

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

Improvement Building
201 West Market Street, Kingsport, TN 37660

April 14, 2014

12:00 noon

Members Present

Dennis Ward, Chairman
Dr. Mike McIntire, Vice Mayor
John Moody
Beverley Perdue
Mark Selby
Dave Stauffer
Dr. Heather Cook

Staff Present

Lynn Tully
Mark Haga
Corey Shepherd
Ken Weems
Tim Elsea
Mike Thompson
Dave Edwards
Hank Clabaugh
Pam Gilmer

Members Absent

Hoyt Denton, Vice Chairman
Beverley Perdue
“Buzzy” Breeding

Visitor’s List

At 12:00 p.m., Director Tully called the meeting to order, and introduced the new engineer, Pam Gilmer. She will be working with the engineering department on street design and other traffic issues. Director Tully asked if there were any changes to the tentative agenda. Seeing none, the agenda will be presented as proposed at the regular meeting. She then asked for any changes for the minutes of the work session held March 17, 2014 and the regular meeting held March 20, 2014. There being no changes, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

04-01 Indian Trail Rezoning – (14-101-00004)

The Planning Commission heard a presentation for approval for rezoning Indian Trail Drive from B-3 to R-4 to allow for apartments. Ken Weems presented the item stating the site is at the terminus of Indian Trail Drive and the property owner has requested the rezoning for apartments. The property is approximately 9 acres B-3 & B-4P, M-1R are surrounding the site. The request was for 168 apartment units at 18.6 units an acre density. Within the new R-4 density maximum. In December there was a request for rezoning to the B-3 zone from M-1R. At that time the plans included a theater, retail and apartments. Staff noted that the ZDP will require a few other

changes prior to final approval. Changes anticipated for the plan include a revision to the flood plain location and shifting of one of the apartment buildings. Another change discussed was inclusion of a greenbelt connection on this site plan similar to one shown on the plan approved in December. There was little additional discussion and no official action was taken.

04-02 640 East Main Street Rezoning – (14-101-00005)

The Planning Commission heard a presentation for recommendation of approval for rezoning 640 East Main Street from M-1 and M-2 to B-2 to accommodate an indoor sports complex. Ken Weems presented the item and stated the property is at rail wye at Main Street. Both sides of the street are included and are zoned industrial and are surrounded by B-2 and M1 & M2 zoning districts. The proposed use includes accommodation for an indoor recreation area for basketball courts. Proposed parking and available parking within 500' radius include approx. 89 spaces. Mr. Weems noted that the BZA will hear a proposal for reducing the parking based on the downtown zoning district allowances. Staff noted this may be quickly followed by other requests for rezoning of industrial properties in the area. Mike McIntire expressed concern about pedestrians crossing the street. Additional discussion ensued regarding the potential for any new roadcrossings or raised crosswalks. This is difficult due to the railroad markings. Crossing would be required at the street intersections and not mid-block. Other discussion included parking at the wye and ownership of the spur. There being no further discussion, no official action was taken.

04-03 2014 Consolidated Plan for Housing and Community Development

The Planning Commission heard a presentation to forward a favorable recommendation to the Board of Mayor and Aldermen for the 2014 Consolidated Plan for the Housing and Community Development. Mark Haga presented the item stating all approved budgets must meet the national objectives for HUD. Included in this year's proposed budgets are KAHR Program - \$107,786 based on increase in requests. Public Services applications are capped at 15% of total. Programs include Learning Centers of KHRA, CASA and Sons & Daughters of Douglas, as well as South Central Kingsport CDC. HOPE VI Project 108 loan funds encumber \$70,100. Administration is capped at 20% and includes approx. \$66,000. Mr. Haga noted HOME Consortium Funds have traditionally been used for down payment assistance and other projects. The current proposal is to use some carryover from 12/13 and 13/14 to fund both Homeownership and Rehab funds for 2014. Mr. Haga stated the majority of funding for FY 14/15 will be focused on redevelopment of the Sullivan/Mission street site for housing of special needs (currently veterans) residents. Some discussion was centered on the use of funds for habitat housing and rehabilitation and the decrease in funds for the CASA program. It was noted that the city continues to see an overall decline in the city's entitlement funds. Staff noted that funding the Sons & Daughters of Douglass is a new program which provides supplies for school teachers at Lincoln. They also support and encourage students to attend college and provide for visits to different colleges for students with an interest. There being no further discussion, no official action was taken.

OTHER BUSINESS

04-04 Receive, for informational purposes only, the March 2014 report from the Building Division.

04-05 Receive, for informational purposes only, the First Quarter 2014 report from the Building Division.

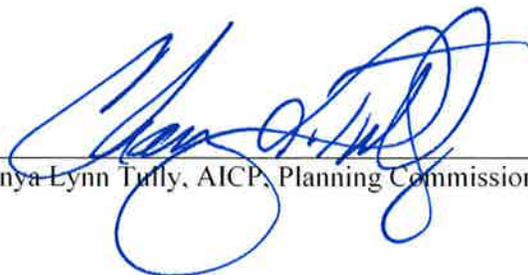
PUBLIC COMMENT

There was no public comment made during the work session.

ADJOURNMENT

There being no further discussion and no additional changes to the agenda the work session was adjourned at approximately 12:45p.m.

Respectfully Submitted,



Chanya-Lynn Tully, AICP, Planning Commission Secretary