

## **MEMORANDUM**

**TO:** KINGSFORT REGIONAL PLANNING COMMISSION  
**FROM:** KAREN B. COMBS, PLANNER  
**SUBJECT:** GOLF COURSE COMMUNITY ZONING TEXT AMENDMENT  
**DATE:** 1/9/12  
**PROJECT NO:** 11-801-00004

---

### **INTRODUCTION**

Consider recommending the addition to the City Zoning Code of the Golf Course Community District (GC District) to the Kingsport Board of Mayor and Alderman.

### **PRESENTATION**

A public meeting will be held on January 12, 2012 to gather information from Ridgefield's property owners on this ordinance. The results from this meeting will be presented to the Planning Commission on January 19, 2012 during Kingsport Regional Planning Commission Meeting.

The Golf Course Community District will allow the commercial uses associated with a golf course/country club atmosphere while keeping the integrity of the adjoining residential neighborhood.

The GC district intent is:

To permit residential development in areas developed integrally with a new and/or existing golf course. It is the intent of this district to permit golf course development by providing for a more flexible placing of buildings on land, and providing for flexibility in accessory uses associated with a golf course while protecting the integrity of the surrounding residential community. In addition to the requirements specified herein for this zoning district, the Planning Commission and/or the Board of Mayor and Aldermen may impose any reasonable conditions deemed necessary to safeguard the health, safety, welfare, and property values of the surrounding area of the City.

### **OPTIONS**

The Planning Commission's options are as follows:

1. Recommend the zoning amendments to the Kingsport Board of Mayor and Alderman.

2. Make minor changes and recommend to the Board of Mayor and Alderman.
3. Schedule a work session to review the proposal and possible changes.

### **RECOMMENDATION**

Option 1. **Recommend approval** for the following reason:

1. This district will allow limited commercial uses associated with golf courses/country clubs to be established that under the current ordinances, would not be permitted.
2. This district will protect and maintain the integrity of existing residential neighborhoods associated with the golf course.
3. This district will provide adequate guidelines for the development of new residential neighborhoods associated with golf courses and their specific accessory uses.

## **Golf Course Community District**

### **Section 114-\_\_\_\_ – Intent**

The GC (Golf Course Community) zoning district has been established to permit residential development in areas developed integrally with a new and/or existing golf course. It is the intent of this district to permit golf course development by providing for a more flexible placing of buildings on land, and providing for flexibility in accessory uses associated with a golf course while protecting the integrity of the surrounding residential community. In addition to the requirements specified herein for this zoning district, the Planning Commission and/or the Board of Mayor and Aldermen may impose any reasonable conditions deemed necessary to safeguard the health, safety, welfare, and property values of the surrounding area of the City.

### **Section 114-\_\_\_\_ – GC District.**

(a) Principal Uses. Principal uses for the GC district area are as follows:

- (1) One (1) single-family detached dwelling unit per lot adjacent to a golf course or associated accessory uses.
- (2) Public Uses, including but not limited to playgrounds, parks, recreational buildings, fire and police stations, and reservoirs.
- (3) Golf Course Uses, including driving ranges, practice putting greens, clubhouses with parking, maintenance buildings, and restroom outbuildings.
- (4) Recreational Uses, including swimming pools, tennis courts, and basketball courts.

(b) Accessory Uses. Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the GC district as follows:

#### **1. Golf Course accessory uses**

- (a) One Public or Private Banquet facility with parking.
- (b) One Public or Private Restaurant with no drive - thru.
- (c) Retail sales utilized by Golf Course and Club members not to include the sale of motorized golf carts or vehicles.
- (d) On-premise alcohol sales.
- (e) One Public or private club with kitchen facilities.

## 2. Residential Accessory Uses

- (a) Accessory to Single Family Residences - Private garages, storage sheds, parking and private recreation.
- (b) Accessory to Single Family Residences - Living quarters without cooking facilities, but only for guests or domestic employees.
- (c) Accessory to Single Family Residences – Home occupations.

(c) Special Exceptions. Uses permitted only with the approval of the Board of Zoning Appeals are allowed as follows:

- (1) Churches and other places of worship.
- (2) On-site subdivision sales offices while sales are underway.

**Section 114-\_\_\_ – Prohibited Uses** Prohibited Uses in the GC District are as follows:

- (1) Residential, other than Single –family detached dwellings.
- (2) Commercial uses other than that incidental to the Golf Course or club members.
- (3) Manufacturing/Industrial uses.

**Section 114-\_\_\_ – Design Standards**

### (1) Minimum requirements

- (a) Minimum Lot Area, 10,000 square feet
- (b) Lot Frontage, 60 feet for all residential uses; and access is required for all non-residential uses from an arterial, or collector street as designated by the Major Street and Road Plan.
- (c) Front yard, 40 feet.
- (d) Side yard, Minimum side yard setback shall be 10 feet for one or two stories; 15 feet for three stories; plus 50 percent on the street side yard.
- (e) Rear yard, Minimum rear yard setback shall be 30 feet.
- (f) Usable Space, Not applicable

### (2) Maximum Permitted allowances

- (a) Lot Coverage, 30 percent including accessory buildings.
- (b) Building Height, 35 feet or three stories.

**(3) Master Plan requirement**

(a) Adhere to a Master Plan approved by the Kingsport Regional Planning Commission. Said Master Plan will be stamped approved, and recorded with the Sullivan County Register of Deeds.

**Parking & Loading.** Parking and loading provisions for the GC District shall be regulated by the following provisions:

- (1) For all residential, two spaces per dwelling unit shall be provided such that only one such space shall be required to have direct access to a street.
- (2) For other uses, see Article V of this chapter. Parking areas in excess of 5,000 square feet must provide interior landscaping. This does not include the setback planting or buffering and screening areas.
  - a. All parking rows shall end in a landscape island containing one small maturing tree. All landscape islands shall be a minimum of 9'x18' and shall be protected by a six-inch concrete curb around the perimeter of the island.
  - b. For every 12 (twelve) parking spaces, there shall be one landscaped island provided within the parking area to divide the parking spaces and shall contain one small maturing tree.
  - c. Credit will be given for preserving existing trees on the site. A credit of 2:1 (two planted trees for each existing tree saved) whenever the existing tree exceeds the required minimum size tree at planting. (See Landscaping Article IV of the Chapter)
  - d. All loading docks and bays shall be screened from public streets.

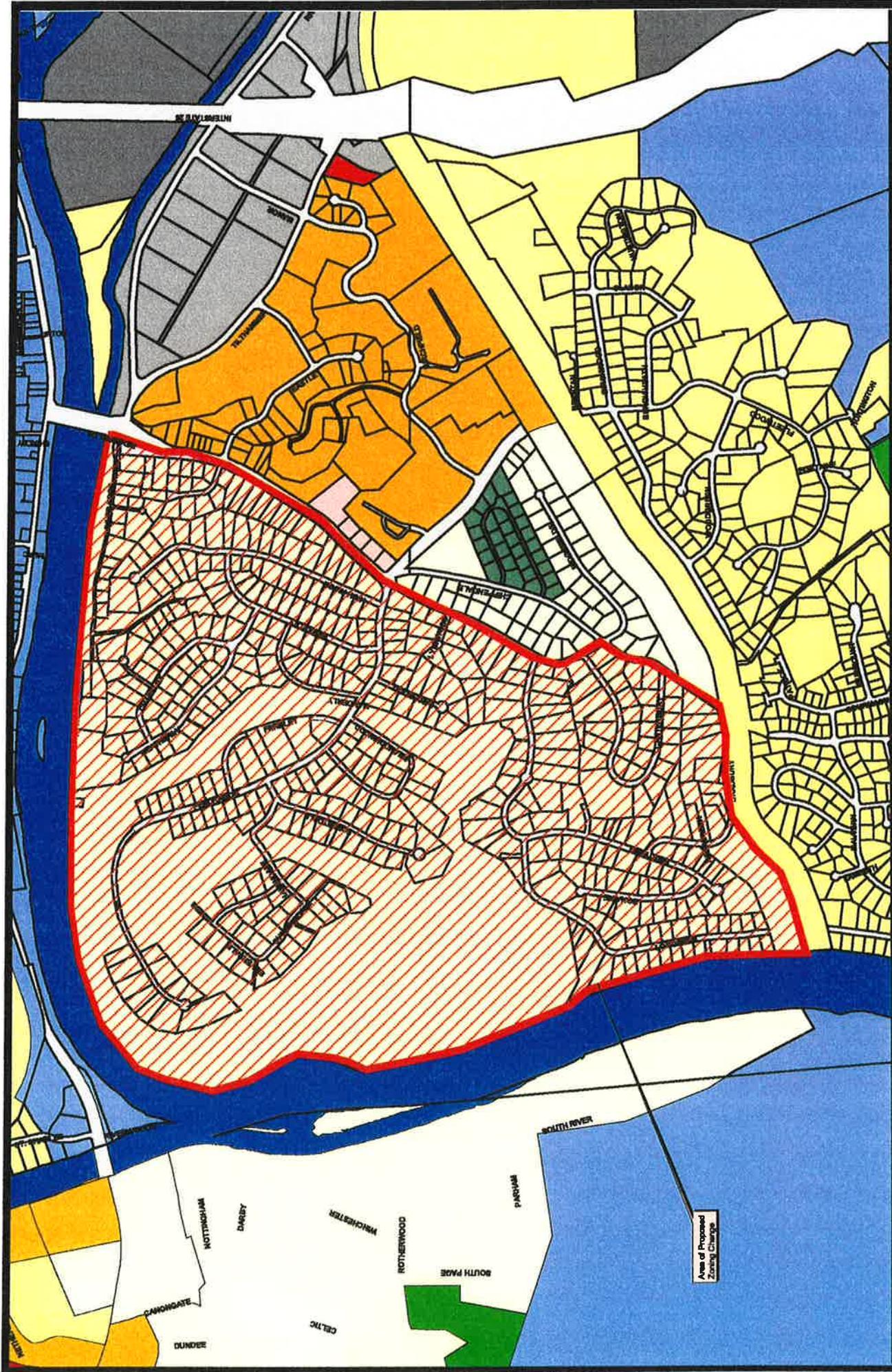
**Lighting.** All lighting for non residential areas shall be sufficient for the safe use of the facilities and shall not create a traffic hazard. The use of cut-off boxes shall be required for lighting adjacent to residential areas to reduce light spillage.

**Signs.** Signs, other than residential signs and/or signs as allowed Section 114-564 within the district shall be reviewed by the planning commission as part of the site plan approval process. Freestanding Signs are permitted for non residential areas as follows:

- a. Freestanding Signs are only permitted at the main ingress/egress to the lot and only one sign shall be permitted.
- b. The sign shall not exceed Thirty-two (32) square feet in area per side.

- c. The sign shall be a monument style sign mounted on a solid base and shall not exceed five (5) feet in height.
  - d. No freestanding sign shall be closer than 15 feet to any public street or permanent easement.
  - e. Signs shall be not be illuminated externally.
- (2) Residential signs. The following shall govern the placement of residential signs with the GC district:
- a. Home occupations conducted in a dwelling are permitted one freestanding sign, provided:
    - 1. The area of one side of the sign does not exceed three square feet; and
    - 2. The sign shall not be illuminated by any means.
  - b. Single family residences are permitted one temporary sign, provided:
    - 1. The area of the sign does not exceed three square feet;
    - 2. The sign shall not be illuminated by any means; and
    - 3. The sign shall be placed no more than three days.
  - c. Signs as allowed in Section 114-564.
  - d. Single- family residential subdivisions are permitted one permanent identification sign at each major street access, provided:
    - 1. Such sign does not exceed 32 square feet per side with a maximum number of two sides;
    - 2. The height of the sign shall not exceed five feet
    - 3. The sign shall be set back a minimum of twenty feet from any property line, except that a sign may be permitted in a grassed median at the discretion of the Public Works Director provided the sign does not interfere with traffic; and
    - 4. The sign shall not be illuminated externally.

**Landscaping, Screening & Buffering.** Landscaping, screening and buffering shall be as set forth in Article VI of this chapter.



**Golf Course Community District  
Zoning District Proposed for Ridgefields Subdivision**

