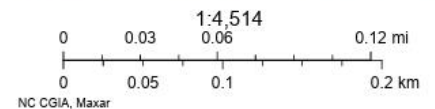
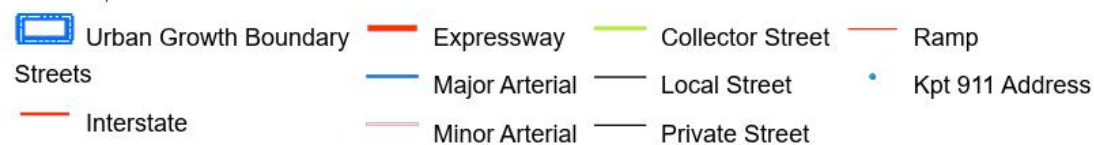


<b>Property Information</b>	<b>Home 2 Suites Gateway Application</b>		
<b>Address</b>	2100 Enterprise Pl. Kingsport, TN 37660		
<b>Tax Map, Group, Parcel</b>	Tax Map 076 Parcel 003.00		
<b>Civil District</b>	13 <sup>th</sup> Civil District		
<b>Overlay District</b>	Gateway District, Flood Zone		
<b>Land Use Designation</b>	Retail/ Commercial		
<b>Acres</b>	+/- 2.71		
<b>Existing Use</b>	Vacant	<b>Existing Zoning</b>	B-4P
<b>Proposed Use</b>	Hotel	<b>Proposed Zoning</b>	B-4P
<b>Owner/ Applicant Information</b>		<b>Intent</b>	
<b>Name:</b> Bert Pooser <b>Address:</b> 1 Surrey Ct. <b>City:</b> Columbia <b>State:</b> SC <b>Zip Code:</b> 29212 <b>Email:</b> bpooser3@imichotels.com <b>Phone Number:</b> (803)513-9909		<b>Intent:</b> <i>To receive gateway approval for a B-4P zone development of a new Home 2 Suites Hotel by Hilton.</i>	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b> <b>The Kingsport Planning Division recommends contingent approval for the following reasons:</b> <ul style="list-style-type: none"> <li>The site is spacious and there is ample room to abide by the B-4P zoning standards, including setbacks.</li> <li>The Landscape Plan has received approval from the landscape specialist and conforms to the gateway standard.</li> <li>The Photometric Plan displays no obtrusive light pollution illuminating on neighboring parcels in line with the gateways standards.</li> <li>The Architect Plans submitted display colors and materials that are permitted within the B-4P Gateway design strategies.</li> <li>The proposed monument signage meets the required B-4P Gateway design strategies and square foot allotment. The proposed wall signage is 72.06 SF per sign, equating to 144.12 SF total. Of note this 144.12 SF total is below the base zoning standard permitted for permanent signs in an B-4P zone, 146.61 based on their building ground coverage.</li> </ul>			
<b>Staff Field Notes and General Comments:</b> <ul style="list-style-type: none"> <li>This B-4P parcel has an abandoned farm house slated for demolition but is otherwise vacant.</li> <li>All departments have approved the development plans for the Home 2 Suites development.</li> </ul>			
<b>Planner:</b> Samuel Cooper		<b>Date:</b> 4/25/2025	
<b>Planning Commission Action</b>		<b>Meeting Date</b>	4/25/2025
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

# Home 2 Suites Site Map



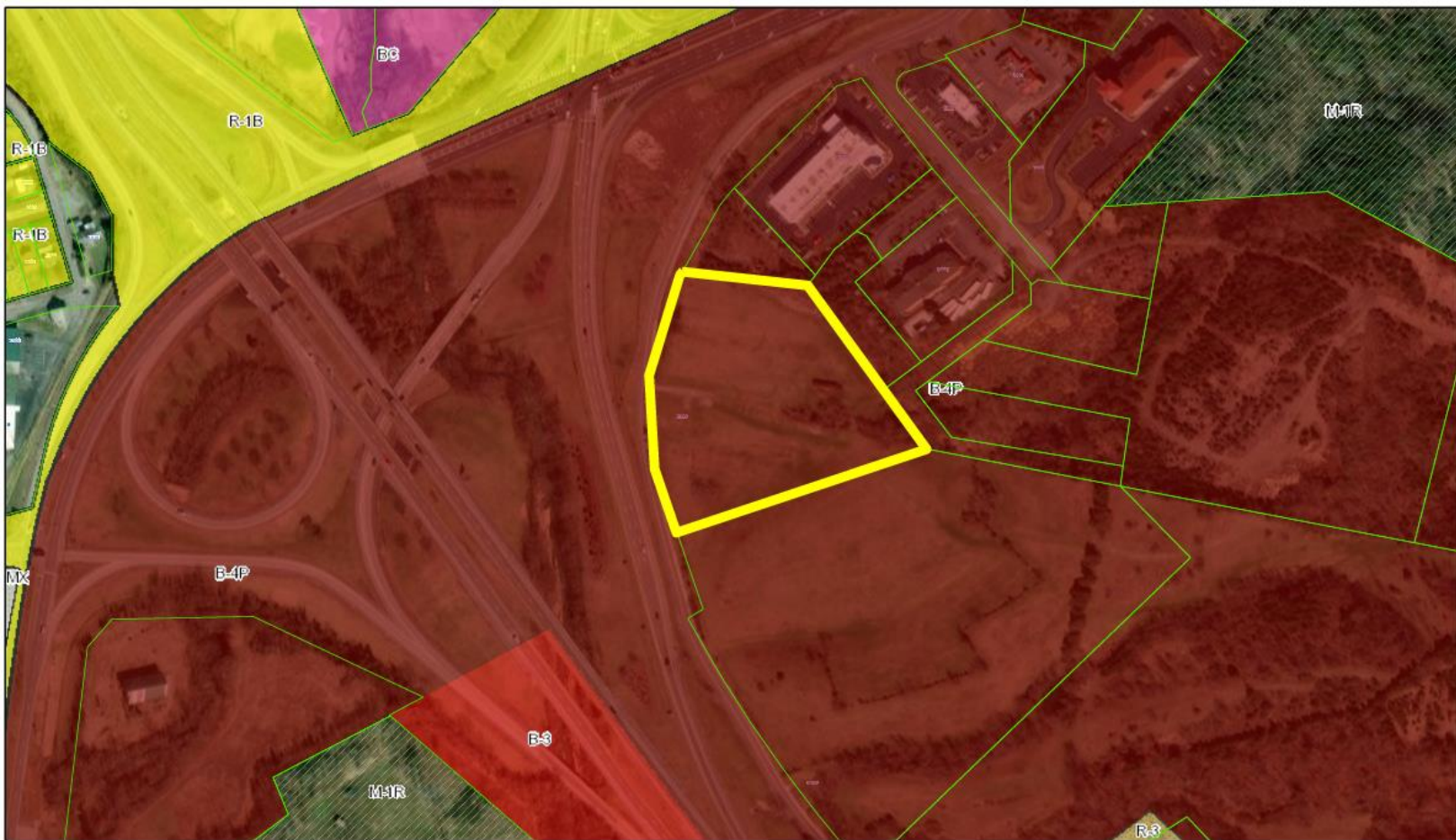
3/21/2025, 2:29:31 PM



Web AppBuilder for ArcGIS



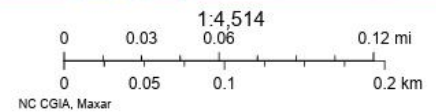
## Home 2 Suites Zoning Map



3/21/2025, 2:34:50 PM

Sullivan County Parcels Jan 2023

Parcels	GC	B-2	BC	P-1	PMD-2	R-1C	Split
City Zoning	B-2E	B-3	GC	P-D	PUD	R-2	TA
<Null>	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
TA/C	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
R-5	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
	B-1	B-4P	MX	PMD-1	R-1B	R-4	Kpt 911 Address



Web AppBuilder for ArcGIS

# Home 2 Suites Utilities Map



3/21/2025, 2:37:14 PM

Sullivan County Parcels Jan 2023

Parcels

Sewer Mains

Water Lines



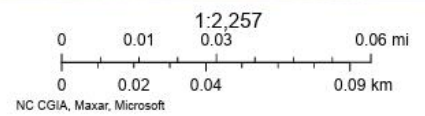
Sewer Manholes



Urban Growth Boundary



Kpt 911 Address

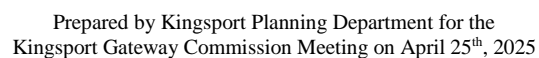


Web AppBuilder for ArcGIS







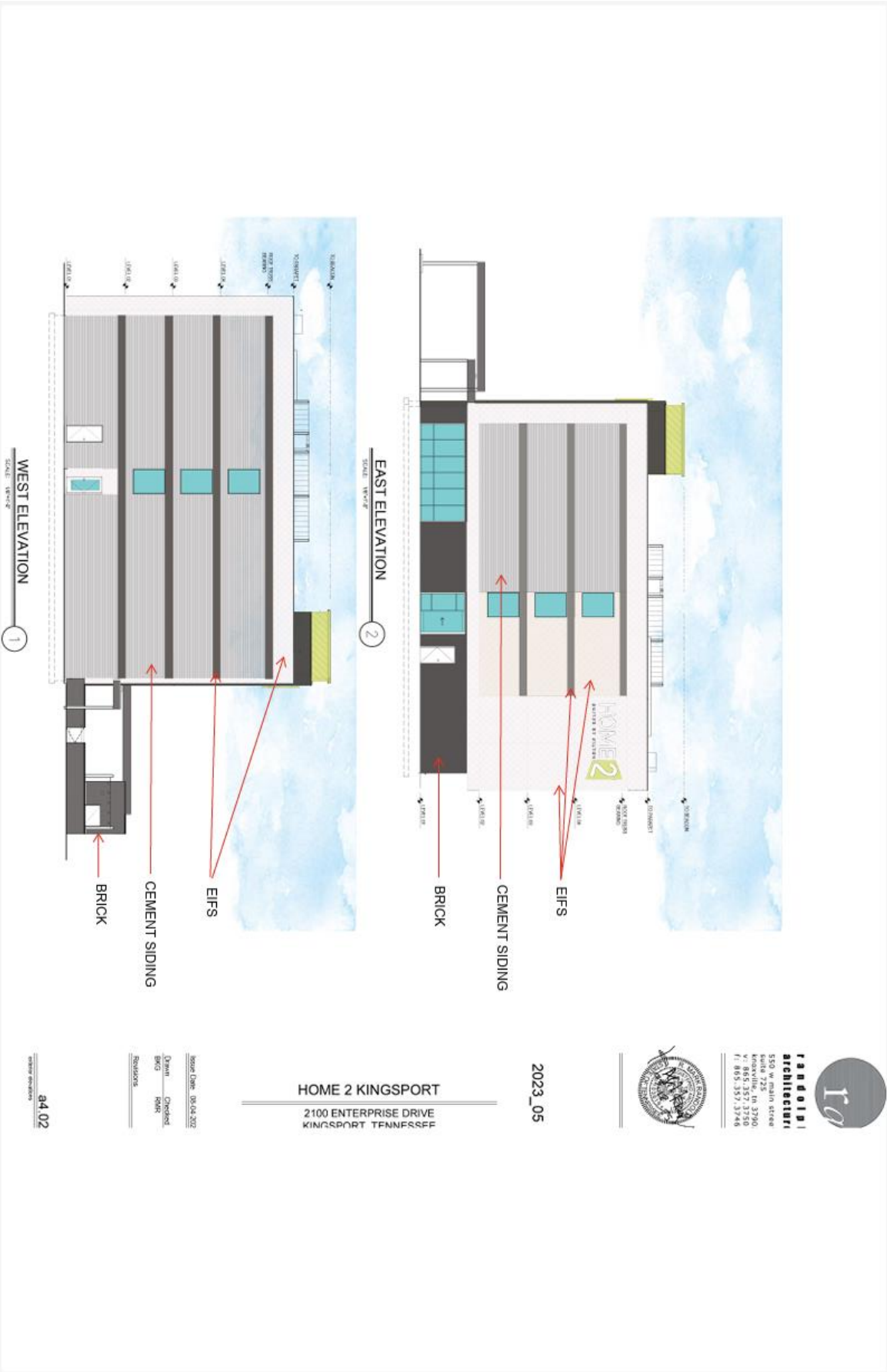














## Wall Signage Dimensions



## Monument Sign Dimensions



D/F MONUMENT SIGN



NOV. 07, 2024

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

**randolph  
architecture**  
550 w. main street  
suite 725  
knoxville, tn 37923  
w: 865.357.3750  
f: 865.357.3746

II

PROCEEDINGS

E5.1

Issue Date	11-07-2022
Drawn	Checked
PL	DA
Revised	





**Site Plan Analysis**

Gateway approvals in the B-4P zoning district consist of the following:

1. Grading Plan
2. Site Plan
3. Drainage Plan
4. Landscape Plan
5. Architectural Design
6. Signage
7. Lighting and utilities
8. Parking

- 
- Grading Plan:
    - a. Shows minimal disturbance to the area as well as to wetland zones, which is a key gateway requirement.
  - Site Plan:
    - a. The site plan displays the required 30' front yard setback as well as all other minimum yard setbacks. The site plan also displays all required parking spaces and identifies the location of proposed signage.
  - Drainage Plan:
    - a. Water Services sends a positive recommendation for the project.
  - Landscape Plan:
    - a. The landscape plan has received approval from the landscape specialist and conforms to the gateway standard.
  - Architectural Design:
    - a. The Architect Plans submitted display light to medium valued colors of a neutral tone, with the exception of the green displayed. However, the Home 2 Suites green is akin to the recently approved blue within the Fairfield hotel.
    - b. The Architectural plans list materials including: EIFS, cement siding, and brick, all of which is in conformance with Gateway standards.
  - Signage:
    - a. The Home 2 Suites development was permitted 73.305 square feet of wall signage space, total wall signage proposed is 144.12 SF for 2 wall signs as shown in the architectural plans. The proposed wall signage would be below their allotted base zoning amount of 146.61 SF based on their building ground coverage. Of note, the recently approved Fairfield wall signage similarly exceeded their allotted gateway amount, 67 SF, but remained under the base zoning allotment for wall signage, 134 SF total.
    - b. The proposed monument signage meets the required B-4P Gateway design strategies and square foot space allotment.
  - Lighting and utilities:
    - a. A Photometric Plan was submitted and it has been noted that all utilities are proposed to be underground per the gateway standard.
  - Parking:





- a. Is adequate to serve the intended use.

**Recommendation**

Staff recommends granting Gateway approval for the Home 2 Suites by Hilton development



# **APPLICATION** Gateway District

APPLICANT INFORMATION:			
Last Name	First	M.I.	Date
Street Address 550 West Main Street		Apartment/Unit #	
City Knoxville	State TN	ZIP 37902	
Phone 865-357-3750	E-mail Address		
PROPERTY INFORMATION:			
Tax Map Information	Tax map: 94	Group: U	Parcel: 22 Lot:
Street Address 2100 Enterprise Place, Kingsport, TN 37660		Apartment/Unit #	
Current Zone B-4P	Proposed Zone		
Current Use	Proposed Use Hotel		
Size of tract or parcel: 2.71 Acres			
<b>*If jointly held, list all property owners:</b>			
Enterprise Place, LLC - E. L. Pooser III, as Managing Member			
1 Surrey Court, Columbia, SC 29212			
Certificate Requested for the Purpose of			
Building Permit for: Hotel		New Construction: Yes	
Real Estate Improvement: (Describe) Building a hotel			
Expansion or renovation: (Describe)			
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 Gateway Commission 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 requesting a certificate of Appropriateness from the Gateway Commission.			
Signature 		Date 4-14-25	
Signed before me on this 16th day of April, 2025			
a notary public for the State of Tennessee			
County of Hendrix			
Notary 			
My Commission Expires 2-21-2029			



<b>CITY PLANNING OFFICE</b>	
Plan Received Date:	Received By:
Application and Fee Paid:	
Pre-Submission Conference Date:	
Staff Recommendation:	
Gateway Commission Meeting Date:	
Previous requests or file numbers	
Signature of City Planner	Date