MINUTES OF THE WORK SESSION OF THE
KINGSPORT REGIONAL PLANNING COMMISSION

June 18, 2012 12:00 Noon

Members Present

Dennis Ward, Chairman
Colette George, Vice-Chairman
Mike McIntire, Alderman
"Buzzy Breeding"
Gorge Coleman
David Stauffer

Members Absent

Andy Hall
Jim Lewis
Hoyt Denton

Staff Present

Lynn Tully
Forrest Koder
Jason Meredith
Ken Weems
Hank Clabaugh
Chris Alley
Michael Thompson
Jimmy Hensley

Visitors List

At 12:00 p.m., the meeting was called to order by Lynn Tully. Mrs. Tully presented the tentative agenda for Planning Commission discussion for the June 21, 2012 meeting. She directed the Commission's attention towards a new report handed out for the Edinburgh Subdivision. No changes were proposed for the minutes of the May 14, 2012 work Session or the May 17, 2012 Regular meeting.

The Planning Commission heard a presentation regarding the Childress Ferry Annexation. Mr. Ken Weems introduced the project including the annexation, zoning and plan of services for a single parcel located south of Chase Meadows Development in Fall Creek. After little discussion, no official action was taken.

The Planning Commission heard a presentation regarding the Edinburgh Subdivision, phase 2F preliminary plat. Mr. Forrest Koder presented the item including a request for a variance on regulations for subdivision development for sidewalk construction. Mr. Koder further presented the new report including a change to the preliminary plat submitted regarding the recommendation for a perimeter common area along the lots at the exterior of the development as well as a future common open space to be shown on the plat, the revised report states a staff recommendation for the preliminary plat with a recommendation of denial for the variance based on the current subdivision regulations. Much discussion ensued regarding the requirement for sidewalk's on both sides of the street verses one side for the Calton Hill development. The Commission particularly expressed concern regarding continuity of applications or the regulations within the development. The commission also expressed concern regarding the viability of sidewalks on both sides, on a 50 foot right-of-way as per the subdivision regulations. Staff noted that

original recommendations from the staff during the regulation revision process included sidewalks on one side only for certain types of streets with certain number of trips. The question was proposed by the commission as to whether staff would consider providing additional options for sidewalk construction in subdivisions. After much additional discussion regarding safety issues and the community impact of sidewalks, there was no official action taken

The Planning Commission heard a presentation regarding the preliminary draft update to the TA, Tourist Accommodation Zoning District by Mr. Forrest Koder. Mr. Koder presented a new draft for this district which encompassed more permitted uses than previously, as well as a requirement for zoning development plans. The commission reviewed the draft and will provide comments by email to Mr. Koder. No action was taken on this item.

There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 12:49 PM.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary