.

IX. ADJOURNMENT