

Kingsport Historic Zoning Commission
Project Number: HISTRC25-0212

Property Information			
Address	1204 Watauga Street		
Tax Map, Group, Parcel	046K E 001.00		
Civil District	11 th		
Overlay District	Watauga Street		
Land Use Plan Designation	Single Family		
Acres	+/- 1.04		
Existing Use	Single Family	Existing Zoning	R-1A
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Shadi & Carolyn Nakhla Address: 1204 Watauga Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 423-836-5328		Proposed installation of a new in-ground pool measuring 17 feet in width and 37 feet in length.	
Points for Consideration			
<p>Request: The property owner is proposing the installation of a new in-ground swimming pool.</p> <p>When considering this request: Refer to Chapter 5 and Chapter 6</p> <p>Chapter 5: 13.0 Site Features:</p> <p style="padding-left: 40px;">13.5 Maintain Historic placement, materials, and design for ground surface elements like walkways and drives.</p> <p style="padding-left: 40px;">13.6 Respect and preserve original grade and landscaping.</p> <p>Chapter 6: 2.0 Policy: New construction of primary dwellings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback, distance between homes, scale, materials, window size and placement, and colors. New dwellings buildings should also follow the residential guidelines for fencing and site features</p> <p>Chapter 6: 3.0 New Accessory Buildings</p> <p style="padding-left: 40px;">3.2 New accessory building should have compatible materials.</p> <p style="padding-left: 40px;">3.3 New accessory buildings shall be sited appropriately on the lot</p> <p>Staff recommends: approval based upon conformance with the design standards.</p>			
Planning Tech:	Lori Pyatte	Date:	08/13/2025
Historic Zoning Commission Action		Meeting Date:	08/21/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines: New Residential Construction: New Construction

New Residential Construction

2.0 NEW CONSTRUCTION OF PRIMARY DWELLINGS

Policy:

New construction of primary dwellings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback, distance between homes, scale, materials, window size and placement, and colors. New dwellings buildings should also follow the residential guidelines for fencing and site features.

DESIGN GUIDELINES FOR NEW CONSTRUCTION

2.1 Maintain existing historic patterns.

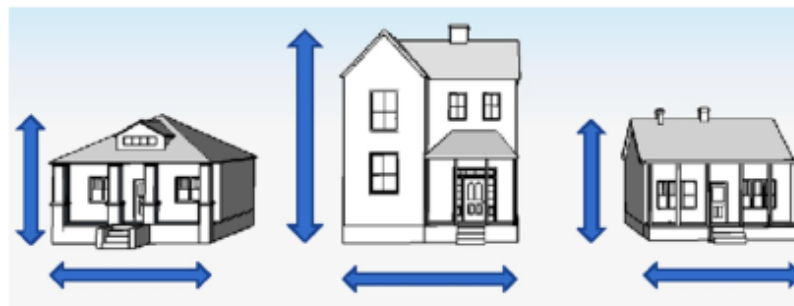
Historic patterns of setback, materials, height, width, scale, and proportions of dwellings in the historic district should inform these characteristics of infill projects. The roof shape of new dwellings should also match.

2.2 Orientation towards the street.

New dwellings must be oriented towards the major street fronting the parcel or lot.

2.3 Maintain existing patterns of building height

New dwellings should be compatible with adjacent dwellings in terms of height. New dwellings constructed in the historic district should not exceed two stories, not including the space within the roof.



New construction should be compatible with dwellings along the block in height and width.

Historic Guidelines: New Residential Construction: New Accessory Building.

New Residential Construction

3.0 NEW ACCESSORY BUILDINGS

3.1 Design new garages and other accessory buildings to be compatible with the historic districts.

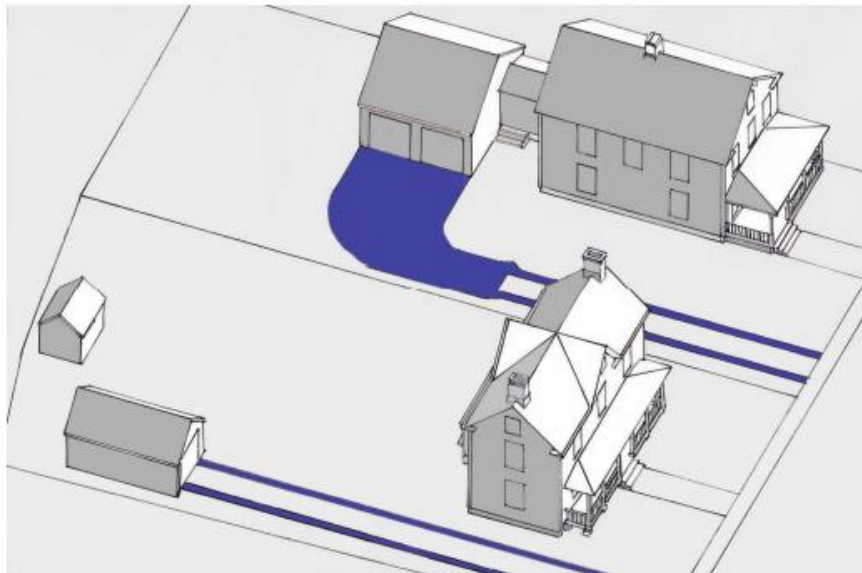
Design new accessory buildings to be compatible with the architectural style and scale of the associated dwelling.

3.3 New accessory buildings should have compatible materials.

The exterior finish of attached garages and accessory buildings may be wood, brick or stucco depending on the design and materials of the primary dwelling. An 8:12 pitch is should be a minimum for roofs. Screened landscaping of accessory buildings is also recommended.

3.3 New accessory buildings shall be sited appropriately on the lot.

Locate new outbuildings appropriately, such as to the rear of a dwelling or set back from the side elevation of the primary dwelling. The setback distance of at least one-third of the total depth of the dwelling is recommended.



New garages may be freestanding at the rear or attached via a hypen or breezeway at the rear of dwellings.

Historic Guidelines: Rehabilitation Guidelines for Residential Historic Properties: Ground Surface & Landscaping

Rehabilitation Guidelines for Residential Historic Properties

DESIGN GUIDELINES FOR SITE FEATURES, continued...

Ground Surfaces & Landscaping

13.5 Maintain historic placement, materials, and design for ground surface elements like walkways and drives.

Site features such as concrete and brick walkways and driveways convey historic patterns of residential site and setting. Preserve these features, repairing them in accordance with guidelines for masonry. Private walkways and drives should blend into public sidewalks.

13.6 Respect and preserve original grade and landscaping.

Maintain and protect the original terrain of a historic property. Existing plants and trees provide passive energy functions like shading and wind breaks. Keep trees properly trimmed. Consider the mature size of plant stock when adding new landscaping.

Outbuildings

13.7 Preserve and maintain outbuildings.

Preserve and maintain original outbuildings such as garages and sheds when possible following rehabilitation guidelines used for dwellings. Garages too small for modern vehicles can be converted for storage or other uses.

13.8 Design and locate new outbuildings carefully.

New outbuildings should blend with the architectural style of the primary dwelling. Site them at appropriate locations, such as to the rear of a house or recessed back from the side elevations.



Original concrete ribbon driveway at 1301 Watauga Street.



Concrete walk with inlaid brick at 810-812 Yadkin Street.

Kingsport Historic Zoning Commission
Project Number: HISTRC25-0212

Aerial View:




Google Street View:



Kingsport Historic Zoning Commission

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Application:



HISTORIC ZONING COMMISSION APPLICATION

APPLICANT INFORMATION:			
Last Name	Nakhla	First	Shadi
M.I.		Date	
Street Address	1204 Watauga Street		Apartment/Unit #
City	Kingsport	State	TN
ZIP	37660		
Phone	E-mail Address		

PROPERTY INFORMATION:	
Tax Map Information	Tax map: 046 KGroup: E Parcel: 001 Lot: 1
Street Address	1204 Watauga Street
Apartment/Unit #	
Name of Historic Zone	Watauga Street
Current Use	Residential

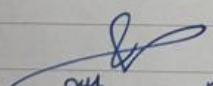
REPRESENTATIVE INFORMATION:			
Last Name	First	M.I.	Date
Street Address			Apartment/Unit #
City	State	ZIP	
Phone	E-mail Address		

REQUESTED ACTION:

- Adding a swimming pool behind brick wall

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein or have been appointed by the property owner to serve as a representative for this application and that I am/we are appealing to the Historic Commission.

Signature: 

Signed before me on this 8th day of August, 2025


a notary public for the State of Tennessee

County of Hawkins

Notary Jessica Myers

My Commission Expires 3/7/2028

Date: 8/8/2025



Called Meeting Notice: Kingsport Times News

PUBLIC NOTICE

Kingsport Historic Commission
CALLED BUSINESS MEETING

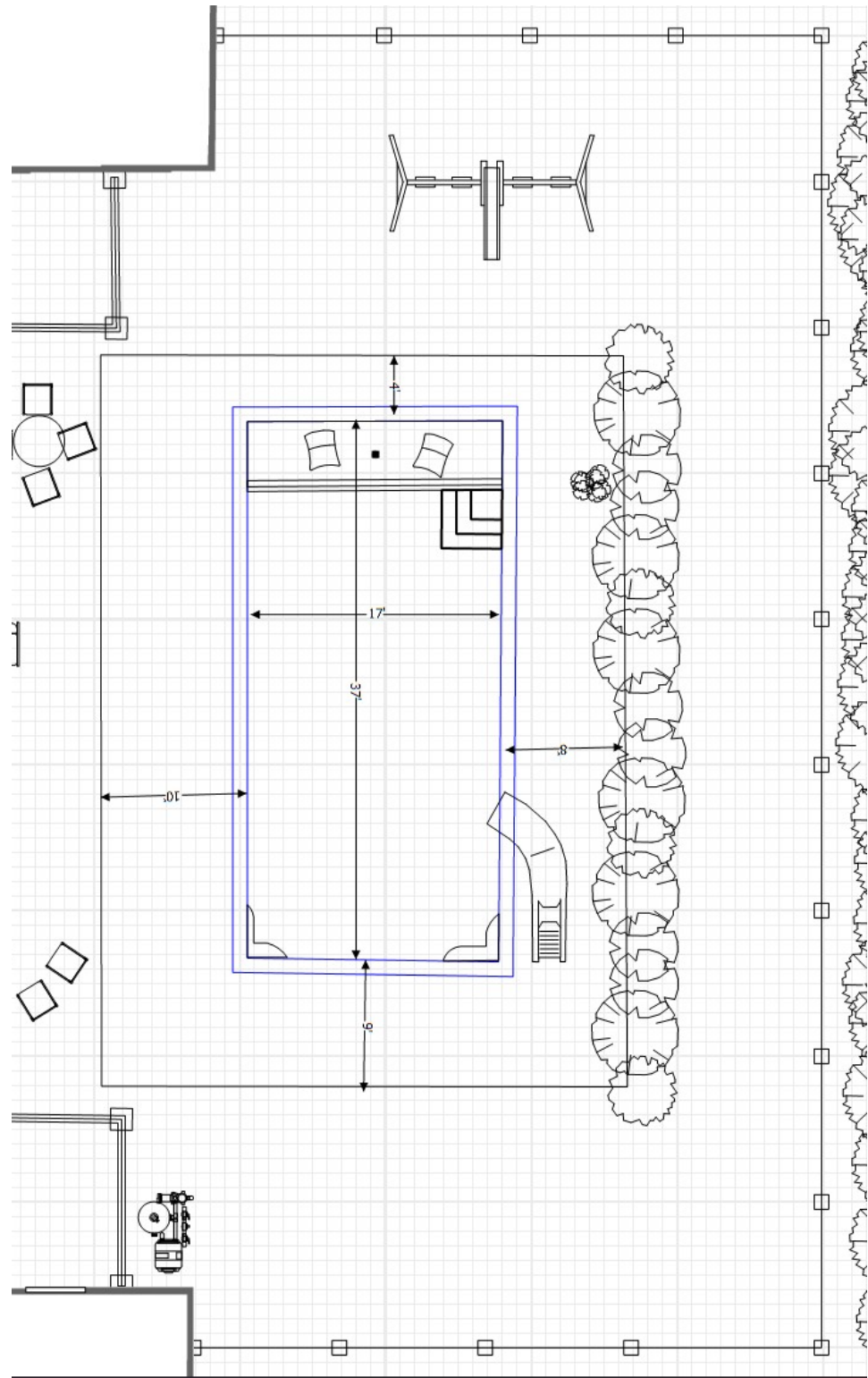
NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested and to the public at large, that the Kingsport Historic Commission will conduct an open, public, called business meeting on Tuesday, August 21st, 2025 commencing at 1:30 p.m. in Conference Room 205 located on the second floor of City Hall, 415 Broad Street, Kingsport, Tennessee.

The purpose of the special called meeting is to consider approval for the installation of an in-ground pool at 1204 Watauga Street.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9401, ext. 5 or by emailing **ADAContact@KingsportTN.gov** at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

CITY OF KINGSPORT
Angie Marshall, City Clerk
P1T: 8/15/25

Pool Layout Design:



Pool Layout Design: Constructed with gunite material.



Proposed Slide Information: Color selection has not yet been determined.

pool slides



Cyclone

Compact style ideal for limited deck space and smaller pool enthusiasts.

- 4'1" in height (3'2" to seat)
- Available with a right curve flume only
- Accommodates sliders up to 175 lbs/79kg
- Sturdy rotomolded construction for strength and durability
- Enclosed ladder design for maximum safety
- Designed for quick and easy assembly
- Water delivery system connects to a garden hose
- Simple deck mounted installation
- Intended for in-ground residential swimming pools only

Slide Color



TAUPE



SANDSTONE



GRAY GRANITE

Due to printing technology, actual color may differ.

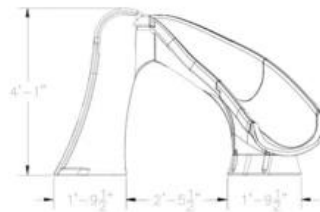
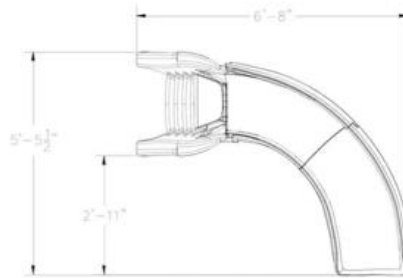
Adult supervision required at all times when children are using this slide.

Flume Details



Model No.	Description	Shipping (Class 300)			
		Weight	Length	Width	Height
698-209-58123	Sandstone, Right Curve	150 lbs	41"	31"	44"
698-209-58124	Gray Granite*, Right Curve	68kg	104cm	79cm	112cm
698-209-58110	Taupe, Right Curve				

* Gray Granite and Sandstone slides are not an exact match with Gray Granite or Sandstone diving boards & stands due to differences in material. Please consult your sales representative for more details.



All S.R. Smith, LLC swimming pool slides fully comply with Consumer Products Safety Commission (CPSC) mandatory safety Standard for Swimming Pool Slides (16 CFR 1207) and are certified by independent third party testing labs. The installer or end-user is responsible for complying with local building codes for the location, installation, construction or assembly of these slides. S.R. Smith, LLC makes no representations that the location, installation, construction or assembly of its slides meet local building codes.

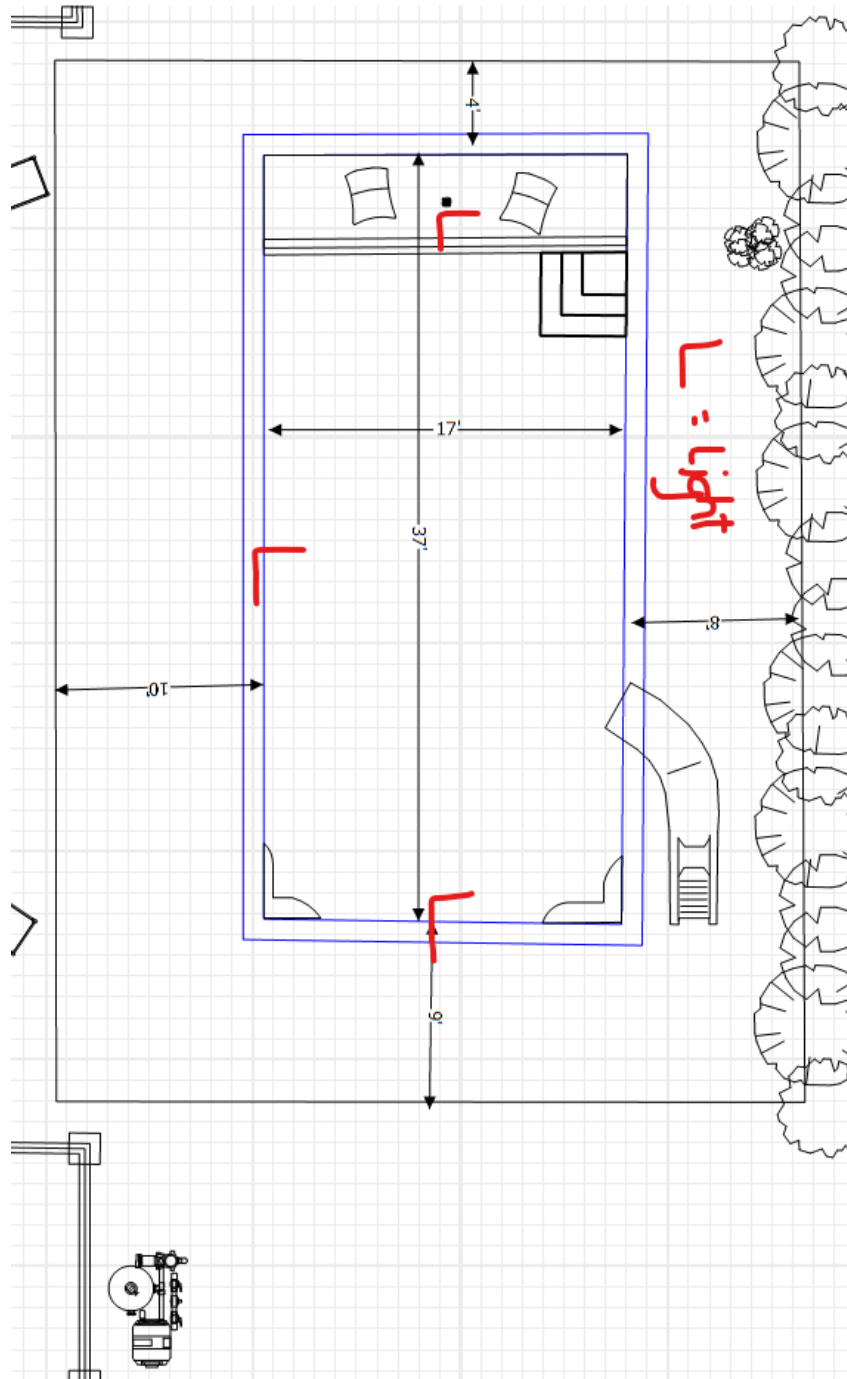


S.R. Smith, LLC P.O. Box 400, Canby, OR 97013
P 503.266.2231 TF 800.824.4387 srsmith.com

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Pool light locations:

According to the pool company, the lights are color-changing with multiple color options. They are low-power, energy-efficient fixtures installed below the waterline, ensuring the light remains contained within the pool and does not shine upward or outward in a way that could disturb others.



Landscaping: Watauga Street Side (Emerald Green Trees)



Kingsport Historic Zoning Commission
Project Number: HISTRC25-0212

Landscaping: Linville Street Side (Emerald Green Trees)



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0212

Building Permit Application:



BUILDING PERMIT APPLICATION

Construction Type (please check one)



Residential

*Commercial

*Commercial jobs **MUST** submit plans review fee with application.

Project address:

1204 Watauga Street Kingsport TN

Name of Business / Complex (if applicable)

Project Owner Information

Name:

Cardyn & Shadi

Telephone:

423-836-5328

Contractor Information

Name:

Jeth Kibelbek

Telephone:

423-948-5921

Contact Person for Project

Name:

Telephone:

Type of Project

☒ New Construction

☐ Repair / Remodel

☐ Addition

☐ Other

Sprinklered:

N/A

No

Description of Project:

17' W x 37' L inground pool

Total Construction Cost:

106,334

Total Square Footage:

629'

The applicant whose name appears below agrees to comply with all City of Kingsport Ordinances & Codes and further agrees that the above work will be done by a properly qualified person.

Contractor / Agent Signature:

Date:

8/5/25

Rev. 21-Sep-2023

415 Broad Street
Kingsport, TN
423-229-9393

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0212

Pool Alarm Invoice:



190-TRI CITIES TN-SCP DIST.
125 REGIONAL PARK DR
KINGSPORT, TN 37660-7455
Phone 423-247-0062
Fax 423-247-0124

INVOICE REPRINT

EMERGENCY RESPONSE #
1-800-424-9300

INVOICE #	CN118981
ORDER #	CN120310
DATE	08/05/25
PAGE	1 of 1



BILL TO
289763
PREMIER POOLS&SPA JOHNSON CITY
SETH KIBELBEK
292 HOG EYE RD
LIMESTONE, TN 37681-2945

SHIP TO
190-TRI CITIES TN-SCP DIST.
125 REGIONAL PARK DR
KINGSPORT, TN 37660-7455

CUSTOMER P/O NUMBER NAKHLA ALARM		SHIP VIA WILL CALL PICKUP		WRITTEN BY RITA BAILEY(190)		ORDER DATE 08/05/25				
CUSTOMER RELEASE NUMBER		FREIGHT TERMS 02 IN/OUTBOUND		PAYMENT TERMS COD: CHECK OK		DUE DATE				
JOB / SHIP-TO NAME PREMIER POOLS&SPA JOHNSON CIT		PURCHASING AGENT		CONTACT SETH KIBELBEK		PHONE 423-948-5921				
LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION

ALARM FOR NAKHLA:
1204 WATAUGA ST
KINGSPORT, TN 37660

6	SMP-42-1011		PE23 85+DB POOLEYE IG ALARM SYSTEM W/ REMOTE RECEIVER	EA	1	1	1	0	101.66	101.66
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___ PLACARDS SUPPLIED-YES ___ NO ___ REFUSED ___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
101.66	0.00	0.00	9.66	0.00	0.00	0.00	0.00	111.32

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

Subject to our terms at <http://www.poolcorp.com/dealer-terms-conditions>

SIGNATURE: RITA BAILEY(190)

SIGNATURE: _____

RECEIVED BY: _____

Cust#: 289763 Cust Name: PREMIER POOLS&SPA JOHNSON CITY
Inv#: CN118981 Invoice Date: 08/05/25 Invoice Amount: \$111.32

Remit To:
SCP DISTRIBUTORS LLC
PO BOX 663421
DALLAS, TX 75266-3421

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Site Visit Photos: View of the house from Watauga Street.



Kingsport Historic Zoning Commission
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Site Visit Photos: View of the house from Linville Street.



Site Visit Photos: Pool location, looking over the fence into the backyard area.

