

Rezoning Report

Kingsport Regional Planning Commission

File Number HISTC24-0012

New Historic District Overlay (H-20)

Property Information			
Address	100 Block of Broad Street		
Tax Map, Group, Parcel	See attached		
Civil District	11 th		
Overlay District	Proposed H-20		
Land Use Designation	Retail/Commercial		
Acres	+/- 3.24		
Existing Use	Retail/Commercial	Existing Zoning	B-2
Proposed Use	Same	Proposed Zoning	H-20 (Overlay)
Owner /Applicant Information			
Name: KPT Downtown Association Address: 400 Clinchfield St City: Kingsport State: TN Zip Code: 37660 Phone: (423) 392-8822		Intent: <i>To create a new Historic District Overlay zone applied to the 100 Block of Broad Street.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to Board Mayor and Alderman to apply the Historic Overlay District to the 100 Block of Broad Street.</p> <p>Staff Field Notes and General Comments:</p> <p><i>The zoning area for the proposed historic overlay consists of 16 parcels and approximately 3.24 +/- acres. The Overlay Historic District is in addition to the existing base zone, 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>			
Planner:	Savannah Garland	Date:	January 22 nd , 2024
		Meeting Date:	Feb. 15th, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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



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



Zoning Map



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

Demolition Liens

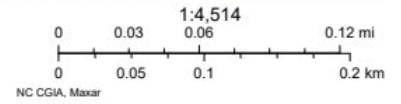
Demolition

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

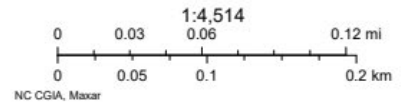


100 Block of Broad with HZ



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

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



Web AppBuilder for ArcGIS

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board Mayor and Alderman to apply and Historic Overlay District on the 100 Block of Broad Street.