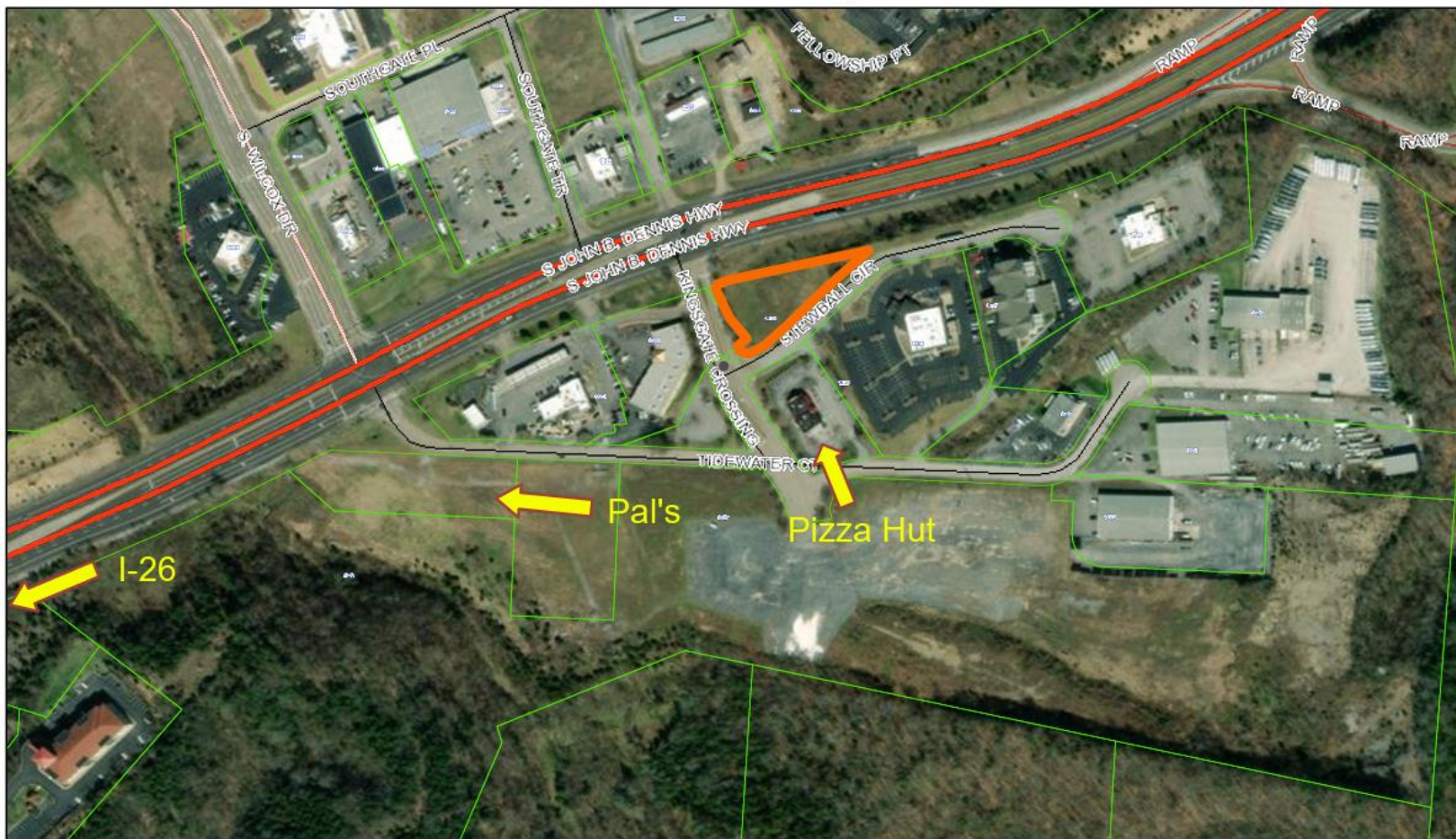


<b>Property Information</b>	<b>Taco Bell – Stewball Circle</b>		
<b>Address</b>	1224 Stewball Circle		
<b>Tax Map, Group, Parcel</b>	Tax Map 076 Parcel 019.45		
<b>Civil District</b>	13 <sup>th</sup> Civil District		
<b>Overlay District</b>	Gateway District		
<b>Land Use Designation</b>	Retail/ Commercial		
<b>Acres</b>	+/- .89		
<b>Existing Use</b>	Vacant	<b>Existing Zoning</b>	B-4P
<b>Proposed Use</b>	Taco Bell	<b>Proposed Zoning</b>	B-4P
<b>Owner/ Applicant Information</b>		<b>Intent</b>	
<b>Name:</b> John Sexton <b>Address:</b> 2121 1 <sup>st</sup> Avenue North, Suite 202 <b>City:</b> Birmingham <b>State:</b> AL <b>Zip Code:</b> 35203 <b>Email:</b> js@blackdesignarch.com <b>Phone Number:</b> (205)-224-4952		<b>Intent:</b> <i>To receive preliminary zoning development plan approval for a B-4P zone development of a new Taco Bell.</i>	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b> <b>The Kingsport Planning Division recommends plan approval for the following reasons:</b> <ul style="list-style-type: none"> <li>• The submitted plans meet the requirements of the Gateway overlay in the B-4P zone.</li> <li>• The submitted plans meet the requirements of a preliminary zoning development plan.</li> </ul> <b>Staff Field Notes and General Comments:</b> <ul style="list-style-type: none"> <li>• This B-4P site is located along South John B. Dennis Highway and will be located on the same side of the road as Pizza Hut and the Kingsport Moose Lodge.</li> <li>• The Gateway approval for this site is scheduled for June 20, 2025.</li> <li>• The total proposed wall signage is 44.5 sq. ft., 4.5 sq. ft. over their permitted gateway allotment. However, the development is forgoing their one permitted freestanding sign. Therefore, staff can justify granting this additional 4.5 square footage for the Taco Bell development in lieu of no freestanding signage proposed.</li> </ul> <p>Staff recommends granting preliminary zoning development plan approval for the Taco Bell development based upon conformance with the B-4P zoning standards.</p>			
<b>Planner:</b> Samuel Cooper		<b>Date:</b> 6/19/2025	
<b>Planning Commission Action</b>		<b>Meeting Date</b>	6/19/2025
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

# Taco Bell Site Map

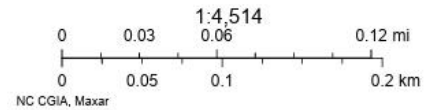


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Sullivan County Parcels Jan 2023

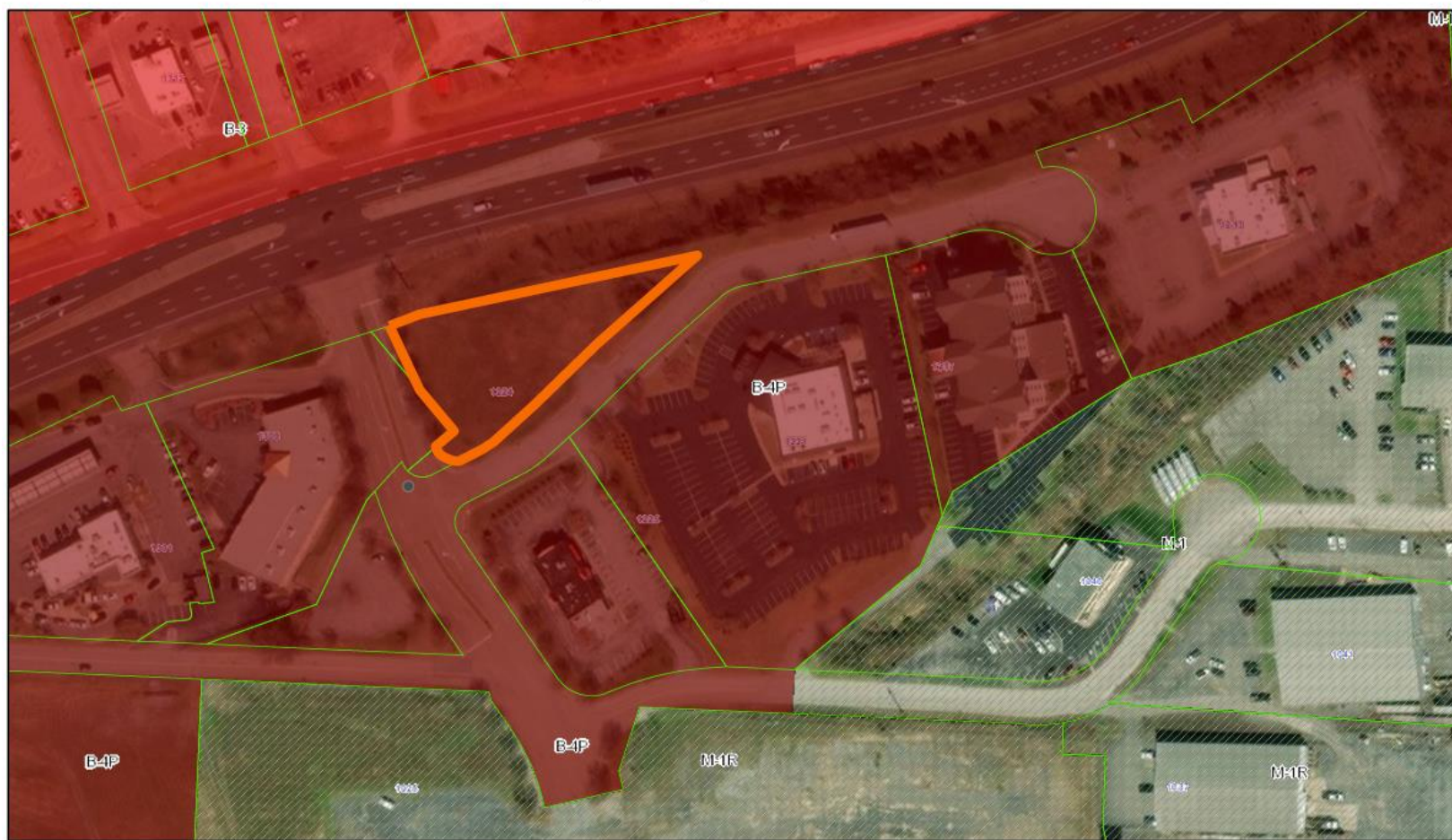
Parcels  
Streets  
Interstate

Expressway  
Collector Street  
Major Arterial  
Minor Arterial  
Ramp  
Local Street  
Private Street  
Urban Growth Boundary  
Kpt 911 Address



Web AppBuilder for ArcGIS

Taco Bell Zoning - B-4P, Planned Business District



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Sullivan County Parcels Jan 2023

City Zoning

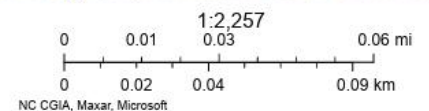
<Null>

TA/C

R-5

GC	B-2	BC	P-1	PMD-2	R-1C	Split
B-2E	B-3	GC	P-D	PUD	R-2	TA
A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
A-2	B-4	M-1R	PBD"	R-1	R-3A	UAE
AR	B-4P	M-2	PD	R-1A	R-3B	
B-1	B-4P	MX	PMD-1	R-1B	R-4	

Kpt 911 Address



NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

Taco Bell Utilities



5/23/2025, 4:28:22 PM

— Sewer Mains      🌟 Sewer Manholes  
— Water Lines      • Kpt 911 Address

0 0.01 0.01 0.03 mi  
0 0.01 0.02 0.04 km  
1:1,128  
NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

[illegible]

**Site Plan Analysis**

The site is located in a B-4P zone and also resides inside the Gateway Overlay District. The .89-acre site will contain a Taco Bell with a drive through.

- Minimum parking standards for the building is 1 space per 4 seats plus 1 space per 2 employees. The developer has supplied 19 parking stalls with 2 handicap stalls to satisfy this requirement.
- The City's Landscaping Specialist has approved the landscaping plan for the site, which is to the Gateway standard.
- The development observes the minimum front yard setback of 30 feet, 15-foot side yards, and a 30-foot rear yard.
- Lighting for the site has been verified as remaining on the subject property via review of the associated photometric site plan.

**Northern Property View**



**Eastern Property View**



**Southern Property View**



**Western Property View**



**Recommendation**

Staff recommends granting preliminary zoning development plan approval for the Taco Bell development based upon conformance with the B-4P zoning standards.