

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name **Fort Robinson Investments, LLC** First M.I. Date **11/13/13**
 Street Address **925 Starling Drive** Apartment/Unit #
 City **Kingsport** State **TN** ZIP **37660**
 Phone **(540) 529-0746** E-mail Address **brobinsoncpa@yahoo.com**

PROPERTY INFORMATION:

Tax Map Information Tax map: **045K** Group: **A** Parcel: **012.00 and 013.00** Lot:
 Street Address **1939 and 1943 Fort Robinson Drive, Kingsport, TN 37660** Apartment/Unit #
 Current Zone **R1** Proposed Zone **R1**
 Current Use **Apartments** Proposed Use **Apartments**

REPRESENTATIVE INFORMATION:

Last Name **Robinson** First **Billy** M.I. **R** Date **11/12/23**
 Street Address **925 Starling Drive** Apartment/Unit #
 City **Kingsport** State **TN** ZIP **37660**
 Phone **(540) 529-0746** E-mail Address **brobinsoncpa@yahoo.com**

REQUESTED ACTION:

Applicant seeks approval to rehabilitate the existing buildings at 1939 and 1943 Fort Robinson Drive, Kingsport, TN. The buildings were built in the 1940's prior to current zoning regulations in the Fort Robinson area next to the current active rail line. The buildings have been used for apartments in the past but became uninhabitable due to a water leak 3-4 years ago. The properties were purchased from Felix J. Crawford who used the buildings as rental properties.

Owners have engaged the design services of CRW Architects for current design plans and drawings for the rehabilitation and construction of 6 apartments (4 apartments in 1943 and 2 apartments in 1939). The buildings have been had demo work complete and are in the final stages of finishing the engineering plans. These will be submitted to the building department for review and approval in the coming weeks.

Additionally, and in conjunction with this application I will be submitting a request for the City to abandon the alleyway behind these properties. As outlined in the drawings, I have contracted with a neighboring property owner to purchase approximately 0.25 acres to the rear of the property that will be used for parking. This will allow the property to have a yard and sidewalk in the front which better matches the R-1 residential district, and all parking will be located in the rear of the property.

I have spoken to all of the neighboring property owners, and they are in support of my development plans for the property. Neighbors have indicated that the buildings used to have a lot of police activity and have fallen further into disrepair the last few years.

Re-instate thenon conforming use of a total of 6 apartment units (2 at 1939 / 4 at 1943 Fort Robinson)

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.

Signature: B. J. [unclear]

Date: 11/14/2023

Signed before me on this 14th day of Nov, 2023

a notary public for the State of Tennessee

County of Sullivan

Notary Lori P. Lane

My Commission Expires Nov 21 2023



CITY PLANNING OFFICE

Received Date:

Received By:

Application Fee Paid:

Board of Zoning Appeals Meeting Date:

Section of Applicable Code:

Building/Zoning Administrator Signature:

Date:

Completed Site Plans Received:

Previous requests or file numbers:

Signature of
City Planner:

Date:

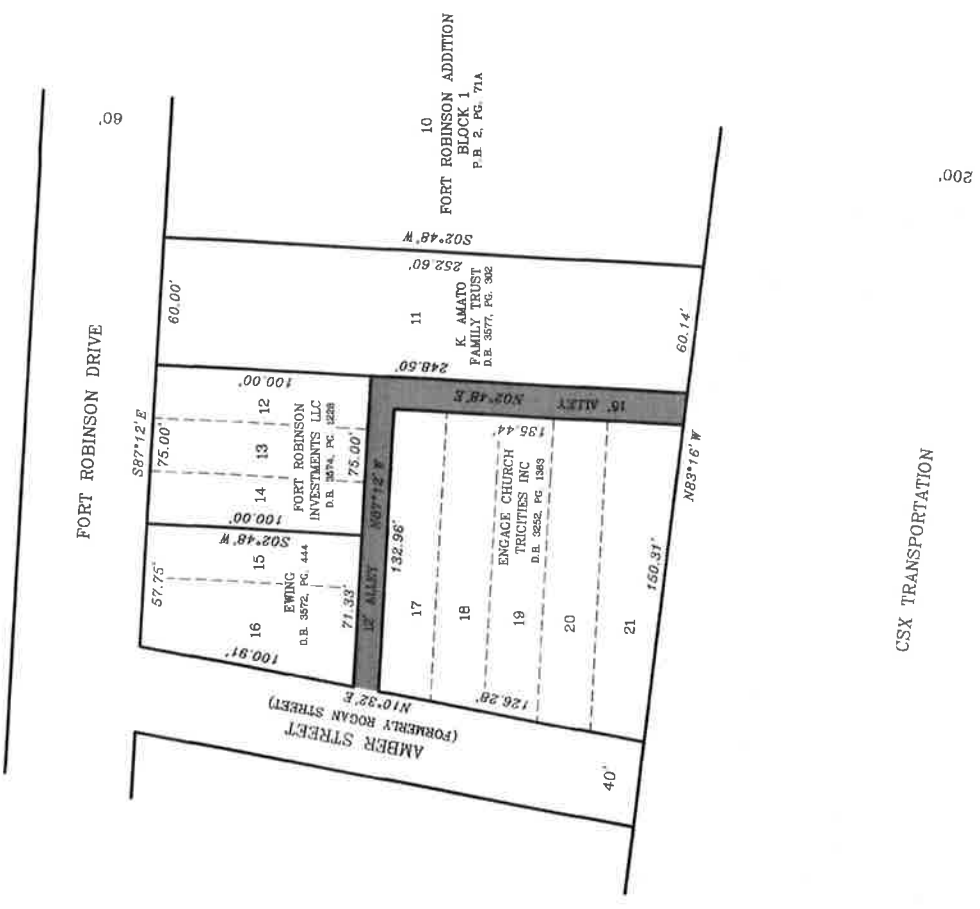


ABANDONMENT OF 12' & 15' ALLEY
 KINGSFORD, TENNESSEE

REVISIONS:	DATE:	BY:



ALLEY ABANDONMENT
 LOTS 11-21
 FORT ROBINSON ADDITION
 BLOCK 1
 12TH CIVIL DISTRICT
 KINGSFORD, TENNESSEE
 DATE: NOVEMBER 8, 2023
 SCALE: 1" = 40'



PREPARED AND NOT FOR CONSTRUCTION RECORDING PURPOSES, OR REPRESENTATION

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2023
 THIS MAP CANNOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THIS DATE.



LEGEND
 P.B. PLAT BOOK
 D.B. DEED BOOK
 E.C. PAGE
 N.T.S. NOT TO SCALE

INFORMATION SHOWN FROM DEEDS AND MAPS, AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY

- NOTES:
- 1) NORTH BASED ON REFERENCED PLAT
 - 2) JOB NO. 23-13163
 - 3) ACOI FILE 23-13163 FORT ROBINSON INVESTMENTS.DWG
 - 4) ALL DIMENSIONS TO CORNERS UNLESS OTHERWISE NOTED
 - 5) PLAT REFERENCE: PLAT BOOK 2, PAGE 71A

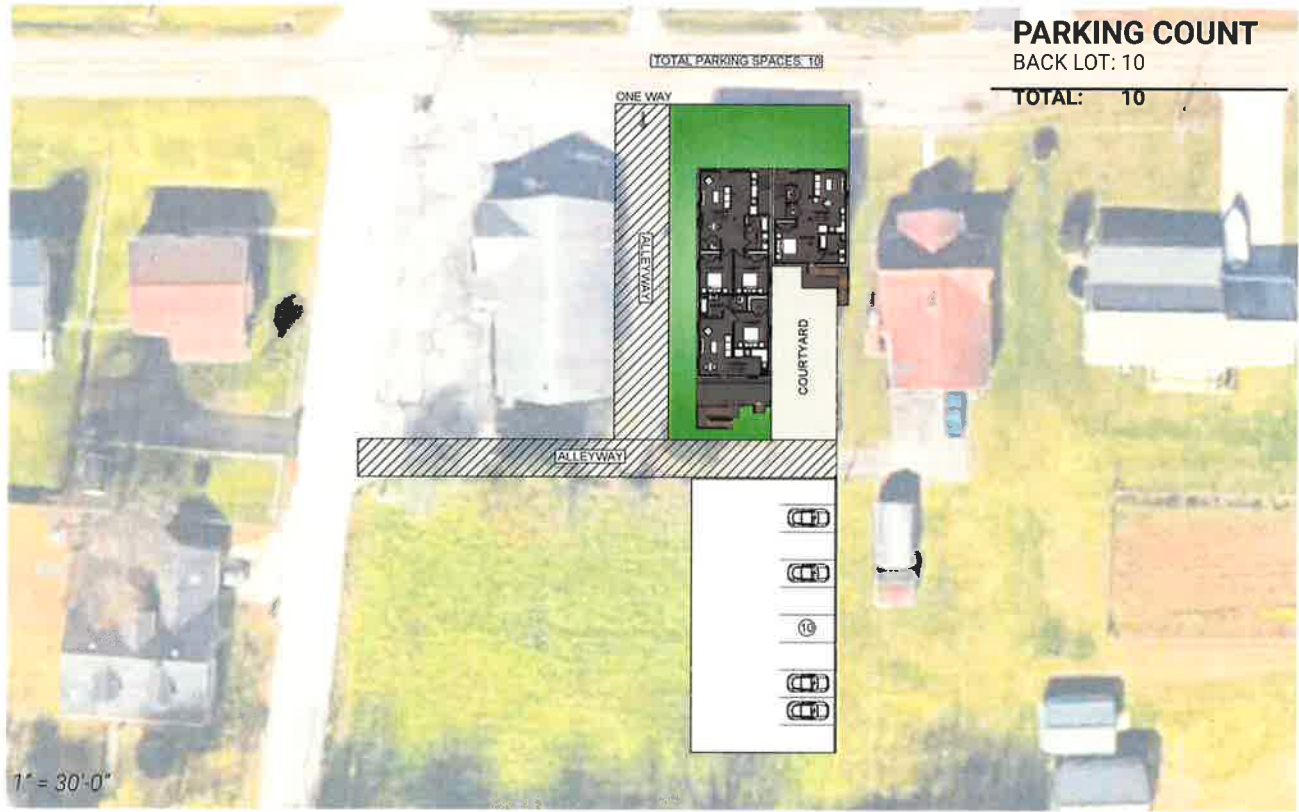


01 | SITE PLAN - PARKING - OPTION 1

drawn:
 project:
 date:

Preliminary Design
 Fort Robinson Apartments
 November 8, 2023





02 | SITE PLAN - PARKING - OPTION 2

drawn: _____
 checked: _____
 date: _____

Preliminary Design
 Fort Robinson Apartments
 November 8, 2023



- APT 1 1 bed / 1 bath - 613 SF
- APT 2 2 bed / 1 bath - 750 SF
- APT 3 2 bed / 1 bath - 680 SF



FLOOR PLAN LEVEL TWO

- APT 1 STUDIO - 824 SF
- APT 2 1 bed / 1 bath - 385 SF
- APT 3 2 bed / 1 bath - 848 SF



FLOOR PLAN LEVEL ONE

03 FLOOR PLANS

PREPARED BY: **Cain Rash West**
 PROJECT: **Fort Robinson Apartments**
 DATE: **November 5, 2023**





04 | Preliminary Renderings

Phase: Preliminary Design
Project: Fort Robinson Apartments
Date: November 8, 2023





05 | Preliminary Renderings

Phase: Preliminary Design
Project: Fort Robinson Apartments
Date: November 8, 2024



Board of Zoning Appeals Criteria and Application Requirements

The BZA utilizes the following Criteria in their decisions:

A Special Exception (conditional use) is an infrequent but desirable land use, which must be individually regulated for location and mode of operation due to its nature. The BZA will balance the public need for the specific use with possible adverse impacts upon the surrounding area if the special exception is granted.

Application Requirements of the Petitioner for a Special Exception:

1. Completed Application
 - a. ***See attached.***
2. Provide staff with a drawing/plan of the proposed building with dimensions, parking lots, existing and purposed driveway, required green space and traffic circulation patterns.
 - a. ***See attached.***

When applying for a special exception keep in mind the following and be prepared to answer:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?
 - a. ***6 apartment units with parking located in the rear of the building.***
2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?
 - a. ***Yes, see drawings and schematics.***
3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?
 - a. ***The building has been used for residential purposes in the past and limited commercial use. Due to parking restrictions on-site the parking is in the front of the building. With the movement of parking to the rear of the building the aesthetic will be more appropriate to a front yard residential property which better fits the existing district.***
4. Will the use generate excessive noise, traffic, dust, etc.?
 - a. ***It is not expected too.***
5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

a. Yes, fencing will be put up between the courtyard and parking areas and the neighbors property at 1937 Fort Robinson Drive.

6. Are there any undesirable effect upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

a. None noted. Surrounding residents are supportive of redevelopment of the property.

**** All requested material must accompany a completed application form before it will be accepted by staff and placed on the Board of Zoning Appeals agenda. All application packets along with a \$100.00 processing fee must be turned into the Kingsport Planning Office before NOON on the 15th of the month prior to the month the item is to be heard by the Board of Zoning Appeals.**