

Residential Foundation Requirements Text Amendment

Property Information	City residential dwellings		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner /Applicant Information			
Name: City staff initiated Address: City: State: Zip Code: Email: Phone Number:		Intent: To amend Chapter 114, Zoning, as it pertains to residential foundation requirements.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
Planner:	Ken Weems	Date:	12/1/2025
Planning Commission Action		Meeting Date:	12/18/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

To amend Chapter 114, Zoning, as it pertains to residential foundation requirements.

Introduction:

Staff, working together with our City's Building Official, seeks to update the City's zoning code to align residential dwelling foundation requirements with the City Building Department's best practices and historic approvals. Specifically, the change is proposed to City Code Sec 114-131. – Uniform Regulations, Part 7.

Presentation:

This text amendment replaces “four-inch thick solid underpinning/screening” with “six-inch width masonry, to include footings capable of carrying the applicable loads for a permanent perimeter enclosure” as it applies to residential dwellings in the city. This proposed change will clarify the requirements for a permanent masonry perimeter enclosure that will provide the same foundation appearance as that of a site built home.

Text Amendment:

Existing version (with part proposed to be changed highlighted):

(7)

Foundation requirements for residential dwellings. All residential dwellings, including manufactured homes, shall be located in appropriately zoned districts and shall meet minimum setback and landscaping requirements of the district in which the property is located. All residential dwellings, including manufactured homes, shall have a minimum of **four-inch-thick solid underpinning/screening** of the foundation system. All manufactured homes shall have the chassis tongue and hitch permanently removed.

Proposed version (with proposed new replacement language highlighted):

(7)

Foundation requirements for residential dwellings. All residential dwellings, including manufactured homes, shall be located in appropriately zoned districts and shall meet minimum setback and landscaping requirements of the district in which the property is located. All residential dwellings, including manufactured homes, shall have a minimum of **six inch-width masonry, to include footings capable of carrying the applicable loads for a permanent perimeter enclosure** of the foundation system. All manufactured homes shall have the chassis tongue and hitch permanently removed.

Staff recommends sending a positive recommendation to the Board of Mayor and Aldermen in support of approving the proposed text amendment.