



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, September 21, 2023 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Commission members present: Sharon Duncan, John Moody, James Phillips, Travis Patterson, Tim Lorimer, Anne Greenfield, Chip Millican

Commission members absent: Sam Booher, Jason Snapp

Staff present: Ken Weems, AICP, Jessica McMurray, Savannah Garland, Garret Burton

Visitors: Todd Miller, Gary Emerson, Beverly Wright, Al Weeks, Keith Goulder

II. APPROVAL OF THE AGENDA

A motion was made by John Moody, seconded by James Phillips to approve the agenda as presented. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

1. Approval of the August 14, 2023 Work Session Minutes
2. Approval of the August 17, 2023 Regular Meeting Minutes

A motion was made by James Phillips, seconded by John Moody to approve the minutes of the August 14, 2023 work session and the August 17, 2023 regular meeting. The motion passed unanimously, 6-0.

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning

Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. West Stone Drive Rezoning (REZONE23-0266). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-3 zone to the R-4 zone. Staff presented the details of the item to the Commission. Staff stated that the proposed use for the site is a new apartment complex. Staff noted that a traffic impact study will be required for the project. Staff likened the proposal to an extension of the existing multifamily zone and use to the north. James Phillips stated concern about the impact to the private road north of the Stone Drive frontage properties. Staff noted that the developer would ultimately need to come to an agreement with associated property owners as to the maintenance of the private road in the context of the deed descriptions. A motion was made by James Phillips, seconded by Tim Lorimer, to send a positive recommendation to the Board in support of the rezoning. The motion passed unanimously, 6-0.

At this time, Mr. Chip Millican joined the meeting.

2. 1251 & 1245 Montvue Road Minor Subdivision (MINSUB23-0265). The Commission is requested to approve the Division of Beverly G. Wright Property along with the accompanying road frontage variance. Staff drew attention to the location of the request in the southern part of our city. Staff stated that that the sole street frontage for the parcel is along Tall Tree Drive. Staff further stated that it is highly unlikely that a driveway entrance would ever be constructed along Tall Tree Drive due to the Montvue Road entrance being the easement access for the site. Staff noted that the minor amount of road frontage variance would be insignificant to the community due to the topography and layout of the parcels being subdivided. The Commission acknowledged the unique disposition of the property and its frontage along Montvue Road. A motion was made by John Moody, seconded by James Phillips, to grant final subdivision approval along with the associated variance. The motion passed unanimously, 7-0.
3. Annexation off of Jan Way (ANNEX23-0279). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Jan Way Annexation to the Kingsport Board of Mayor and Aldermen. Staff described the location as the request as being off of Jan Way. Staff stated that a total of 3.735 acres of unincorporated land had been

recently combined with an existing parcel that is already inside city limits. Staff noted that the request for annexation is due to the desire for streamlined plan review as the exiting coal yard on the property is planning to expand. Staff stated that there are no costs to bringing the added acreage into the city due to the new combined parcel already having water and sewer services. Staff noted that no streets are included in the annexation area. A motion was made by John Moody, seconded by Chip Millican, to send a positive recommendation to the Board for the annexation, zoning, and plan of services for the Jan Way Annexation. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

1. Approved Aug-Sep 2023 Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN

The Chairman adjourned the meeting adjourned at 5:49pm.