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

<b>Property Information</b>					
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	Walmart drive isle and parking	Existing Zoning	B-4P		
Proposed Use	Fuel Center Addition	Proposed Zoning	Same		
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**

The Kingsport Planning Division recommends APPROVAL for the following reasons:

- 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.

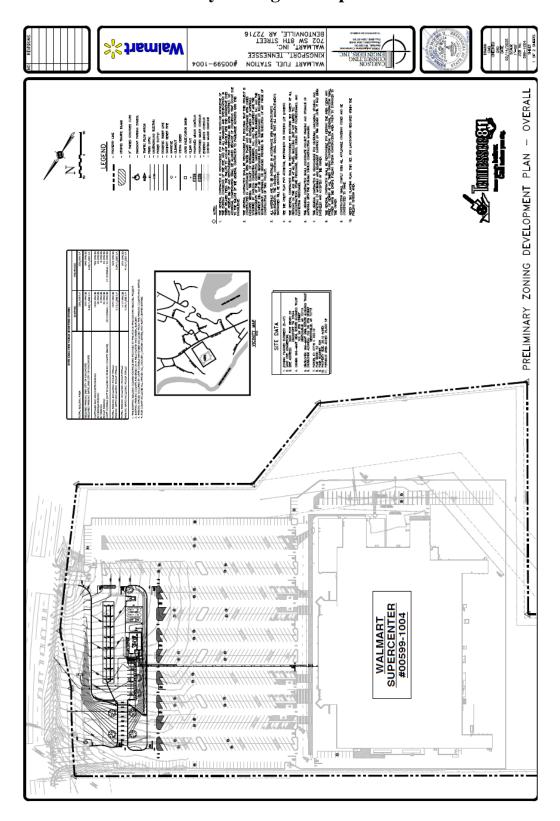
### **LOCATION MAP**

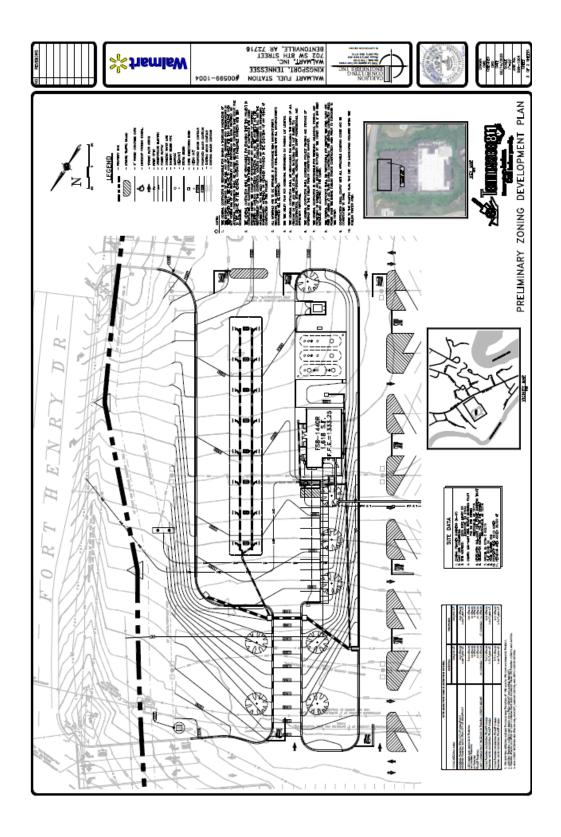


### **ZONING MAP (B-4P, Planned Business District)**



## **Preliminary Zoning Development Plan**





# **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 KINGSPORT)	833 SPACES	840 SPACES			
REQUIRED PARKING RATIO (PER CITY OF KINGSPORT)	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**



ZDP Report COMDEV25-0033

### **CONCLUSION**

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