



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, September 18, 2023 at Noon

City Hall, 415 Broad Street, Conference Room 226

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, Sam Booher, Tim Lorimer, Anne Greenfield, Chip Millican

Commission members absent: Travis Patterson, Jason Snapp

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

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

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. No official action was taken.

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 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. No official action was taken.
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. No official action was taken.

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