

## 2405 Memorial Blvd, Amended Zoning Development Plan/B-4P

<b>Property Information</b>			
Address	2405 Memorial Blvd		
Tax Map, Group, Parcel	Tax Map 061E Group H, Parcel 193.20		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Retail/ Commercial		
Acres	+/- 10.54 acres		
Existing Use	Former Mall JC Penney	Existing Zoning	B-4P
Proposed Use	New Rural King	Proposed Zoning	Same
<b>Owner /Applicant Information</b>			
Name: RK Holdings, LLP Address: 4216 Dewitt Ave City: Mattoon State: IL                                  Zip Code: 61938		<b>Intent:</b> To receive amended Preliminary Zoning Development Plan approval in a B-4P zone for an added 11K sq ft of new outdoor display area.	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends APPROVAL for the following reasons: <ul style="list-style-type: none"> <li>The submitted preliminary zoning development plan meets the development standards of the B-4P zone. The submitted landscaping proposal for an outdoor display area in a B-4P zone has been approved by the City’s landscaping specialist.</li> <li>Open-air businesses in the B-4P zone require a special exception granted by the Kingsport Board of Zoning Appeals (approved on March 6, 2025).</li> </ul> Staff Field Notes and General Comments: <ul style="list-style-type: none"> <li>This B-4P District parcel is the former site of JC Penney at the Fort Henry Mall.</li> <li>Construction internal to mall to accommodate Rural King has completed.</li> </ul>			
Planner:	Ken Weems	Date:	March 4, 2025
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>March 20, 2025</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

**PROPERTY INFORMATION**

**ADDRESS: 2405 Memorial Blvd**

**DISTRICT: 11th**

**OVERLAY DISTRICT: n/a**

**EXISTING ZONING: B-4P**

**ACRES: +/- 10.54**

**EXISTING USE: former JC Penney and associated portion of the parking lot**

**PROPOSED USE: new Rural King store**

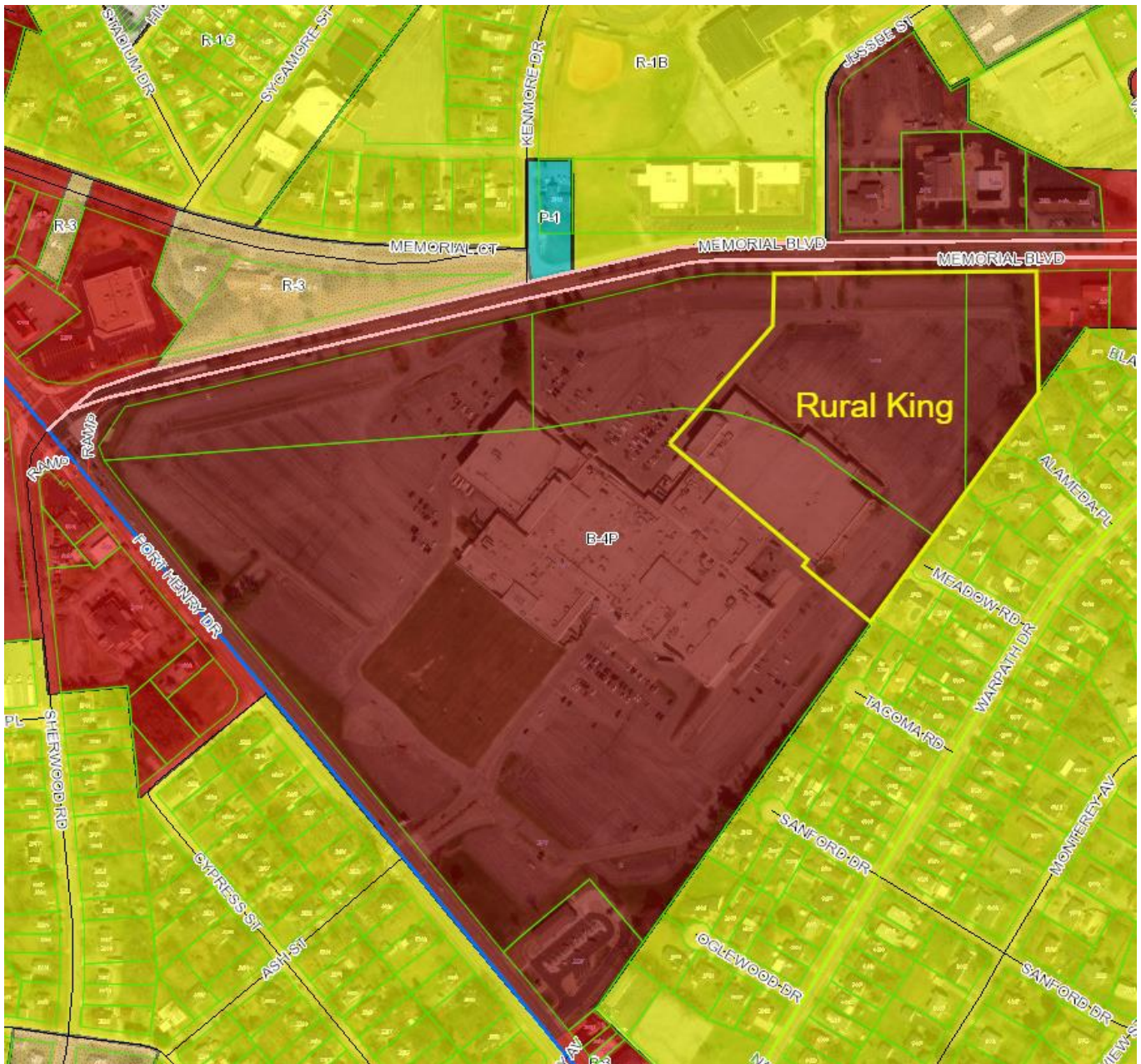
**INTENT**

**To receive amended Preliminary Zoning Development Plan approval in a B-4P zone for an added 11K sq ft of new outdoor display area.**

LOCATION MAP



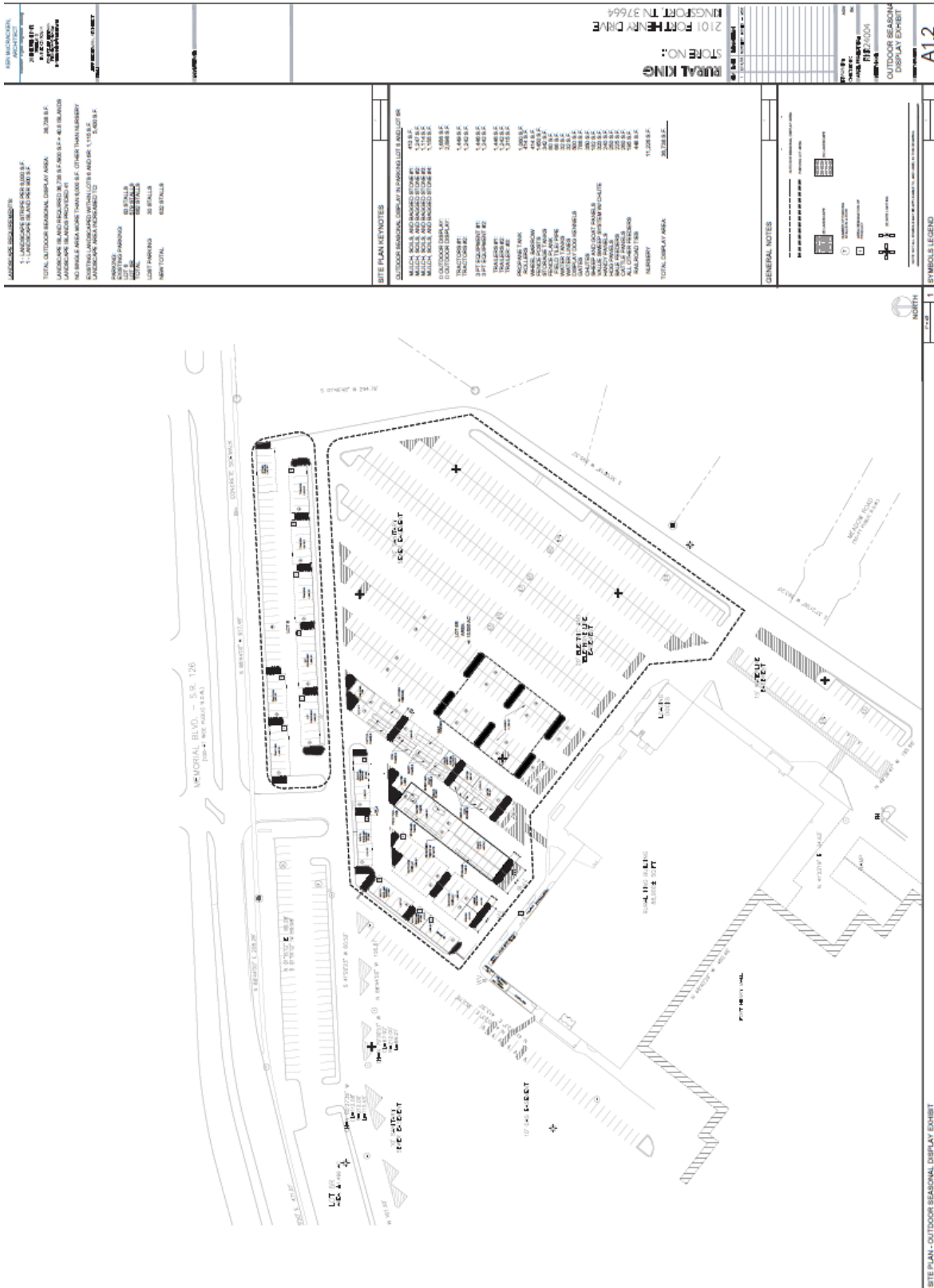
**ZONING MAP (B-4P, Planned Business District)**



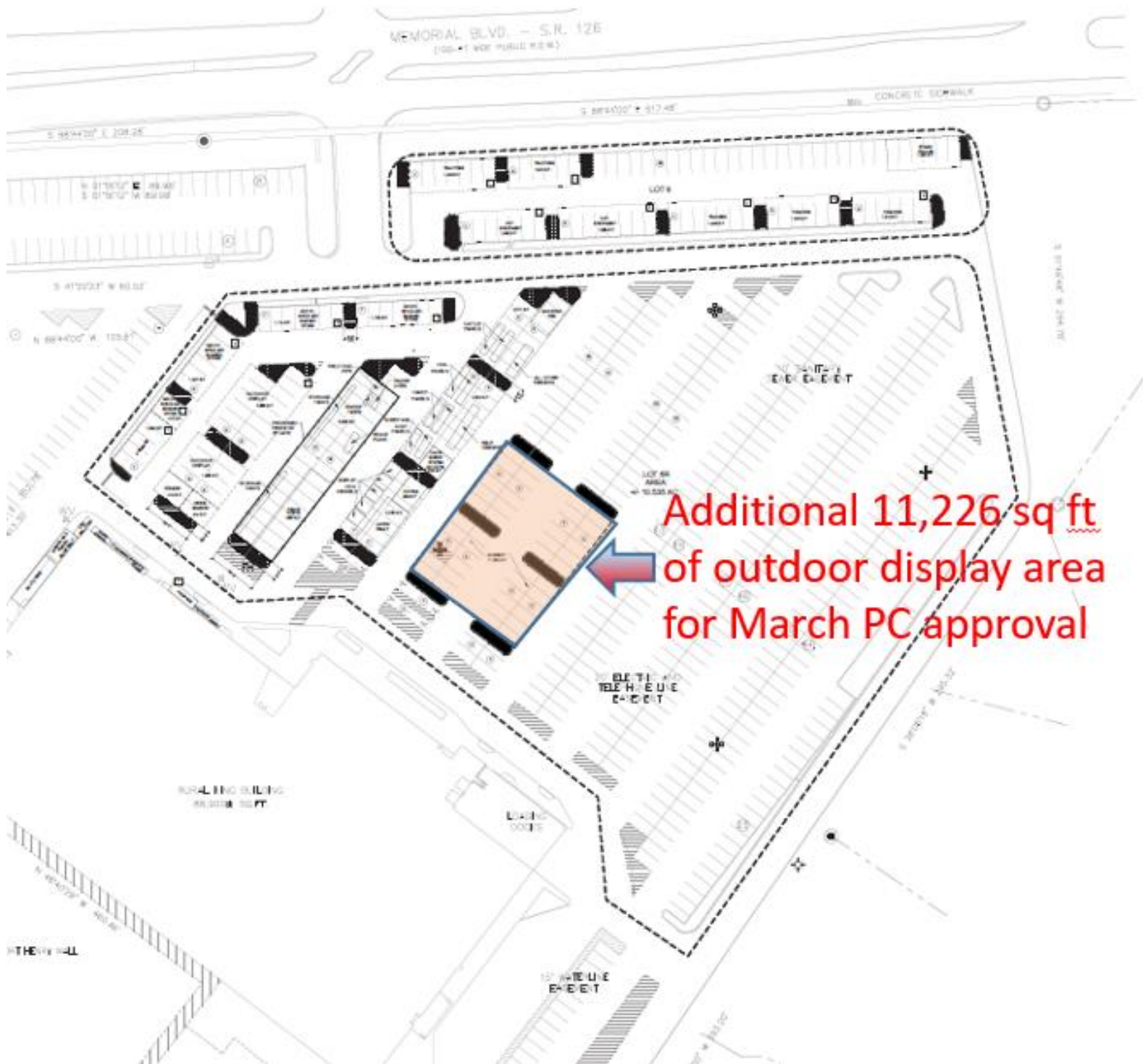
### Existing Conditions



Outdoor Display Area Proposal with Expansion (Expanded Views Follow)



**Expanded View with Expansion Area Identified**



**Total Landscaping for Outdoor Display Area  
(Approved by the City's Landscaping Specialist)**

LANDSCAPE REQUIREMENTS:

- 1 - LANDSCAPE STRIPE PER 6,000 S.F.
- 1 - LANDSCAPE ISLAND PER 900 S.F.

TOTAL OUTDOOR SEASONAL DISPLAY AREA: 36,738 S.F.

LANDSCAPE ISLAND REQUIRED  $36,738 \text{ S.F.} / 900 \text{ S.F.} = 40.8$  ISLANDS  
LANDSCAPE ISLANDS PROVIDED 41

NO SINGLE AREA MORE THAN 6,000 S.F. OTHER THAN NURSERY

EXISTING LANDSCAPED WITHIN LOTS 6 AND 6R: 1,115 S.F.  
LANDSCAPE AREA INCREASED TO: 5,400 S.F.

PARKING:

EXISTING PARKING:

LOT 6	83 STALLS
LOT 6R	579 STALLS
<hr/>	
TOTAL	662 STALLS

LOST PARKING 30 STALLS

NEW TOTAL 632 STALLS



**Total Size of Outdoor Display Area (Including the Amended Expansion)**

OUTDOOR SEASONAL DISPLAY IN PARKING LOT 6 AND LOT

MULCH, SOILS, AND BAGGED STONE #1:	413 S.F.
MULCH, SOILS, AND BAGGED STONE #2:	1,247 S.F.
MULCH, SOILS, AND BAGGED STONE #3:	1,114 S.F.
MULCH, SOILS, AND BAGGED STONE #4:	1,155 S.F.
<input type="checkbox"/> OUTDOOR DISPLAY:	1,656 S.F.
<input type="checkbox"/> OUTDOOR DISPLAY:	2,898 S.F.
TRACTORS #1:	1,449 S.F.
TRACTORS #2:	1,242 S.F.
3 PT EQUIPMENT #1:	1,446 S.F.
3 PT EQUIPMENT #2:	1,242 S.F.
TRAILERS #1:	1,446 S.F.
TRAILERS #2:	1,242 S.F.
TRAILER: #3:	1,315 S.F.
PROPANE TANK	1,060 S.F.
ROLLERS	414 S.F.
WHEEL BARROW	414 S.F.
FENCE POSTS	1450 S.F.
STORAGE TANKS	342 S.F.
FENCE PLANK	80 S.F.
FIELD TILE/ PIPE	66 S.F.
WATER TANKS	32 S.F.
WATER LINES	32 S.F.
DISPLAY DOG KENNELS	500 S.F.
GATES	786 S.F.
CHUTES	350 S.F.
SHEEP AND GOAT PANELS	182 S.F.
VALUE SWEEP SYSTEM W/ CHUTE	323 S.F.
HANDY PANELS	240 S.F.
HOG PANELS	250 S.F.
BALE FEEDERS	225 S.F.
CATTLE PANELS	260 S.F.
ALL OTHER FEEDERS	195 S.F.
RAILROAD TIES	448 S.F.
NURSERY	11,226 S.F.
TOTAL DISPLAY AREA:	<u>36,738 S.F.</u>

Picture examples from Rural King's State College, PA store:



**CONCLUSION**

Staff recommends APPROVAL of the amended Preliminary Zoning Development Plan in a B-4P zone due to conformance with the district standards for outdoor display areas.