

2101 Fort Henry Drive, Zoning Development Plan/B-4P

Property Information			
Address	2101 Fort Henry Drive		
Tax Map, Group, Parcel	Tax Map 061E Group H, Parcel 12		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Retail/ Commercial		
Acres	+/- 24.5 acres		
Existing Use	Fort Henry Mall	Existing Zoning	B-4P
Proposed Use	IMAX addition	Proposed Zoning	Same
Owner /Applicant Information			
Name: Chris Stratton Address: 1190 Interstate Pkwy City: Augusta State: GA Zip Code: 30909		Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new IMAX theatre addition.	
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 far from parcel boundaries 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: 2101 Fort Henry Drive

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 24.5

EXISTING USE: Fort Henry Mall

PROPOSED USE: IMAX Theatre Addition

INTENT

To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new IMAX theatre addition.

Zoning Analysis

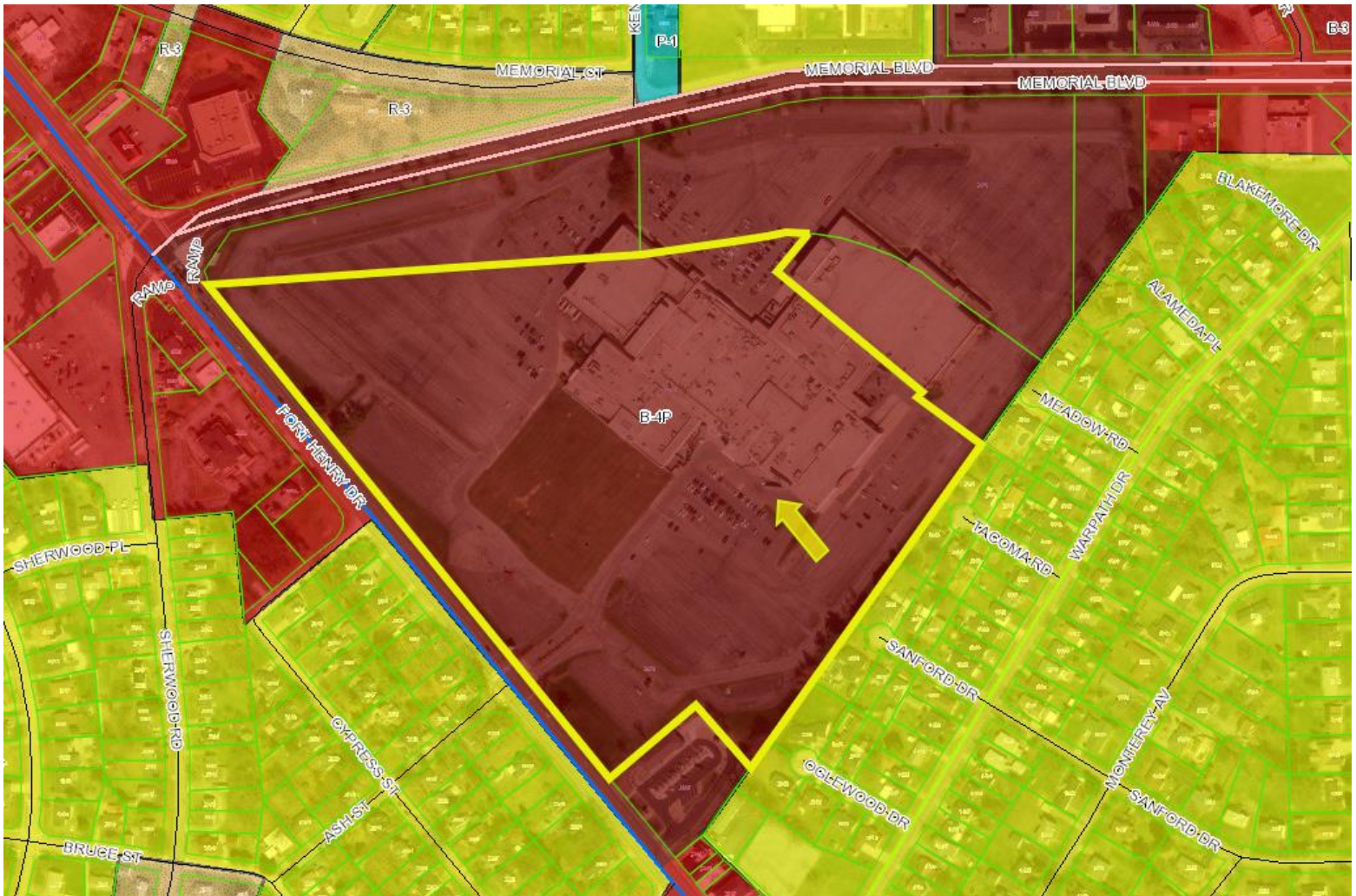
The site for the proposed IMAX Theatre currently contains a mall drive isle and parking stalls. The proposal recirculates traffic around the IMAX expansion. After parking is adjusted to accommodate the theatre, a total of 41 parking spaces will be lost. The mall site and associated parcel will still maintain an overabundance of parking spaces to that satisfy the parking code.



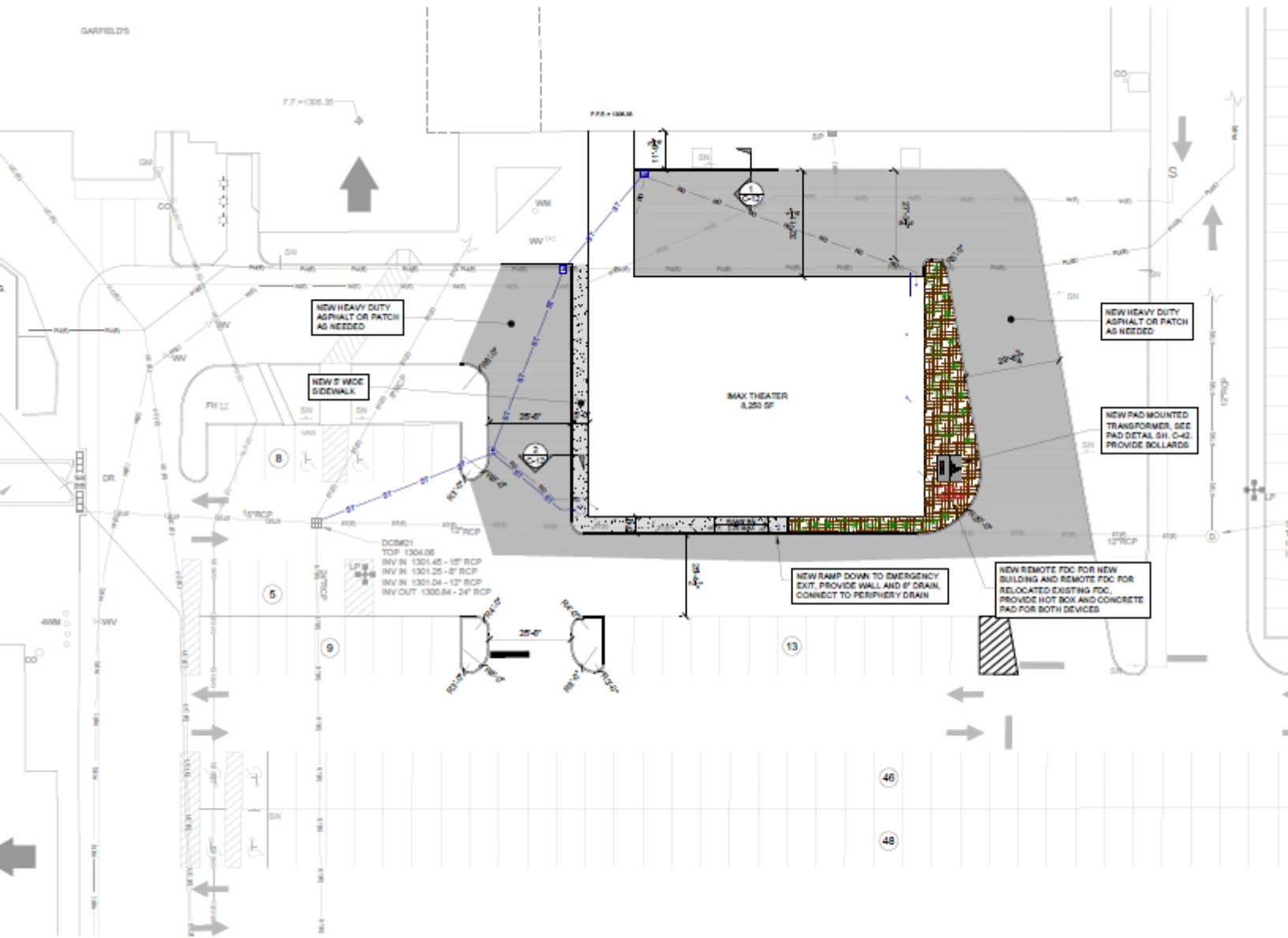
LOCATION MAP



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



Preliminary Zoning Development Plan

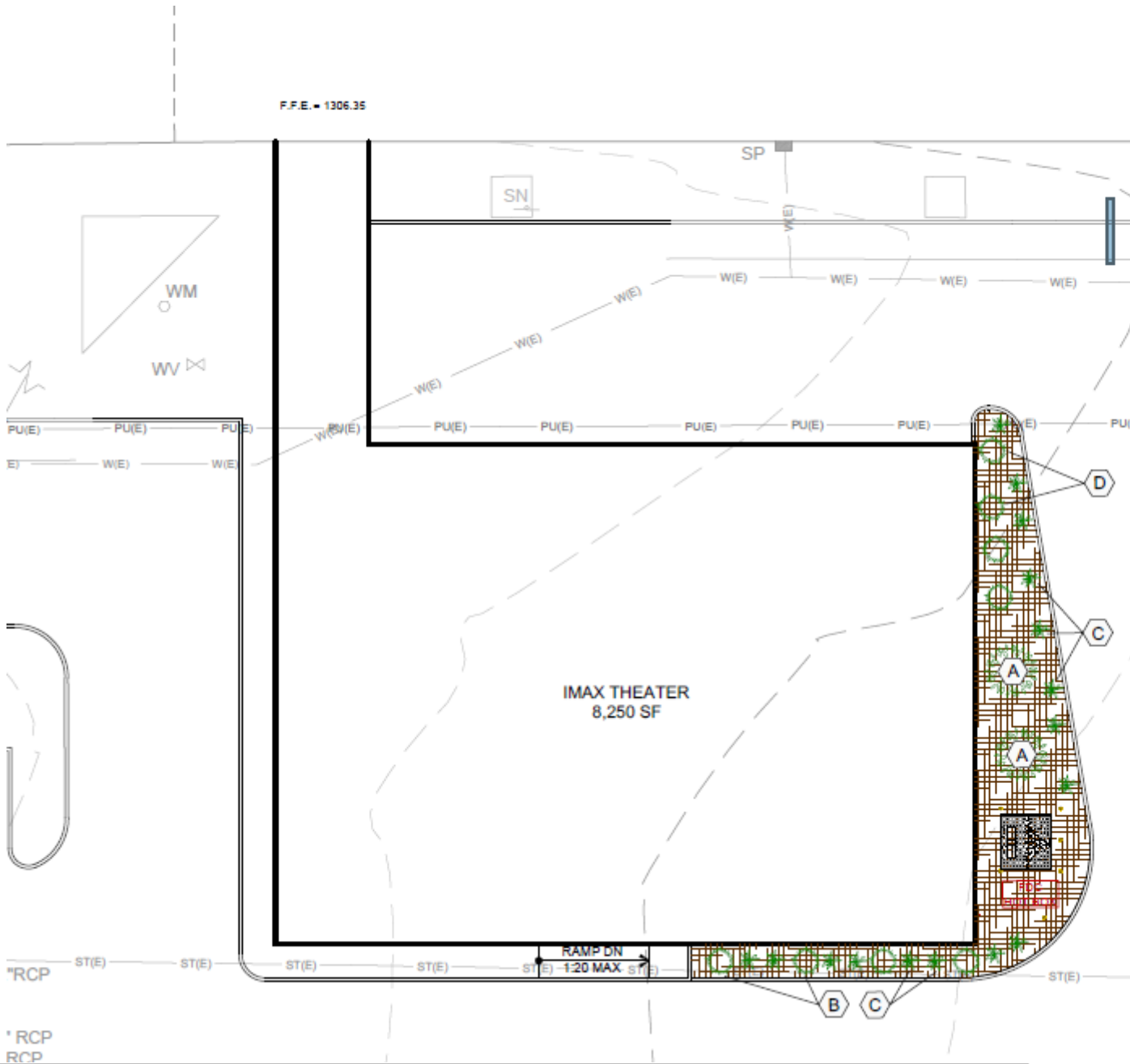


SITE LAYOUT PLAN

SCALE: 1" = 20'-0"

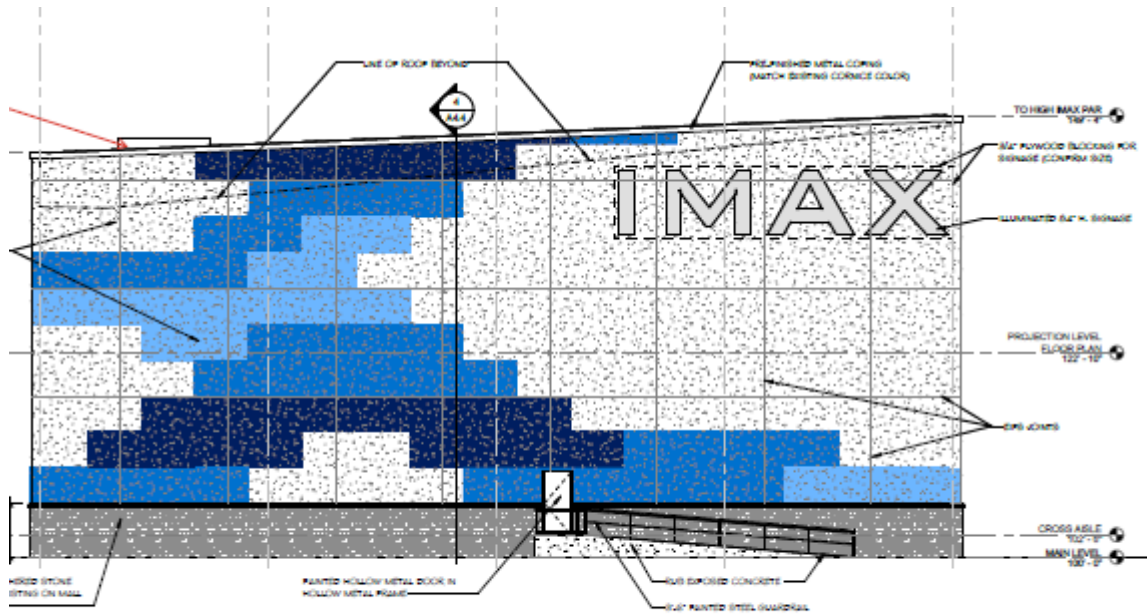


Landscaping (Building Perimeter)

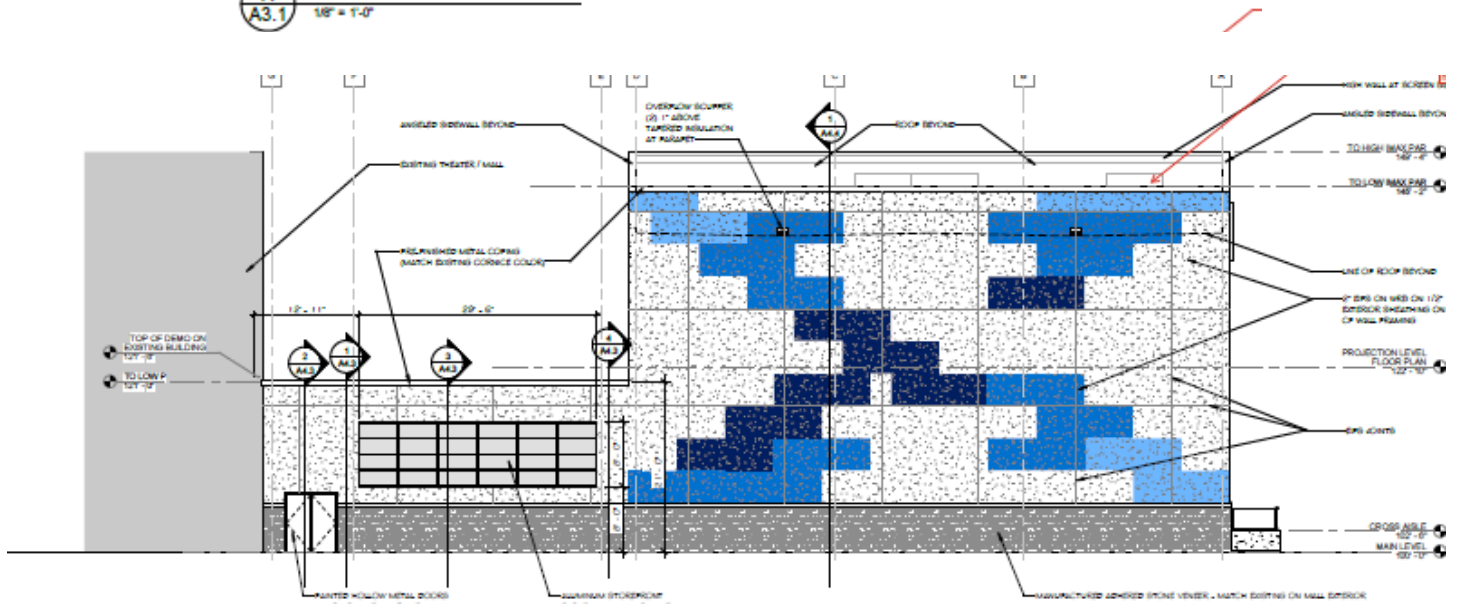


PLANTING SCHEDULE				
KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE
A	FLOWERING CHERRY	PRUNUS SERRULATA	2	2" CAL.
B	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	4	3 GAL.
C	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	16	3 GAL.
D	NANDINA	NANDINA DOMESTICA 'FIREPOWER'	4	1.5" CAL.

Elevations



A
A3.1 EXTERIOR ELEVATION
1/8" = 1'-0"



CONCLUSION

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