

**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number HISTRC24-02012**

**New Historic District Overlay (H-20)**

<b>Property Information</b>			
<b>Address</b>	100 Block of Broad Street		
<b>Tax Map, Group, Parcel</b>	See attached		
<b>Civil District</b>	11 <sup>th</sup>		
<b>Overlay District</b>	Proposed H-20		
<b>Land Use Designation</b>	Retail/Commercial		
<b>Acres</b>	+/- 3.24		
<b>Existing Use</b>	Retail/Commercial	<b>Existing Zoning</b>	B-2
<b>Proposed Use</b>	Same	<b>Proposed Zoning</b>	H-20 (Overlay)
<b>Owner /Applicant Information</b>			
<b>Name:</b> KPT Downtown Association <b>Address:</b> 400 Clinchfield St <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Phone:</b> (423) 392-8822		<b>Intent:</b> <i>To create a new Historic District Overlay zone applied to the 100 Block of Broad Street.</i>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Historic Zoning Commission recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Planning Commission to apply the Historic Overlay District on to the 100 Block of Broad Street.</p>			
<b>Staff Field Notes and General Comments:</b>			
<p><i>The zoning area for the proposed historic overlay consists of 16 parcels and approximately 3.24 +/- acres. The Historic Overlay District is in addition to the existing base zone for the property, which is B-2, Central Business District. The Kingsport Design Review Guidelines cover both residential and commercial properties. The guidelines do no mandate investments or improvements in structures and only apply to exterior modifications. Staff held an informational meeting with impacted property owners about the proposed new historic overlay at the Kingsport Chamber on December 11, 2023.</i></p>			
<b>Planner:</b>	Savannah Garland	<b>Date:</b>	January 22 <sup>nd</sup> , 2024
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>Feb. 12<sup>th</sup>, 2024</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION</b>	<b>Historic District Overlay Zone</b>
<b>ADDRESS</b>	100 Block of Broad Street
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	Proposed H-20
<b>EXISTING ZONING</b>	B-2
<b>PROPOSED ZONING</b>	H-20 (overlay district)
<b>ACRES</b>	3.24 +/-
<b>EXISTING USE</b>	retail/commercial
<b>PROPOSED USE</b>	retail/commercial

**INTENT & RATIONALE**

*To create a new Historic Overlay Zone on the 100 Block of Broad Street. The Intent of the Historic District Overlay is to protect and preserve historical architectural values, provide protection from uses that would lessen the significance of the surrounding uses, create an aesthetic atmosphere, strengthen the economy and promote education and knowledge of heritage of the present and future citizens of the community. This request will be considered next at the February 15<sup>th</sup>, 2024 Planning Commission meeting. If passed by the Kingsport Regional Planning Commission meeting, the Kingsport Board Mayor and Alderman will consider this request during their regular meeting scheduled for February 20<sup>th</sup>, 2024. The applicant is requesting the 100 block of Broad Street because some buildings are at risk of demolition due to neglect. The local historic regulations include a provision to prevent "demolition by neglect", a condition in which the city can step in, if necessary, to stabilize the structure and place a lien on the property to offset the expense.*

*From staff's perspective, the 100 block of Broad Street contains the oldest structures (predominantly early 1920's) along Broad Street. Staff is supportive of this request, believing that these historic structures will benefit from the designation as time goes on. Staff views Broad Street as the spinal cord of downtown and recognizes the benefit that a historic overlay would bring to this section of downtown.*

HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name	Downtown KPT Association	First	M.I.	Date	11-7-2023
Street Address	400 Clinchfield St.			Apartment/Unit #	
City	Kingsport	State	TN	ZIP	37660
Phone	423-392-8822		E-mail Address	rcleary@downtownkingsport.org	

PROPERTY INFORMATION:

Tax Map Information	Tax map:	Group:	Parcel:	Lot:
Street Address	Please see attached			Apartment/Unit #
Name of Historic Zone	Broad Street District			
Current Use				

REPRESENTATIVE INFORMATION:

Last Name	Same as applicant	First	M.I.	Date
Street Address				Apartment/Unit #
City	State	ZIP		
Phone	E-mail Address			

REQUESTED ACTION:

To create a new H-20 overlay District (Broad St.)

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein or have been appointed by the property owner to serve as a representative for this application and that I am/we are appealing to the Historic Commission.

Signature: Dora M. Crand Date: 11/13/23

Signed before me on this 17th day of Nov, 2023  
a notary public for the State of Tennessee  
County of Sullivan

Notary Lori P. Lane  
My Commission Expires Nov. 21 2026



Kingsport Regional Planning Commission

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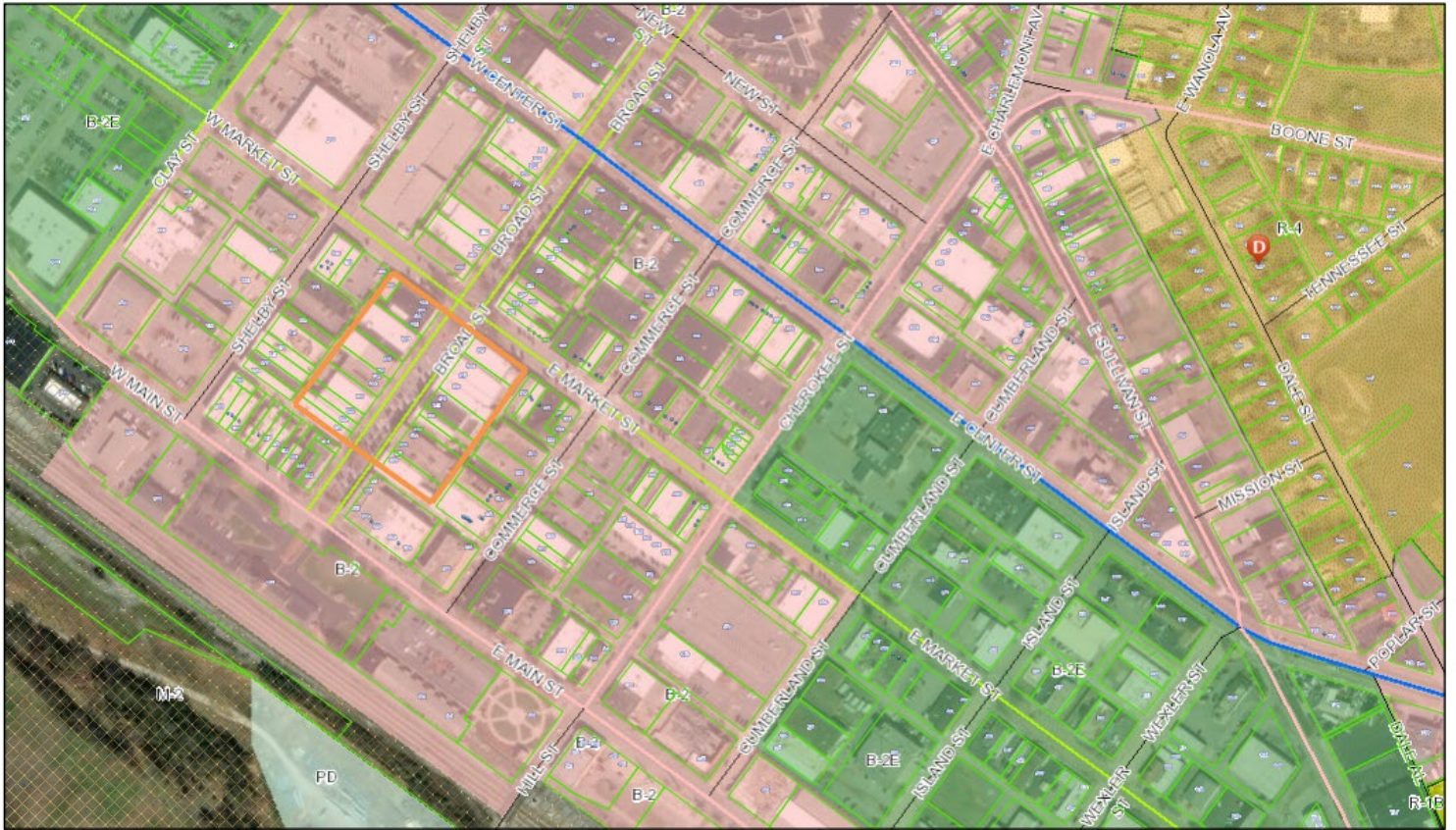
PARCEL	TAXYR	ADDRESS
21.1	C	MARKET ST W 109
22	C	BROAD ST & 156 152
23	C	BROAD ST 144
24	C	BROAD ST 140
15	C	BROAD ST 155
25	C	BROAD ST & 134 130
13	C	BROAD ST 147
27	C	BROAD ST & 128 126
28	C	BROAD ST 122
12	C	BROAD ST 139
29	C	BROAD ST 120
30	C	BROAD ST 116
11	C	BROAD ST 137
10	C	BROAD ST 133
9	C	BROAD ST 125
8	C	BROAD ST 117





Prepared by Kingsport Planning Department for the  
Kingsport Historic Zoning Commission Meeting on February 12<sup>th</sup>, 2024

Zoning Map



1/29/2024, 10:16:44 AM

Demolition Liens

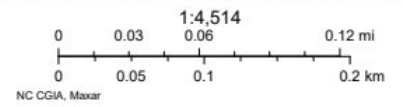
Demolition

Sullivan County Parcels Jan 2023

Parcels

Kpt 911 Address

City Zoning	GC	AR	B-3	BC	M-2	PBD-3	PMD-2
<Null>	B-2E	B-1	B-4	GC	MX	PBD*	PUD
T/A/C	A-1	B-2	B-4P	M-1	P-1	PD	PVD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1



Web AppBuilder for ArcGIS



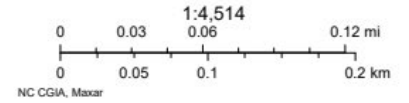


100 Block of Broad with HZ



1/29/2024, 10:23:23 AM

- Demolition Liens
- Demolition
- Sullivan County Parcels Jan 2023
- Parcels
- Kpt 911 Address
- Historic Districts
- Urban Growth Boundary
- Streets**
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street



Web AppBuilder for ArcGIS

**CONCLUSION**

Staff recommends sending a POSITIVE recommendation to the Kingsport Regional Planning Commission to apply and Historic Overlay District on the 100 Block of Broad Street.