

2405 Memorial Blvd, Zoning Development Plan/B-4P

Property Information			
Address	2405 Memorial Blvd		
Tax Map, Group, Parcel	Tax Map 061E Group H, Parcel 193.20		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Retail/ Commercial		
Acres	+/- 10.54 acres		
Existing Use	Former Mall JC Penney	Existing Zoning	B-4P
Proposed Use	New Rural King	Proposed Zoning	Same
Owner /Applicant Information			
<p>Name: RK Holdings, LLP</p> <p>Address: 4216 Dewitt Ave</p> <p>City: Mattoon</p> <p>State: IL Zip Code: 61938</p>	<p>Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new outdoor display area.</p>		
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends APPROVAL for the following reasons:</p> <p style="padding-left: 40px;">The submitted preliminary zoning development plan meets the development standards of the B-4P zone. The submitted landscaping proposal for an outdoor display area in a B-4P zone has been approved by the City’s landscaping specialist.</p> <p style="padding-left: 40px;">Open-air businesses in the B-4P zone require a special exception granted by the Kingsport Board of Zoning Appeals (scheduled for November 14, 2024).</p> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> This B-4P District parcel is the former site of JC Penney at the Fort Henry Mall. Construction internal to mall to accommodate Rural King has started. 			
Planner:	Ken Weems	Date:	October 28, 2024
Planning Commission Action		Meeting Date:	November 21, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 2405 Memorial Blvd

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 10.54

EXISTING USE: former JC Penney and associated portion of the parking lot

PROPOSED USE: new Rural King store

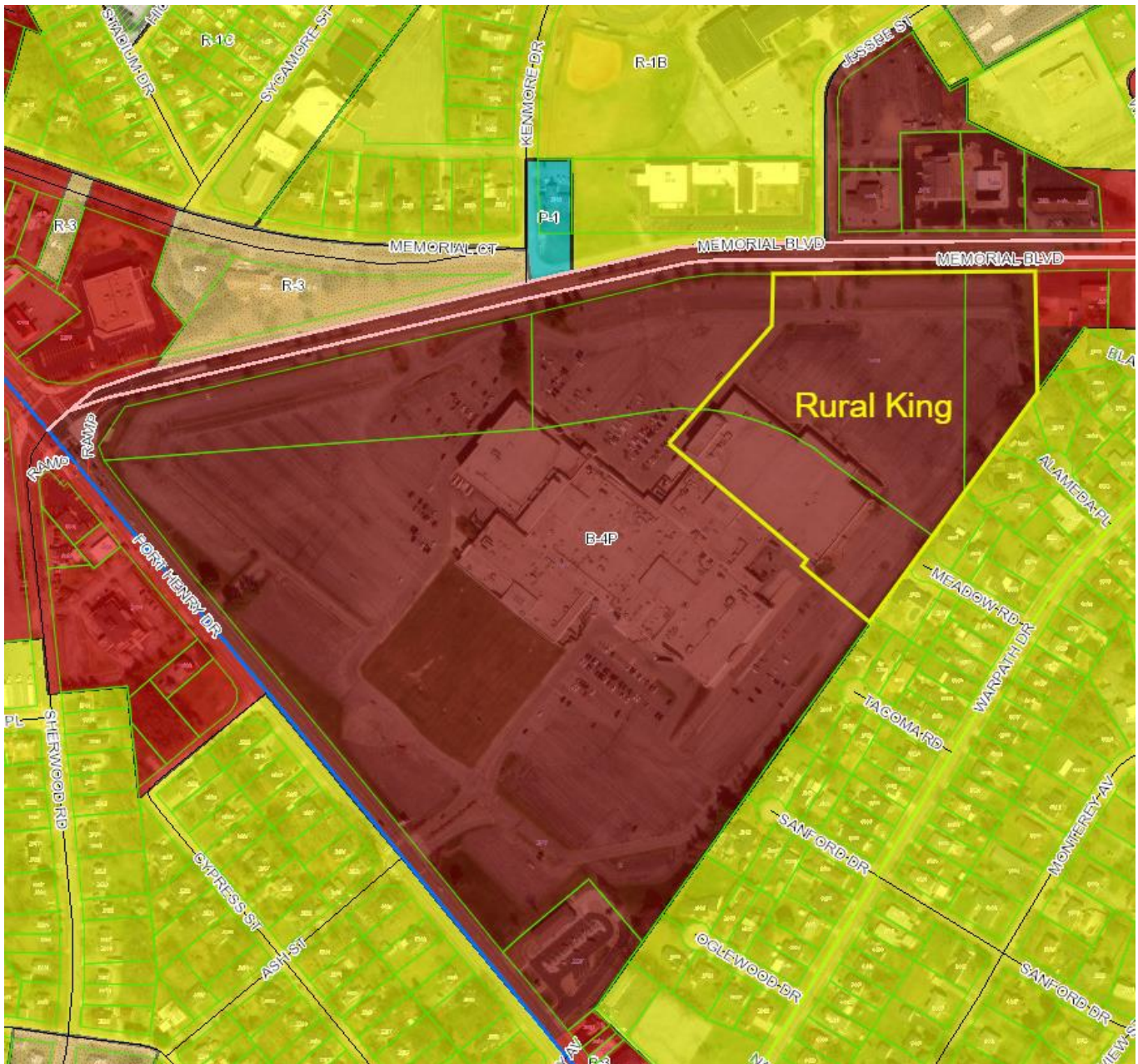
INTENT

To receive preliminary zoning development plan approval in a B-4P zone for the outdoor display area for a new Rural King.

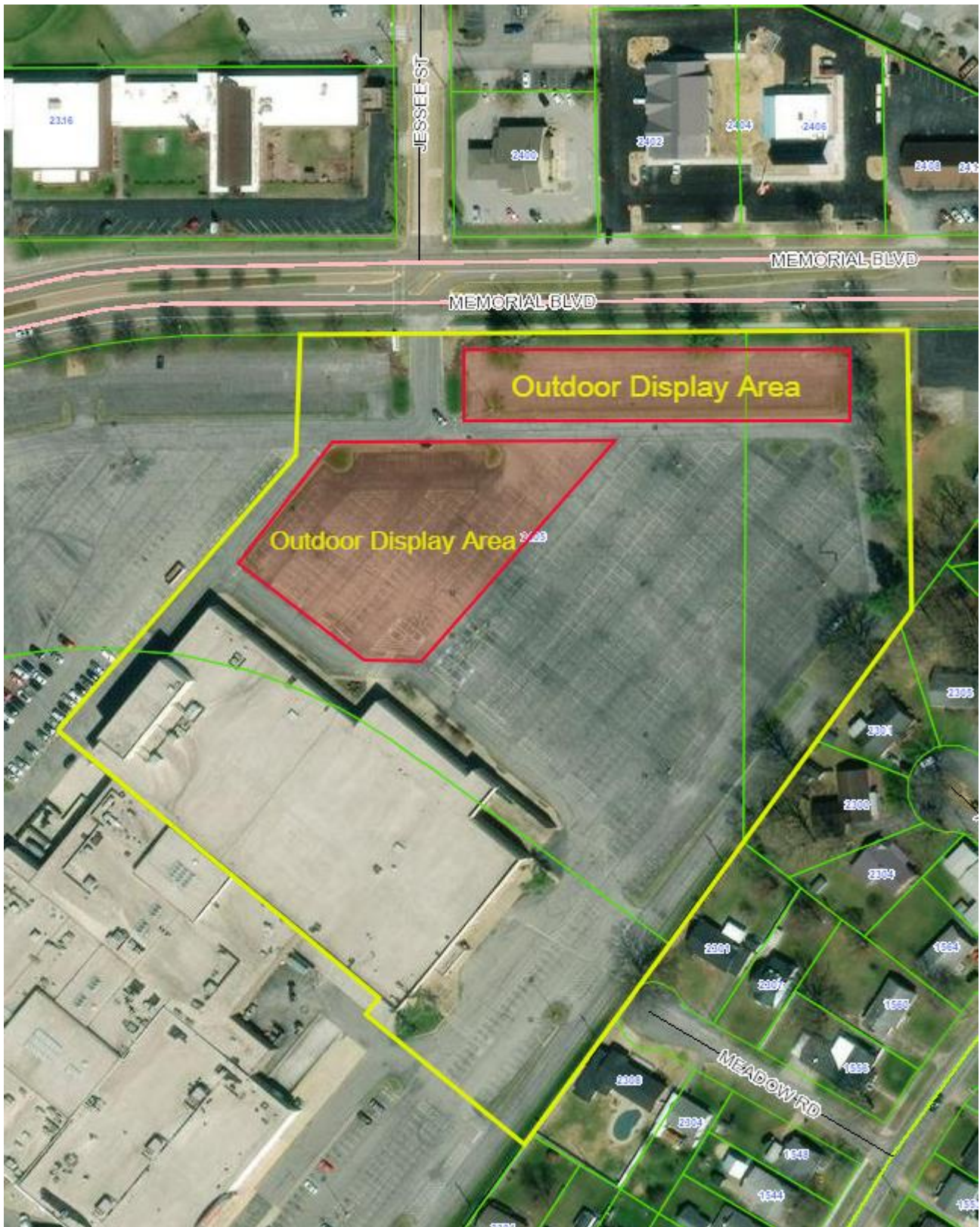
LOCATION MAP



ZONING MAP (B-4P, Planned Business District)



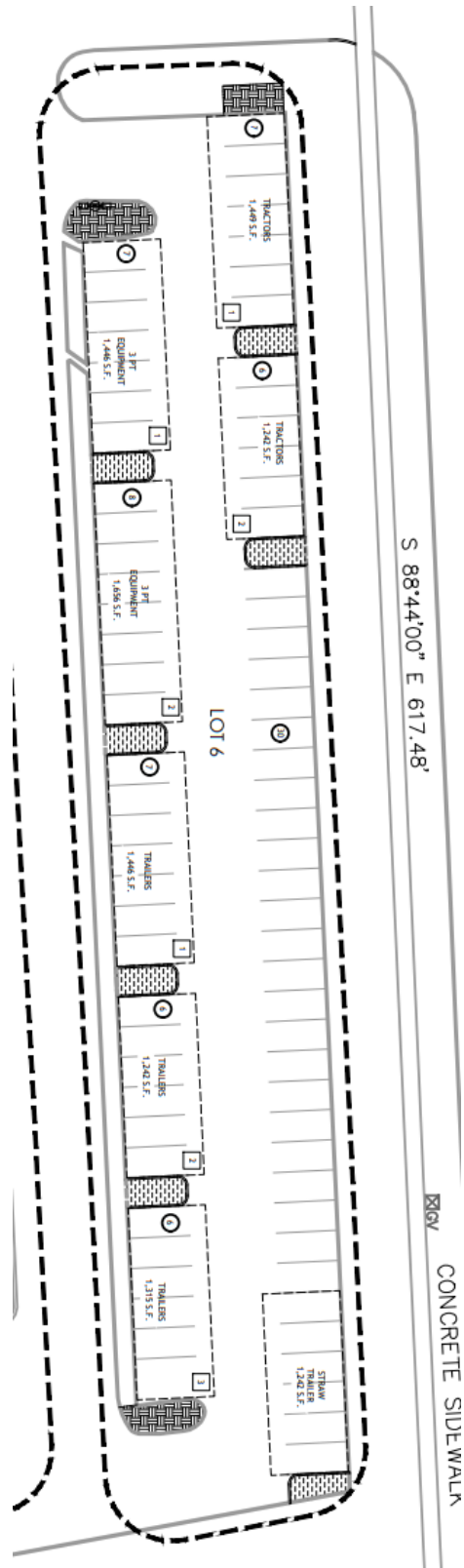
AERIAL

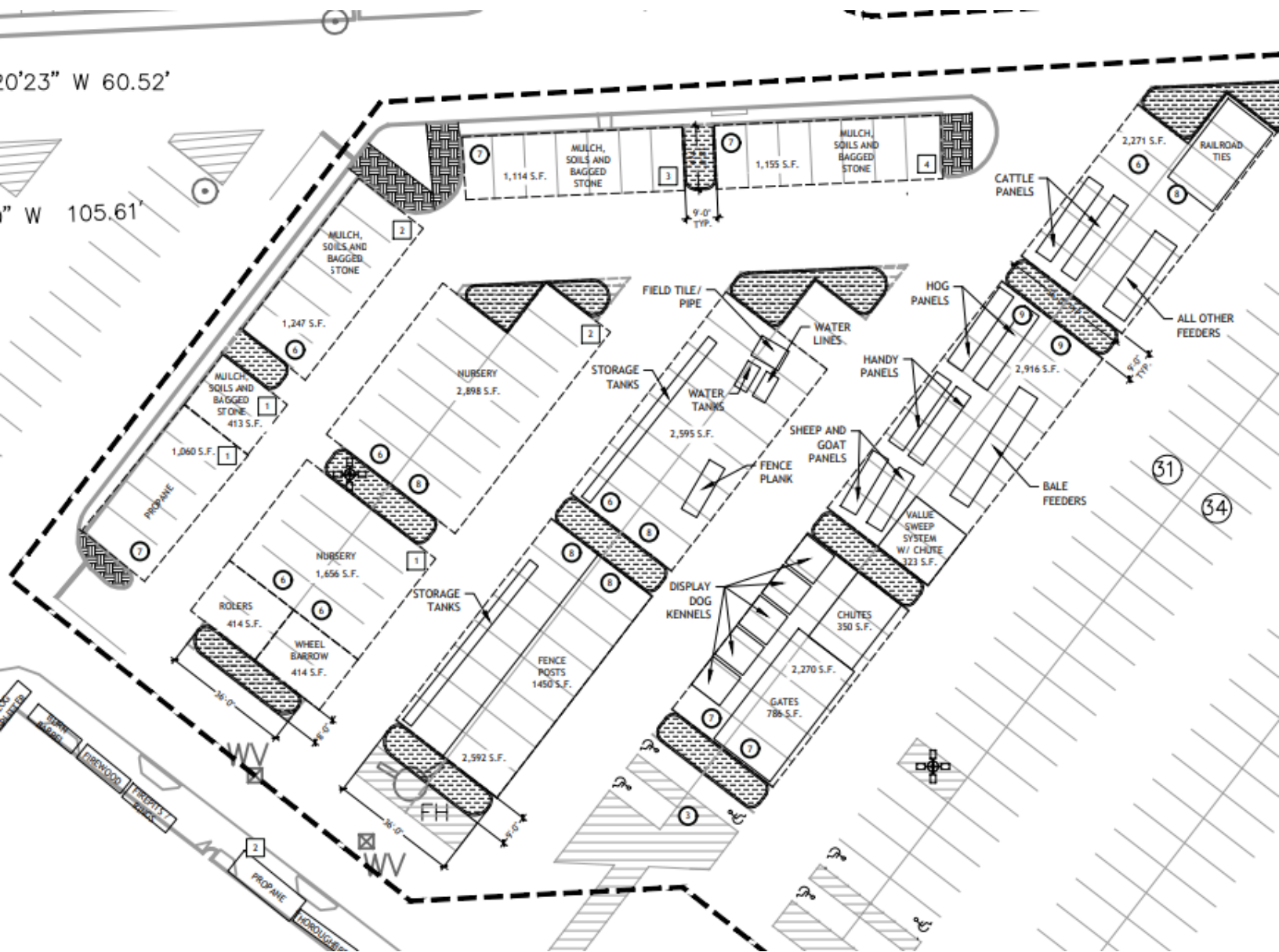


Existing Conditions



Expanded Views





PRELIMINARY ZDP ANALYSIS (OUTDOOR DISPLAY AREA STANDARD)

(j) *Outdoor display areas.* Include outdoor display of automobiles, boats, manufactured homes, mobile homes, RVs, motorcycles, ATVs, and other similar products. All outdoor product display areas shall be considered parking areas but shall not be considered when calculating parking space requirements. Outdoor product display areas shall be divided into subareas by a ten-foot landscape strip for each 6,000 square feet of paved area, plus a landscape island for each 900 square feet of paved area.

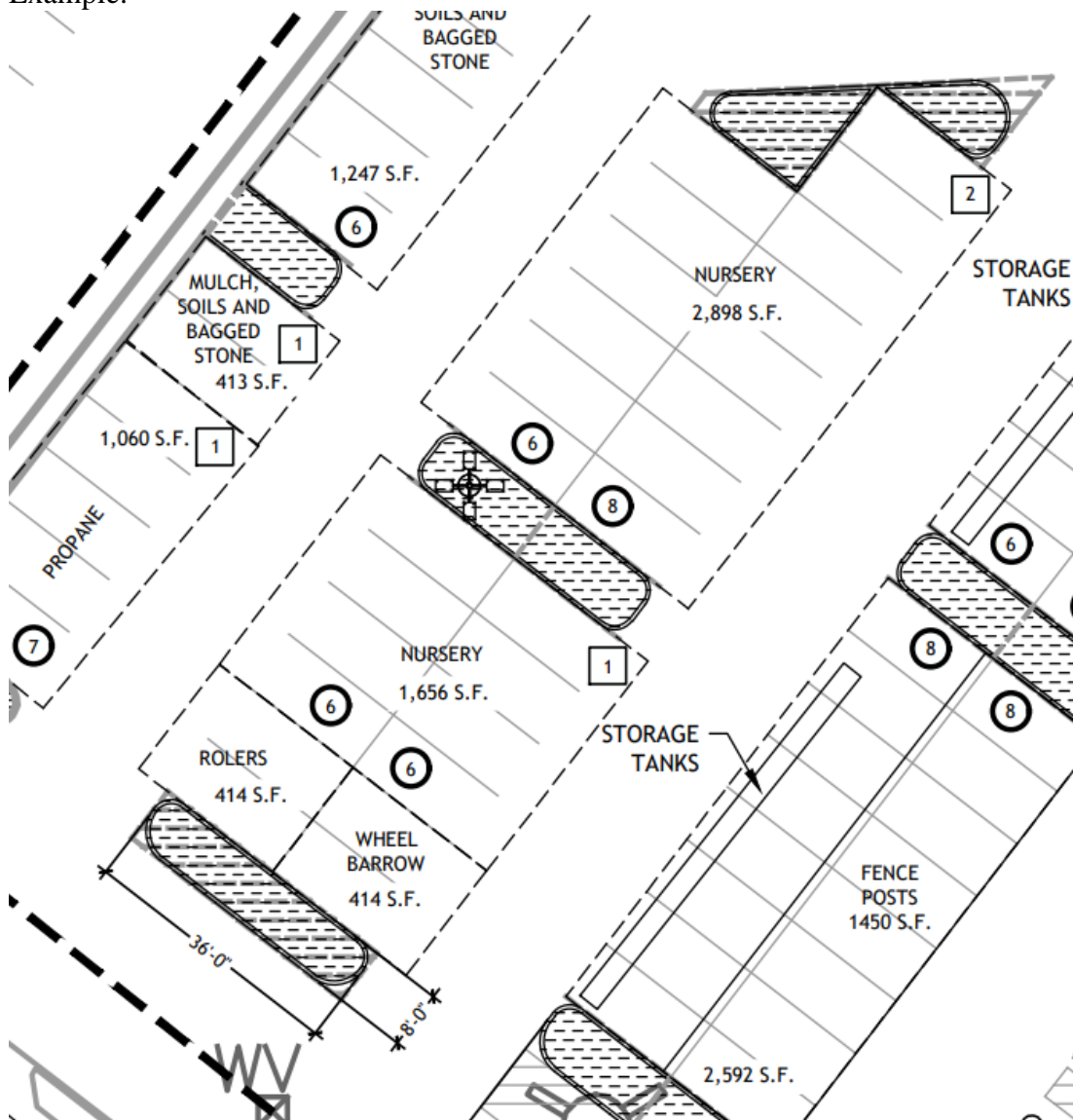
Staff Analysis: The total display area is 25,512 sq ft in size.

Total landscape islands required: 28

Total landscape islands proposed: 28

Ten-foot landscape strips utilized to break the display area into subgroups

Example:



Picture examples from Rural King's State College, PA store:



CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan in a B-4P zone due to conformance with the district standards for outdoor display areas.