



AGENDA ACTION FORM

Conduct a Public Hearing and Consideration of an Ordinance to Amend the Zoning Ordinance as it Pertains to Residential Foundation Requirements

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-17-2026

Work Session: January 20, 2026

First Reading: January 20, 2026

Final Adoption: February 3, 2026

Staff Work By: K. Weems

Presentation By: Ken Weems

Strategic Focus Area: 6. Strong & Vibrant Neighborhoods

Recommendation:

- Hold Public Hearing
- Approve Ordinance

Executive Summary:

If approved, this zoning text amendment will update Section 114-131(7) and change the minimum residential foundation perimeter enclosure material from four-inch-thick solid underpinning to six inch-width masonry.

This section of the zoning text deals with foundation requirements for residential dwellings, including manufactured homes. The City's Building Department has requested to amend the zoning text to align with best practices in the building industry. The amendment would ensure that the perimeter enclosures are constructed to provide long-term durability for homeowners.

During their December regular meeting, the Kingsport Regional Planning Commission voted unanimously to send a positive recommendation to the Board of Mayor and Aldermen in support of approving this text amendment. The notice of public hearing was published on December 29, 2025.

Attachments:

1. Notice of Public Hearing
2. Ordinance
3. Staff Report

	Y	N	O
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—