



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, June 16, 2025 at Noon

City Hall, 415 Broad Street, Conference Room 226

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, Anne Greenfield, Chip Millican, Candice Hilton, Gary Mayes

Members Absent: Sam Booher, Jason Snapp, Travis Patterson

Staff Present: Ken Weems, AICP, Jessica McMurray, Lori Pyatte, Sam Cooper, Garret Burton

Visitors: none

II. APPROVAL OF THE AGENDA

Staff stated that the applicant for items 7, 8, and 9 on the agenda wishes to not have the items considered this month. These items consist of Fieldcrest Phase 1 final and the two guarantee instruments associated with the final approval. Staff noted that the same applicant plans to do more work to lower the guarantee estimates prior to seeking approval in July 2025. Staff stated that the agenda would need to be amended at the start of the regular meeting to remove the items. No official action was taken.

III. APPROVAL OF MINUTES

1. Approval of the May 12, 2025 Work Session Minutes
2. Approval of the May 15, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. Sharon Duncan identified two typos. Staff stated that the corrected minutes would be presented Thursday evening at the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 1624 Green Lake Drive County Rezoning (REZONE25-0136) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County B-3 zone to County R-1 zone. Staff presented the details of the item to the Commission and identified the location of the site. Staff noted that the rezoning request is completely surrounded by County R-1 zoning. Staff stated that the owners of the rezoning site wish to place a single family home on the property. Staff stated that both the city and county future land use plans call for single family home land use at the rezoning site. No official action was taken.
2. Tyson Lane Rezoning (REZONE25-0122). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to P-1. Staff identified the rezoning site as being adjacent to the intersection of Tyson Lane and East Stone Drive. Staff noted that the reason for the rezoning request is to ultimately develop the rezoning site into a medical spa. Staff stated that the future land use plan designation for the rezoning area is retail/commercial. Staff drew attention to the site plan that accompanies the request, showing the driveway and proposed location of the building. No official action was taken.
3. Replat of Easley Estates- Section 3 Block E- Lots 24 & 25 (MINSUB24-0138): The Kingsport Regional Planning Commission is requested to grant final subdivision approval of the Replat of Easley Estates along with the accompanying water variance. Staff stated that this item concerns a combination of two parcels located at 325 Burning Trail. Staff stated that the owner has proposed a well for water service to the lots since there is no public water available. The owner of the property checked with City Water Services about extending public water to the site, but found the cost to be more than well service. Staff recommended variance approval due to the lack of financially realistic options. No official action was taken.

4. The Arbor Phase 2 Sewer Line Easement Abandonment (VACATE25-0116). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a sewer line easement for the Arbor Phase 2 development. Staff identified the location of the request, which resides along Riverbend Drive. Staff stated that the developer of Arbor Phase 2 is currently constructing a bypass of the existing sewer line so that it can be moved for development. Staff noted that once a recommendation is made, that it will only go forward to the Board of Mayor and Aldermen once the new sewer line is approved and working. No official action was taken.
5. 1224 Stewball Circle Preliminary Zoning Development Plan (COMDEV25-0123) The Commission is requested to grant preliminary zoning development plan approval for a new Taco Bell. Staff identified the location of the request along Stewball Circle. Staff commented that this site is zoned B-4P and is also in the Gateway Overlay District. Staff noted that the new restaurant was able to fit on a rather small parcel of land without the need for a variance to zoning. Staff stated that the proposal conforms to both base zoning and Gateway regulations. No official action was taken.
6. 2021 Meadowview Lane Zoning Development Plan (COMDEV25-0142) The Commission is requested to grant zoning development plan approval for the expansion of the Eastman Credit Union at Meadowview's parking lot. Staff noted that the site resides in the BC, Business Conference District. Staff noted that the parking lot expansion was initially planned years ago when the parking lot was built. Staff stated that current needs prompted the owner of the site to expand the parking lot. Staff noted that the proposal received landscaping approval from the landscaping specialist and that the proposal also meets Gateway Review standards. No official action was taken.

VII. OTHER BUSINESS

1. Establish Nominating Committee for July 2025 Officer Elections. Staff noted that Chairman Duncan will have the option to appoint a nominating committee or to have nominations made from the floor for the July election. No official action was taken.
2. Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN