



AGENDA ACTION FORM

Consideration of an Ordinance to Amend the Zoning Ordinance as it Pertains to Residential Foundation Requirements

To: Board of Mayor and Aldermen
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-17-2026
Work Session: January 20, 2026
First Reading: January 20, 2026

Final Adoption: **February 3, 2026**
Staff Work By: K. Weems
Presentation By: Ken Weems

Strategic Focus Area: 6. Strong & Vibrant Neighborhoods

Recommendation:

Approve Ordinance

Executive Summary:

If approved, this zoning text amendment will update Section 114-131(7) and change the minimum residential foundation perimeter enclosure material from four-inch-thick solid underpinning to six inch-width masonry.

This section of the zoning text deals with foundation requirements for residential dwellings, including manufactured homes. The City's Building Department has requested to amend the zoning text to align with best practices in the building industry. The amendment would ensure that the perimeter enclosures are constructed to provide long-term durability for homeowners.

During their December regular meeting, the Kingsport Regional Planning Commission voted unanimously to send a positive recommendation to the Board of Mayor and Aldermen in support of approving this text amendment. The notice of public hearing was published on December 29, 2025.

Attachments:

1. Ordinance

	<u>Y</u>	<u>N</u>	<u>O</u>
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—