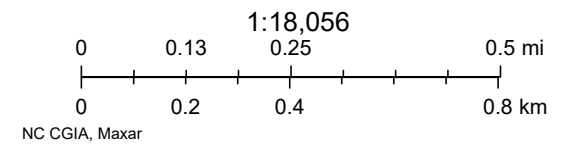


ArcGIS Web Map

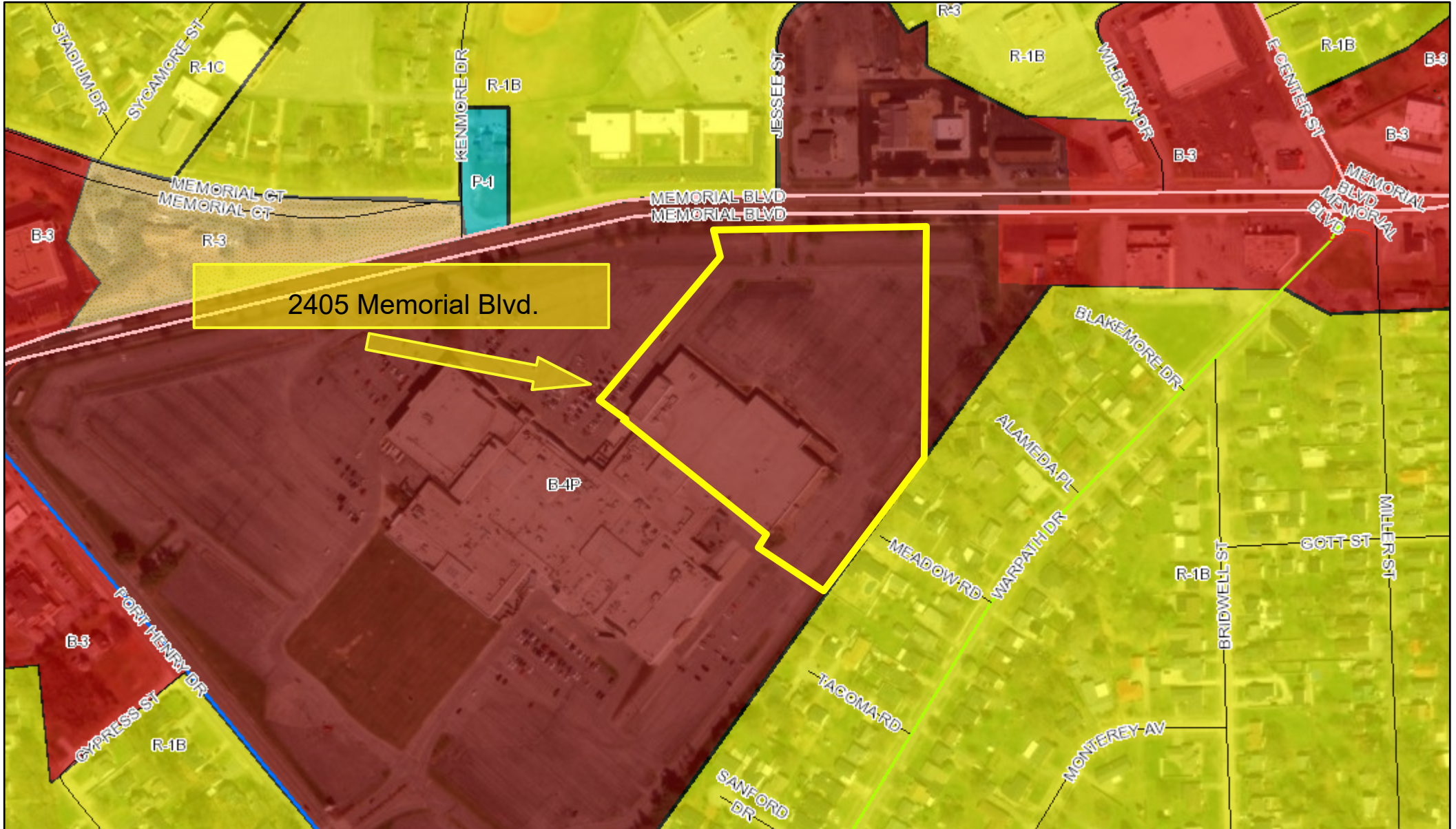


10/17/2024, 9:31:32 AM

- Streets
- Minor Arterial
 - Collector Street
 - Local Street
 - Private Street
 - Ramp
 - Urban Growth Boundary
 - Interstate
 - Expressway
 - Major Arterial

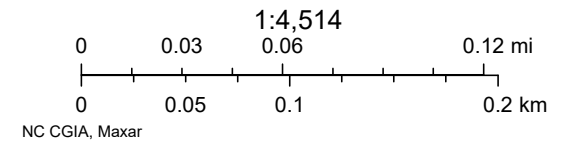


ArcGIS Web Map



10/17/2024, 9:27:41 AM

City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C	Minor Arterial
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE	Collector Street
T/C	AR	B-4P	M-2	PD	R-1A	R-3B	Streets	Local Street
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	Interstate	Private Street
GC	B-2	BC	P-1	PMD-2	R-1C	Split	Expressway	Ramp
B-2E	B-3	GC	P-D	PUD	R-2	TA	Major Arterial	Urban Growth Boundary





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: February 11, 2025

RE: 2405 Memorial Blvd.

The Board is asked to consider the following request:

Case: BZA25-0017 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00 request an amendment to the previously approved outdoor display area under Sec. 114-227 to allow for the expansion and relocation of the garden nursery. This amendment seeks to increase the size of the outdoor display area to better accommodate the nursery's needs. The property is zoned B-4P, Planned Business District.

Code reference:

Sec. 114-227. - Special exceptions

Permitted only with approval of board of zoning appeals: Helistops; institution for human care; open-air businesses such as plant sales, lawn furniture, playground equipment, and garden supplies; minor automobile repair centers; and parking lots and structures.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name RK HOLDINGS, LLP	First	M.I.	Date
Street Address 4216 DEWITT AVENUE		Apartment/Unit #	
City MATTOON	State IL	ZIP 61938	
Phone 217-234-5130	E-mail Address bgregory@ruralking.com		

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot: **061E H 012.00, 061E H 010.00 & 061E H 010.01**

Street Address 2101 FORT HENRY DRIVE, KINGSPORT	Apartment/Unit #
Current Zone B-4P	Proposed Zone B-4P
Current Use VACANT	Proposed Use RURAL KING RETAIL STORE

REPRESENTATIVE INFORMATION:

Last Name GREGORY	First WILLIAM	M.I. L	Date 2-11-25
Street Address 4216 DEWITT AVENUE		Apartment/Unit #	
City MATTOON	State IL	ZIP 61938	
Phone 217-469-7224	E-mail Address bgregory@ruralking.com		

REQUESTED ACTION:

APPROVE AMENDED OUTDOOR DISPLAY AREA FOR NURSERY AS SET FORTH IN EXHIBITS

DISCLAIMER AND SIGNATURE

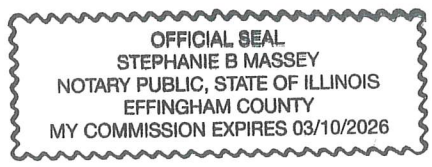
By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property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

[Handwritten Signature]

2-11-25

Signature: _____ Date: _____

Signed before me on this 11 day of February, 2025
 a notary public for the State of Illinois
 County of Effingham
 Notary Stephanie B Massey
 My Commission Expires 3 10 2026



1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?

USE: Rural King Farm & Home Retail Store

ACTIVITIES: Retail store located within an existing shopping center. The store will operate within the confines of the building with outdoor storage and display of items being sold as shown on the Site Map submitted.

HOURS OF OPERATION: Daily from 7:00 a.m until 9:00 p.m..

ANITICIPATED NUMBER OF CUSTOMERS/VEHICLES: Estimates only of 600-900 customers per day, which would be 400-500 vehicles.

2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?

The store is being opened in the old JC Penney location within the existing shopping center. Memorial Blvd and Fort Henry Drive are accessible and safe streets.

The site plan notes that 356 spaces would be required with approximately 710 spaces available.

3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?

The store is making improvements to the existing building, but the overall construction of the building and shopping center will remain the same. The outdoor uses and displays will be maintained within the current parking areas of the store. Photos are attached from other stores showing the general setup of the outdoor displays. Each store is slightly different due to the individual setup of the stores themselves, but the overall theme is displayed within the photos. The displays will not disrupt the neighborhood architecture or aesthetics. The display will be in the mall area and the residential neighborhood is screened.

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

The store will not generate excessive noise, traffic and dust. Rural King operates many stores in similar shopping centers and the store does not generate more noise than the typical retail store selling farm and home supplies. Comparable stores would be Lowe's or Tractor Supply.

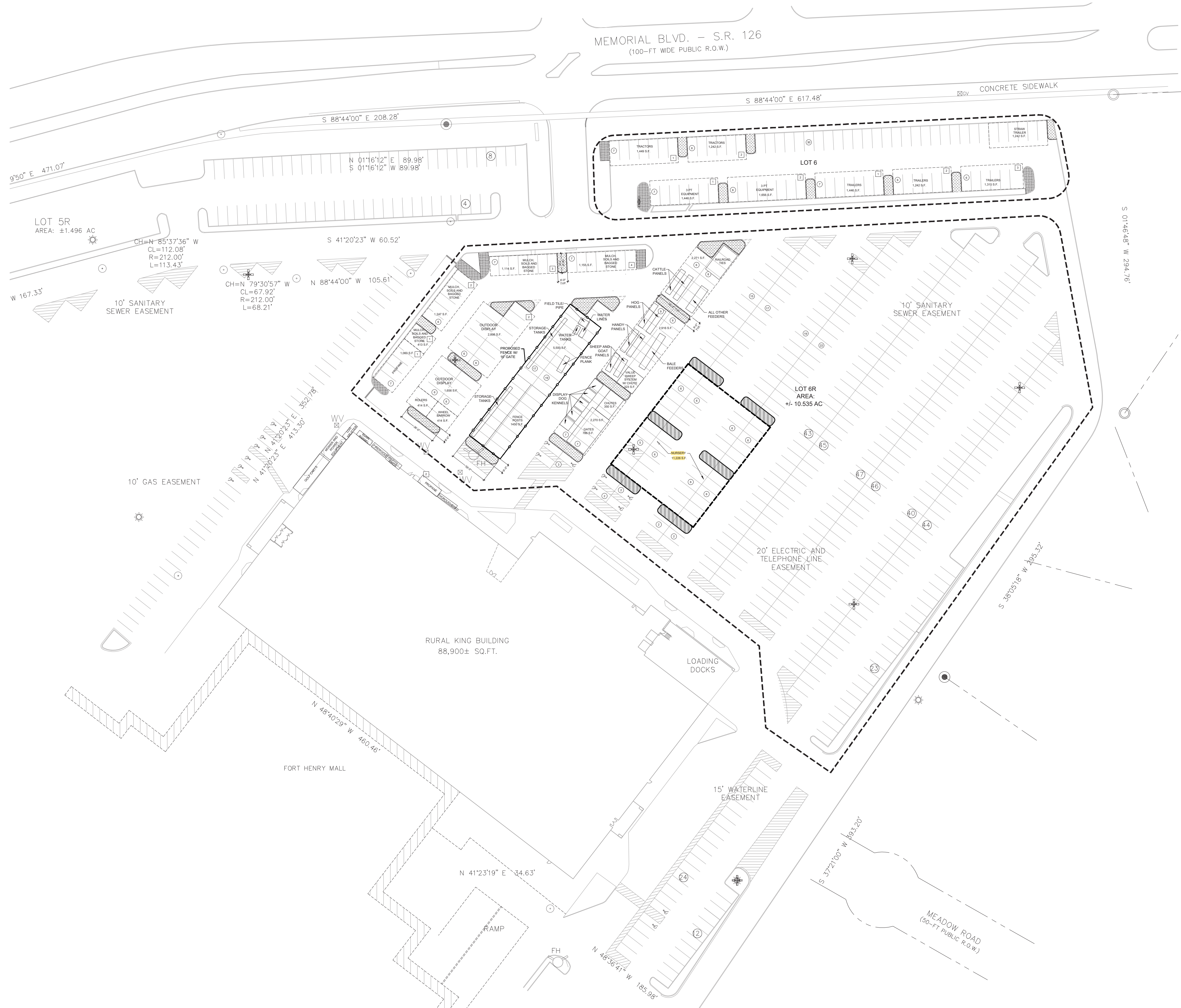
5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

There is an existing fence between the shopping center and the residential neighborhood that runs along the entire length of the shopping center and not just the parcel owned by Rural King. Based on the construction and continued use of this fence, it is Rural King's understanding that the fencing/screening for the shopping center has been approved as sufficient for this purpose.

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?

There are no known adverse impacts to the safety and welfare of the surrounding area.

Proposed Nursery Location



LANDSCAPE REQUIREMENTS:

- 1 - LANDSCAPE STRIPE PER 6,000 S.F.
 - 1 - LANDSCAPE ISLAND PER 900 S.F.
- TOTAL OUTDOOR SEASONAL DISPLAY AREA: 36,738 S.F.
- LANDSCAPE ISLAND REQUIRED 36,738 S.F./900 S.F. = 40.8 ISLANDS
LANDSCAPE ISLANDS PROVIDED 41
- NO SINGLE AREA MORE THAN 6,000 S.F. OTHER THAN NURSERY
- EXISTING LANDSCAPED WITHIN LOTS 6 AND 6R: 1,115 S.F.
LANDSCAPE AREA INCREASED TO: 5,400 S.F.

PARKING:

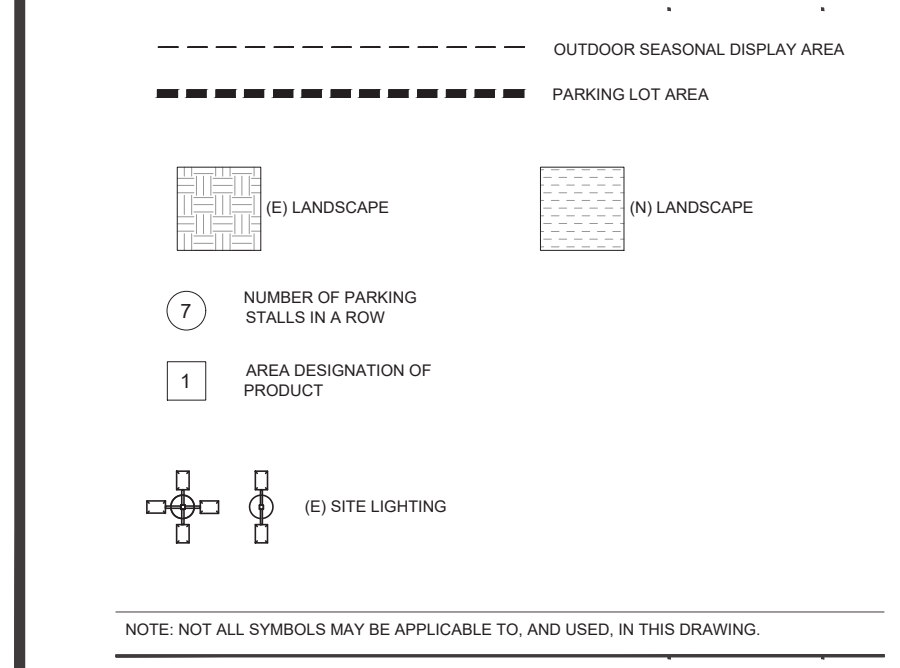
EXISTING PARKING:	
LOT 6	83 STALLS
LOT 6R	579 STALLS
TOTAL	662 STALLS
LOST PARKING	30 STALLS
NEW TOTAL	632 STALLS

SITE PLAN KEYNOTES

OUTDOOR SEASONAL DISPLAY IN PARKING LOT 6 AND LOT 6R

MULCH, SOILS, AND BAGGED STONE #1:	413 S.F.
MULCH, SOILS, AND BAGGED STONE #2:	1,247 S.F.
MULCH, SOILS, AND BAGGED STONE #3:	1,114 S.F.
MULCH, SOILS, AND BAGGED STONE #4:	1,155 S.F.
OUTDOOR DISPLAY:	1,656 S.F.
OUTDOOR DISPLAY:	2,898 S.F.
TRACTORS #1:	1,449 S.F.
TRACTORS #2:	1,242 S.F.
3 PT EQUIPMENT #1:	1,446 S.F.
3 PT EQUIPMENT #2:	1,242 S.F.
TRAILERS #1:	1,446 S.F.
TRAILERS #2:	1,242 S.F.
TRAILER #3:	1,315 S.F.
PROPANE TANK	1,060 S.F.
ROLLERS	414 S.F.
WHEEL BARROW	414 S.F.
FENCE POSTS	1,450 S.F.
STORAGE TANKS	342 S.F.
FENCE PLANK	80 S.F.
FIELD TILE/ PIPE	66 S.F.
WATER TANKS	32 S.F.
WATER LINES	32 S.F.
DISPLAY DOG KENNELS	500 S.F.
GATES	786 S.F.
CHUTES	350 S.F.
SHEEP AND GOAT PANELS	182 S.F.
VALUE SWEEP SYSTEM W/ CHUTE	323 S.F.
HANDY PANELS	240 S.F.
HOG PANELS	250 S.F.
BALE FEEDERS	225 S.F.
CATTLE PANELS	260 S.F.
ALL OTHER FEEDERS	195 S.F.
RAILROAD TIES	448 S.F.
NURSERY	11,226 S.F.
TOTAL DISPLAY AREA:	36,738 S.F.

GENERAL NOTES



KEN McCracken, ARCHITECT

38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jeff@ruralking.com

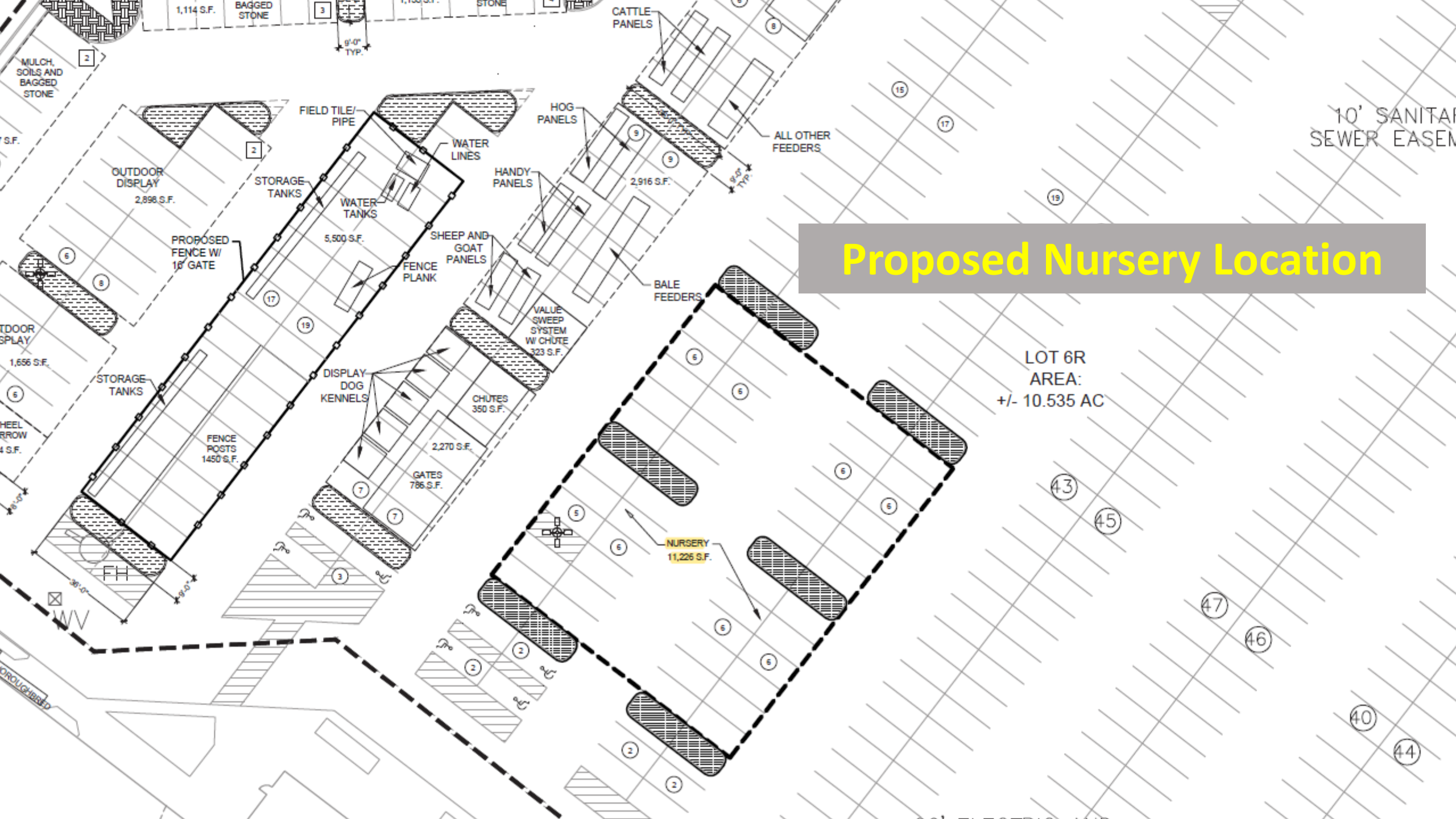
JEFF LIEDERMAN, ARCHITECT

CONSULTANT:

RURAL KING
STORE NO.:
2101 FORT HENRY DRIVE
KINGSPORT, TN 37664

REV	DATE	DESCRIPTION
1	2/14/25	NURSERY MOVED - M50

DRAWN BY: AGV
CHECKED BY: RK
ARCH. PROJECT NO.: RKR24004
SHEET NAME: OUTDOOR SEASONAL DISPLAY EXHIBIT
SHEET NUMBER: A1.2



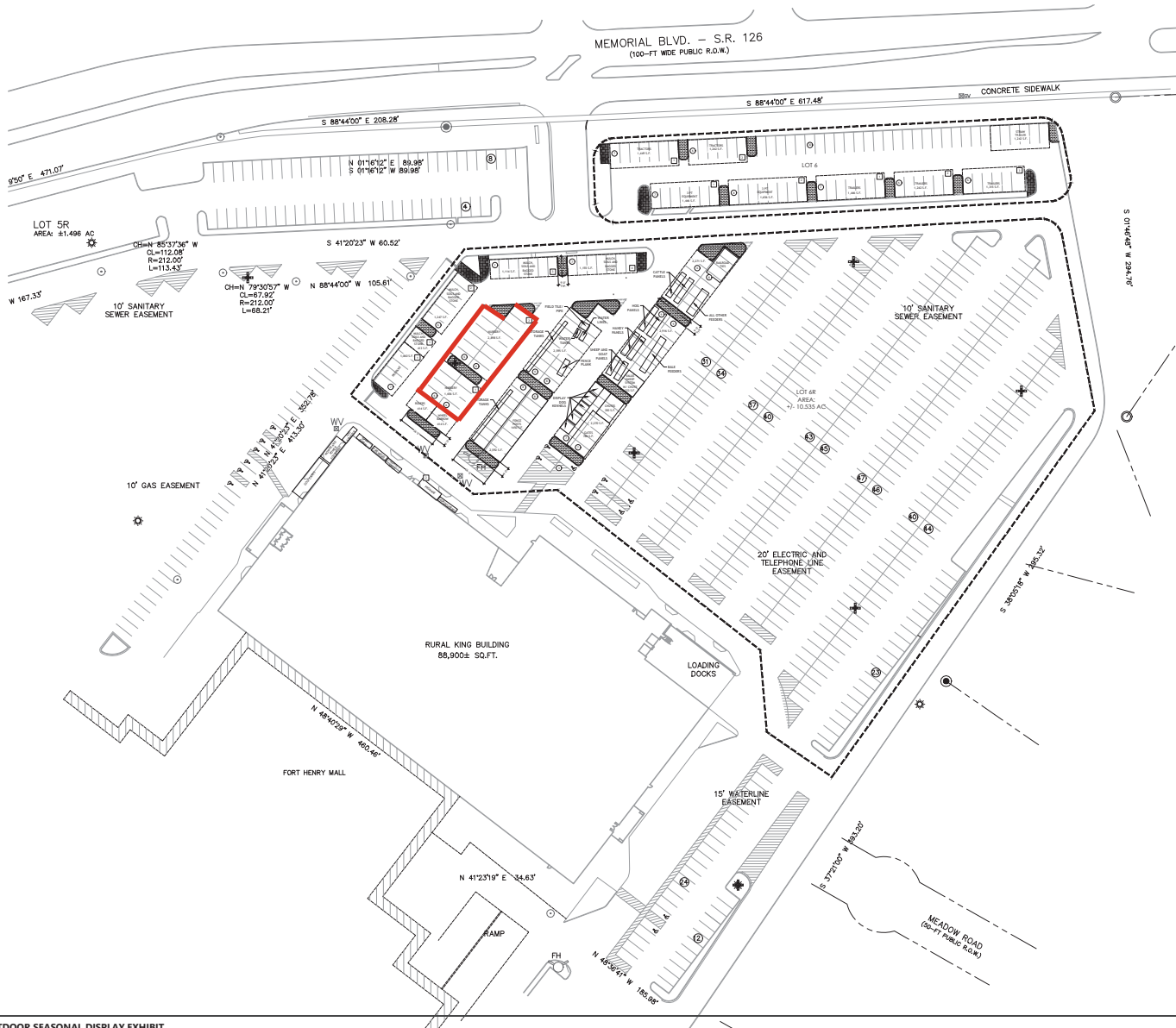
Proposed Nursery Location

LOT 6R
AREA:
+/- 10.535 AC

NURSERY
11,226 S.F.

10' SANITARY
SEWER EASEMENT

Currently Approved Nursery Location (outlined in red)



LANDSCAPE REQUIREMENTS:

- 1 - LANDSCAPE STRIPE PER 6,000 S.F.
- 1 - LANDSCAPE ISLAND PER 900 S.F.

TOTAL OUTDOOR SEASONAL DISPLAY AREA: 25,512 S.F.

LANDSCAPE ISLAND REQUIRED 25,512 S.F. / 900 S.F. = 28.3 ISLANDS REQUIRED
LANDSCAPE ISLANDS PROVIDED 36

NO SINGLE AREA MORE THAN 6,000 S.F.

EXISTING LANDSCAPED WITHIN LOTS 6 AND 6R: 1,115 S.F.
LANDSCAPE AREA INCREASED TO: 4,023 S.F.

PARKING:

EXISTING PARKING:	
LOT 6	83 STALLS
LOT 6R	279 STALLS
TOTAL	402 STALLS

LOST PARKING: 20 STALLS
NEW TOTAL: 642 STALLS

KEN MCCrackEN
ARCHITECT
38 DOUGLASS PARK
SUITE 100
MINE CREEK, TN 37664
615.266.1000
www.kmcracken.com

JEFF LEIDERMAN ARCHITECT
ARCHITECT

SITE PLAN KEYNOTES

OUTDOOR SEASONAL DISPLAY IN PARKING LOT 6 AND LOT 6R

- MULCH, SOILS, AND BAGGED STONE #1: 413 S.F.
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- HOG PANELS: 250 S.F.
- BALE FEEDERS: 225 S.F.
- CATTLE PANELS: 260 S.F.
- ALL OTHER FEEDERS: 195 S.F.
- RAILROAD TIES: 448 S.F.

TOTAL DISPLAY AREA: 25,512 S.F.

GENERAL NOTES

- OUTDOOR SEASONAL DISPLAY AREA
- PARKING LOT AREA
- LANDSCAPE
- LANDSCAPE
- NUMBER OF PARKING SPACES IN ROW
- AREA DESIGNATION OF PRODUCT
- STREET LIGHTING

NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO, AND USED, IN THIS DRAWING.

RURAL KING
STORE NO. 1
2101 FORT HENRY DRIVE
KINGSFORD, TN 37664

REV	DATE	DESCRIPTION

DRAWN BY: AGV
CHECKED BY: BK
ARCH. PROJECT NO.: RKR24004
PROJECT NAME: OUTDOOR SEASONAL DISPLAY EXHIBIT
PROJECT NUMBER: A1.2