

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

**IMPROVEMENT BUILDING  
JIMMY WALKER CONFERENCE ROOM**

February 17, 2012

10.00 A.M.

- I. Introductions and recognition of visitors.
- II. Consider approval of the Minutes of the January 20, 2012 meeting of the Gateway Review Commission.
- III. New Business:
  - a. Project # 11-105-00011: Consider granting a request by Mr. Reedy for final approval and issuance of a Certificate of Appropriateness for the proposed Reedy Creek Winery.
- IV. Old Business:

None
- V. Other Business:

None
- VI. Adjourn

**MINUTES OF THE REGULAR MEETING OF THE KINGSPORT GATEWAY  
REVIEW COMMISSION**

January 20, 2012

10:00 a.m.

**Members Present**

Vivian Crymble, Co-Chairman  
Jim Wright, Co-Chairman  
Valerie Joh, Alderman  
Lynn Tully, Planning Director  
Debra Bridwell

**Members Absent**

Lee Ellen Fish  
Todd Miller

**Staff Present**

Forrest Koder

**Visitor's List**

Don Laferney- Laferney Roofing  
Tim Kuykendall – JA Street & Associates  
Jonathan Lewis – JA Street & Associates  
Jeff Beverly – EC  
George DeCroix - EC

Jim Dale – Eastman Chemical  
Gregg Orr – Eastman Chemical  
Mark Lambert – EC  
Steve Gossett – EC

Vivian Crymble called the meeting to order at 10:05 a.m. The Minutes of the December 16, 2011 meeting were approved unanimously by a vote of 5-0 by the Commission. The meeting was then turned over to staff for the first item on the agenda.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Project #11-105-00008: Consider granting a request by Mr. Don Laferney to allow the electrical power to a recently approved structure to be overhead instead of the required underground.**

Staff stated that Mr. Laferney was asking to be allowed to have overhead power to feed the new building that was approved during last month's gateway meeting rather than the required underground power. Staff suggested that as in the past, the Commission allow the power to be overhead along the property line and then drop and provide from the property line to the new building. This would be in keeping with previous rulings by the Commission and allow the treed property line provide a buffer for the power line. Staff then turned the case over to the Commission. The Commission questioned where power was coming from in the back of the property. Mr. Laferney pointed out the existing power pole on the left side property line and stated he wanted to extend from that pole across the middle of the property with another pole and then place another pole at the back of the existing building to feed the new building. Mr. Laferney felt this line would be hidden by the existing trees across the middle of the property. The Commission questioned the pole in the back of the main building and why it was not being utilized.

Mr. Laferney stated it was only a 100 amp service and it would suffice for his current needs but not for the future. The Commission then asked if Mr. Laferney would be willing to remove the power pole behind the main building that was visible from the street in order to place the new service to the rear of the property. This would allow him the ability to have the upgraded service with visibility of the poles and power lines limited from the street. Mr. Laferney agreed to this proposal.

A motion was made by Commissioner Wright to allow the overhead power lines to the rear of the property along the tree line with the stipulation the pole and lines to the rear of the main building had to be removed once the new building was completed. Commissioner Joh seconded the motion. The motion passed with a 5-0 vote.

**Project #11-105-00010: Consider granting a Certificate of Appropriateness for Kendall Electric located on Jan Way Drive for all Gateway design requirements.**

Staff introduced the project and stated the property was located on Jan Way Drive and zoned M-1R, Light Industrial and the uses was permitted within the zoning district. Staff described the building as one building, rectangular in shape, approximately 13,060 square feet in area. Required setbacks in the M-1R district are 50 feet for the front yard, 15 feet for the side yard and 25 feet for the rear yard, and the proposed building meets the setbacks. Staff explained the parking numbered a total of 18 spaces and fulfilled the minimum of 11 required under the parking code. It was pointed out to the Commission and staff that there were really only 17 parking spaces as the far right parking was numbered incorrectly on the drawing. All travel lanes, ingress/egress drives and parking spaces met the minimum size requirements for city codes respectively.

Staff stated the building proposed was 13,060 square feet in area with two overhead doors and one main entrance in the center of the building. The building would have a mansard roof covering approximately one half of the front façade with the remaining having no overhanging roof. The roof would slope to the rear and carry all drainage via a concrete swale adjacent to the rear wall to a drainage line that would ultimately carry the water to the City's storm water system. The front portion under the mansard roof would be split-faced block with the remaining portion across the front façade being split 50/50 with split faced block occupying the lower half and raised metal panels on the other half to the roofline. Staff stated that Section 114-506(d) (3)a requires the front façade to be finished in a material other than metal. Staff recommended the developer meet the requirements as stated above and provide an alternative to the metal panels that will meet the Gateway District regulations.

Staff pointed out the sides of the building will have metal panels in a warm white color. The roof is a sloped toward the rear of the building and is a standing seam metal roof. All drainage from the roof will go to the rear of the building.

Staff reviewed the lighting plan that was submitted and indicated a total of 3 vertical light standards each with 2 lights for a total of six lights for the parking lot. Two light standards are placed in the landscape islands across the front of the building to illuminate the parking lot. The final light standard is adjacent to the parking area on the east side of

the building. Each light standard is twenty-five feet tall and bronze in color and it was pointed out to the Commission that the owners had not decided if they would use metal halide or LED lights, but that both would meet the regulations. Electrical power to the building would be underground.

Staff stated the landscape plan was reviewed by the landscape specialist for the City and met the minimum requirements. Staff presented the proposed monument sign along with its size and height and stated the proposed sign meets the requirements of the Gateway District. Staff stated it was their recommendation to approve a COA contingent upon receiving a revised elevation plan indicating removal of the metal paneling and placement of an approved building material. The meeting was then turned over to the Commission for review and comment.

The Commission questioned if the landscape plan was approved and staff stated the Landscape Specialist for the City approved the plan and stated it met the minimum regulations. Members of the Commission wondered about setting a precedent if allowing the metal paneling to remain as proposed. At this point in the meeting Tim Kuykendall of JA Street & Associates requested the floor to address the Commission's concerns. Mr. Kuykendall stated there were currently two other facilities on the road and both of these had all metal paneling with no split face block. It was pointed out by several Commission members that these were pre-existing the gateway regulations. Mr. Kuykendall stated in looking at the proposed building the half and half approach to the front façade broke up the monotony of the split face block due to the length of the wall and more matched the existing buildings in the area. It was felt by the Commission that each case should be heard on its own merits and that staff was correct in its recommendation to meet the Gateway regulations. After further discussion Commissioner Wright made a motion to allow a half and half façade in the warehouse area with the façade for the main entrance remaining full split face block. The motion was seconded by Commissioner Joh. The motion passed with a 5-0 vote.

## **OTHER BUSINESS**

### **Project #11-105-00009: Information presentation on a Meteorological Tower for Eastman Chemical Company.**

For informational purposes only, staff presented a request by Eastman Chemical Company to place a meteorological tower off Wilcox Drive. No vote was required by the Commission; however this presentation was being made to keep the Commission informed of events taking place in the district.

As mandated by the EPA, Eastman Chemical Company was to install a 100 meter tower to measure wind as it travels southward from the plant. The tower was to be placed on Eastman property north of the Aquatic Center and over 270 feet from S. Wilcox Drive. There would be monitoring equipment at the base of the tower, but this would be hidden from view due to the existing trees on the site. The tower would be in place for approximately two years. The data collected would be used to determine if further requirements such as scrubbers are necessary to be installed at the power facilities. There will also be an audible ping produced by the monitoring equipment. Several Eastman

officials were present and explained the intricacies of the tower. They explained how the ping would not be audible from S. Wilcox Drive nor the residential houses further east. The Commission members thanked the Eastman officials for their presentation and helping to keep them informed of activities in the district so if called they would be able to field any questions.

There being no further business, the Commission adjourned at 11:12 a.m.

Respectfully Submitted,

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Vivian Crymble, or Jim Wright, Co-Chairpersons

## MEMORANDUM

**TO:** GATEWAY REVIEW COMMISSION

**FROM:** Forrest Koder, Principal Planner

**DATE:** January 25, 2012 for the **February 17, 2012 Meeting**

**SUBJECT: Reedy Creek Winery: Final Plan and Certificate of Appropriateness**

**PROJECT #: 11-105-00011**

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### **Introduction:**

Mr. Reedy, representing Reedy Creek Winery for this project is requesting the Gateway Commission's Final Plan Approval and a Certificate of Appropriateness for the proposed design layout and all its amenities for the proposed Reedy Creek Winery site located off Meadowview Parkway to the rear of the Executive Conference Center. The property is zoned BC, Business Conference Center District and the proposed use is permitted with this zone. This request is for Final Plan approval for all design items required within the Gateway District for this zoning district. The plans were designed by Rothe Green Architecture and Land Planning.

### **Presentation:**

### **Grading Plan:**

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

### **Site Plan:**

The proposed development is comprised of one existing building, rectangular in shape, approximately 5,418 square feet in area. Additional 884 square feet will be provided once the wine sales area is added to the existing building. The existing facility is currently the maintenance building for Cattails Golf Course which will require relocation. Required setbacks in the BC district are 30 feet for the front yard, 0 or 12 feet for the side yard and 12 feet for the rear yard. The building meets the minimum setback requirements.

Parking is regulated by the underlying zoning district requirements of the BC zone. There is currently a parking lot and parking directly adjacent to this structure. Directly to the north across the travel lane from the existing building is a multi-story parking garage. There is more than ample parking for this facility.

The addition will extend out from the northeast side of the existing building in the place of several parking spaces. The addition will house the sales office and includes a round Mediterranean stone feature. A full featured tasting room will also be included within the Executive Conference Center in the future.

## **Architectural Design – Materials – Colors**

The existing facility is a split face painted block walls to ceiling finish height and includes metal vertical panels up to the roof line. In order to make this more in concert with Gateway regulations, the proposal is install a pergola type planted trellis along the front of the existing building with grape vines growing throughout the length of the trellis providing a covering to the entire length of the front facade. This will help subordinate the metal paneling above the split faced block wall and bring the space adjacent to the building down to a human scale. At the far end is the addition which will be the sales office with a stacked stone column and standing seam metal roof over the front entry. To the right of the entry is the rounded turret feature with stone walls and casement type openings for windows. The remaining front façade will be of stone and have a planting area in front of the exterior wall.

### **Lighting and Utilities:**

No additional lighting will be needed and the existing parking lot lights will illuminate the parking area and portions of the building. The entry door to the sales office will have a wall light in a style that will enhance the architectural style of the building.

### **Landscaping and Screening:**

Minimal landscaping is required for the addition. The Plan indicates grapevines planted along the trellis to grow up the trellis and in front of the new sales office there will be three new 2" caliper dogwood trees to repeat the existing one on the far right of the addition which was an island. There is a heat pump as you face the building on the right corner. Staff recommends screening this unit with either a type of material to match the material used in the trellis or using shrubs to screen this mechanical equipment.

### **Signs:**

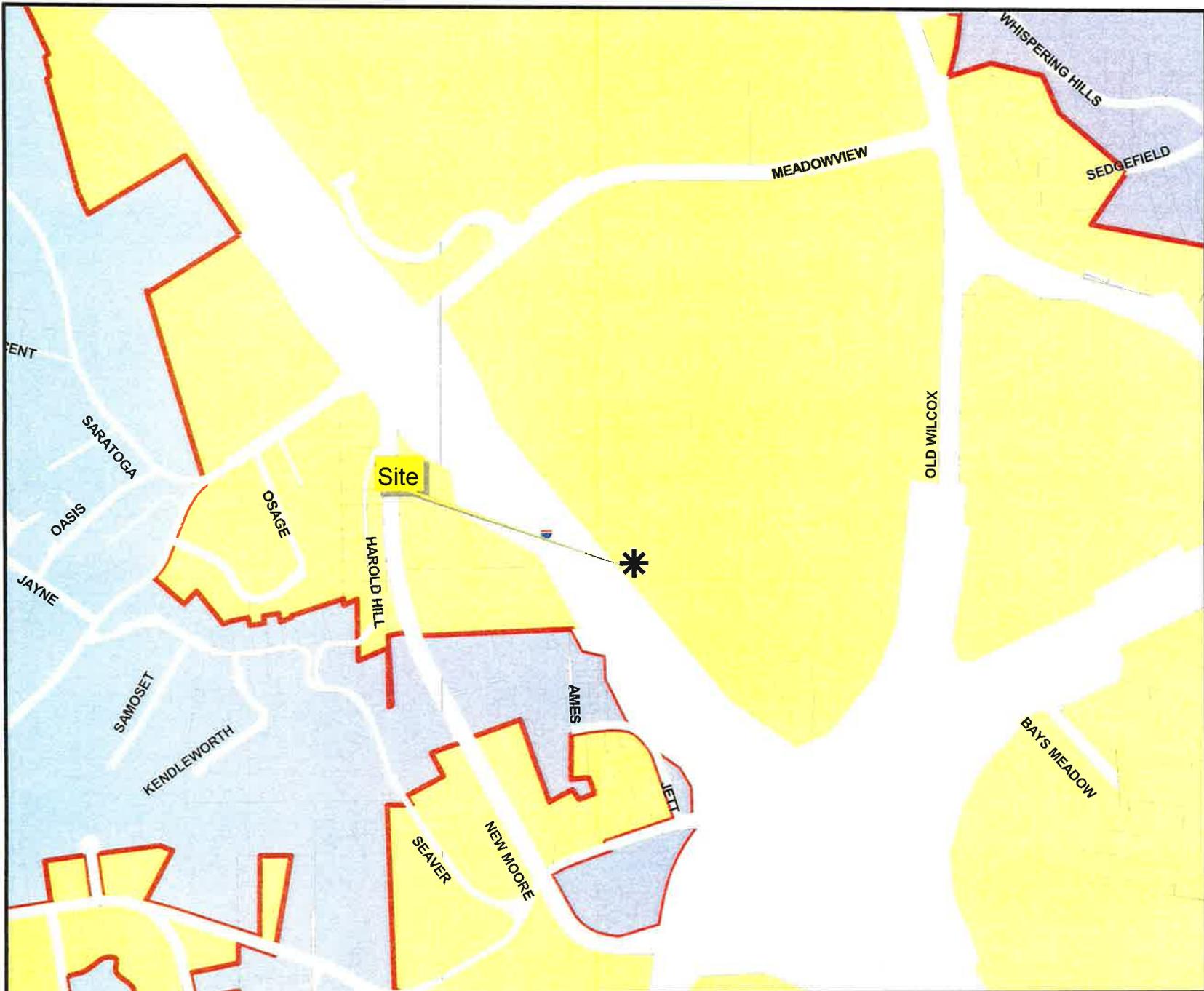
No signs are proposed at this time.

### **Options:**

1. Grant approval issuing the Final Certificate of Appropriateness for Reedy Creek Winery contingent upon the changes staff recommended being implemented.
2. Deny approval and state the reasons for denial.
3. Postpone action pending receipt of additional information on the revisions to the façade and sign to meet Gateway Requirements.

**Recommendation:** Grant approval issuing the Final Certificate of Appropriateness for Reedy Creek Winery contingent upon the changes staff recommended being implemented.

# Reedy Creek Winery Amendment to BC Development Plan

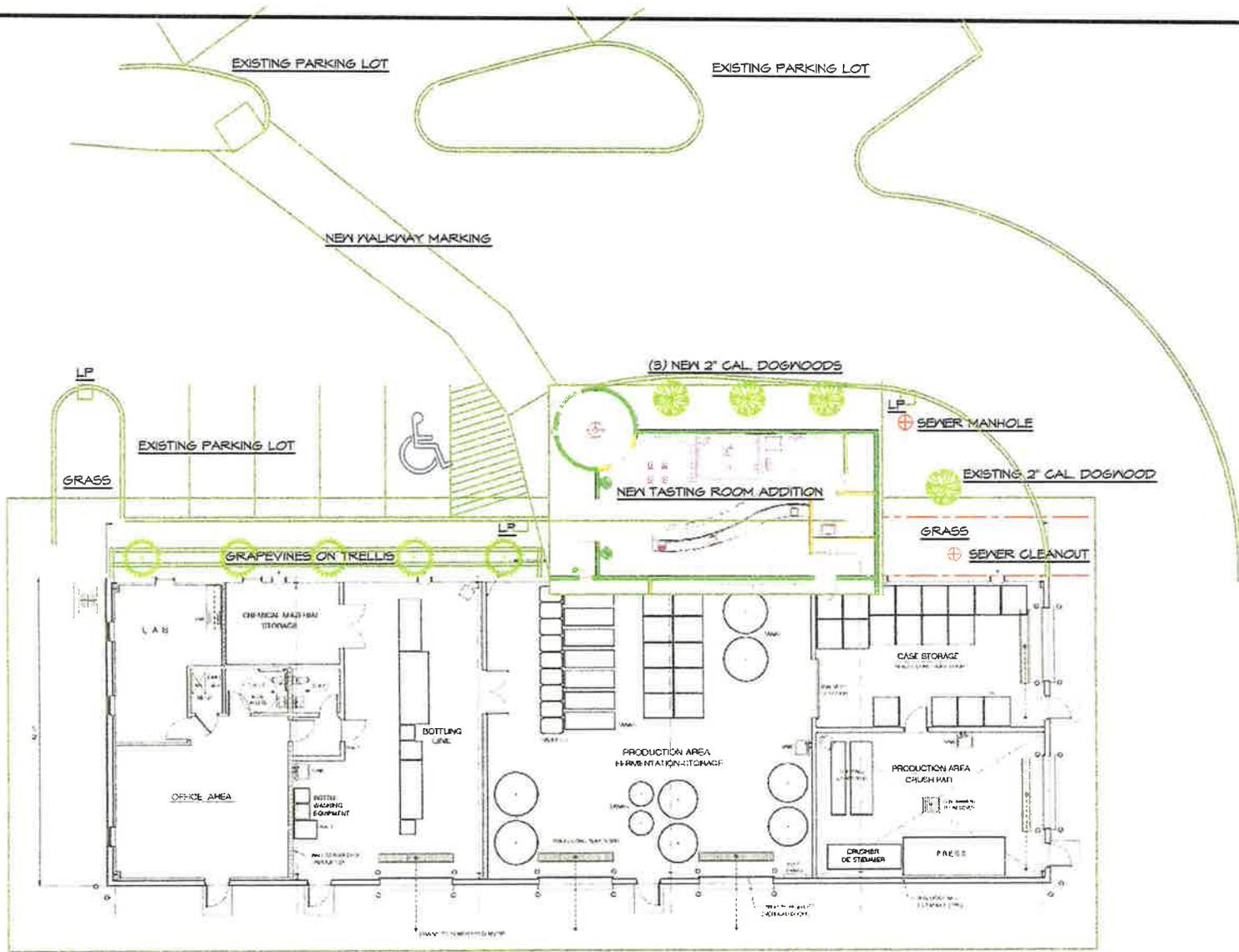


- LEGEND**
- 2007 Parcels
  - Streets
  - City Limits
  - River
  - UGBA



Reedy Creek Winery



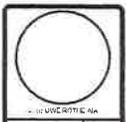


SCALE 1/8"=1'0"

PRODUCTION FACILITY LAYOUT BY ADS  
 EXISTING BUILDING  
 PRODUCTION FACILITY W/  
 TASTING ROOM ADDITION



REVISIONS



**REEDY CREEK CELLARS**  
 KINGSPORT TENNESSEE  
 SITE AND FLOOR PLAN

ADSS ARCHITECTURE & LAND PLANNING  
 235 LANCASTER ROAD  
 KINGSPORT, TN 37760  
 615-309-1111  
 www.adssarch.com

235 LANCASTER ROAD  
 KINGSPORT, TN 37760  
 615-309-1111  
 www.adssarch.com

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A-3.1



