

Tri-Cities Crossing Preliminary Zoning Development Plan/B-4P

Property Information			
Address		2040 Tri-Cities Crossing	
Tax Map, Group, Parcel		Tax Map 105 Parcel 193.20	
Civil District		14	
Overlay District		Gateway	
Land Use Designation		Retail/ Commercial	
Acres		+/- 6.70 acres	
Existing Use		Existing Zoning	B-4P
Proposed Use		Proposed Zoning	No Change
Owner /Applicant Information			
Name: Perry Phillips Address: 800 U.S. Highway 98 City: Columbia State: MS Zip Code: 39249		Intent: To receive Gateway Plan approval in a B-4P zone for a new Southern Tire Mart.	
Planning Department Recommendation			
The Kingsport Planning Division recommends APPROVAL for the following reasons: The submitted preliminary zoning development plan meets the development standards of the B-4P zone.			
Staff Field Notes and General Comments: <ul style="list-style-type: none"> • This B-4P District parcel is currently vacant. • Construction plans are currently under review by city development team staff 			
Planner:	Ken Weems	Date:	March 28, 2024
Planning Commission Action		Meeting Date:	April 26, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 2040 Tri-Cities Crossing

DISTRICT: 14th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: B-4P

ACRES: +/- 6.70

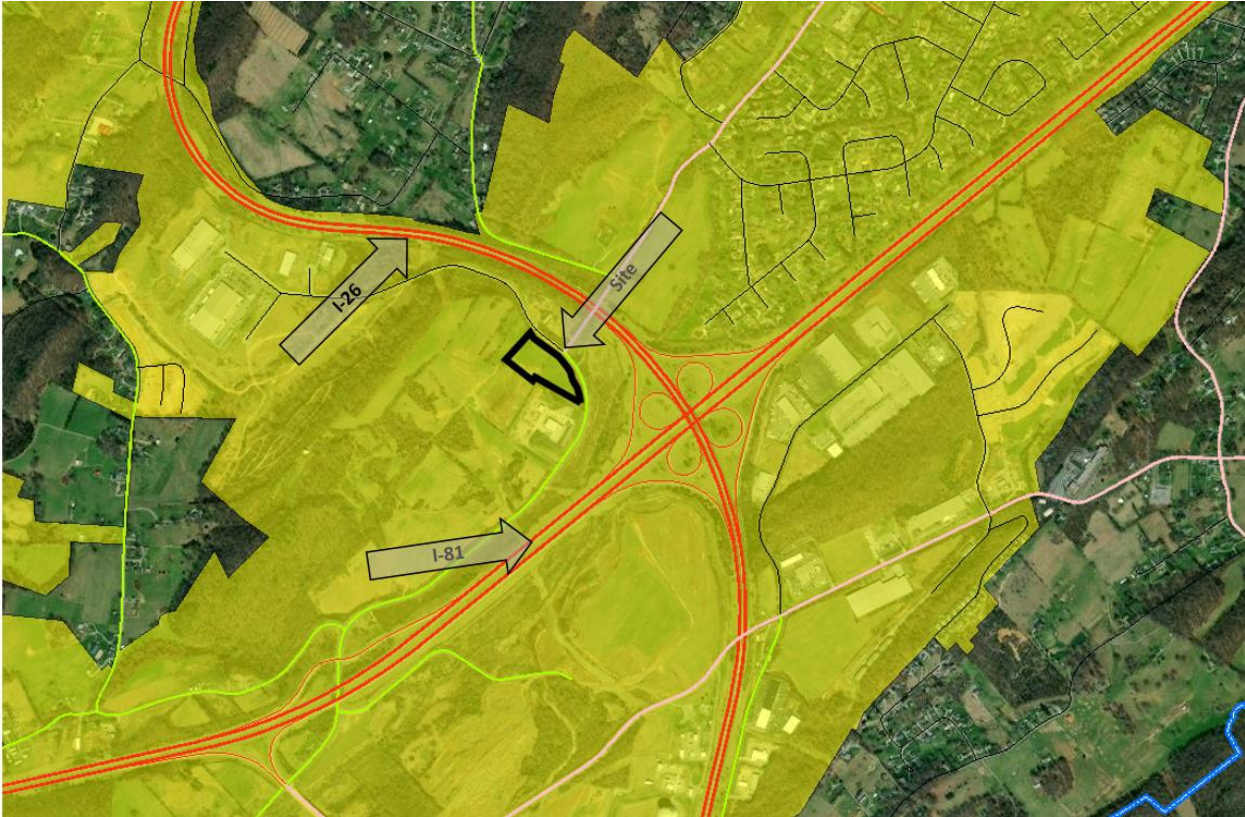
EXISTING USE: vacant

PROPOSED USE: new Southern Tire Mart

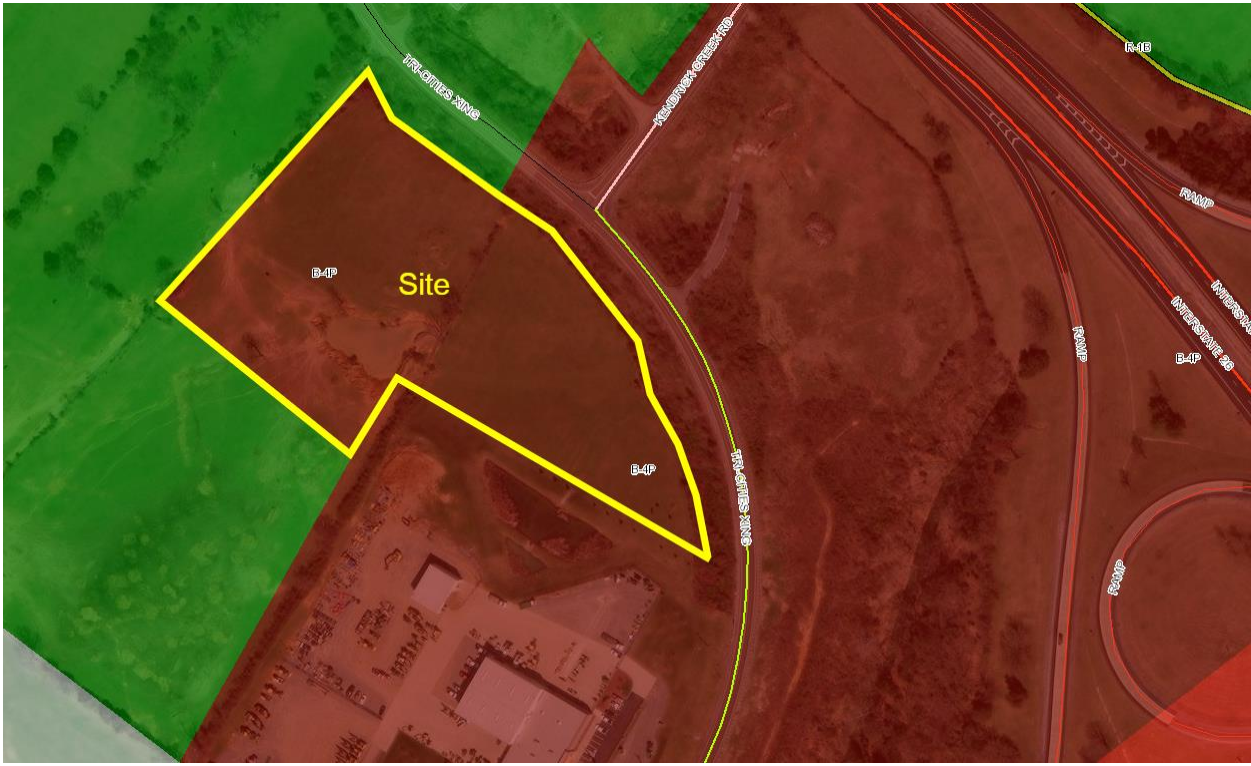
INTENT

To receive Gateway approval in a B-4P zone for a new Southern Tire Mart.

LOCATION MAP



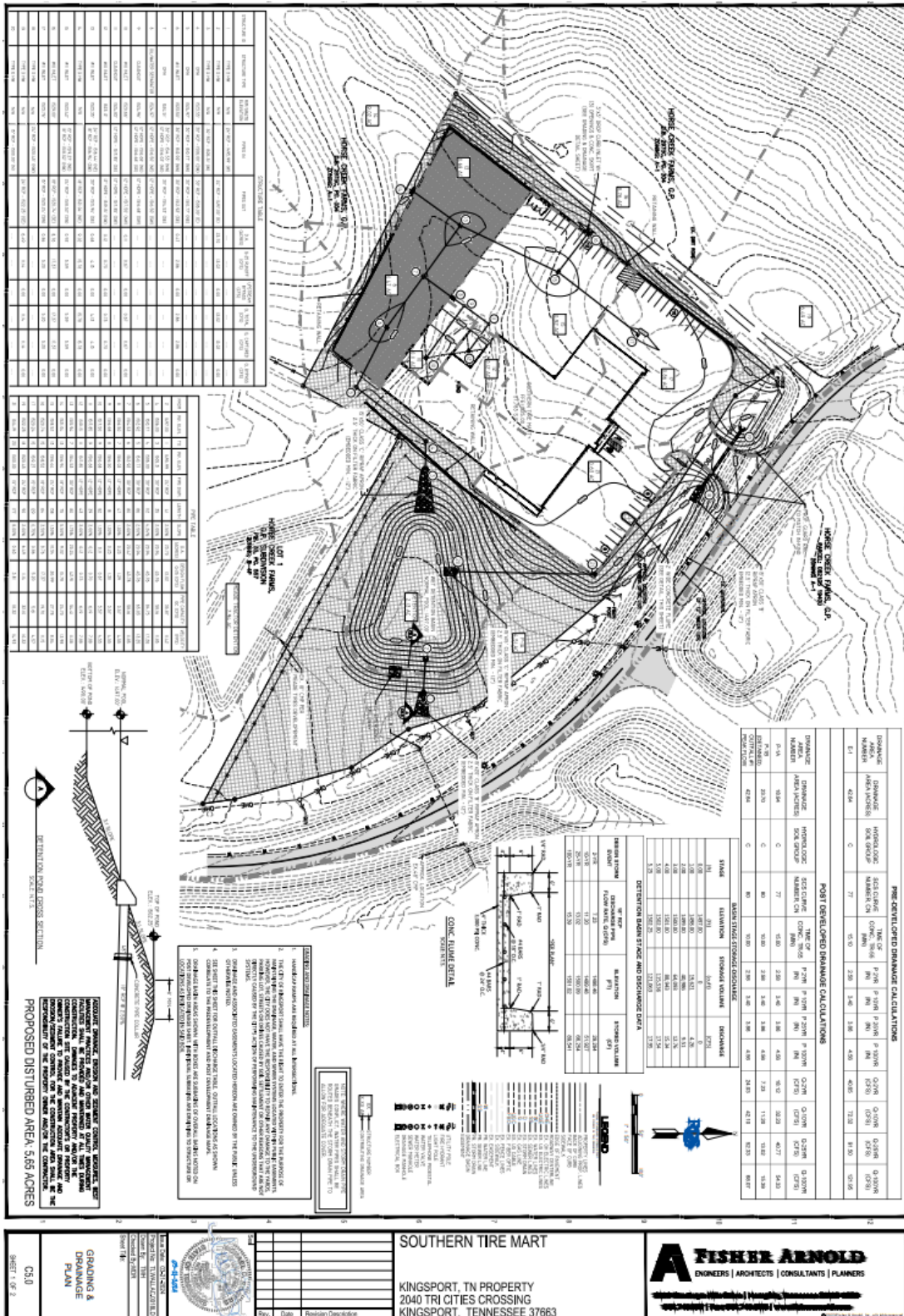
CURRENT ZONING MAP



AERIAL



Grading & Drainage Plan



PROPOSED DISTURBED AREA 5.65 ACRES

NO.	DESCRIPTION	AREA (AC)	PERCENT
1	EXISTING DISTURBED AREA	1.25	22.12
2	NEW DISTURBED AREA	4.40	77.88
TOTAL	5.65	100.00	

POST DEVELOPED DRAINAGE CALCULATIONS

DRAINAGE NUMBER	DRAINAGE AREA (ACRES)	SOIL GROUP	TIME OF CONCENTRATION (MIN)	PEAK FLOW (CFS)	PEAK FLOW (MGD)
1	0.10	C	10	1.5	0.01
2	0.20	C	15	3.0	0.02
3	0.30	C	20	4.5	0.03
4	0.40	C	25	6.0	0.04
5	0.50	C	30	7.5	0.05
6	0.60	C	35	9.0	0.06
7	0.70	C	40	10.5	0.07
8	0.80	C	45	12.0	0.08
9	0.90	C	50	13.5	0.09
10	1.00	C	55	15.0	0.10

POST DEVELOPED DRAINAGE CALCULATIONS (CONTINUED)

STAGE	STATION	STORM VOLUME (CU FT)	STORAGE VOLUME (CU FT)	DISCHARGE (CFS)
1	1+00	1000	0	100
2	1+20	2000	0	200
3	1+40	3000	0	300
4	1+60	4000	0	400
5	1+80	5000	0	500
6	2+00	6000	0	600
7	2+20	7000	0	700
8	2+40	8000	0	800
9	2+60	9000	0	900
10	2+80	10000	0	1000

NOTES:

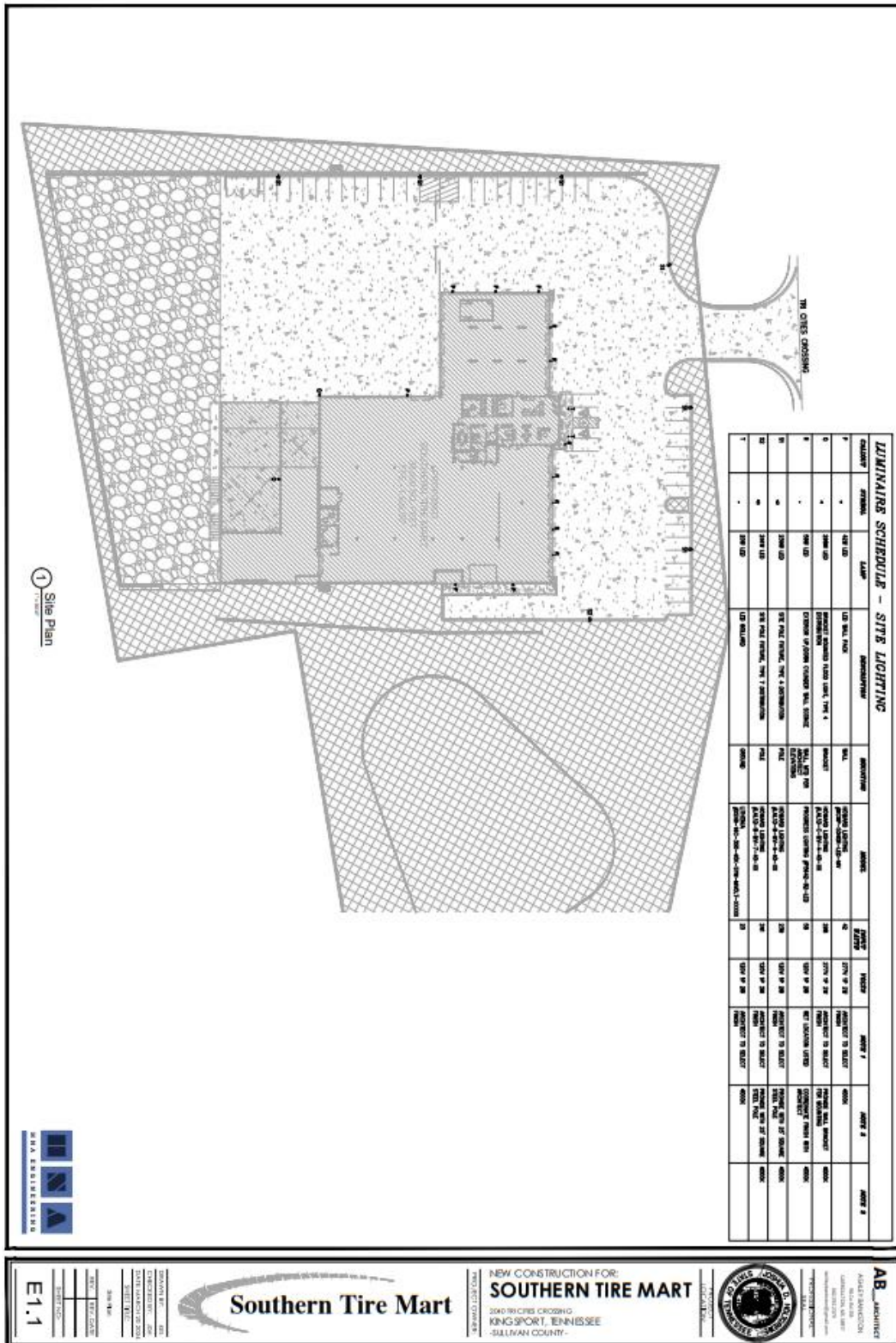
1. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND POST-CONSTRUCTION PERIOD.
3. SLOPES SHALL BE MAINTAINED AT A MINIMUM OF 3:1 UNLESS OTHERWISE SPECIFIED.
4. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH APPROPRIATE SPECIES.
5. ALL DISTURBED AREAS SHALL BE FENCED OFF FROM THE CONSTRUCTION AREA.
6. ALL DISTURBED AREAS SHALL BE MONITORED FOR EROSION AND SEDIMENTATION.
7. ALL DISTURBED AREAS SHALL BE MAINTAINED FREE OF WEEDS AND INVASIVE SPECIES.
8. ALL DISTURBED AREAS SHALL BE MAINTAINED FREE OF LITTER AND DEBRIS.
9. ALL DISTURBED AREAS SHALL BE MAINTAINED FREE OF STUMP PILES AND OTHER OBSTRUCTIONS.
10. ALL DISTURBED AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL EXPOSURE.

SOUTHERN TIRE MART
KINGSPORT, TN PROPERTY
2040 TRI CITIES CROSSING
KINGSPORT, TENNESSEE 37663

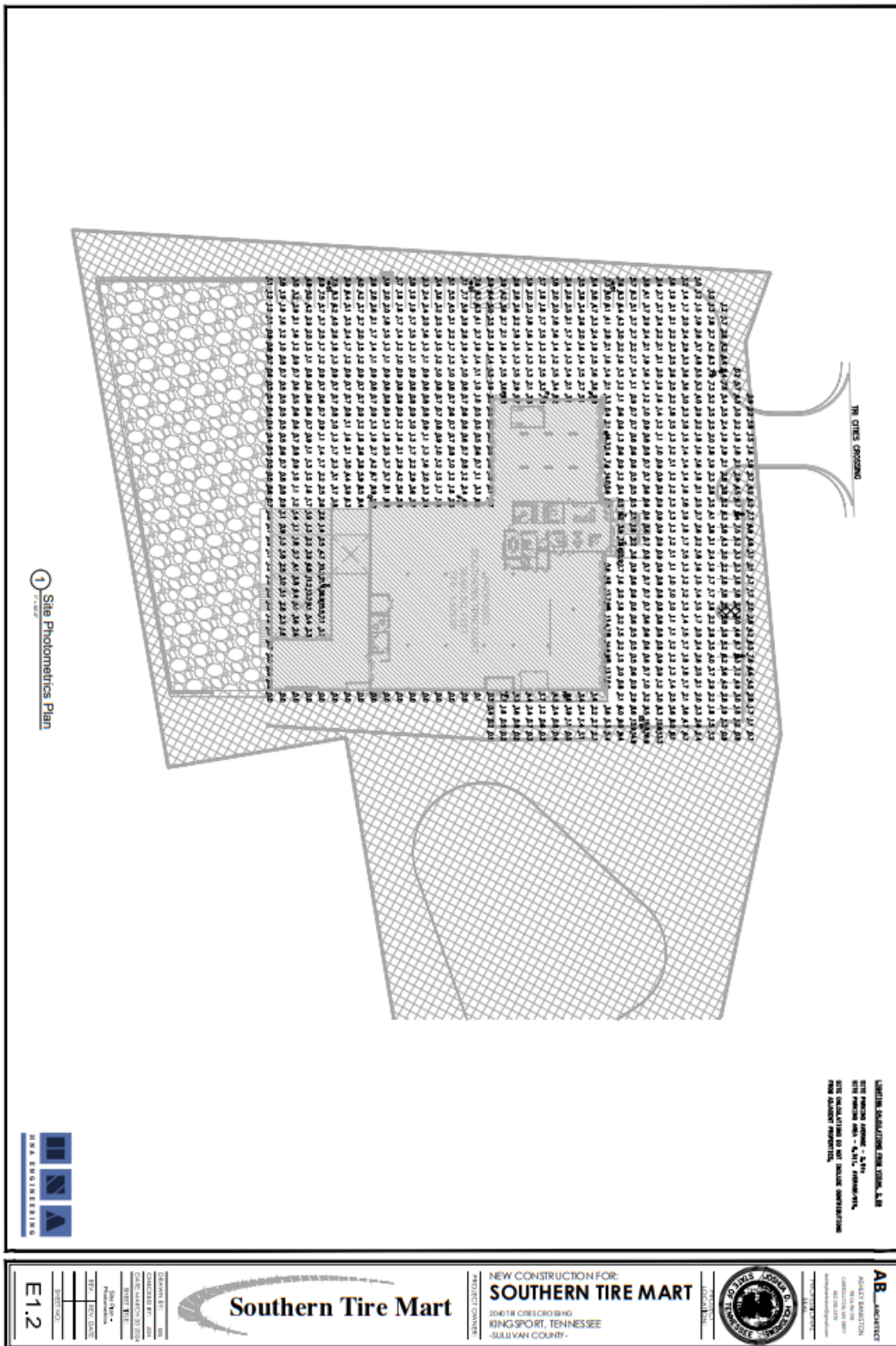
FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

GRADING & DRAINAGE PLAN
SHEET 7 OF 2

Lighting & Utilities



Lighting and Utilities (Cont)

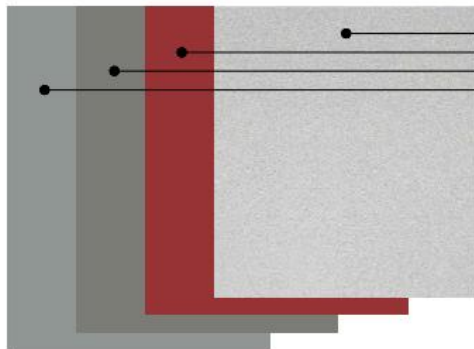


Architectural Design

PRELIMINARY - FOR PLANNING
COMMISSION AND GATEWAY
REVIEW AND APPROVAL ONLY.



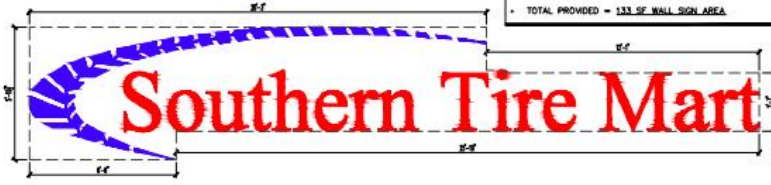
PERSPECTIVE VIEW - NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



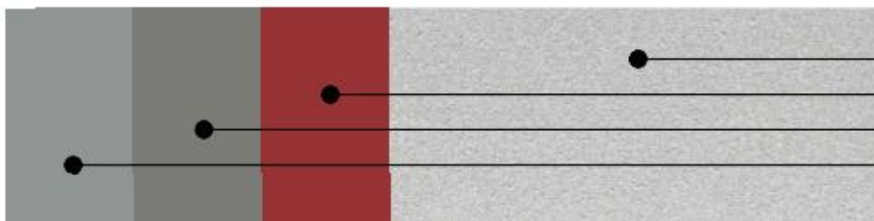
- METAL PANEL COLORS:**
- SILVER METALLIC - ACM METAL COMPOSITE WALL PANELS.
 - CORNELL RED - ACM METAL COMPOSITE WALL PANELS.
 - SLATE GRAY - 7.2 PROFILE METAL WALL PANELS.
 - TUNDRA - PBR PROFILE METAL WALL PANELS.

PROPOSED WALL SIGNAGE:

- ALLOWED B-4P ZONE
BLDG GROUND COVERAGE > 30,000 SF = 300 SF MAX WALL SIGN AREA
- ALLOWED ODD ZONE
REDUCED BY 50% ALLOWED IN B-4P = 150 SF MAX WALL SIGN AREA
- TOTAL PROVIDED = 133 SF WALL SIGN AREA



WALL SIGNAGE
SCALE: 1/8" = 1'-0"



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- SILVER METALLIC - ACM METAL COMPOSITE WALL PANELS.
 - CORNELL RED - ACM METAL COMPOSITE WALL PANELS.
 - SLATE GRAY - 7.2 PROFILE METAL WALL PANELS.
 - TUNDRA - PBR PROFILE METAL WALL PANELS.

AB ARCHITECT
ASHLEY BANKSTON
1616 N. 10TH ST.
KINGSFORD, TN 37762
931.583.2129
info@abarchitect.com



PROJECT LOCATION:
**NEW CONSTRUCTION FOR:
SOUTHERN TIRE MART**
2000 N. CHES. CIRCLE
KINGSFORD, TENNESSEE
SULLIVAN COUNTY



PROJECT OWNER:
Southern Tire Mart

DRAWN BY: AB
CHECKED BY: AN
DATE: MARCH 2024
SCALE: 1/8" = 1'-0"
RENDERING MATERIAL
COLORS & WALL SIGN

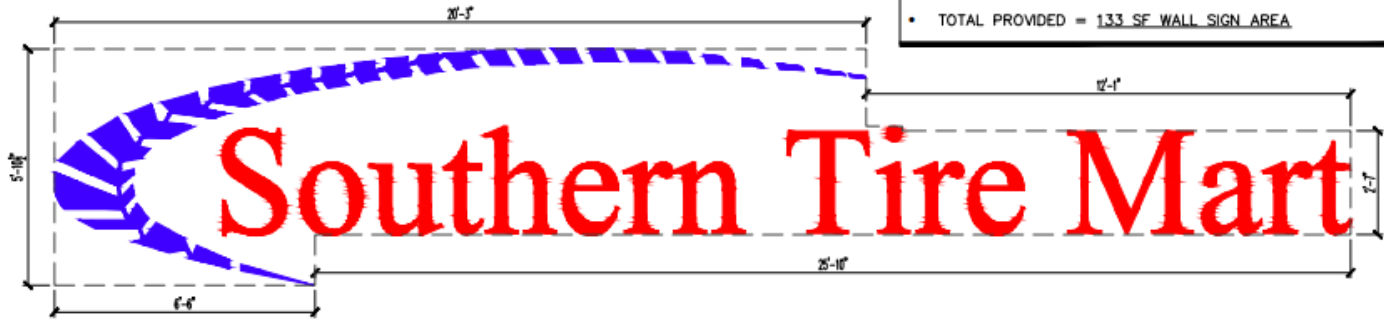
REV.	REV. DATE

SHEET NO.
A0.1

Sign Details (Wall Sign)

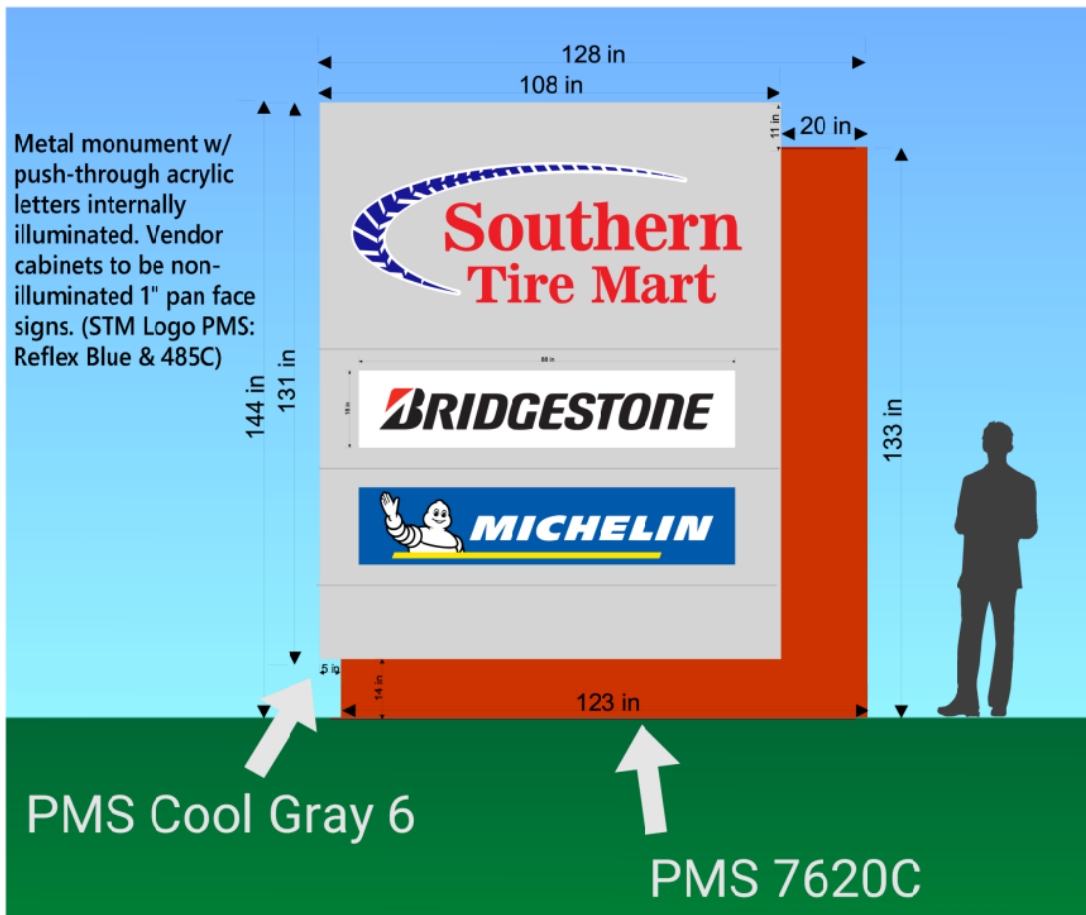
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•	ALLOWED GDO ZONE REDUCED BY 50% ALLOWED IN B-4P = 150 SF MAX WALL SIGN AREA
•	TOTAL PROVIDED = 133 SF WALL SIGN AREA



2 WALL SIGNAGE
SCALE: NTS

Sign Details (Freestanding)



GATEWAY PLAN ANALYSIS

BASE ZONING STANDARDS

- Minimum lot size: 25,000 sq feet; Proposed lot size: 6.70 acres
- Building setback: Front: 30'
Sides: 15'
Rear: 30'
(Proposal conforms to setbacks)
- No max building height
- Building ground coverage: not to exceed 30%; proposal is 13%
- Parking: two spaces per bay, plus one space per employee, but never less than five spaces. (proposal meets the standard)
- Parking lot landscaping: Approved by City Landscape Specialist

GATEWAY REQUIRED PLAN STANDARDS

- **Site plan:** Meets zoning standards/ seeking zoning development plan approval during the 4/25 meeting of the Kingsport Regional Planning Commission
- **Landscape:** approved to the Gateway standard by the City Landscaping Specialist
- **Grading and Drainage:** Limited natural contour changes
- **Lighting and Utilities:** Sufficient to maintain light and prevent spillage.
- **Parking:** Business Service Establishment: 2 spaces per bay plus one space per employee
Required: 24; Provided: 42
- **Signage:** The wall sign proposal meets the Gateway 50% reduced standards. Allowance: 150 sq ft. Proposed: 133 sq ft.

The freestanding sign is allowed to be up to 100 sq ft in size (this is the allowance after being reduced by the Gateway 50%). The proposal contains a grey colored area with sign copy that is 99.75 sq ft. The applicant has proposed the red portion of the sign to account for the monument sign base and sign frame cover, thus not counting the red to the side of the grey colored part of the sign. This interpretation is debatable for the meeting. The red portion of the sign is roughly 35 sq ft.

- **Architectural Design**

The building is clad in metal panels. Per gateway standards this material for cladding is required to have a waiver.

Recommendation

Staff recommends discussing the freestanding sign qualities with the applicant for a common understanding and granting subsequent Gateway approval.