

**MINUTES OF THE WORK SESSION OF THE  
KINGSPORT REGIONAL PLANNING COMMISSION**

The Improvement Building  
201 W. Market Street, Kingsport, TN 37660

October 15, 2012

12:00 Noon

**Members Present**

Colette George, Vice-Chairman  
Alderman Mike McIntire  
George Coleman  
Hoyt Denton  
Jim Lewis  
David Stauffer

**Members Absent**

Dennis Ward, Chairman  
"Buzzy" Breeding

**Staff Present**

Lynn Tully  
Forrest Koder  
Jason Meredith  
Ken Weems  
Karen Combs  
Chris Alley  
Michael Thompson  
Tim Elsea

**Visitor's List**

At 12:00 p.m., the meeting was called to order by Lynn Tully. Mrs. Tully made the announcement of Senior Planner Jason Meredith's departure from the division to explore a new opportunity with Eastman Chemical Company as a Government Relations Officer. We wish him well and expect new and exciting challenges for him in the years ahead. She noted a farewell reception to be held the following day and invited all to attend.

Mrs. Tully presented the tentative agenda for the October 18, 2012 meeting of the Planning Commission for discussion. Mrs. Tully requested changes for the minutes of the September 17, 2012 work session and the September 20, 2012 regular meeting of the Kingsport Regional Planning Commission. With there being no changes to the minutes suggested the minutes were submitted as complete.

**CONSENT AGENDA**

None

**UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

The Planning Commission heard a presentation regarding Colonial Heights Area 7 Part E – Annexation, Zoning, and Plan of Services – (12-301-00010). Mr. Ken Weems presented the proposed annexation area. The property in question has been included in the overall presentations for annexation in the Colonial Heights Area 7 proposal. Mr. Weems stated that a public meeting had been held for the annexation on October 4, 2012 at Kendrick’s Creek United Methodist Church. The proposed annexation includes approximately 48 acres of county R-1 property. The City’s request is to zone the property to city R1-B and A-1. Mr. Weems pointed out the unusual length of annexation between Interstate 81 and current City properties. This annexation will serve to complete and fill in that gap. Mr. Weems advised the Commission that he had been informed by an annexation area resident that an anti-annexation petition was circulating in the neighborhood. Mr. Weems advised that if the petition was received prior to the regular meeting that he would supply the Commission with a copy. After some discussion, no official action was taken.

The Planning Commission considered a request to declare property on Westfield Drive as surplus property – (12-601-00002). Mrs. Karen Combs presented the request stating that property located between 340 and 368 Westfield Drive had originally been used as a water tower and upon annexation and rerouting of water lines is currently not in service. In fact, the water tower structure itself has also been demolished at this time. The request is to declare this property surplus for the use of the adjoining property owners. There being some discussion regarding the original acquisition of the property, no official action was taken.

The Planning Commission heard a presentation regarding the declaration of surplus property for Cherokee Village Drive – (12-601-00003). Mrs. Karen Combs presented the item stating that the property located at 323 Cherokee Village Drive is requested to be designated as surplus property. The property was acquired for right-of-way during a significant roadway project including the rerouting of Gibson Mill Drive. Upon completion of that project it was found that this lot could remain as a buildable property on a cul-de-sac and the request is to surplus the property for use by the Kingsport Housing and Redevelopment Authority (KHRA). Mrs. Combs stated the property is to be developed in partnership with KHRA and Eastern Eight and taken back to the private sector for development. There was little discussion and no official action was taken.

The Planning Commission heard a presentation regarding the request for an Amended Concept Phase for Preston Park Subdivision – (12-201-00050). Mr. Forrest Koder made the presentation stating that the property is located in the 11th Civil District of Sullivan County off of the existing Preston Park Subdivision. Mr. Koder presented the history of the subdivision and previous zoning actions and variances. There was much discussion regarding the continuance of the variances and the completion of the original project as originally presented. Mr. Forrest Koder also noted that the proposal is to decrease the number of lots being requested from the original approval. There being no further discussion, no official action was taken.

A presentation was made to the Planning Commission regarding the Estate of Golan Cox English Subdivision – (12-201-00054). Mrs. Karen Combs made the presentation noting that the subdivision is being requested with a variance and a letter to that affect was presented to the Planning Commission at that time from the applicant, Mr. Richard Kitzmiller, and his surveyor. Mrs. Combs noted that the subdivision request, although is in congruous with current subdivision regulations, is in conformance with the County zoning regulations. The existing condition of the site is non-conforming under either regulation and the proposal will make the property less non-conforming however will not alleviate all conditions without the variance request being granted. After much discussion regarding the requirements of the County’s regulations versus the City’s subdivision regulations, there was no further action taken.

Kingsport Regional Planning Commission  
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Mrs. Tully presented items of other business for the Planning Commission's review, no official action was taken. There being no further changes to the agenda and no additional discussion, the Work Session was closed at approximately 12:30 p.m.

Respectfully Submitted,



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Chanya Lynn Tully, AICP, Planning Commission Secretary