

1284 S. John B. Dennis Gateway Submittal in an B-3 District

Property Information			
Address		1284 S. John B Dennis	
Tax Map, Group, Parcel		076J, A, 001.00 & 003.21	
Civil District		13	
Overlay District		Gateway	
Land Use Designation		Retail/Commercial	
Acres		+/- 2.05	
Existing Use		Existing Zoning	B-3
Proposed Use		Proposed Zoning	No change
Owner /Applicant Information			
Name: Barry & Barney King Address: 1248 S. John B Dennis City: Kingsport State: TN		Zip Code: 37660 Intent: To receive gateway approval for a B-3 zone to install propane tanks.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends contingent APPROVAL for the following reasons:</p> <p style="padding-left: 40px;">The submitted master plan meets the requirements of the Gateway overlay in the B-3 zone.</p> <p>Staff Field Notes and General Comments:</p> <p style="padding-left: 40px;">The 3 existing buildings in the front will be removed. Two 1,000 gallon propane tanks will be installed 25' from existing property line and 50' from the existing building. No new structures are proposed.</p>			
Planner:	Savannah Garland	Date:	6 December 2023
Gateway Commission Action		Meeting Date:	22 December 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 1284 S. John B. Dennis

DISTRICT: 13th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: B-3

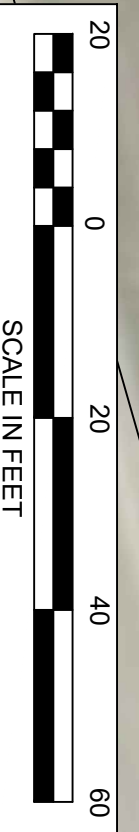
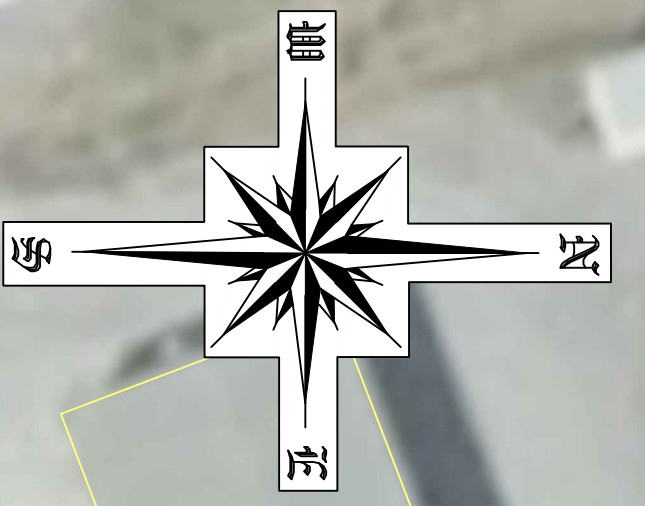
ACRES: +/- 2.05

EXISTING USE: Vacant

PROPOSED USE: Retail

INTENT

To receive gateway approval for an B-3 zone to install propane tanks and to be able to sell and refill propane tanks. As well as outdoor furniture and rocks.



DATE:	12/04/2023
NO.	REVISION DATE
1	
2	
3	
DRAWN BY: PBM	
CHECKED BY: PBM	
PROJECT NO.:	
SHEET:	

PROPOSED LAYOUT

MME SALES
JOHN B. DENNIS HWY
KINGSPORT, TENNESSEE

**MOUNTAIN MOVING
EXCAVATING, LLC**
3675 HILL STATION ALLEY RD
GATE CITY, VIRGINIA 24251

C101

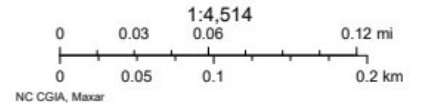
Site Map



12/6/2023, 10:28:59 AM

Sullivan County Parcels Jan 2023 Streets

- | | | | |
|-----------------------|----------------|------------------|----------------|
| Parcels | Interstate | Collector Street | Private Street |
| Kpt 911 Address | Expressway | Local Street | Ramp |
| Urban Growth Boundary | Major Arterial | | |



Web AppBuilder for ArcGIS

Zoning



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Sullivan County Parcels Jan 2023

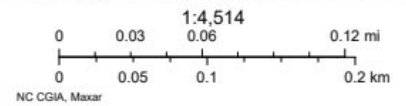
Parcels

Kpt 911 Address

City Zoning

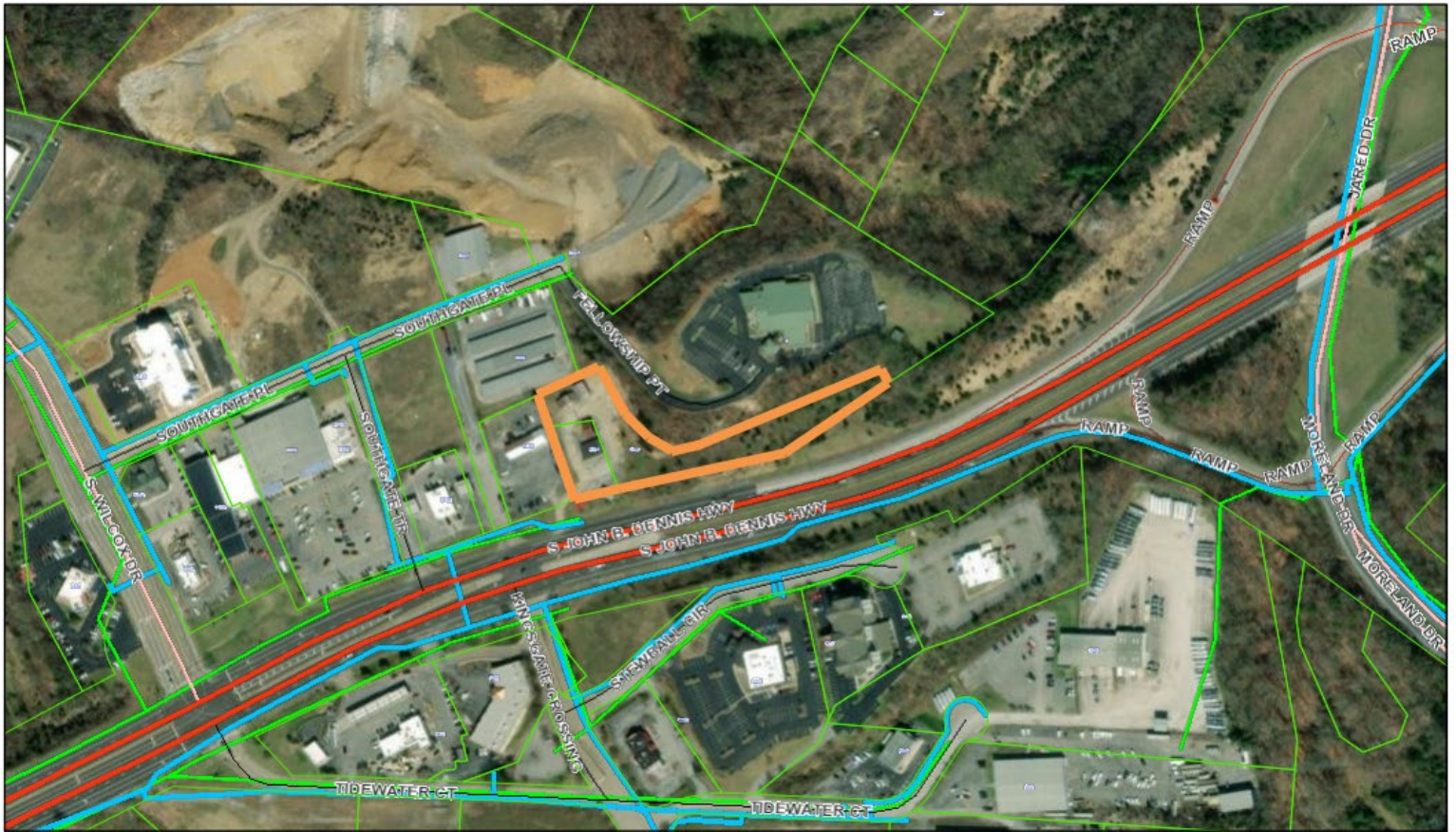
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T/C	A-1	B-2	B-4P	M-1	P-1	PD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD



Web AppBuilder for ArcGIS

Utilities



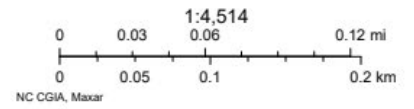
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Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Water Lines

- Sewer Mains
- Urban Growth Boundary
- Interstate

- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp



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