

1295 Southgate Place Gateway Submittal in an B-3 District

Property Information			
Address	1295 Southgate Place		
Tax Map, Group, Parcel	076J, A, 003.00		
Civil District	13		
Overlay District	Gateway		
Land Use Designation	Commercial		
Acres	+/- 1.84		
Existing Use	Storage Units	Existing Zoning	B-3
Proposed Use	Storage Units	Proposed Zoning	No change
Owner /Applicant Information			
Name: Hoyt Denton Address: 204 St. Charles Place City: Kingsport State: TN		Zip Code: 37660 Intent: To receive gateway approval for an B-3 zone development of a new storage building.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends contingent APPROVAL for the following reasons: The submitted master plan meets the requirements of the Gateway overlay in the B-3 zone.</p> <p>Staff Field Notes and General Comments: This B-3 parcel already has three storage unit buildings on it. This proposal went to the BZA and was approved for a 1.5' front yard variance.</p>			
Planner:	Savannah Garland	Date:	3 October 2023
Gateway Commission Action		Meeting Date:	22 December 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 1295 Southgate Place

DISTRICT: 13th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: B-3

ACRES: +/- 1.84

EXISTING USE: Storage Units

PROPOSED USE: new Storage Unit

INTENT

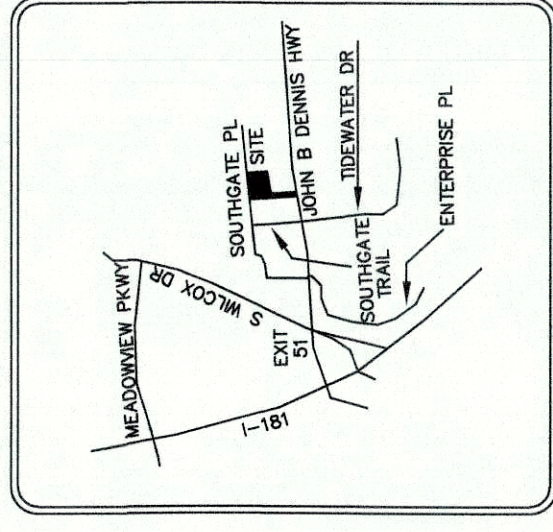
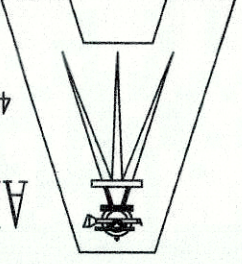
To receive gateway approval for an B-3 zone development of a new storage unit building.



REVISIONS:	
DATE:	
BY:	

HOYT H. DENTON and wife,
 MARY MARGARET DENTON
 KINGSFORD, TENNESSEE

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET KINGSFORD, TENNESSEE 37660
 TEL: PHONE (423) 392-8896
 E-MAIL: hingerf@alleysurveyors.com

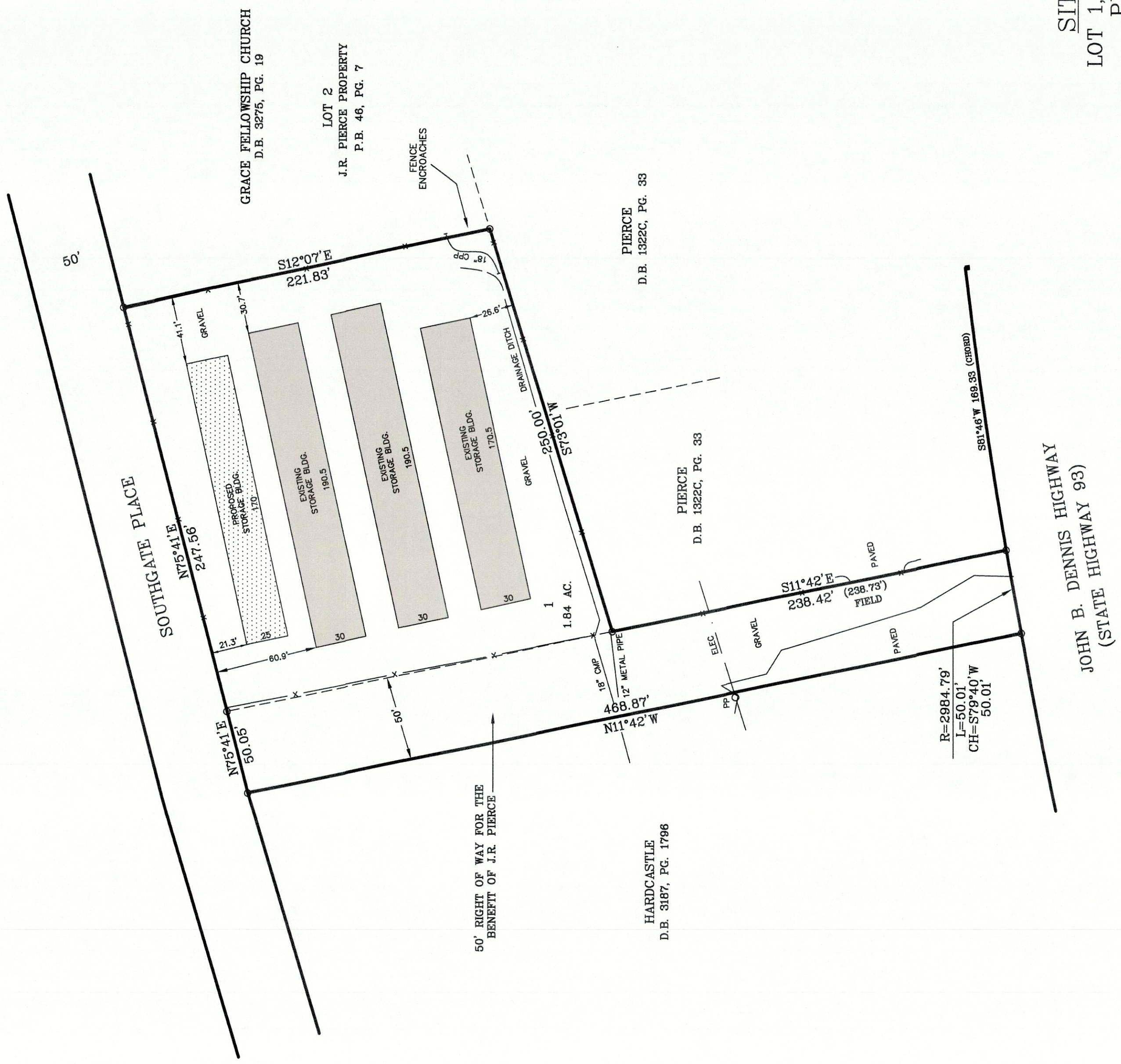


LOCATION MAP
 N.T.S.

LEGEND

PP	POWER POLE
ELEC	ELECTRIC
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DB	DEED BOOK
FC	FACE
N.T.S.	NOT TO SCALE
R	RADIUS
L	LENGTH
CH	CHORD
P.B.	PLAT BOOK
BLDG.	BUILDING

SITE PLAN
 LOT 1, J.R. PIERCE
 PROPERTY
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY
 KINGSFORD, TENNESSEE
 DATE: SEPTEMBER 28, 2023
 SCALE: 1"=50'
 SCALE IN FEET



- NOTES:**
- 1) NORTH BASED ON RECORDED PLAT.
 - 2) PROPERTY IS ZONED B-3
 SETBACKS: FRONT 30'
 REAR 30'
 SIDE N/A
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4516500045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 23-13145
 - 5) ACAD FILE 23-13145 DENTON.DWG
 - 6) TAX MAP 76-J "A" PARCEL 3
 - 7) DEED REFERENCE: D.B. 3485 PAGE 1799
 - 8) PLAT REFERENCE: P.B. 85, PAGE 12
 - 9) 12' DRAINAGE AND UTILITY EASEMENT ALONG INTERIOR SIDE OF ALL LOT LINES.
 - 10) SOUTHGATE PLACE ALONG REAR OF PROPERTY DEDICATED IN PLAT BOOK 43, PAGE 9.

GRACE FELLOWSHIP CHURCH
 D.B. 3275, PG. 19

LOT 2
 J.R. PIERCE PROPERTY
 P.B. 46, PG. 7

PIERCE
 D.B. 1322C, PG. 33

PIERCE
 D.B. 1322C, PG. 33

HARDCASTLE
 D.B. 3187, PG. 1796

50' RIGHT OF WAY FOR THE
 BENEFIT OF J.R. PIERCE

Site Map



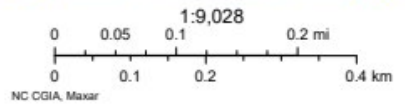
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Sullivan County Parcels Jan 2023

- Parcels
- Urban Growth Boundary

Streets

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



Web AppBuilder for ArcGIS

Zoning

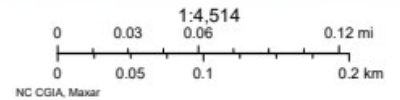


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Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- City Zoning
- <Null>

TA/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

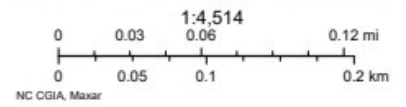


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Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Sewer Mains

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



Web AppBuilder for ArcGIS

SITE PLAN ANALYSIS

Gateway approvals in the B-3 zoning district consist of the following:

1. Site Plan
2. Grading Plan
3. Landscape Plan
4. Architectural Design
5. Signage
6. Lighting and Utilities
7. Parking

Enlarged plan copies will be provided during the regular meeting for best clarity.

1. Site Plan: The site is spacious and there is ample room to abide by B-3 zoning standards including setbacks.
2. The grading plan shows minimal disturbance, which is a key gateway requirement.
3. Landscape Plan: The landscape plan has received approval from the landscape specialist and conforms to the gateway standard.
4. Architectural Design: Architectural design is compatible within this zone and meets building materials.
5. Signage: No new signage.
6. Lighting and Utilities: No new lighting added.
7. Parking is adequate to serve the intended use.





