


ArcGIS Web Map

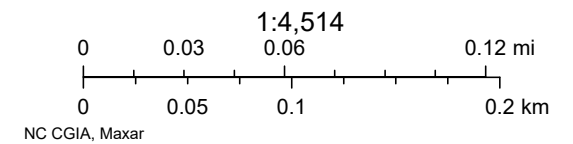


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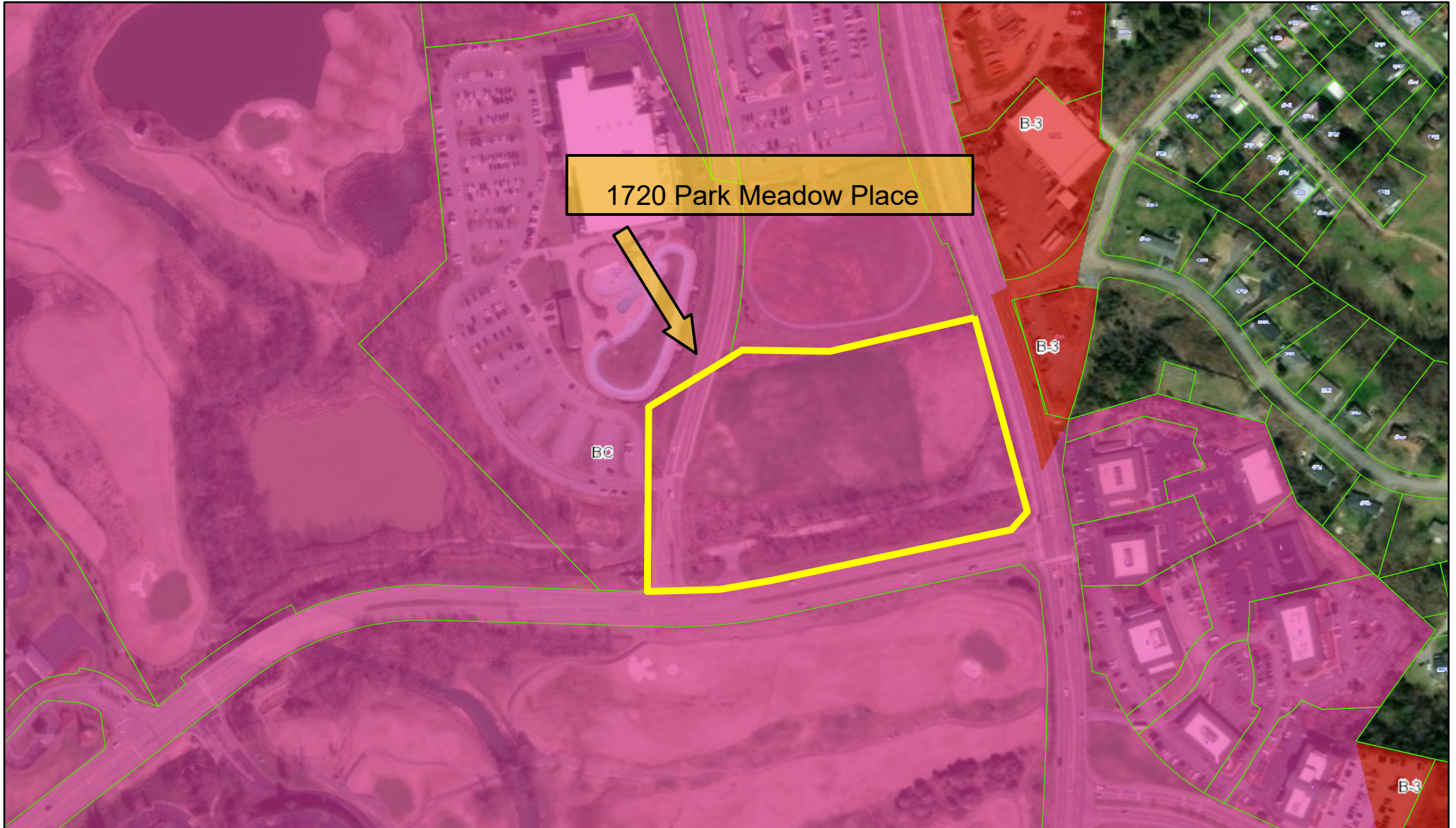
Sullivan County Parcels Jan 2023  Urban Growth Boundary

 Parcels

 Kpt 911 Address

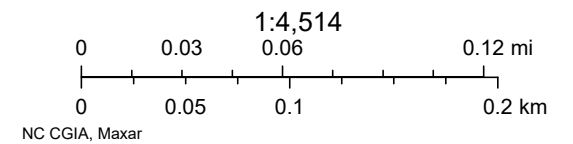


ArcGIS Web Map



8/27/2024, 9:42:14 AM

Sullivan County Parcels Jan 2023	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcels	B-2E	B-3	GC	P-D	PUD	R-2	TA
City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	Kpt 911 Address





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 27, 2024

RE: 1720 Park Meadow Place

The Board is asked to consider the following request:

Case: BZA24-0187– The owner of property located at 1720 Park Meadow Place, Control Map 076, Parcel 006.91 request is a special exception to Sec 114-382(1) for the purpose of constructing a new childcare facility. The property is zoned BC, Business Conference Center District.

Code reference:

Sec. 114-382. - BC, Business Conference Center District

Certain uses may be permitted in the Business Conference Center District upon the granting of a special exception by the board of zoning appeals:

- (1) Elderly and child day care, nursery schools and kindergartens, elderly day care.***
- (2) Helistops and pay parking lots, when not objectionable due to noise, odor, dust, smoke, vibration or other reasons.*
- (3) Recreational facilities, health clubs, golf courses, golf driving ranges, stadiums and civic fairs.*
- (4) Telecommunication facilities such as cell towers.*
- (5) Outside storage yards; storage yards for vehicles exceeding a gross vehicle weight rating of 15,000 pounds and construction equipment are prohibited.*
- (6) Hospital and health care centers.*
- (7) Parking structures.*

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:			
Last Name: Wellmont Health System / Ballad Health	First	M.I.	Date: 8/26/24
Street Address: 1905 American Way		Apartment/Unit #	
City: Kingsport	State: TN	ZIP: 37660	
Phone:	E-mail Address: Alan.Levine@balladhealth.org		

PROPERTY INFORMATION:			
Tax Map Information	Tax map: 076	Group:	Parcel: 006.91 Lot:
Street Address: 1720 Park Meadow Place, Kingsport, TN 37660		Apartment/Unit #	
Current Zone: BC - Gateway District	Proposed Zone: BC with a special exception granted by Kingsport Board of Zoning Appeals		
Current Use: Former Driving Range, currently vacant	Proposed Use: New Early Learning Childcare Center		

REPRESENTATIVE INFORMATION:			
Last Name: Tully	First: Lynn	M.I.	Date: 8/26/24
Street Address: 1840 Meadowview Parkway		Apartment/Unit #	
City: Kingsport	State: TN	ZIP: 37660	
Phone: 770-561-3971	E-mail Address: lynn.tully@tn.gov		

REQUESTED ACTION:
Lynn Tully is an officer of the Greater Kingsport Family YMCA Board of Directors. Together with staff and the Childcare Center Task Force, the Y is seeking approval of this property to have a special allowance in zoning to construct an Early Learning Childcare Center. This property is in process of being deeded over to the GKFY from Ballad Health.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: *Alan Levine* Date: August 29, 2024

Signed before me on this 29 day of August, 2024, a _____
 notary public for the State of Tennessee
 County of Washington
 Notary *Katrina Hunley*
 My Commission Expires 3-1-27



Kingsport Board of Zoning Appeals

Request for Special Exception

Submitted By the Greater Kingsport YMCA

Questions for consideration in allowing a Childcare in the Business Conference Zone:

- 1. What is the use, activities, hours of operation, number of anticipated customers and daily vehicles?**
 - a. The request is for an early childcare and preschool facility. This would include children from infant to Pre-K (4-5 y/o) ages. The teaching and childcare would be conducted primarily inside a building to be built specifically for that purpose and to meet the state standards for Department of Human Services. Two age-appropriate outdoor playgrounds will be included in the construction. The facility is expected to serve 124 children at max capacity for Phase 1 and we are currently planning to build to that standard. We do have plans that would allow an expansion to include 180 children in facility, however that expansion would depend on future funding. Hours of operation are anticipated to be from 6am-6pm depending on market need for childcare. Vehicle trips to the facility are estimated from 100-180 vehicles daily including employees, with the large majority of visits to be queueing in drop-off/pick-up lines without a need to park on the premises.

- 2. Are there accessible safe streets for anticipated traffic and adequate parking facilities onsite?**
 - a. The site is surrounded on 3 sides by public streets, including Wilcox Drive, MeadowView Parkway and Park Meadow Place. Access to the site will be via a shared driveway and access easement from Park Meadow Place. The shared driveway will give access to the remainder property owned by Ballard at the intersection of Wilcox Drive and MeadowView Parkway. Ballard will retain an existing curbcut along MeadowView Parkway for alternate/primary access. Ballard does not have any immediate plans to develop that site. Onsite parking is to be routed within the site specifically to mitigate any issues with drop-off & pick-up and queueing is only expected during early morning hours and evening shifts. Onsite Parking is designed to provide adequate spaces to meet the current zoning requirements.

- 3. Does the use and additions if any, fit with the neighborhood architecture and aesthetics?**
 - a. The current conceptual design is in concert with the existing YMCA facility and will meet all Gateway Design Requirements upon final permitting. The YMCA understands the need to maintain the aesthetic appearance of the Gateway District and will work to include all necessary elements to support the property's desirability within the neighborhood of commercial buildings.

- 4. Will the use generate excessive noise, traffic, dust, etc.?**

- a. The use will have some playground noise levels at varying times throughout the day, but no more than a typical elementary school and much less than most schools in the area based on their capacity. The proximity to the existing YMCA and Aquatic Center is optimal for the proposed facility and would create much less noise, traffic or dust than is currently experienced in the area.

5. Is there proper fencing and screening to shield the proposed use from the existing neighborhood?

- a. As the area surrounding the property consists of primarily commercial entities and an existing large recreational facility there appears to be no screening for the childcare necessary at this time. Fencing will be required for all playgrounds and other areas in accordance with DHS standards.

6. Are there any undesirable effects upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

- a. There are no anticipated adverse impacts of this use on the health, safety and welfare of the surrounding area.



PROPERTY DESCRIPTION OF A 3.000 ACRES LOT

Located in the 13th Civil District of Sullivan County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod found on the eastern right-of-way for Park Meadow Place, (Plat Book P56- Page 540), said iron rod being a southwestern corner to Eastman Credit Union (Deed Book 3294-Page 2173).

Thence, leaving the eastern right-of-way for Park Meadow Place and continuing with Eastman Credit Union, the following three courses.

- (1) North 56 degrees 34 minutes 44 seconds East – 74.13 feet to an iron rod found.
- (2) North 88 degrees 32 minutes 49 seconds East – 199.98 feet to an iron rod found.
- (3) North 75 degrees 16 minutes 05 seconds East – 155.35 feet to an iron rod set.

Thence, leaving Eastman Credit Union and continuing through Wellmont Health System (Deed Book 2879C-Page 84), the following three courses.

- (1) South 04 degrees 41 minutes 41 seconds West – 349.36 feet to an iron rod set.
- (2) North 89 degrees 12 minutes 32 seconds West – 417.29 feet to an iron rod set.
- (3) Around a curve to the right, (Chord, North 40 degrees 48 minutes 20 seconds West – 37.39 feet, Radius, 25.00 feet, Delta Angle, 96 degrees 48 minutes 23 seconds, Arc Length, 42.24 feet) to an iron rod set in the eastern right-of-way for Park Meadow Place.

Thence, leaving Wellmont Health System and continuing with the eastern right-of-way for Park Meadow Place, the following two courses.

- (1) Around a curve to the right, (Chord, North 11 degrees 27 minutes 42 seconds East – 63.35 feet, Radius, 470.00 feet, Delta Angle, 07 degrees 43 minutes 41 seconds, Arc Length, 63.39 feet) to an iron rod set.
- (2) North 15 degrees 19 minutes 33 seconds East – 172.78 feet to the BEGINNING.

Containing 130,680 Sq.Ft. (3.000 Acres) more or less.



DESCRIPTION OF A 40 FEET WIDE INGRESS/EGRESS EASEMENT

Located in the 13th Civil District of Sullivan County, Tennessee and being more particularly described as follows:

BEGINNING at a mag nail found at the intersection of the northern right-of-way for Meadowview Parkway and the eastern right-of-way for Park Meadow Place, said mag nail being a southwestern corner to Wellmont Health System (Deed Book 2879C-Page 84).

Thence, with the eastern right-of-way for Park Meadow Place, North 03 degrees 47 minutes 40 seconds West – 183.48 feet to an iron rod set, the true point of BEGINNING.

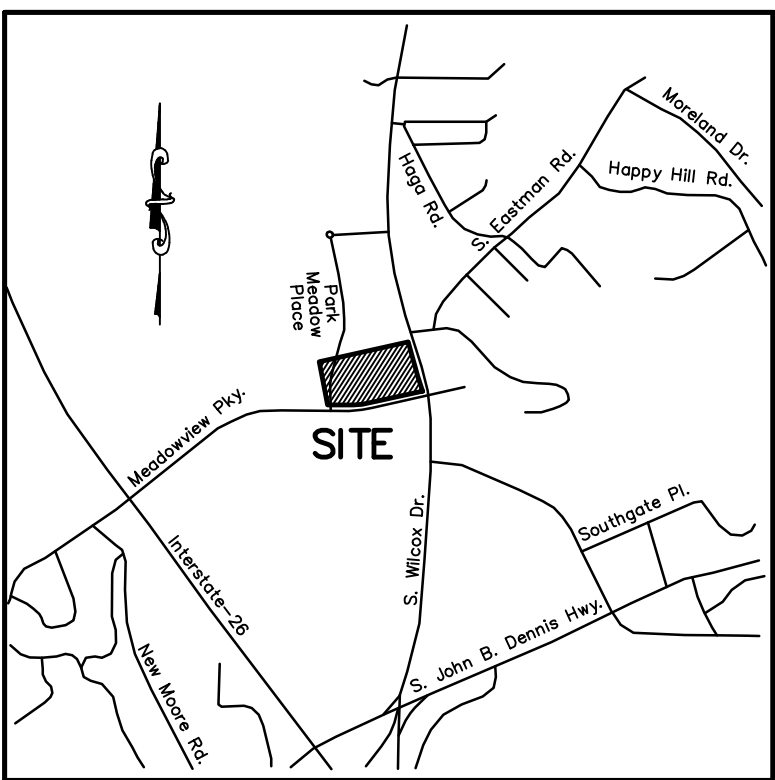
Thence, with the eastern right-of-way for Park Meadow Place, the following three courses.

- (1) North 03 degrees 47 minutes 40 seconds West – 17.76 feet to an iron rod set.
- (2) South 86 degrees 12 minutes 20 seconds West – 22.28 feet to an iron rod set.
- (3) Around a curve to the right, (Chord, North 02 degrees 46 minutes 15 seconds East – 79.09 feet, Radius, 470.00 feet, Delta Angle, 09 degrees 39 minutes 11 seconds, Arc Length, 79.19 feet) to an iron rod set.

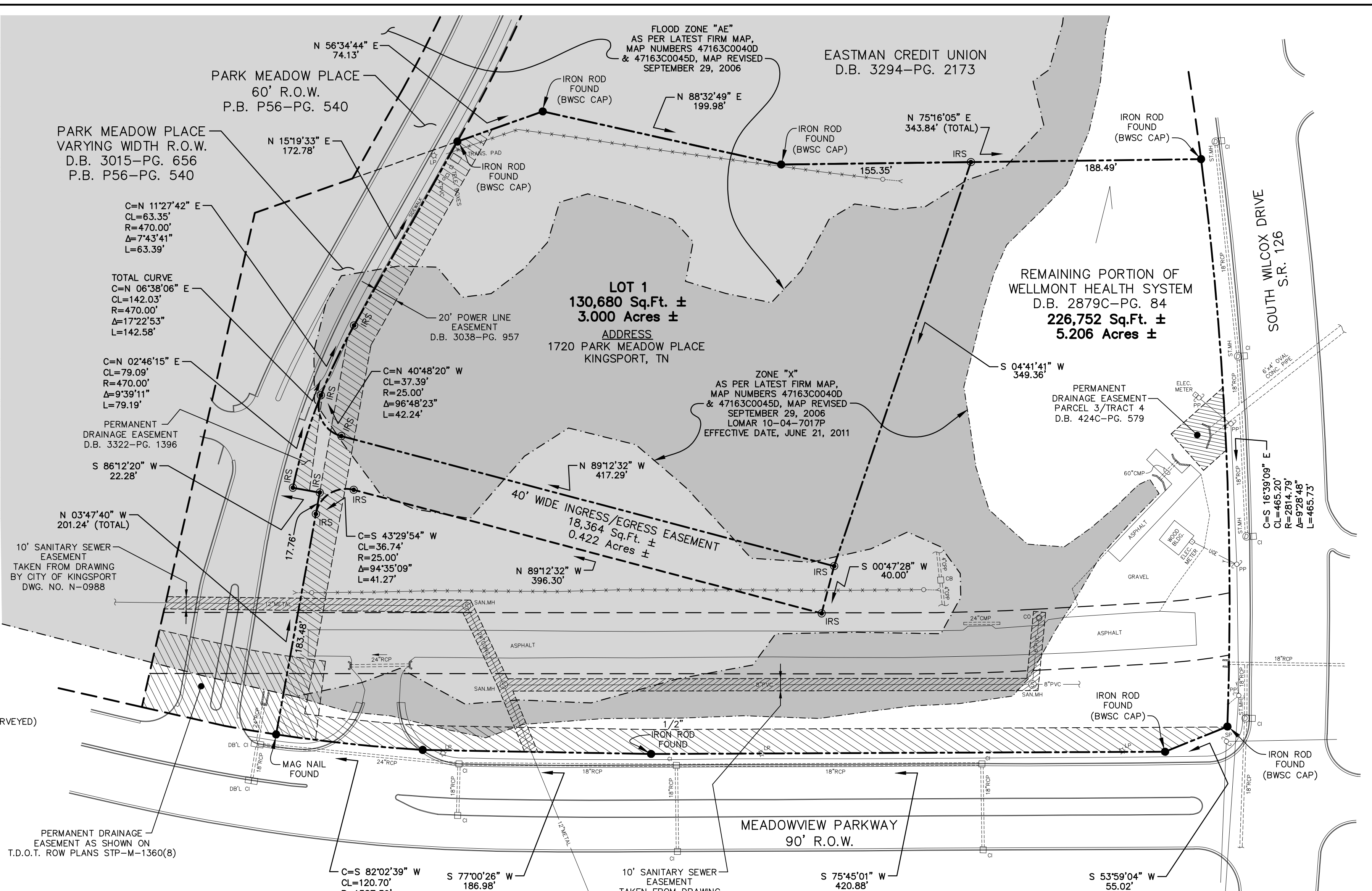
Thence, leaving the eastern right-of-way for Park Meadow Place and continuing through Wellmont Health System, the following five courses.

- (1) Around a curve to the left, (Chord, South 40 degrees 48 minutes 20 seconds East – 37.39 feet, Radius, 25.00 feet, Delta Angle, 96 degrees 48 minutes 23 seconds, Arc Length, 42.24 feet) to an iron rod set.
- (2) South 89 degrees 12 minutes 32 seconds East – 417.29 feet to an iron rod set.
- (3) South 00 degrees 47 minutes 28 seconds West – 40.00 feet to an iron rod set.
- (4) North 89 degrees 12 minutes 32 seconds West – 396.30 feet to an iron rod set.
- (5) Around a curve to the left, (Chord, South 43 degrees 29 minutes 54 seconds West – 36.74 feet, Radius, 25.00 feet, Delta Angle, 94 degrees 35 minutes 09 seconds, Arc Length, 41.27 feet) to the true point of BEGINNING.

Containing 18,364 Sq.Ft. (0.422 Acres) more or less.



VICINITY MAP
N.T.S.



LINE LEGEND

- IRS ● - IRON ROD SET (TH&P CAP)
- - PROPERTY LINE (SURVEYED)
- - - - - PROPERTY ADJOINING LINES (NOT SURVEYED)

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION, DIVISION OF WATER RESOURCES, OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND HEREBY APPROVED AS SHOWN.



I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon. And this survey was done in compliance with current Tennessee Minimum Standards of Practice.

NOTES :

- 1.- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2.- ALL IRON RODS SET WITH PLASTIC TH&P CAPS.
- 3.- THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.
- 4.- BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.
- 5.- DEED REFERENCES : D.B. 2879C-PG. 84.
- 6.- TAX REFERENCE : MAP 076, PARCEL 006.91
- 7.- CURRENT ZONING : BC (Business Conference Center District)

FLOOD NOTE :

The subject property lies in special flood hazard area, Zone "AE" & Zone "X" as per the latest FIRM Map, Map numbers 47163C0040D & 47163C0045D, Maps revised September 29, 2006. Zone "X" is defined as 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.



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Email: thp@tysinger-engineering.com
WWW.TYSINGER-ENGINEERING.COM
CAD FILE : 2423200s-Plat.dwg

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____
OWNER _____ DATE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

Jeffrey M. Rader 5/22/24
TENNESSEE REGISTERED LAND SURVEYOR DATE

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (CIRCLE ONE)
(1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,
(2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AND EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

CITY ENGINEER _____ DATE _____

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT, TENNESSEE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____
SECRETARY OF THE KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

SUBDIVISION OF THE WELLMONT HEALTH SYSTEM PROPERTY

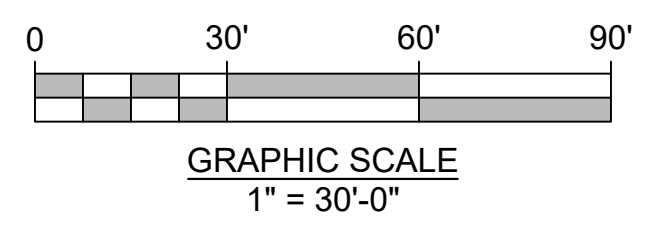
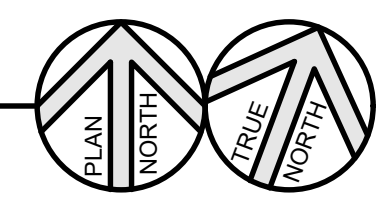
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>8.206 Ac.±</u>	TOTAL LOTS <u>2</u>
ACRES NEW ROAD <u>0</u>	MILES NEW ROAD <u>0</u>
OWNER <u>WELLMONT HEALTH SYSTEM</u>	CIVIL DISTRICT <u>13th</u>
SURVEYOR <u>JEFFREY MARTIN RADER</u>	CLOSURE ERROR <u>1/10,000</u>
SCALE 1" = <u>60'</u>	

RKT

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SITE PLAN
SCALE: 1" = 30'-0"



New Facility for:

the YAC
FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Kingsport Childcare Center

**Cain
Rash
West**
Architects

130 Regional Park Dr.
Kingsport, TN 37660
Phn (423) 349-7760
Fax (423) 349-7413
www.grcinc.com

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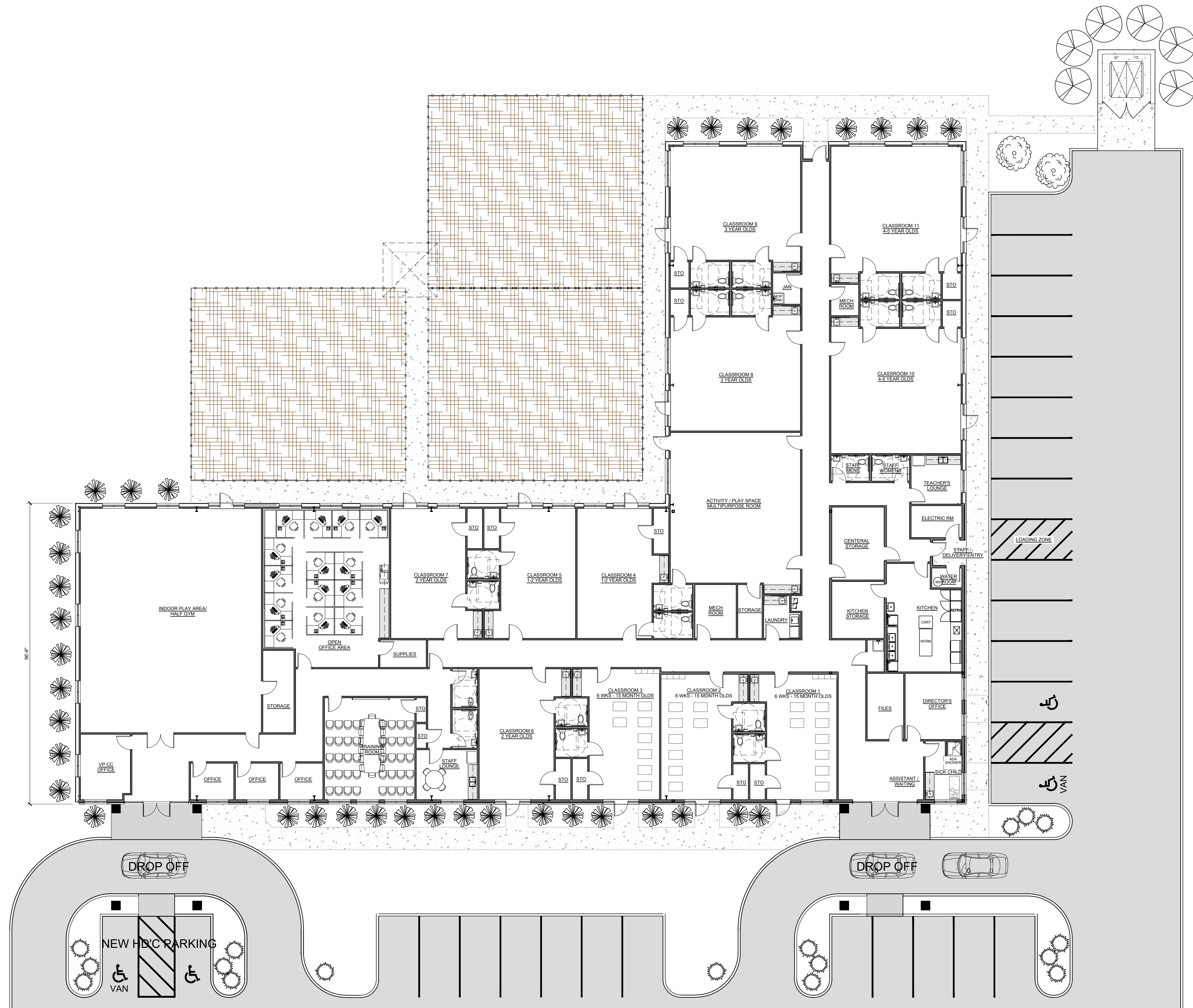
no.	date	rev.	description

PROGRESS
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8/16/2023
NOT FOR
CONSTRUCTION

issued	8/16/23
checked	WEST
drawn	KDP
project no.	202223

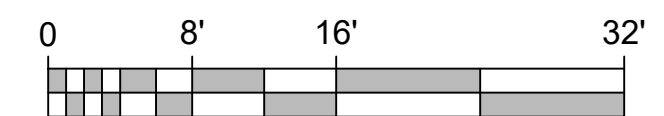
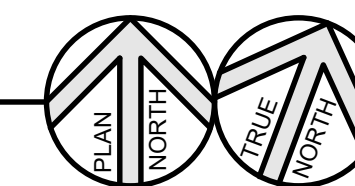
SITE PLAN

C-11



FLOOR PLAN - MAIN LEVEL

SCALE: 3/32" = 1'-0"



GRAPHIC SCALE
3/32" = 1'-0"

PROGRESS
PRINT
8/22/2022
NOT FOR
CONSTRUCTION

issued	8/22/22
checked	WEST
drawn	KDP
project no.	202223

FLOOR PLAN -
MAIN LEVEL

A-11

**Cain
Rash
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no.	date	rev.	description

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the **YAC**
FOR YOUTH DEVELOPMENT
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FOR SOCIAL RESPONSIBILITY
Kingsport Childcare Center