

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

**IMPROVEMENT BUILDING  
JIMMY WALKER CONFERENCE ROOM**

January 20, 2012

10.00 A.M.

- I. **Introductions and recognition of visitors.**
- II. **Consider approval of the Minutes of the November 18, 2011 meeting of the Gateway Review Commission.**
- III. **New Business:**
  - a. **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.**
  - b. **Project # 11-105-00010: Consider granting a Certificate of Appropriateness for Kendall Electric located on Jan Way Drive for all gateway design requirements.**
- IV. **Old Business:**

None
- V. **Other Business:**

For informational purposes only – Placement of the Eastman Meteorological tower off S. Wilcox Drive.
- VI. **Adjourn**

## MEMORANDUM

**TO:** GATEWAY REVIEW COMMISSION

**FROM:** Forrest Koder, Principal Planner

**DATE:** December 15, 2011 for the **January 20, 2012 Meeting**

**SUBJECT:** LaFerney Roofing request to waive underground electric requirement.

**PROJECT #:** 11-105-00003

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### **Introduction:**

Mr. Don LaFerney, property owner, is requesting Gateway Commission permission to waive the underground electric requirement for the new building the Commission approved last month. The property is located at 2642 Sullivan Gardens Parkway and is further defined as Parcel 25.00 of Tax Map 91A, Group A of the 2010 Sullivan County Tax Maps.

### **Presentation:**

#### **Site Plan:**

The Commission is requested to waive the requirement of underground electrical power to allow overhead power lines to the recently approved building. Section 114-506c(8)(f) States: All utility lines, including but not limited to electric, telephone and TV cable shall be placed underground.

The main purpose and intent of the Gateway provisions are to ensure consistent high quality developments through a set of design standards to meet the criteria. Staff feels the language is very clear that all power must be underground by the use of the mandatory word "shall" in the regulations and cannot recommend against the requirement to the Board of Zoning Appeals.

Mr. Laferney has stated that power would be required to come from the rear of the property and sites costs as a concern. Additionally there are already existing overhead power lines servicing the property with flood lights.

Staff can recommend the use of overhead power lines along the property line and then underground from the property line to the building. As the Commission may recall this compromise was offered and utilized by the Fed Ex building located at Gateway Commerce Park. Staff could easily support this type of request to the Commission as the existing tree line along the property line would help subordinate the power poles and lines.

**Options:**

1. Deny the petitioner's request but allow a compromise of installing the overhead power line along the property line with underground power furnished from the power pole on the property line to the building.
2. Deny approval and state the reasons for denial.
3. Postpone action pending receipt of additional information.

**Recommendation:** Option 1 - Deny the petitioner's request but allow a compromise of installing the overhead power line along the property line with underground power furnished from the power pole on the property line to the building.

## MEMORANDUM

**TO:** GATEWAY REVIEW COMMISSION

**FROM:** Forrest Koder, Principal Planner

**DATE:** January 11, 2012 for the **January 20, 2012 Meeting**

**SUBJECT:** **Kendall Electric: Final Plan and Certificate of Appropriateness**

**PROJECT #:** 11-105-00010

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### **Introduction:**

J.A. Street & Associates LLC, representing Kendall Electric 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 Kendall Electric site located on Jan Way Drive. The proposed development is on the south side of Jan Way and east of S. Wilcox Drive. The property is zoned M-1R, Light Industrial 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.

### **Presentation:**

#### **Grading Plan:**

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

#### **Site Plan:**

The proposed development is comprised of 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. The building meets the minimum setback requirements.

Parking is regulated by the underlying zoning district requirements of the M-1R zone. Parking according to sheet C5 will consist of 18 parking spaces with ingress/egress off Jan Way Drive via a one-way drive. Parking is across the front of the building with ancillary parking on the east side of the structure. Parking spaces are 9'x18' with one being a van accessible handi-cap space. The quantity of parking spaces exceeds the minimum code requirements. Parking lot surfacing as well as travel lanes and ingress/egress driveways are indicated as asphalt. The loading dock and sidewalk will be constructed of concrete. The site plan also indicates a loading dock on the front of the building facing Jan Way Drive.

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

The building ingress/egress is located facing Jan Way Drive along with the loading dock overhead door and a secondary door. The building is rectangular with a mansard roof that covers approximately one-half of the front façade with a vertical wall with no

overhang for the remaining half. The mansard roof is a type of standing seam metal roof surrey beige in color. Sheet A4 indicates a split faced block wall under the mansard roof portion of the building, while the remaining portion has the split faced block wall covering half the vertical wall with the remaining wall being metal panels to the roof line. Section 114-506(d)(3)a requires the front façade to be finished in brick, stone, pre-cast or cast in place textured panels, split-face concrete masonry units, prefinished architectural panels or other materials acceptable to the Committee. Additionally this subsection states metal is allowed on the other sides of the structure provided the front façade meets the requirements under subsection a. Staff recommends the developer meet the requirement and provide an alternative to the metal panels that will meet the Gateway District regulations.

The sides of the building 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. The rear elevation is will be a concrete block wall that will also serve as a retaining wall. There will be a concrete swale across the rear with downspouts feeding all roof drainage to the swale and away from the building.

### **Lighting and Utilities:**

A photometric lighting plan for this project is not required in the M-1R district however a detailed lighting plan is required. Submitted for review on sheet c4, the utility plan are 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. Based on the Utility Plan (Sheet C4) and accompanying data the light standards will be twenty-five (25) feet tall, have 400 watt metal halide lamps with the H4P Type IV reflector. This reflector will allow minimal light spill over to the adjacent lot. The pole and lamp housings will be bronze in color.

There is an alternative the owner is considering for the parking lot. Basically the same light standard and housing units would be used, but the lamps would change from metal halide to LED's ( Light Emitting Diodes). Either light is in compliance with Gateway requirements.

The building will have a total of three wall sconce lights. These will be placed by the ingress/egress door on each side elevation with the last wall light by the ingress/egress door adjacent to the garage door on the front of the building. These also are in compliance with Gateway requirements as the cast light downward.

Electrical to the building will be underground as indicated on Sheet C4. There will be a power pole on the northeast corner r.o.w. that will feed a pad mounted transformer on that same corner of the property. Electrical power will be underground from the transformer to the building.

### **Landscaping and Screening:**

The landscaping plan has been submitted and is on sheet C6. The required twenty foot planting area indicates a row of Japanese holly along the perimeter of the parking lot and the ingress/egress curves. Additionally there are a total of six redbud trees in this area. The building planting area reflects 9 Japanese hollies across the front with

another 3 along the building on the east side between the parking lot and the building. The ground cover in these beds is 3" decorative stone on top of a fabric weed barrier.

There are two landscaped Islands in the parking lot containing two dogwood trees in each island and utilizing the same groundcover of decorative rock. The plan has been submitted to the City Landscape Specialist for review. The only comment was that concerning the landscaping for the sign as there is no plan or specifications for the landscaping around the sign.

The dumpster enclosure is screened by a wooden enclosure with gates. All HVAC equipment is screened with a 6 foot high chain link fence with privacy slats and is screened from public view.

### **Signs:**

There is one monument style sign placed within the twenty foot landscape area. The underlying zoning district control height, square footage and type of sign. The sign is 32 square feet in area and is a total of five feet high and meets the zoning requirements. The base is split faced block one foot high and painted to a white. It will consist of mainly two colors; white and shades of blue. Currently there is no landscape plan for the base of the sign. There are no wall signs proposed for the project at this time, however if utilized in the future they would require submittal and approval by the Commission.

### **Options:**

1. Grant approval issuing the Final Certificate of Appropriateness for Kendall Electric contingent upon submitting plans that meet the façade and sign requirements. This would delay the issuance of a Building Permit for the structure.
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:** Option 1 - Grant approval issuing the Final Certificate of Appropriateness for Kendall Electric contingent upon submitting plans that meet the façade and sign requirements.

## MEMORANDUM

**TO:** GATEWAY REVIEW COMMISSION

**FROM:** Forrest Koder, Principal Planner

**DATE:** December 15, 2011 for the **January 20, 2012 Meeting**

**SUBJECT:** Eastman Chemical Company Meteorological Tower

**PROJECT #:** 11-105-00009

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### **Introduction:**

This is for informational purposes only as no permit is required for the installation of this tower from the City of Kingsport. A meteorological tower is proposed for Eastman Chemicals property off South Wilcox Road.

### **Presentation:**

Eastman Chemical Company is mandated by the Environmental Protection Agency to monitor its emissions from its plant. New more stringent regulations are being required of all utilities that utilize coal to generate power to control emissions. Since Eastman generates its own power through the use of its own power plants, this new tower will be utilized to monitor weather data to establish a baseline of information to determine if further requirements such as scrubbers are necessary to be installed. The tower will be temporary in that it will probably only be in place for a period of two years. The first year they will collect the data, the second year will monitor the results. The tower will extend approximately 300 meters in the air from its location which is indicated on the attached map. The monitoring equipment will be placed at the top of the tower and will be regularly calibrated to collect the weather data.

There will be an audible ping by the based equipment, however for sound damping hay bales will be utilized so that from the road the ping should not be audible at all.

### **Options:**

No action is required as this item is informational only allowing the Gateway Commission the opportunity to be fully aware of activity in the Gateway District and able to answer questions from the public.