

3200 Fort Henry Drive, Zoning Development Plan/B-4P

Property Information			
Address		3200 Fort Henry Drive	
Tax Map, Group, Parcel		Tax Map 077H, Group C, Parcel 02.10	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Retail/ Commercial	
Acres		+/- 26.1 acres	
Existing Use		Existing Zoning	B-4P
Walmart drive isle and parking			
Proposed Use		Proposed Zoning	Same
Fuel Center Addition			
Owner /Applicant Information			
Name: Gabriel Loth Address: 7068 LedgeStone Commons City: Bartlett State: TN		Zip Code: 38133 Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new fuel center development.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends APPROVAL for the following reasons:</p> <ul style="list-style-type: none"> • The submitted preliminary zoning development plan meets the development standards of the B-4P zone. The submitted landscaping proposal for the addition has been approved by the City’s Landscaping Specialist. • The proposed addition is located outside of the required 30’ development-free periphery yard for this B-4P zone. • Minimum parking requirements are maintained 			
Planner:	Ken Weems	Date:	March 9, 2025
Planning Commission Action		Meeting Date:	March 20, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 3200 Fort Henry Drive

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 26.1

EXISTING USE: Fort Henry Walmart drive isle and parking

PROPOSED USE: Fuel Center Addition to the site

INTENT

To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new fuel center development.

Zoning Analysis

The site for the proposed fuel center contains a drive isle and parking stalls for the existing Walmart along Fort Henry Drive. The proposal recirculates traffic parking lot traffic around the fuel center, with options to enter the fuel center as well. After parking is adjusted to accommodate the fuel center, the site as a whole will have a total of 873 parking stalls. The minimum amount of parking for a planned shopping center of this size is 840 spaces. The site and associated parcel will still maintain an overabundance of parking spaces to that satisfy the parking code. The City's Landscaping Specialist has approved the landscaping proposal for the site, which consists of reconfiguring parking lot islands and replacing trees that will have to be moved to accommodate the fuel center.

LOCATION MAP



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



Expanded Views

SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	208,338 S.F.	209,956 S.F.
REQUIRED PARKING (PER CITY OF KINGSFORT)	833 SPACES	840 SPACES
REQUIRED PARKING RATIO (PER CITY OF KINGSFORT)	4.00/1,000 S.F.	4.00/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	1034 SPACES	789 SPACES
ACCESSIBLE PARKING	38 SPACES	39 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	45 SPACES	45 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	26 CORRALS / 52 SPACES	21 CORRALS / 42 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS	1072 SPACES	828 SPACES
PARKING RATIO EXCLUDING PICKUP STALLS	5.15/1,000 S.F.	3.94/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS	1117 SPACES	873 SPACES
PARKING RATIO INCLUDING PICKUP STALLS	5.36/1,000 S.F.	4.16/1,000 S.F.

General Area for New Fuel Site



CONCLUSION

Staff recommends **APPROVAL** of the Preliminary Zoning Development Plan in a B-4P zone due to conformance with the district design standards.