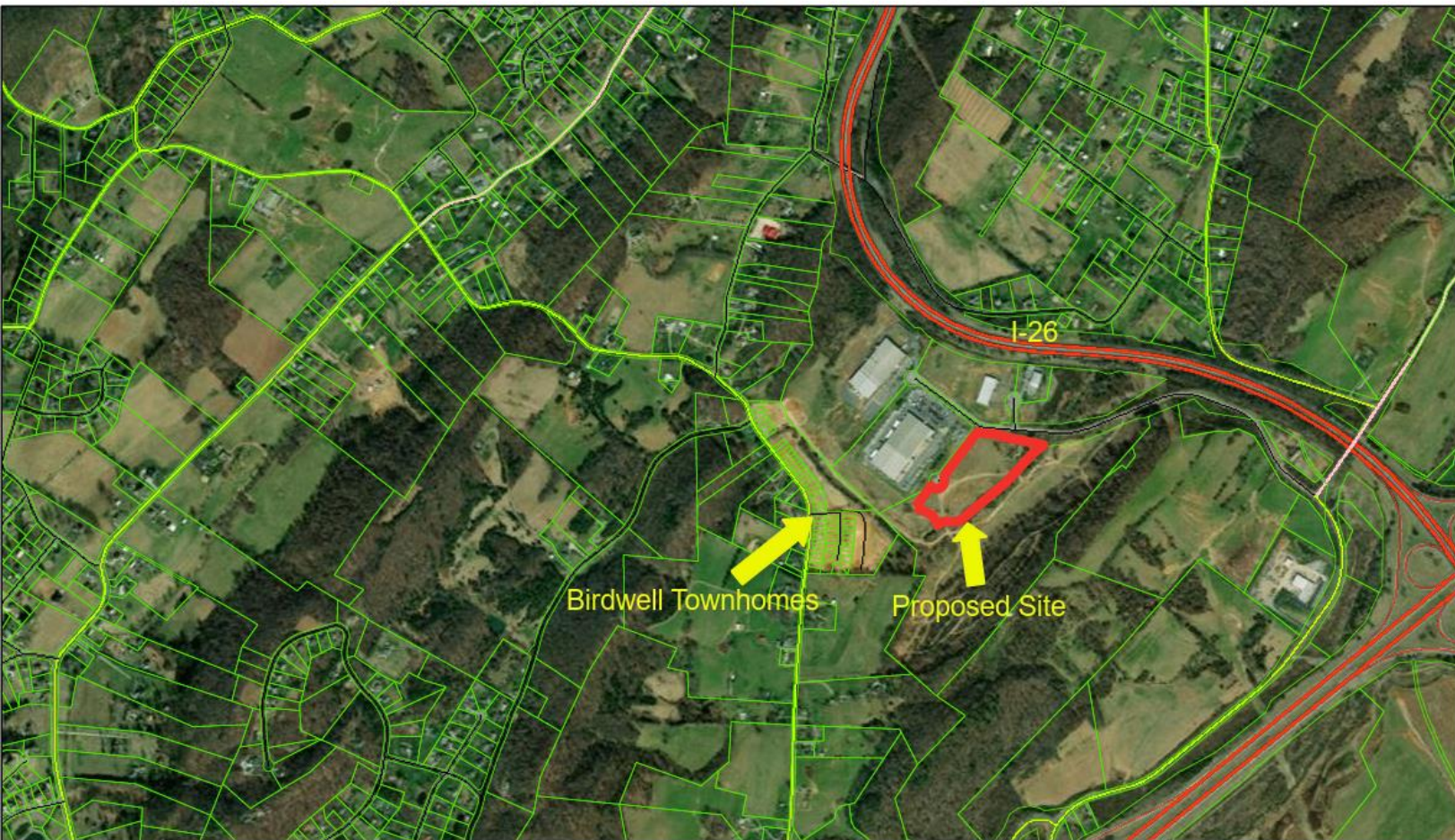


Property Information	Commerce Park Place Building Pad 1		
Address	Commerce Park Place		
Tax Map, Group, Parcel	Tax Map 105, Parcel 074.42		
Civil District	13 th Civil District		
Overlay District	Gateway District, Flood Plain		
Land Use Designation	Retail/Commercial		
Acres	+/- 2.28		
Existing Use	Vacant	Existing Zoning	MX, Mixed-Use
Proposed Use	Building Pad	Proposed Zoning	MX, Mixed-Use
Owner/ Applicant Information		Intent	
Name: Land Star Development, LLC/ Carla Karst L Trustee Address: 367 Hog Hollow Road City: Johnson City State: TN Zip Code: 37615 Phone Number: (423)-384-7001		Intent: <i>To receive Gateway approval for a MX zone for the construction of a new building pad.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends granting contingent approval for the following reasons: <ul style="list-style-type: none"> Water Services and the Engineering department have both reviewed the submission but are still in need of revisions to the grading plan. Therefore, approval will be contingent upon water Services and the Engineering departments approving the plans for the grading permit. 			
Staff Field Notes and General Comments:			
Planner: Samuel Cooper		Date: 4/25/25	
Planning Commission Action		Meeting Date	4/25/25
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Commerce Park Place Site Map



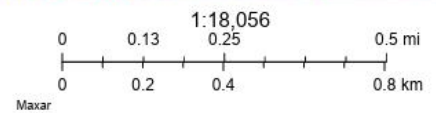
4/15/2025, 10:11:41 AM

Sullivan County Parcels Jan 2023

Parcels
Streets

Interstate

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



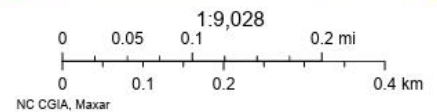
Web AppBuilder for ArcGIS

Commerce Park Place Zoning



4/15/2025, 10:15:12 AM

Sullivan County Parcels Jan 2023	B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
City Zoning	A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
<Null>	A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
TAC	AR	B-4P	P-1	PUD	R-3	UAE	Local Street
R-S	B-1	BC	P-D	PVD	R-3A	Streets	Private Street
GC	B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
	B-3	M-1	PBD-1	R-1A	R-4	Expressway	Urban Growth Boundary



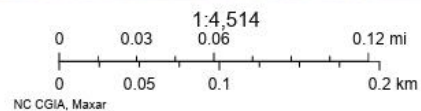
Web AppBuilder for ArcGIS

Commerce Park Place Utilities

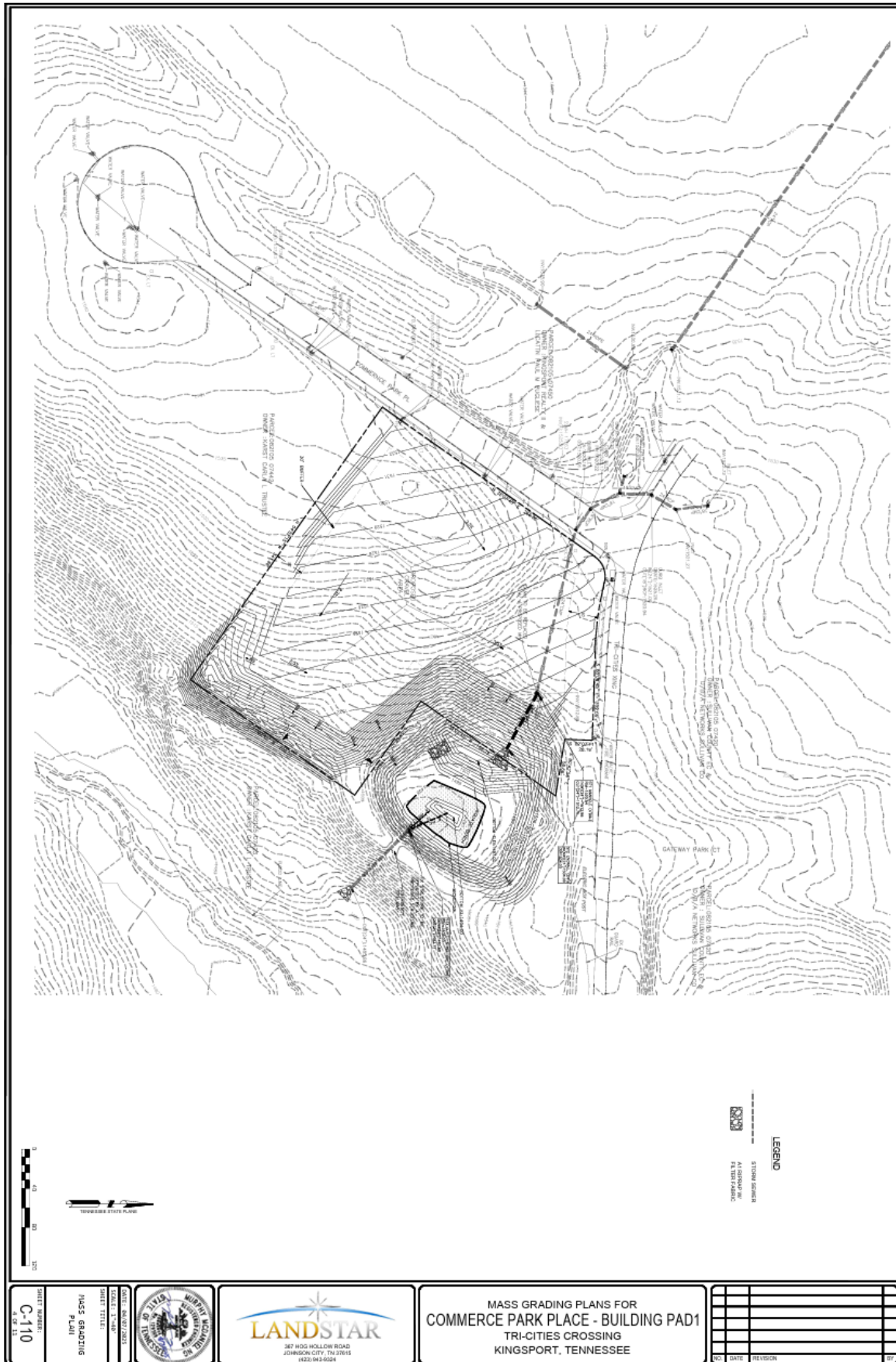


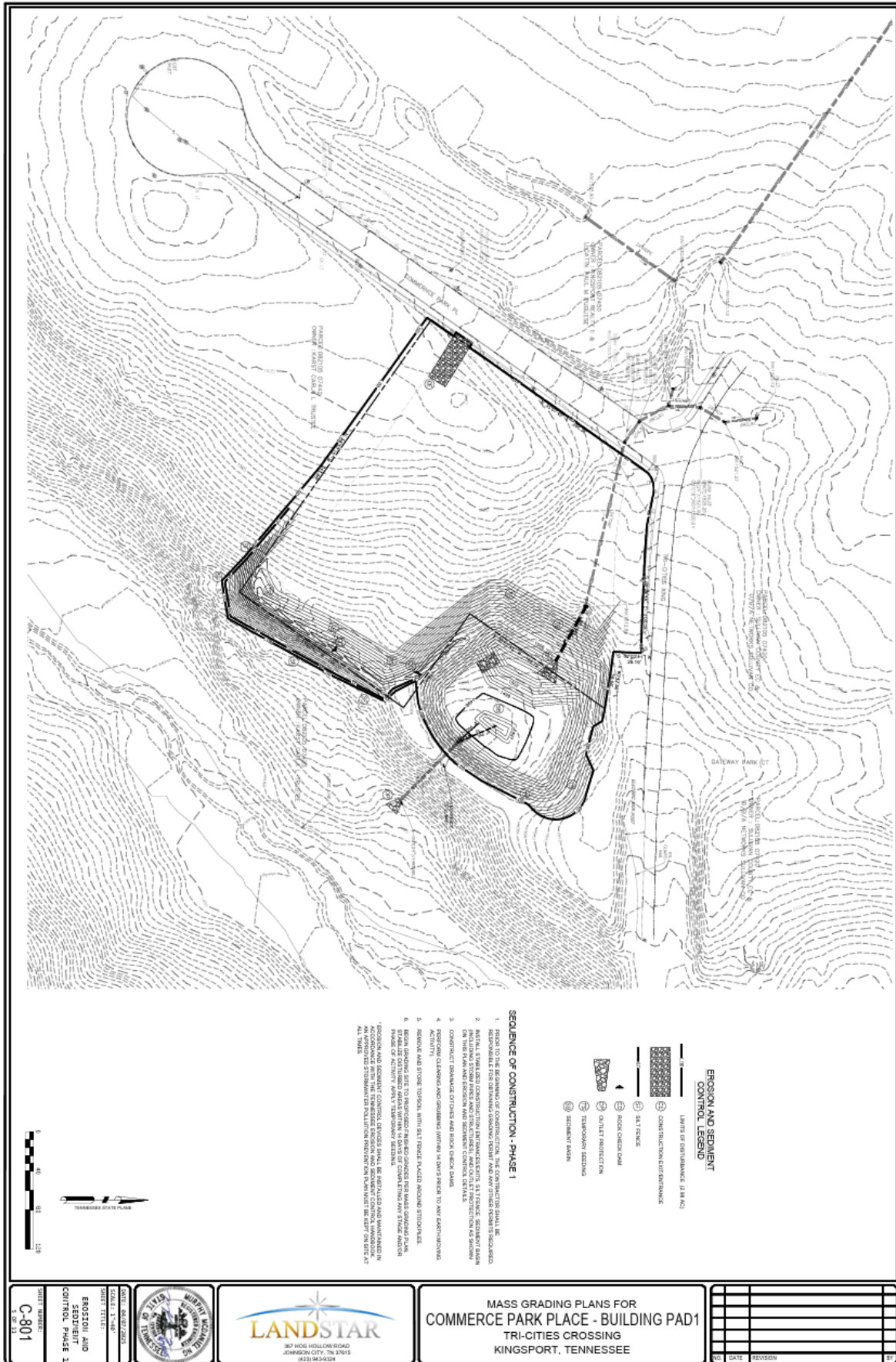
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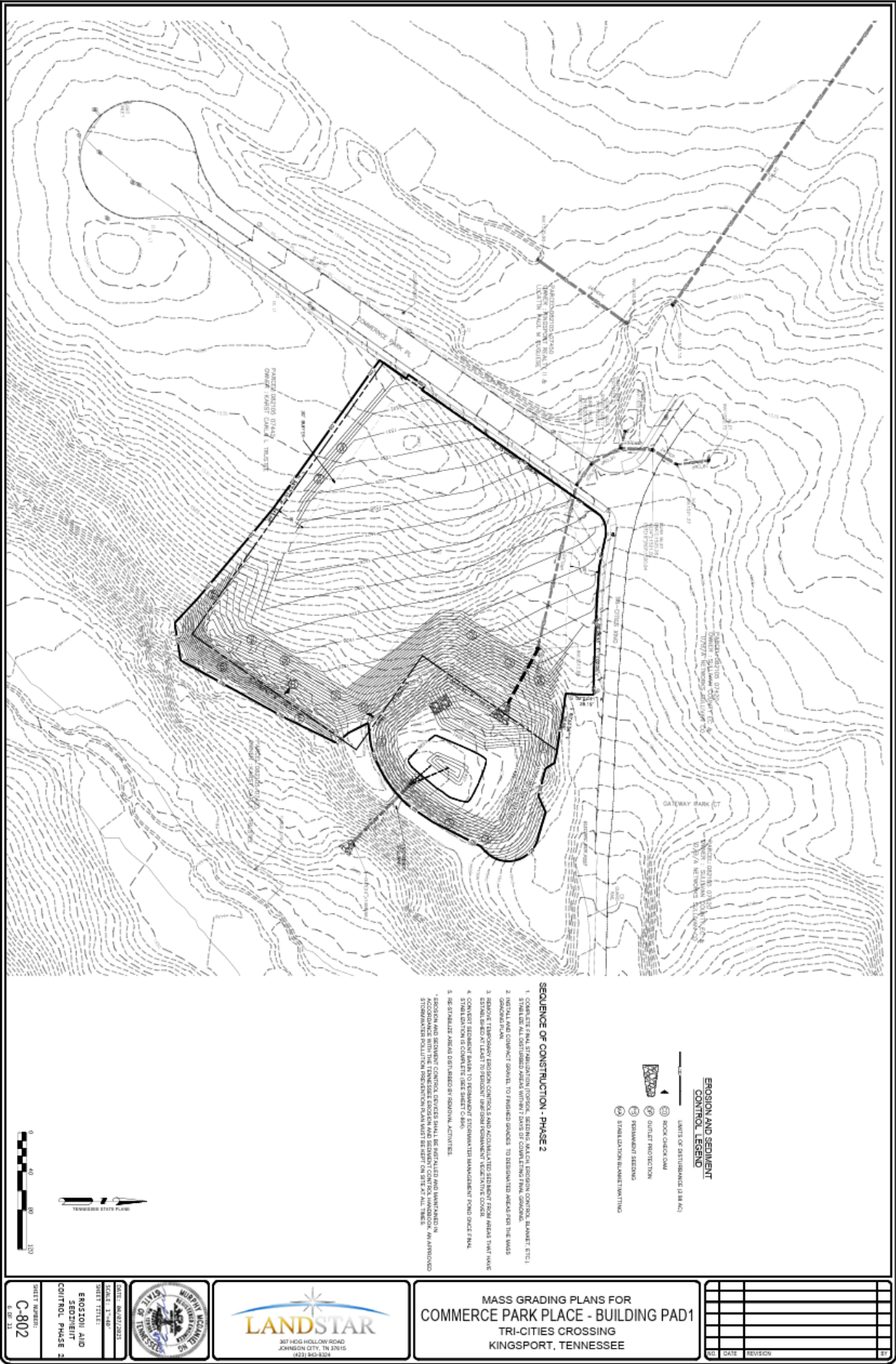
- Sewer Mains
- Water Lines
-  Sewer Manholes
-  Urban Growth Boundary
- Kpt 911 Address



Web AppBuilder for ArcGIS







Site Plan Analysis

Prior to receiving a permit in the Gateway Overlay District, developments must receive the Gateway Commission's approval by issuance of a certificate of appropriateness.

1. Grading Plan

- a. Water Services and the Engineering department are still in need of revisions to the grading plan.

Recommendation

Staff recommends granting gateway approval contingent upon Water Services and the Engineering department granting approval for the Commerce Park Place Building Pad 1 grading permit.