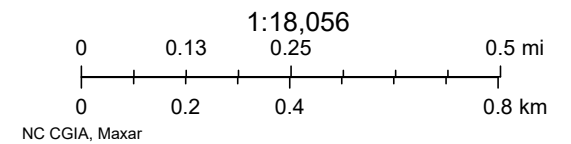


ArcGIS Web Map

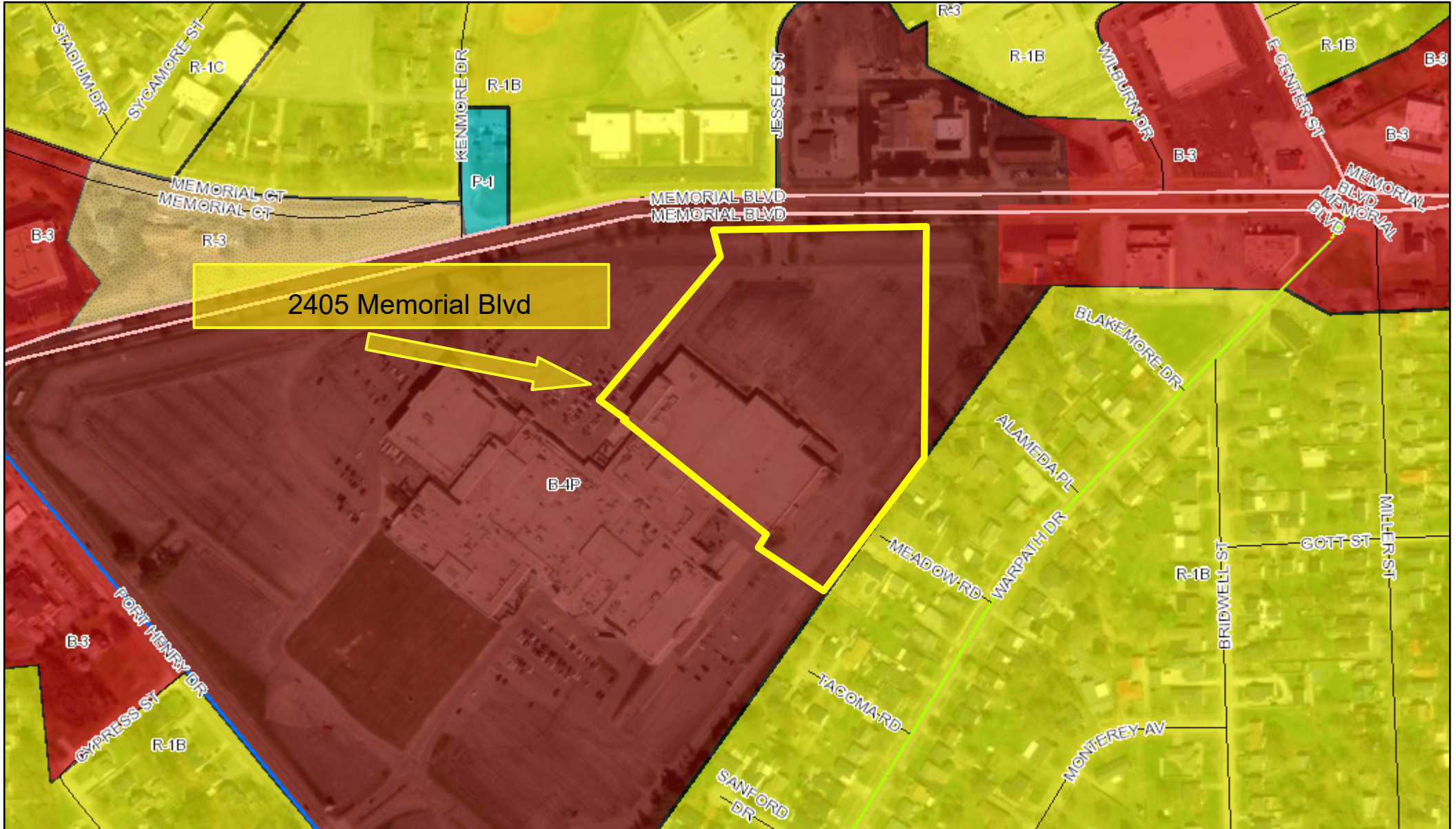


10/17/2024, 9:31:32 AM

- Streets
- Minor Arterial
 - Collector Street
 - Local Street
 - Private Street
 - Ramp
 - Urban Growth Boundary
 - Interstate
 - Expressway
 - Major Arterial

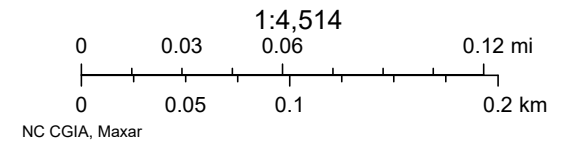


ArcGIS Web Map



10/17/2024, 9:27:41 AM

City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C	Minor Arterial
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE	Collector Street
T/C	AR	B-4P	M-2	PD	R-1A	R-3B	Streets	Local Street
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	Interstate	Private Street
GC	B-2	BC	P-1	PMD-2	R-1C	Split	Expressway	Ramp
B-2E	B-3	GC	P-D	PUD	R-2	TA	Major Arterial	Urban Growth Boundary





TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 17, 2024

RE: 2405 Memorial Blvd.

The Board is asked to consider the following request:

Case: BZA24-0231 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 012.00, 010.00, 010.01 requests approval for a special exception to Sec. 114-227 to establish an outdoor display area for commercial retail purposes. The property is zoned B-4P, Planned Business District.

Code reference:

Sec. 114-227. - Special exceptions

Permitted only with approval of board of zoning appeals: Helistops; institution for human care; **open-air businesses** such as plant sales, lawn furniture, playground equipment, and garden supplies; minor automobile repair centers; and parking lots and structures.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name RK HOLDINGS, LLP	First	M.I.	Date
Street Address 4216 DEWITT AVENUE		Apartment/Unit #	
City MATTOON	State IL	ZIP 61938	
Phone 217-234-5130	E-mail Address bgregory@ruralking.com		

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot: **061E H 012.00, 061E H 010.00 & 061E H 010.01**

Street Address 2101 FORT HENRY DRIVE, KINGSFORT	Apartment/Unit #
Current Zone B-4P	Proposed Zone B-4P
Current Use VACANT	Proposed Use RURAL KING RETAIL STORE

REPRESENTATIVE INFORMATION:

Last Name GREGORY	First WILLIAM	M.I. L	Date 10-3-2024
Street Address 4216 DEWITT AVENUE		Apartment/Unit #	
City MATTOON	State IL	ZIP 61938	
Phone 217-469-7224	E-mail Address bgregory@ruralking.com		

REQUESTED ACTION:

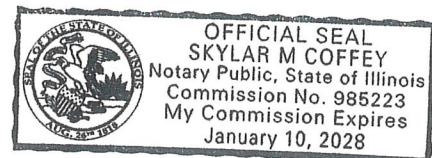
APPROVE OUTDOOR DISPLAY, STORAGE, BULLPEN AREAS, PROPANE STATION & USES AS STATED AND SET FORTH IN THE ATTACHMENTS.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: *[Handwritten Signature]* Date: *10-10-2024*

Signed before me on this *10* day of *October*, 20*24*,
a notary public for the State of *Illinois*
County of *Coles*
Notary *Skylar M. Coffey*
My Commission Expires *1/10/28*



1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?

USE: Rural King Farm & Home Retail Store

ACTIVITIES: Retail store located within an existing shopping center. The store will operate within the confines of the building with outdoor storage and display of items being sold as shown on the Site Map submitted.

HOURS OF OPERATION: Daily from 7:00 a.m until 9:00 p.m..

ANITICIPATED NUMBER OF CUSTOMERS/VEHICLES: Estimates only of 600-900 customers per day, which would be 400-500 vehicles.

2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?

The store is being opened in the old JC Penney location within the existing shopping center. Memorial Blvd and Fort Henry Drive are accessible and safe streets.

The site plan notes that 356 spaces would be required with approximately 710 spaces available.

3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?

The store is making improvements to the existing building, but the overall construction of the building and shopping center will remain the same. The outdoor uses and displays will be maintained within the current parking areas of the store. Photos are attached from other stores showing the general setup of the outdoor displays. Each store is slightly different due to the individual setup of the stores themselves, but the overall theme is displayed within the photos. The displays will not disrupt the neighborhood architecture or aesthetics. The display will be in the mall area and the residential neighborhood is screened.

4. Will the use generate excessive noise, traffic, dust, etc.?

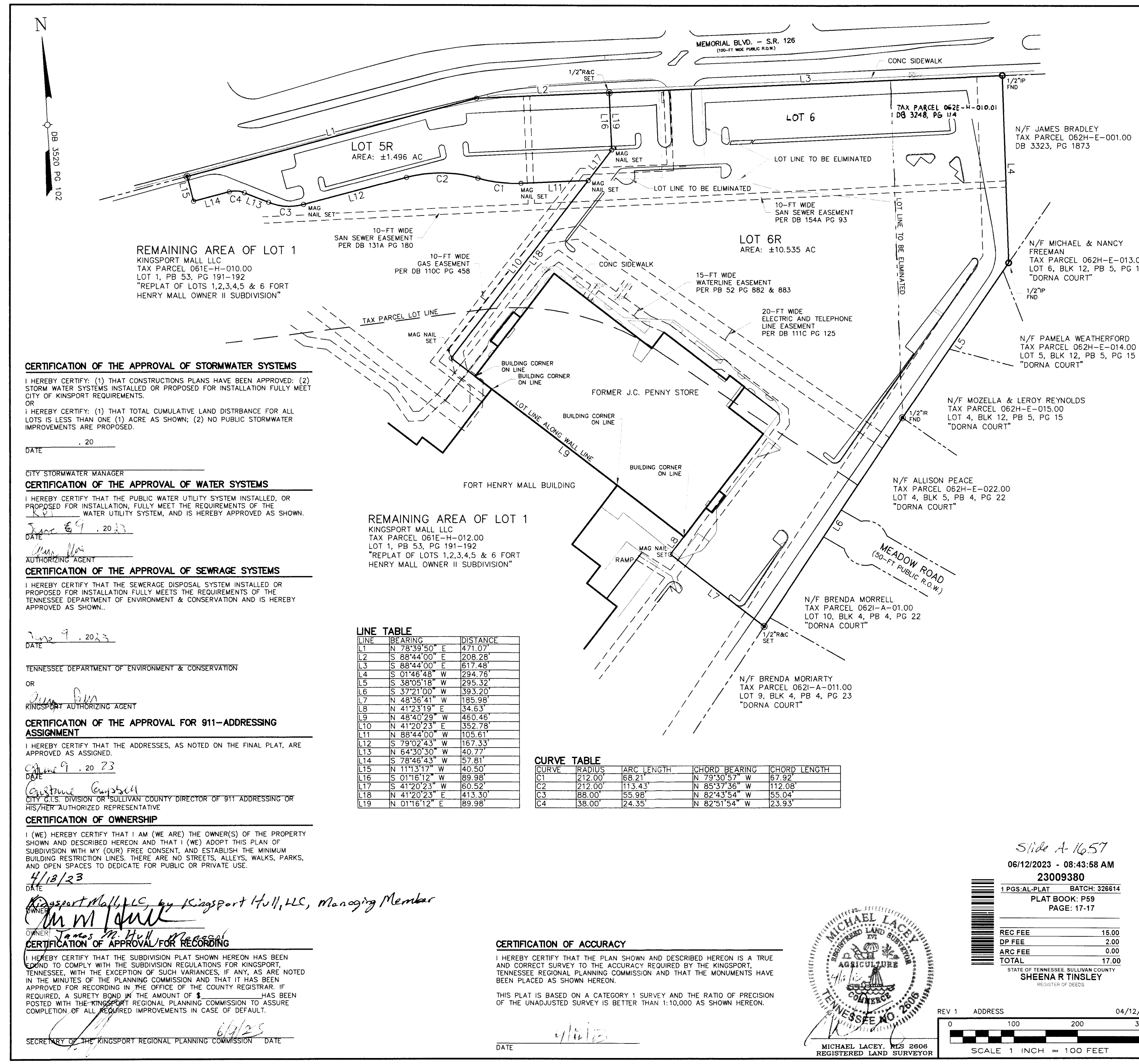
The store will not generate excessive noise, traffic and dust. Rural King operates many stores in similar shopping centers and the store does not generate more noise than the typical retail store selling farm and home supplies. Comparable stores would be Lowe's or Tractor Supply.

5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

There is an existing fence between the shopping center and the residential neighborhood that runs along the entire length of the shopping center and not just the parcel owned by Rural King. Based on the construction and continued use of this fence, it is Rural King's understanding that the fencing/screening for the shopping center has been approved as sufficient for this purpose.

6. Are there any undesirable effects upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

There are no known adverse impacts to the safety and welfare of the surrounding area.



- GENERAL NOTES**
- THIS MAP IS BASED ON A FIELD SURVEY BY M. LACEY LAND SURVEYING, LLC COMPLETED ON 09/12/2022.
 - REFERENCES:
 - DEED: BOOK 3520 PAGE 102, BOOK 3248 PAGE 114
 - MAP ENTITLED "REPLAT OF LOTS 1,2,3,4,5 & 6 FORT HENRY MALL OWNER II SUBDIVISION" AS FILED IN THE SULLIVAN COUNTY REGISTER'S OFFICE ON 07/26/2010 IN PLAT BOOK 53, PAGES 191-192.
 - AREA OF SUBJECT PARCEL: ±10.535 ACRES.
 - PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE CITY OF KINGSFORT, STATE OF TENNESSEE, MAP NUMBER 47163C00450, EFFECTIVE DATE OF 09/29/2006, THE SUBJECT PROPERTY FALLS WITHIN ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
 - THE PROPERTY FALLS WITHIN THE CITY OF KINGSFORT "B-4P" ZONING DISTRICT. ALL SETBACKS SHALL CONFORM TO THE CURRENT ZONING REGULATIONS.
 - NEITHER THE CREATION, PUBLICATION, NOR RECORDING OF THIS PLAT SHALL NOT CREATE ANY RIGHTS IN ANY PERSON OR ENTITY NOR IN THE PUBLIC OR ANY GOVERNMENT OR GOVERNMENT AGENCY (INCLUDING NO EASEMENTS, BUILDING OR USE RESTRICTIONS, DEDICATIONS OR BUFFERS).
 - THE SUBJECT PROPERTY FALLS WITHIN THE "B-4P" ZONING DISTRICT. ALL SETBACKS AND USES SHALL CONFORM TO THE CURRENT ZONING REQUIREMENTS.

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSFORT REQUIREMENTS.

OR

I HEREBY CERTIFY: (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.

DATE: June 9, 2023

CITY STORMWATER MANAGER: _____

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE: June 9, 2023

AUTHORIZING AGENT: _____

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: June 9, 2023

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION: _____

OR

KINGSFORT AUTHORIZING AGENT: _____

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE: June 9, 2023

CITY C.T.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: _____

CERTIFICATION OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. THERE ARE NO STREETS, ALLEYS, WALKS, PARKS, AND OPEN SPACES TO DEDICATE FOR PUBLIC OR PRIVATE USE.

DATE: 4/13/23

OWNERS: Kingsport Mall, LLC, by Kingsport Mall, LLC, Managing Member

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 6/12/23

SECRETARY OF THE KINGSFORT REGIONAL PLANNING COMMISSION: _____

REMAINING AREA OF LOT 1
 KINGSFORT MALL LLC
 TAX PARCEL 061E-H-012.00
 LOT 1, PB 53, PG 191-192
 "REPLAT OF LOTS 1,2,3,4,5 & 6 FORT HENRY MALL OWNER II SUBDIVISION"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°39'50" E	471.07'
L2	S 88°44'00" E	208.28'
L3	S 88°44'00" E	617.48'
L4	S 01°46'48" W	294.78'
L5	S 38°05'18" W	295.32'
L6	S 37°21'00" W	393.20'
L7	N 48°36'41" W	185.98'
L8	N 41°23'19" E	34.63'
L9	N 48°40'29" W	460.46'
L10	N 41°20'23" E	352.78'
L11	N 88°44'00" W	105.61'
L12	S 79°02'43" W	167.33'
L13	N 64°30'50" W	40.77'
L14	S 78°46'43" W	57.81'
L15	N 111°3'17" W	40.50'
L16	S 01°16'12" W	89.98'
L17	S 41°20'23" W	60.52'
L18	N 41°20'23" E	413.30'
L19	N 01°16'12" E	89.98'

CURVE TABLE

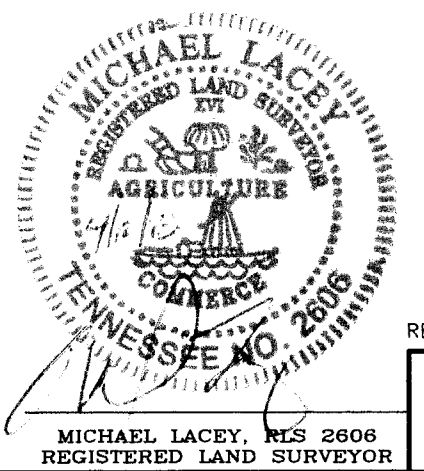
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	212.00'	68.21'	N 79°30'57" W	67.92'
C2	212.00'	113.43'	N 85°37'36" W	112.08'
C3	88.00'	55.98'	N 82°43'54" W	55.04'
C4	38.00'	24.35'	N 82°51'54" W	23.93'

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

THIS PLAT IS BASED ON A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1:10,000 AS SHOWN HEREON.

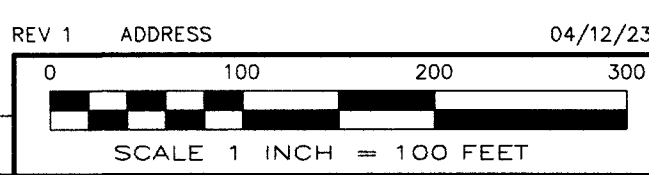
DATE: 6/12/23



Slide A-1657
 06/12/2023 - 08:43:58 AM
 23009380
 1 PGS:AL-PLAT BATCH: 326614
 PLAT BOOK: P59
 PAGE: 17-17

REC FEE 15.00
 DP FEE 2.00
 ARC FEE 0.00
 TOTAL 17.00

STATE OF TENNESSEE SULLIVAN COUNTY
 SHEENA R TINSLEY
 REGISTER OF DEEDS



LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	LOT LINE TO BE ELIMINATED
---	CENTER LINE
---	TAX PARCEL LINE
---	EASEMENT LINE
---	CURB LINE
---	EDGE OF CONCRETE
○	IRON PIPE FOUND
○	1/2" IRON ROD FOUND UNLESS NOTED
○	NAIL FOUND UNLESS NOTED

ABBREVIATIONS

CONC	CONCRETE	N/F	NOW OR FORMERLY
DB	DEED BOOK	R&C	ROD & PLASTIC CAP
FND	FOUND	PB	PLAT BOOK
IP	IRON PIPE	PG	PAGE
IR	IRON ROD		

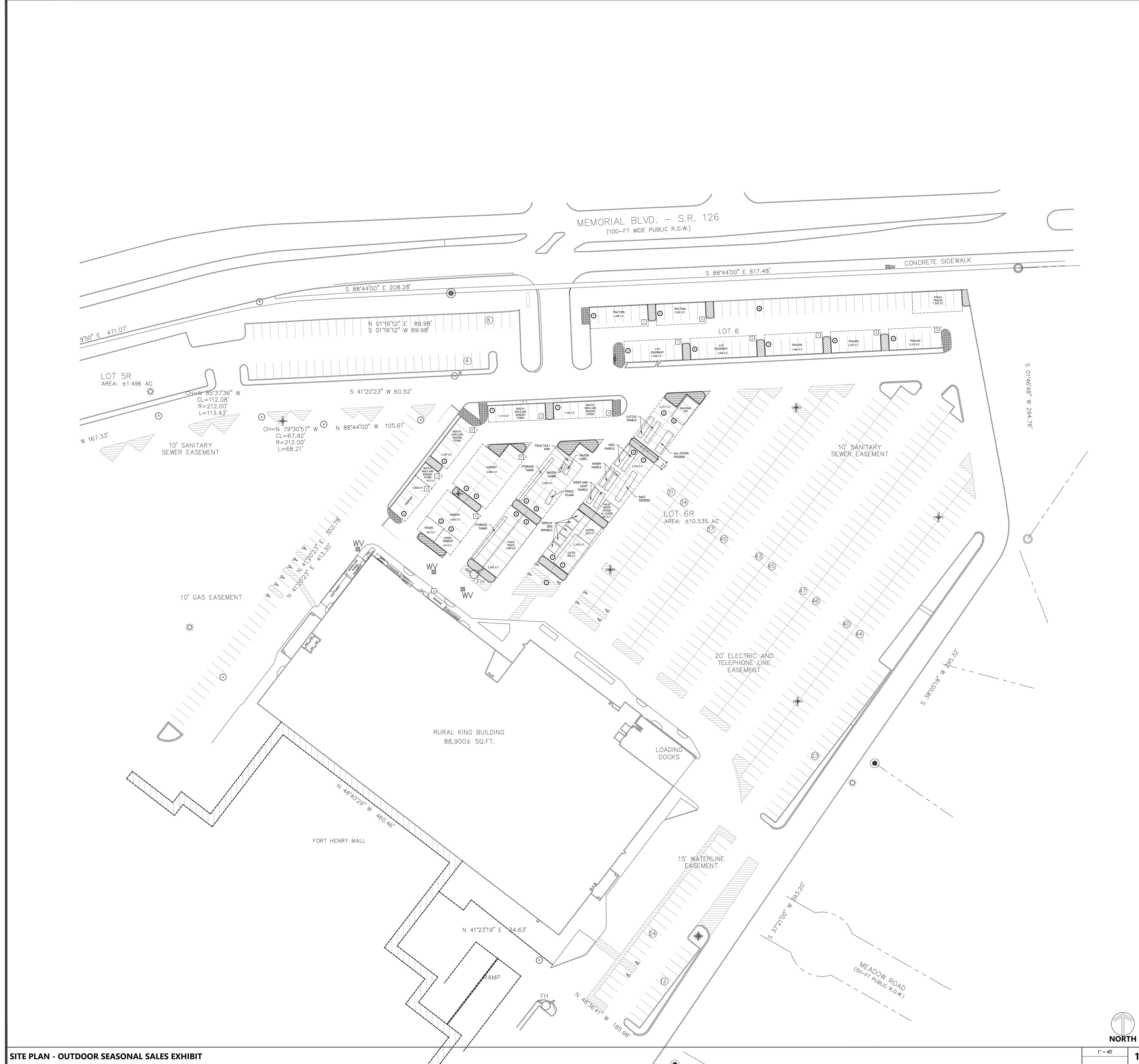
KINGSFORT REGIONAL PLANNING COMMISSION

RE-PLAT LOTS 1, 5 & 6

KINGSFORT MALL, LLC, RESUBDIVISION
 2101 FORT HENRY DRIVE
 ELEVENTH CIVIL DISTRICT
 CITY OF KINGSFORT
 SULLIVAN COUNTY, TENNESSEE

M. LACEY LAND SURVEYING, LLC
 PROFESSIONAL LAND SURVEYING SERVICES
 P.O. BOX 35, 7164 E. ANDREW JOHNSON HWY
 WHITESBURG, TN 37891
 PHONE: 423-235-5546
 WWW.MLACEYLANDSURVEYING.COM

09/22/2022
 Project No. 12260122
 Drawing No. SU-1
 Rev 1



- KEYNOTE DESCRIPTION**
- (E) CONC. WALKWAY, TO REMAIN.
 - (E) ACCESSIBLE PARKING STALL(S).
 - (E) STANDARD PARKING STALL(S).
 - (E) ACCESSIBLE ROUTE OF TRAVEL FROM ACCESSIBLE PARKING TO MAIN ENTRANCE.
 - PROPERTY LINE.
 - (E) TRANSFORMER TO REMAIN, PROTECT-IN-PLACE.
 - (N) PROPANE TANK, *UNDER SEPARATE PERMIT. REFER TO DETAIL 2/A1.10.
 - (E) TRUCK DOCK AREA.
 - (N) OUTDOOR SALES DISPLAY. *UNDER SEPARATE PERMIT.

KEN McCRACKEN, ARCHITECT
Architecture - Program Management - Permitting
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
CONTACT: JEFF LIEDEMAN
PHONE: (949) 430-7051
EMAIL: jlie@ruralking.com

JEFF LIEDEMAN, ARCHITECT
SEAL:

CONSULTANT:

SITE PLAN KEYNOTES

KEYNOTE	DESCRIPTION
1	(E) CONC. WALKWAY, TO REMAIN.
2	(E) ACCESSIBLE PARKING STALL(S).
3	(E) STANDARD PARKING STALL(S).
4	(E) ACCESSIBLE ROUTE OF TRAVEL FROM ACCESSIBLE PARKING TO MAIN ENTRANCE.
5	PROPERTY LINE.
6	(E) TRANSFORMER TO REMAIN, PROTECT-IN-PLACE.
7	(N) PROPANE TANK, *UNDER SEPARATE PERMIT. REFER TO DETAIL 2/A1.10.
8	(E) TRUCK DOCK AREA.
9	(N) OUTDOOR SALES DISPLAY. *UNDER SEPARATE PERMIT.

RURAL KING
AMERICA'S FARM & HOME STORE

GENERAL NOTES

AREA OF DISPLAY

(E) LANDSCAPE

(N) LANDSCAPE

7 NUMBER OF PARKING STALLS IN A ROW

1 AREA DESIGNATION OF PRODUCT

NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO, AND USED, IN THIS DRAWING.

RURAL KING
STORE NO.:
2101 FORT HENRY DRIVE
KINGSPORT, TN 37664

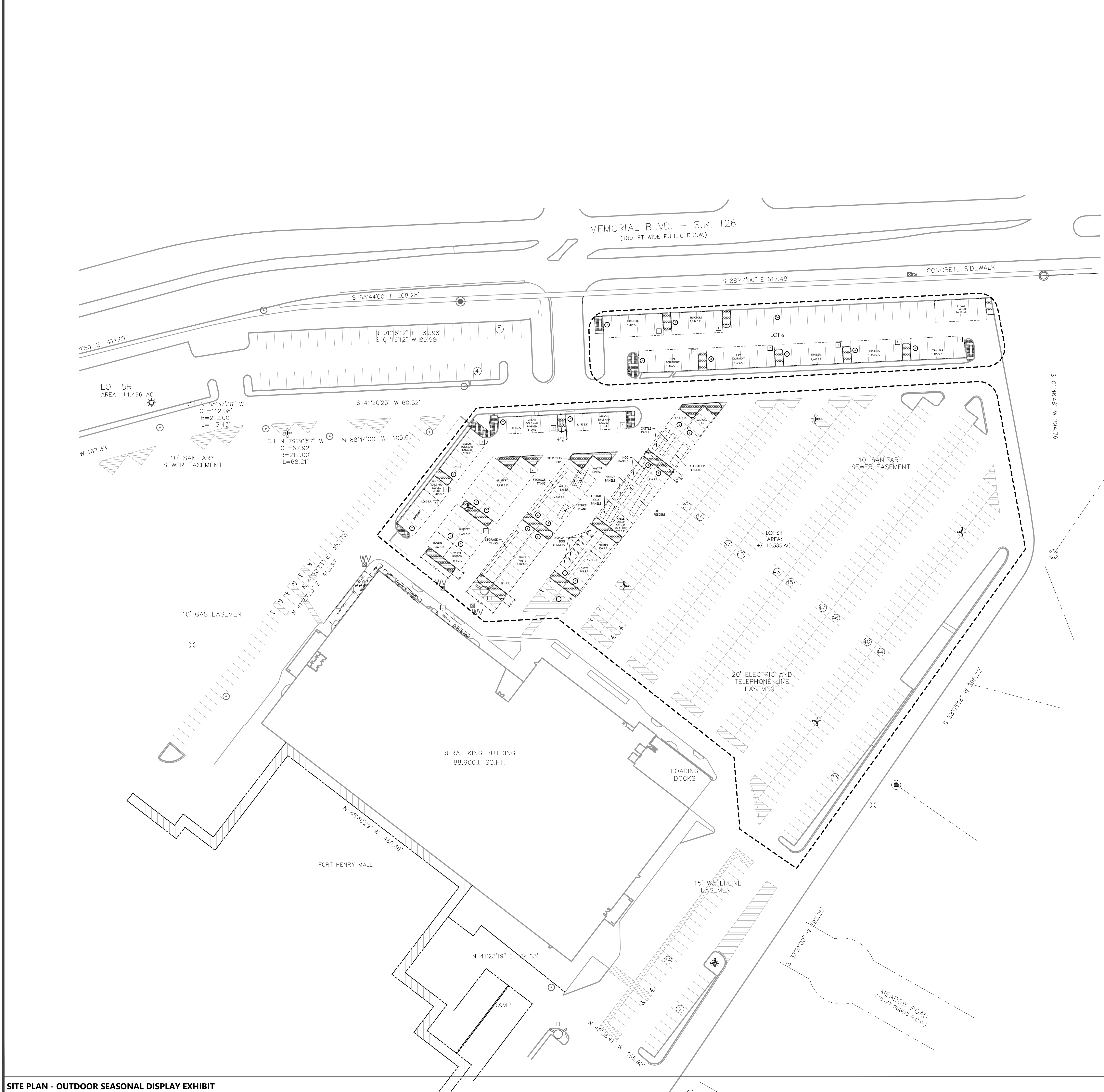
REV	DATE	DESCRIPTION

SYMBOLS LEGEND

1" = 40'

1

DRAWN BY: AGV
CHECKED BY: RK
ARCH. PROJECT NO.: RKR24004
SHEET NAME: OUTDOOR SEASONAL SALES AREA
SHEET NUMBER: A1.2



LANDSCAPE REQUIREMENTS:

1 - LANDSCAPE STRIPE PER 6,000 S.F.
 1 - LANDSCAPE ISLAND PER 900 S.F.

TOTAL OUTDOOR SEASONAL DISPLAY AREA: 25,512 S.F.
 LANDSCAPE ISLAND REQUIRED 25,512 S.F. / 900 S.F. = 28.3 ISLANDS REQUIRED
 LANDSCAPE ISLANDS PROVIDED 36

NO SINGLE AREA MORE THAN 6,000 S.F.

EXISTING LANDSCAPED WITHIN LOTS 6 AND 6R: 1,115 S.F.
 LANDSCAPE AREA INCREASED TO: 4,023 S.F.

PARKING:

EXISTING PARKING:	
LOT 6	83 STALLS
LOT 6R	579 STALLS
TOTAL	662 STALLS
LOST PARKING	20 STALLS
NEW TOTAL	642 STALLS

KEN McCracken, ARCHITECT
 38 EXECUTIVE PARK
 SUITE 310
 IRVINE, CA 92614
 CONTACT: JEFF LIEDERMAN
 PHONE: (949) 430-7051
 EMAIL: jlieberman@prologix.com

JEFF LIEDERMAN, ARCHITECT
 SEAL:

CONSULTANT:

SITE PLAN KEYNOTES

OUTDOOR SEASONAL DISPLAY IN PARKING LOT 6 AND LOT 6R

• MULCH, SOILS, AND BAGGED STONE #1:	413 S.F.
• MULCH, SOILS, AND BAGGED STONE #2:	1,247 S.F.
• MULCH, SOILS, AND BAGGED STONE #3:	1,114 S.F.
• MULCH, SOILS, AND BAGGED STONE #4:	1,155 S.F.
• NURSERY #1:	1,656 S.F.
• NURSERY #2:	2,898 S.F.
• TRACTORS #1:	1,449 S.F.
• TRACTORS #2:	1,242 S.F.
• 3 PT EQUIPMENT #1:	1,446 S.F.
• 3 PT EQUIPMENT #2:	1,242 S.F.
• TRAILERS #1:	1,446 S.F.
• TRAILERS #2:	1,242 S.F.
• TRAILER #3:	1,315 S.F.
• PROPANE TANK	1,060 S.F.
• ROLLERS	414 S.F.
• WHEEL BARROW	414 S.F.
• FENCE POSTS	1450 S.F.
• STORAGE TANKS	342 S.F.
• FENCE PLANK	80 S.F.
• FIELD TILE / PIPE	66 S.F.
• WATER TANKS	32 S.F.
• WATER LINES	32 S.F.
• DISPLAY DOG KENNELS	500 S.F.
• GATES	786 S.F.
• CHUTES	350 S.F.
• SHEEP AND GOAT PANELS	182 S.F.
• VALUE SWEEP SYSTEM W/ CHUTE	323 S.F.
• HANDY PANELS	240 S.F.
• HOG PANELS	250 S.F.
• BALE FEEDERS	225 S.F.
• CATTLE PANELS	260 S.F.
• ALL OTHER FEEDERS	195 S.F.
• RAILROAD TIES	448 S.F.
TOTAL DISPLAY AREA:	25,512 S.F.

GENERAL NOTES

--- OUTDOOR SEASONAL DISPLAY AREA
 - - - - - PARKING LOT AREA

[Symbol] (E) LANDSCAPE [Symbol] (N) LANDSCAPE

⑦ NUMBER OF PARKING STALLS IN A ROW

[Symbol] AREA DESIGNATION OF PRODUCT

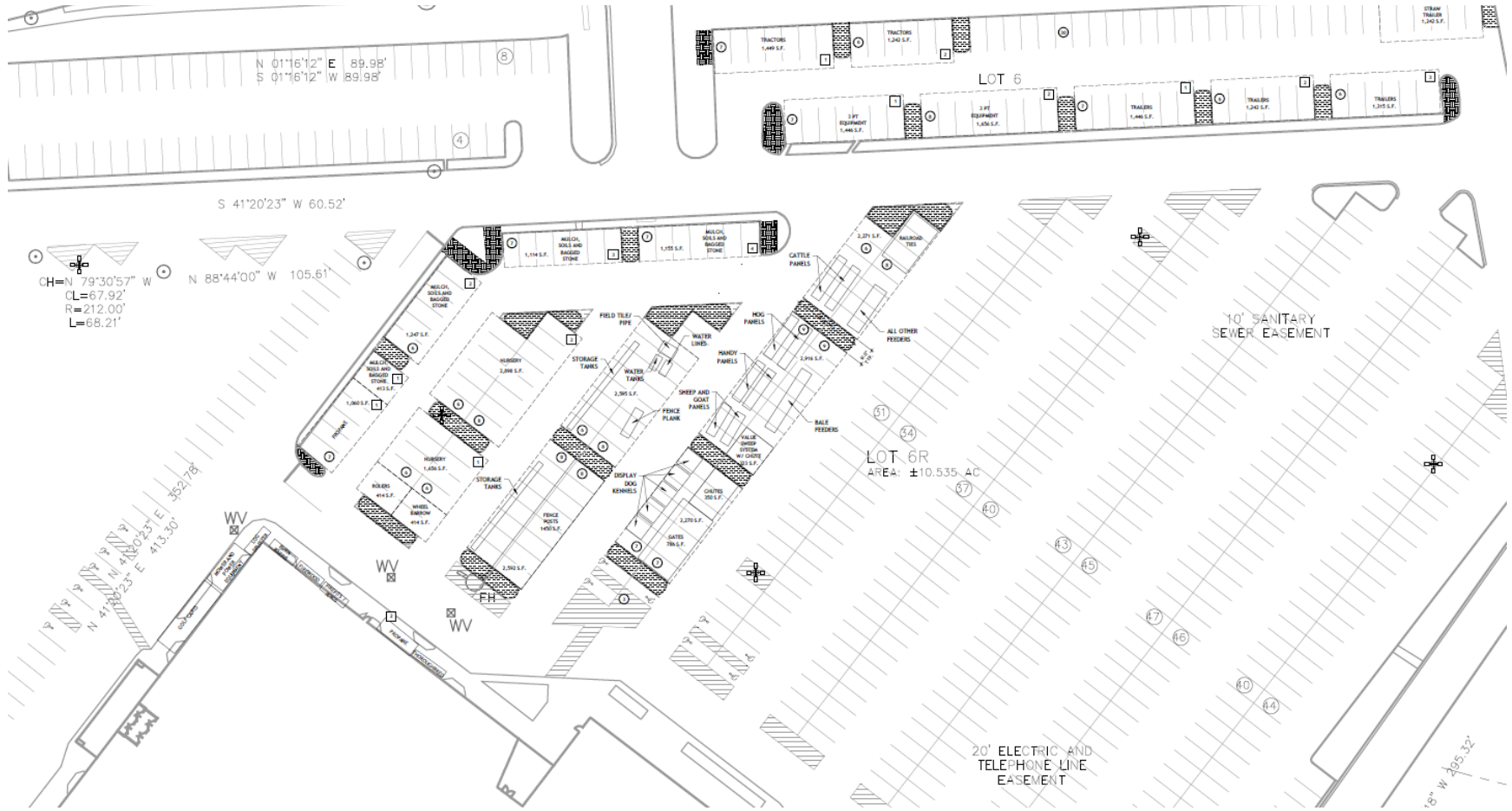
[Symbol] (E) SITE LIGHTING

NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO, AND USED, IN THIS DRAWING.

RURAL KING
 STORE NO.:
 2101 FORT HENRY DRIVE
 KINGSFORD, TN 37664

REV	DATE	DESCRIPTION

DRAWN BY: AGV
 CHECKED BY: RK
 ARCH. PROJECT NO.:
 RKR24004
 SHEET NAME:
 OUTDOOR SEASONAL DISPLAY EXHIBIT
 SHEET NUMBER:
A1.2



$CH = N 79^{\circ}30'57'' W$
 $CL = 67.92'$
 $R = 212.00'$
 $L = 68.21'$

$S 41^{\circ}20'23'' W 60.52'$

$N 88^{\circ}44'00'' W 105.61'$

$N 44^{\circ}20'31'' E 362.78'$
 $S 51^{\circ}22'23'' E 413.30'$

LOT 6R
 AREA: ±10.535 AC

20' ELECTRIC AND TELEPHONE LINE EASEMENT

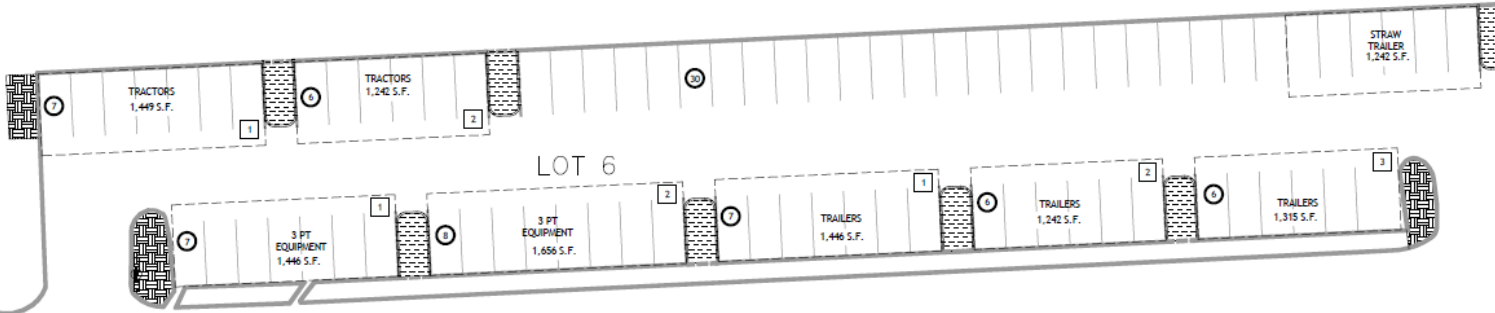
10' SANITARY SEWER EASEMENT

18" W 485.32'

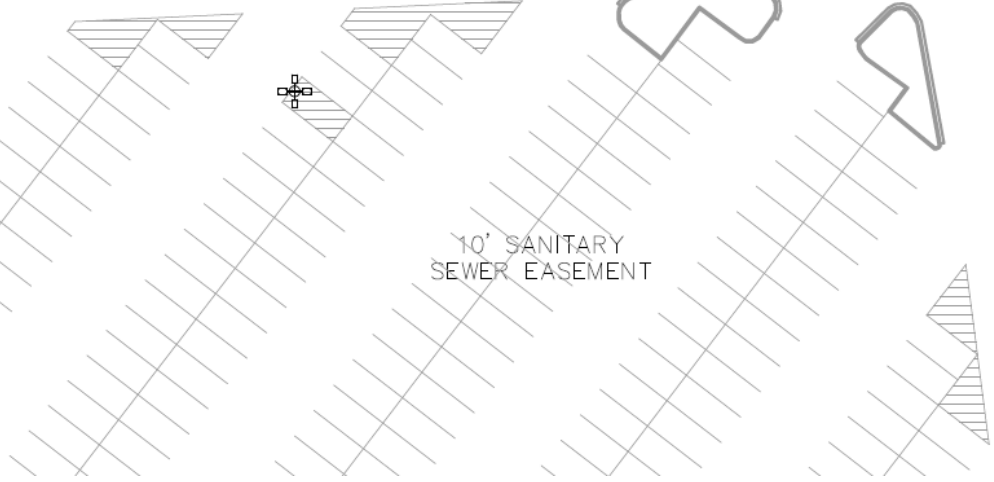
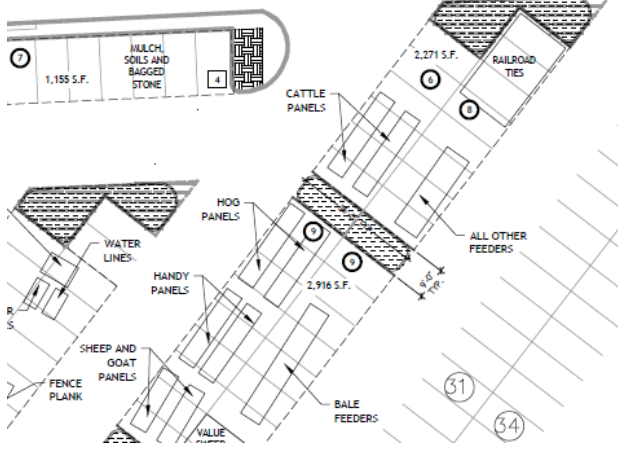


S 88°44'00" E 617.48'

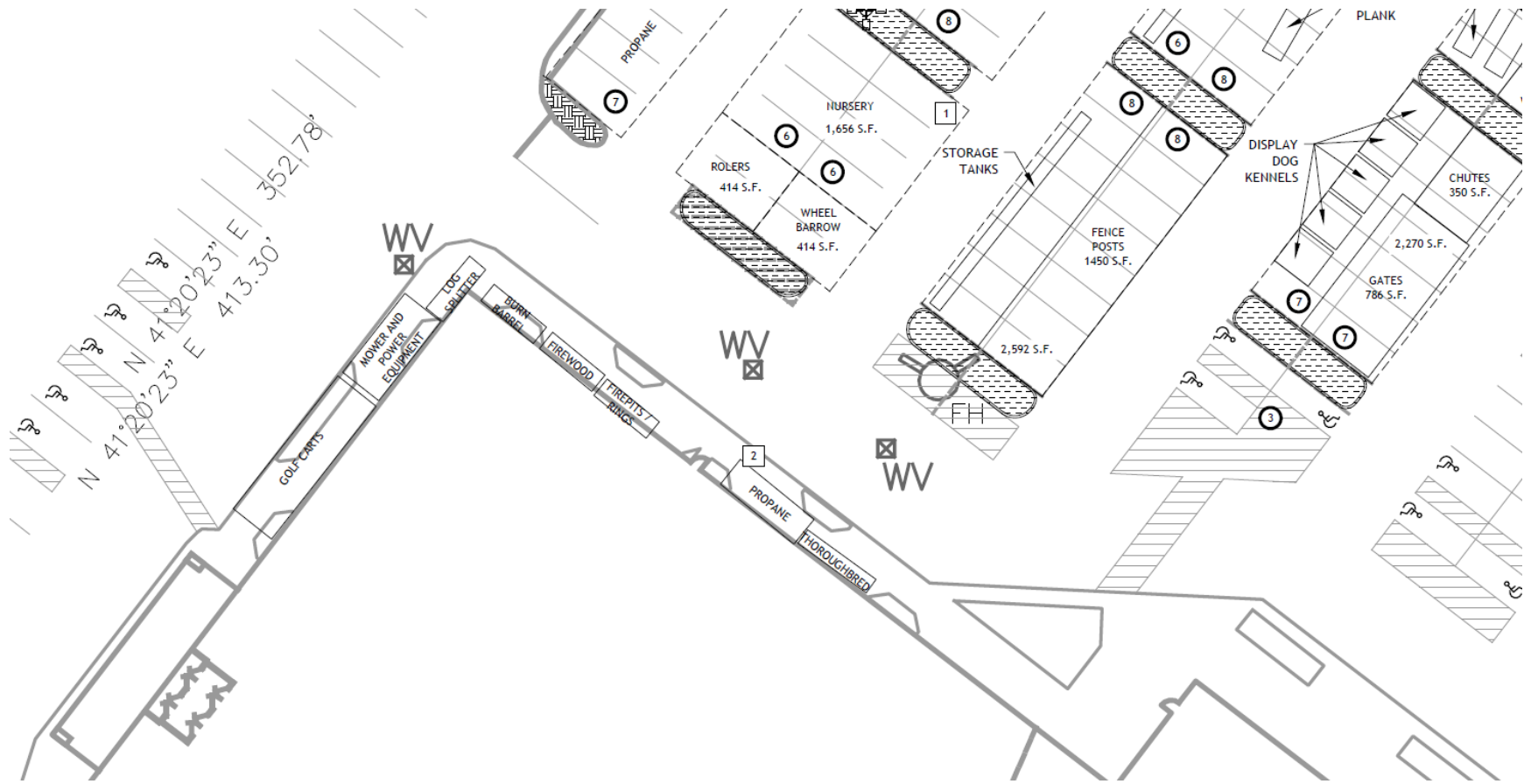
CONCRETE SIDE



LOT 6



10' SANITARY SEWER EASEMENT

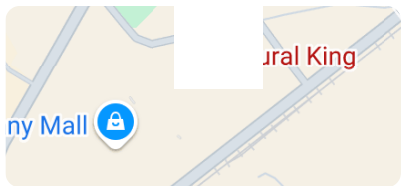


Google Street View

Dec 2023 [See more dates](#)



Image capture: Dec 2023 © 2024 Google



Google Street View

Dec 2023 [See more dates](#)



Image capture: Dec 2023 © 2024 Google

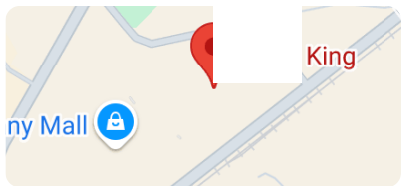


Google Street View

Dec 2023



Image capture: Dec 2023 © 2024 Google

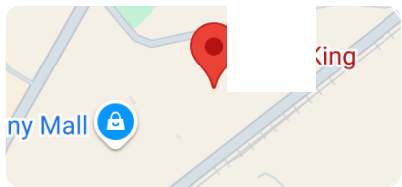


Google Street View

Dec 2023



Image capture: Dec 2023 © 2024 Google



Google Street View

Dec 2023 [See more dates](#)



Google

Image capture: Dec 2023 © 2024 Google

