

108 Barton Street, Preliminary Zoning Development Plan

Property Information			
Address	108 Barton St.		
Tax Map, Group, Parcel	045K, D, 036.00		
Civil District	12		
Overlay District	n/a		
Land Use Designation	Retail		
Acres	+/- 0.17 acres		
Existing Use	Storage shed use	Existing Zoning	PVD (Planned Village District)
Proposed Use	4 unit townhome	Proposed Zoning	No change
Owner /Applicant Information			
Name: Jason Pickup Address: 1056 Wellington Blvd City: Kingsport State: TN Zip Code: 37660 Email: tcomfs33@gmail.com Phone Number: (423) 480-9013		Intent: To receive Preliminary Zoning Development Plan approval in a PVD zone for a 4 unit townhome structure.	
Planning Department Recommendation			
The Kingsport Planning Division recommends APPROVAL for the following reasons: <ul style="list-style-type: none"> • The submitted preliminary zoning development plan meets the development standards of the Planned Village District (PVD) zone without need for a variance. • The proposal meets the area regulations for townhome development in the PVD zone. Staff Field Notes and General Comments: <ul style="list-style-type: none"> • The site is along Barton Street, opposite Riverwalk Park • The site currently contains a storage building 			
Planner:	Ken Weems	Date:	November 4, 2024
Planning Commission Action		Meeting Date:	November 21, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 108 Barton Street

DISTRICT: 12th

OVERLAY DISTRICT: n/a

EXISTING ZONING: PVD

ACRES: +/- 0.17

EXISTING USE: storage building

PROPOSED USE: 4 unit townhome structure

PETITIONER

ADDRESS 1056 Wellington Blvd

REPRESENTATIVE

PHONE (423) 480-9013

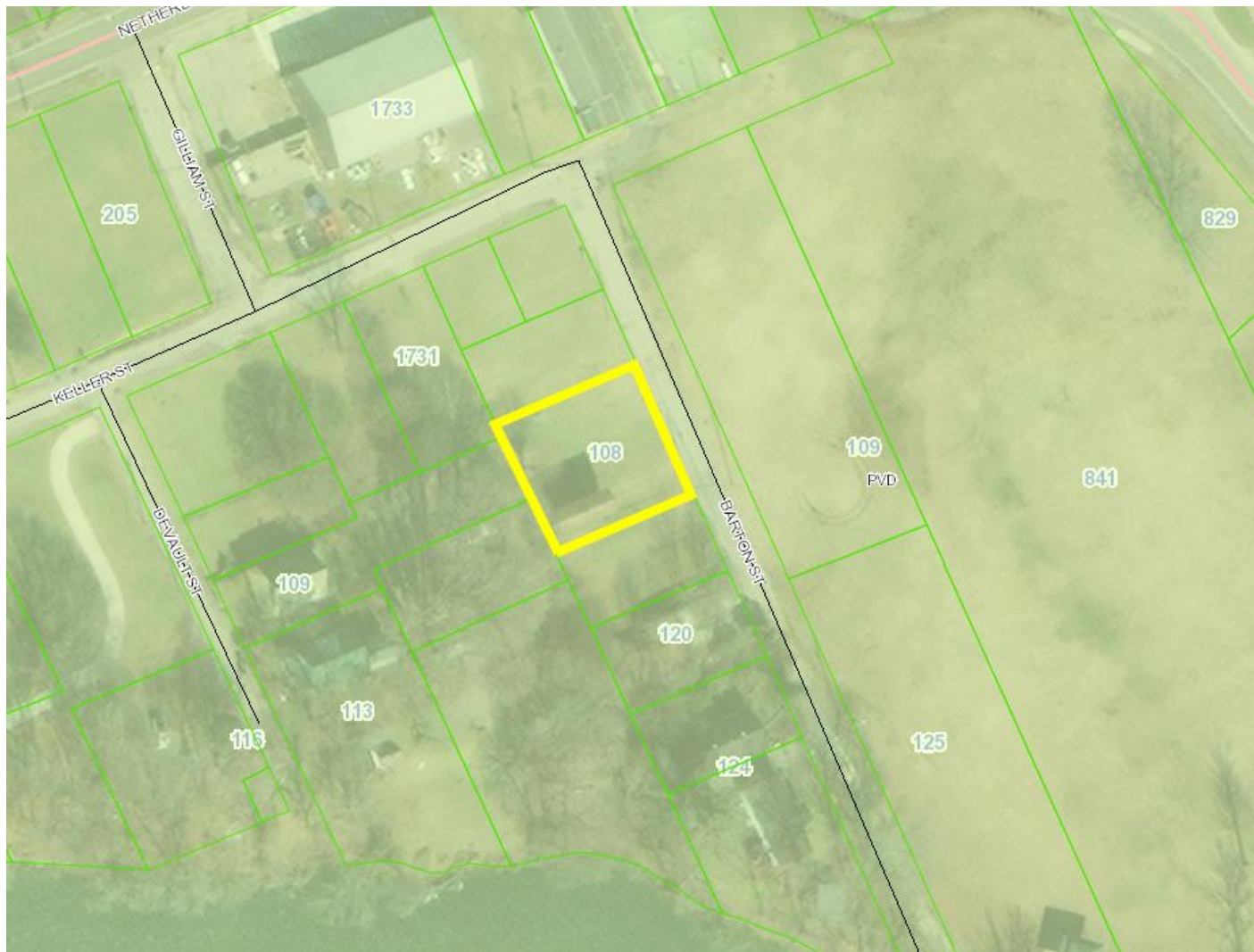
INTENT

To receive Preliminary Zoning Development Plan approval in a PVD zone for a 4 unit townhome structure.

LOCATION MAP



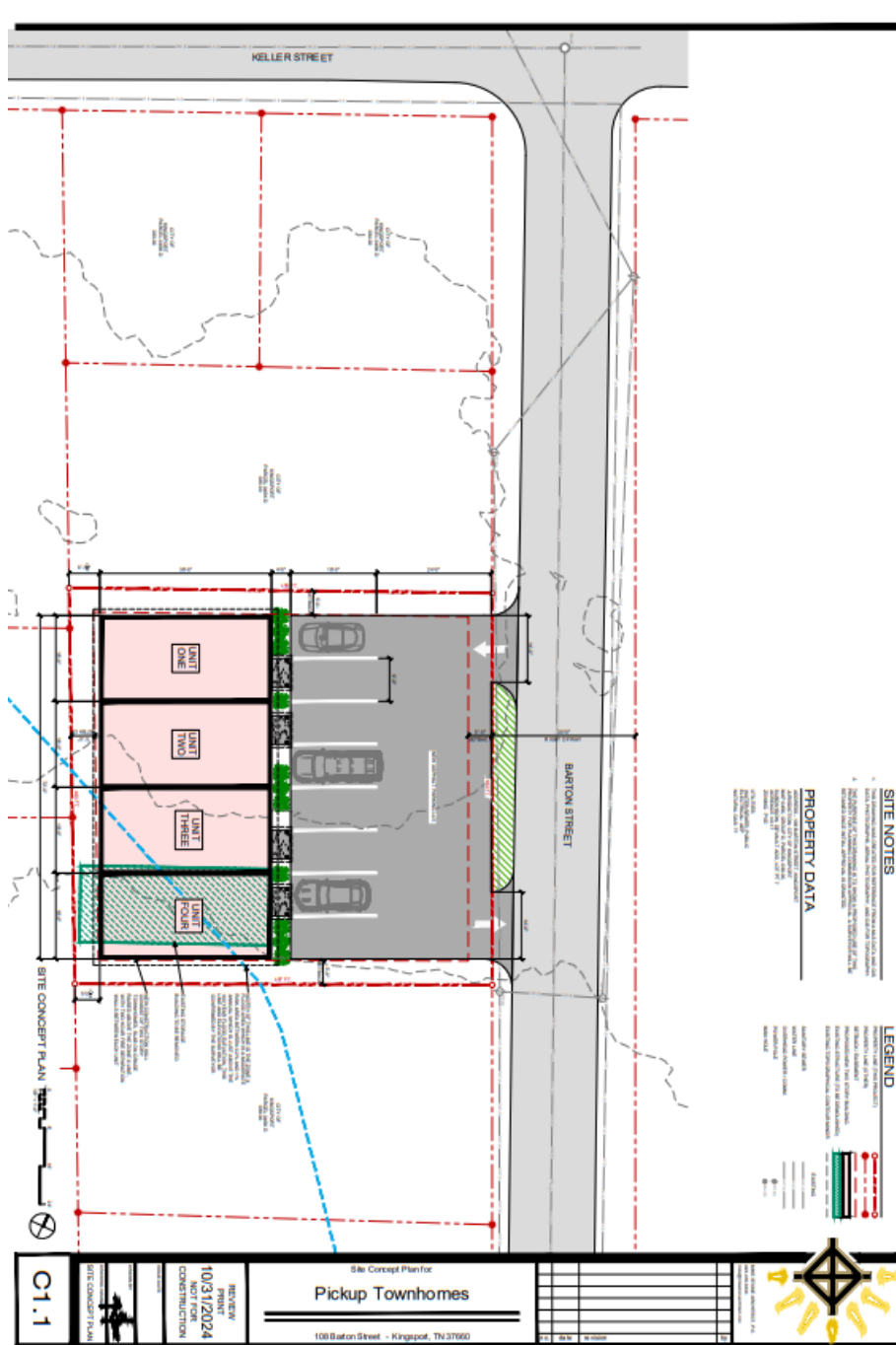
CURRENT ZONING MAP (PVD Zoning District)



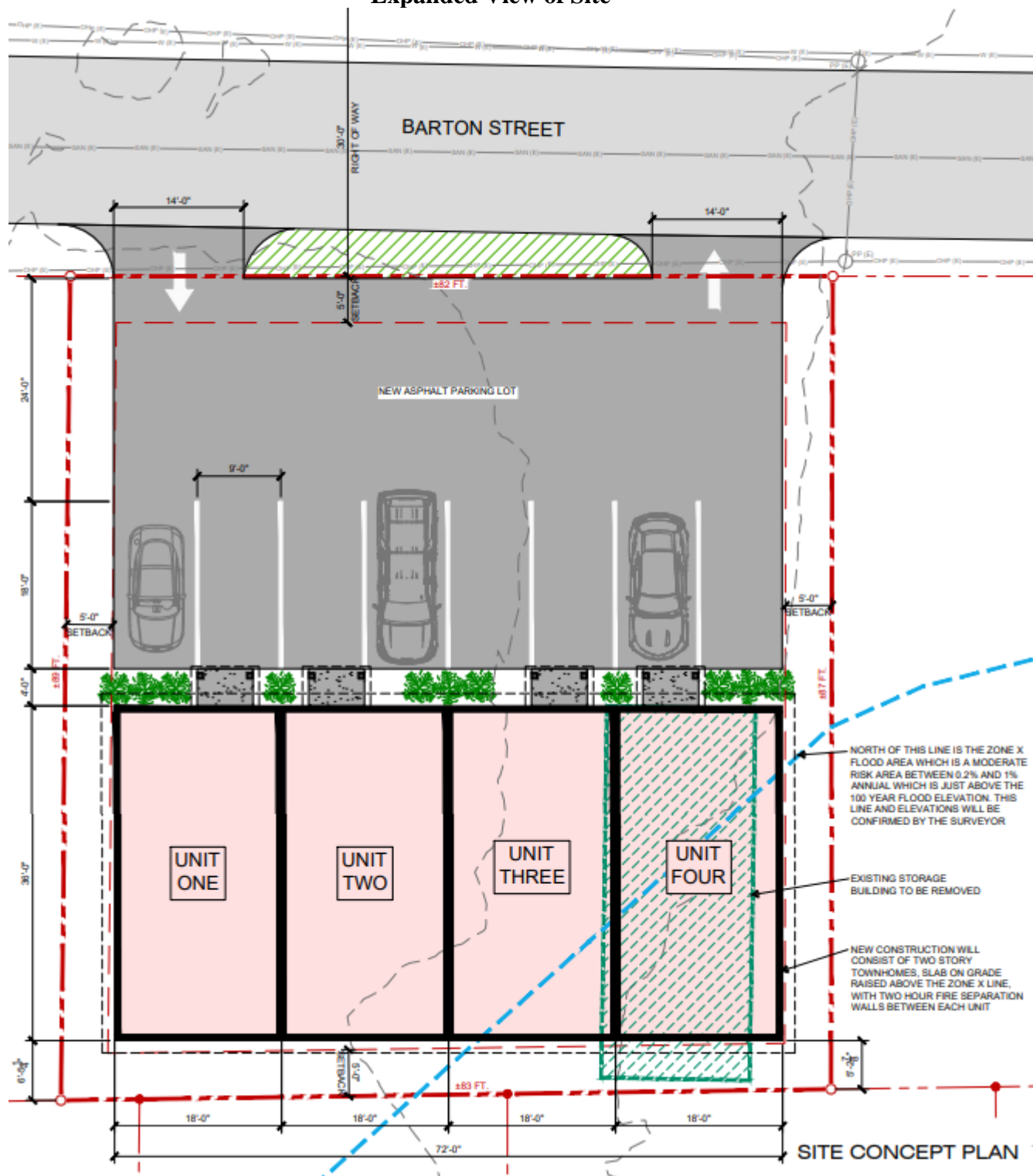
AERIAL



PRELIMINARY ZONING DEVELOPMENT PLAN



Expanded View of Site



View of Site



View from Site toward River



View Toward Netherland Inn Rd



Park View



PRELIMINARY ZDP ANALYSIS

Development Standards for PVD District Townhomes:

- Max height: 2 stories
- Minimum front yard: 5'

- Minimum rear yard: 5'
- Minimum side yard: 5'
- Max building coverage: 70%
- Max impervious coverage: 90%
- Parking requirements dependent on specific uses in accordance with article VI of the zoning code (6 minimum)
- The proposed landscaping plan conforms with B-4P standards

The ZDP indicates compliance with the development standards.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.