

**MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall
225 W. Center Street, Kingsport, TN 37660

August 16, 2012

7:00 p.m.

Members Present

Dennis Ward, Chairman
Colette George, Vice-Chairman
Alderman Mike McIntire
George Coleman
"Buzzy" Breeding
David Stauffer
Jim Lewis
Hoyt Denton

Members Absent

Staff Present

Lynn Tully
Jason Meredith
Ken Weems
Karen Combs
Chris Alley

Visitor's List

Rick A Davies
Cynthia S. Kessler
Steve Ellis
Dr. McManis
Philip Cox

At 7:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. A motion was made by Dave Stauffer seconded by Alderman Mike McIntire to approve the agenda as presented. The motion was approved unanimously, 7-0.

The revised minutes of the work session held July 16, 2012 and the minutes of the regular meeting held July 19, 2012 were presented for approval. A motion was made to approve the revised minutes as discussed at the August 13, 2012 work session as well as the regular meeting minutes. The motion was made by Alderman Mike McIntire seconded by "Buzzy" Breeding and approved unanimously, 7-0.

CONSENT AGENDA

The Planning Commission heard consent agenda items which were previously brought before the Planning Commission at their work session held August 13, 2012.

Subdivision Replat 3716 Hemlock Park Drive – (12-201-00042) – The Planning Commission considered the replat of 3716 Hemlock Park Drive for three lots. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. A motion was made by Alderman Mike McIntire seconded by Colette George to approve the consent agenda item as presented. The motion was approved unanimously, 7-0.

UNFINISHED BUSINESS

There being no unfinished business items, the Planning Commission heard new business items.

NEW BUSINESS

Rezoning East Center Street (1425, 1433, 1451, 1455, 1457, 1459, 1501, 1503, 1505 & 1507) – (12-101-00004) – The Planning Commission considered rezoning from B-1, Neighborhood Business District, to B-3, General Business District the ten addresses along East Center Street to expand an existing use in a new structure on that site. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Mr. Jason Meredith presented the item. Staff noted that the rezoning request includes approximately 2.14 acres on three separate lots. The proposal is for all three lots to be rezoned to the B-3, General Business District zoning. The applicant owns the center parcel with the adjoining property owners being included in the rezoning with their consent. Staff has spoken with and received confirmation from each property owner within the request and has received written consent. The primary basis for requesting rezoning is to accommodate the building height of a new structure to be constructed on the center lot owned by the applicant. The applicant intends to continue his pharmacy and retail uses within the new structure. The land use plan does show commercial as an appropriate use for this site. Staff recommended the rezoning as proposed. Commissioner Denton asked if there had been any negative responses to this request. Staff stated that no one has indicated a negative response or any objection to the rezoning request as presented and all effective property owners have been notified by letter regarding the request. Chairman Ward asked if the adjoining property owners were also notified. Staff stated that he had personally spoken with church representatives from the adjoining property and the realtor for the Mondays on the opposite side. He also has received confirmation from them verbally and in writing that the rezoning would not be objectionable in their opinion. Chairman Ward then opened the item for public hearing. There were no speakers in favor of, or opposition to the request. The Chairman then closed the item for public hearing. Commissioner George stated that she would be abstaining due to one of her real estate agents representing a property owner included in the request. A motion was made by Alderman Mike McIntire seconded by “Buzzy” Breeding to approve the request as presented by staff. The motion was approved, 6-0-1, with Colette George abstaining.

Rezoning 1400 Bridgewater Lane – (12-101-00006) – The Planning Commission considered rezoning from B-3, General Business District, to R-4, Medium Density Apartment District property at 1400 Bridgewater Lane; to change the use from a vacant structure to furnished apartments within a new structure. The property is located inside the corporate limits of the City of Kingsport, in the 11th Civil District of Sullivan County. Mr. Jason Meredith presented the request stating that the site was formerly known as the Skate Inn and includes an existing vacant building which would be demolished for the new development. The new development will be rebuilt with executive suite style apartments. The access will be limited to a drive on Bridgewater and Bowater lanes. Staff has recommended the rezoning request based on its proximity to other multi-family housing and as a transition from the more general Business District found along Stone Drive. Commissioner Breeding asked if this was the only residential use along Bridgewater Lane to which staff stated that there are other residential zonings including the adjoining church, however there are no other properties being used along Bridgewater Lane as residential specifically. Staff further stated that this use is a transition to the residential along Bowater Drive and extends the existing apartment zoning district located to the North and would therefore be comparable to the surrounding uses. There being no further questions, Chairman Ward opened the item for public hearing. Mr. Philip Cox spoke in favor of the item stating that he was the intended developer and if there were any questions he would be happy to answer them. No speakers in opposition were heard. The Chairman then closed the item for public hearing. A motion was made by Alderman Mike McIntyre seconded by “Buzzy” Breeding to approve the request as recommended. The motion was approved, 6-1, with “Buzzy Breeding voting “no.”

Kendrick’s Creek South Vacating – (12-401-00001) – The Planning Commission considered a request to vacate all interests along the right-of-way of Kendrick’s Creek Road South and recommend the vacating to the Board of Mayor and Aldermen. This property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. This item was presented by Mrs. Karen Combs. Mrs. Combs stated that the vacating request was for a portion of Kendrick’s Creek Road South owned by Taylor Properties, Inc. The current right-of-way cuts on the property and impending changes to Fordtown Road would likely move the ingress and egress for the entire development. Vacating this right-of-way would allow the initial stages of

development to begin taking place by allowing grading and rerouting of the utilities within that area. The rerouting of these utilities has been approved by the power companies with written agreements received by staff. Commissioner Denton asked who would bear the cost of the relocation of these utilities to which staff replied that these would all be borne by the developer. Chris Alley stated that the water line that is currently in place has been abandoned in that area and that a sewer line is in the vicinity but not within the right-of-way will be moved for the entirety of the development. Commissioner Lewis asked how much of the property is to be developed. Director Tully stated that the owner has a large amount of property in this area and due to the existing steep grades on the property must undertake the majority of grading in one large phase in order to provide adequate building. This would allow him to use excess soil from cutting in other areas to fill proposed building pads. Chairman Ward opened the item for public hearing and with there being no one to speak in favor of, or in opposition to the vacating, the public hearing was then closed. A motion was made by Hoyt Denton seconded by Colette George to approve the recommendation for vacating Kendrick's Creek Road South as per staff's recommendation. The motion was approved unanimously, 7-0.

OTHER BUSINESS

Receive, for informational purposes only, a report of permits issued by the Building Division for the period of July 1–31, 2012.

Receive, for informational purposes only, a report of New Businesses as provided by Jeff Fleming.

Receive, for informational purposes only, a monthly report from the Building Division, July, 2012.

Receive a replat letter and map for the replat of Lot 12 – Dissolution Lot 11, The Islands at Old Island.

Receive a letter and map for the replat of Tract 1A, City of Kingsport Property.

Receive a letter and map for the replat of Lots 1 & 1, Block B, Phases I & II – Dissolution Lot #1, Phase II Rivermont Estates.

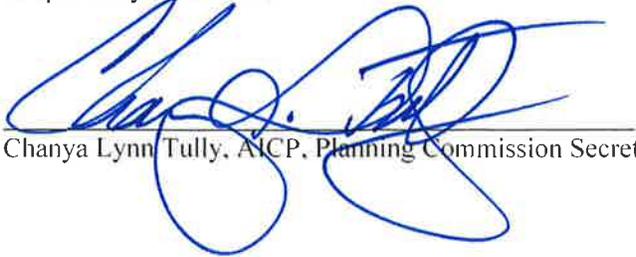
Receive a minor subdivision letter and map for Lots 5 & 6, Sarah Spahr Wexler Heirs Property.

Receive a minor subdivision letter and map for Lot 1, Estate of Virginia Pauline Quillen Property, Shady View Road.

ADJOURNMENT

There being no further business, a motion was made by Alderman Mike McIntyre and seconded by George Coleman to adjourn the meeting at approximately 7:28 p.m. This motion was approved unanimously, 7-0.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary