

<b>Property Information</b>		YMCA Child Development Center Addition Gateway Submission	
<b>Address</b>		1820 Meadowview Pkwy, Kingsport, TN 37660	
<b>Tax Map, Group, Parcel</b>		Tax Map 076 Parcel 006.95	
<b>Civil District</b>		13 <sup>th</sup> Civil District	
<b>Overlay District</b>		Gateway District, Floodplain	
<b>Land Use Designation</b>		Industrial	
<b>Acres</b>		+/- 15.28	
<b>Existing Use</b>	YMCA children's area	<b>Existing Zoning</b>	BC – Business Conference Center District
<b>Proposed Use</b>	Child Development Center and outdoor play area	<b>Proposed Zoning</b>	BC – Business Conference Center District
<b>Owner/ Applicant Information</b>			
<b>Name:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Zip Code:</b> <b>Email:</b> <b>Phone Number:</b>		<b>Intent:</b> <i>To receive gateway approval for a BC zone development for the addition of a new Child Development Center for the YMCA.</i>	
<b>Planning Department Recommendation</b>			
<p>(Approve, Deny, or Defer)</p> <p><b>The Kingsport Planning Division recommends gateway approval for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• Civil Plans still need to be approved</li> <li>• The submitted plans conform to the Gateway standard.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• Supporting documents for the signage allowance are included within the report. The architect as well as staff was unable to find plans that adequately reflect the existing state of wall-signage of the YMCA/Aquatic Center. What documents that were available were used to best approximate the amount of wall signage present on the building.</li> </ul> <p>Staff recommends granting gateway approval for the Child Development Center addition contingent upon civil plans being approved.</p>			
<b>Planner:</b> Samuel Cooper		<b>Date:</b> 3/20/25	
<b>Planning Commission Action</b>		<b>Meeting Date</b>	3/20/25
<b>Approval:</b>			
<b>Denial:</b>	<b>Reason for Denial:</b>		
<b>Deferred:</b>	<b>Reason for Deferral:</b>		

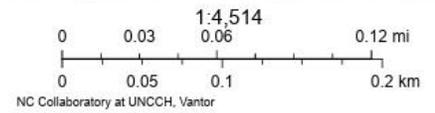
Child Development Center Vicinity Map



3/10/2026, 9:26:42 AM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Urban Growth Boundary
- Private Street
- Minor Arterial
- Local Street
- Kpt 911 Address



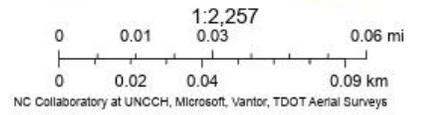
Web AppBuilder for ArcGIS

Child Development Center Site Map



3/10/2026, 9:32:12 AM

- Tennessee Ortho Index
- Sullivan County Parcels Jan 2023
- Parcels
- Urban Growth Boundary
- Streets
- Minor Arterial
- Local Street
- Kpt 911 Address



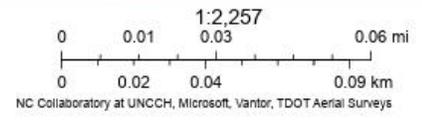
Web AppBuilder for ArcGIS

Child Development Center Zoning BC - Business Conference Center District



3/10/2026, 9:34:07 AM

- |                                  |                       |                 |
|----------------------------------|-----------------------|-----------------|
| Tennessee Ortho Index            | City Zoning           | Streets         |
| Sullivan County Parcels Jan 2023 | B-3                   | Minor Arterial  |
| Parcels                          | BC                    | Local Street    |
|                                  | Urban Growth Boundary | Kpt 911 Address |



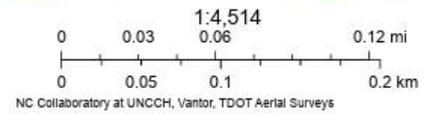
Web AppBuilder for ArcGIS

Child Development Center Utilities



3/10/2026, 9:38:11 AM

- Tennessee Ortho Index
- Sewer Mains
- Water Lines
- Sewer Manholes
- Kpt 911 Address



Web AppBuilder for ArcGIS



Architectural Design



YMCA CHILD DEVELOPMENT CENTER  
1800 Kingsport Parkway  
Kingsport, Tennessee



**Cain Rash West**  
Architects

130 Regional Park Dr.  
Kingsport, TN 37650  
Ph: (423) 345-7715  
Fax: (423) 345-7715  
www.crainrashwest.com

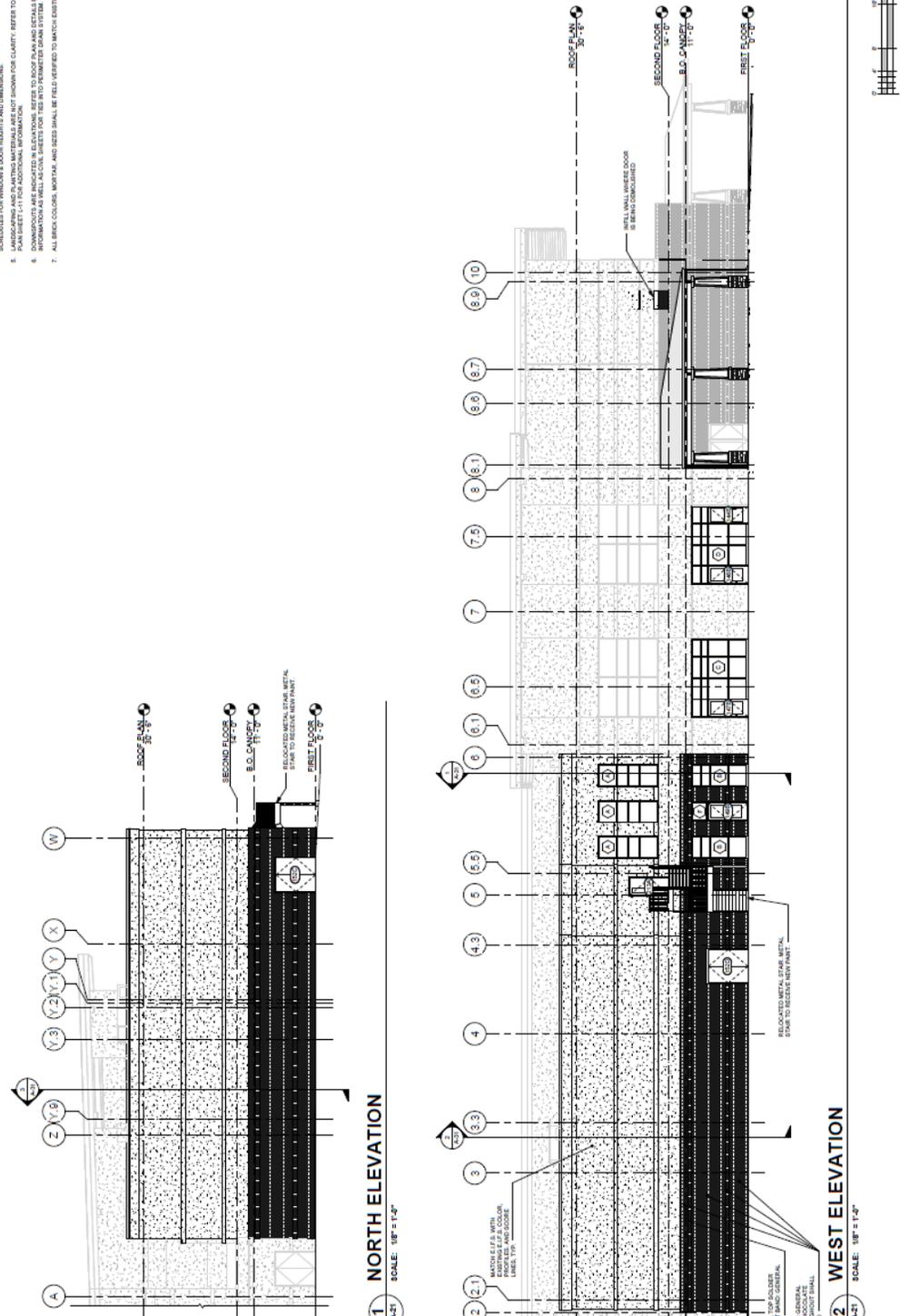
DATE: 03/20/25  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
SCALE: 1/8" = 1'-0"

PROJECT: CHILD DEVELOPMENT CENTER  
SHEET: A-21

### ELEVATION NOTES

1. FOR GENERAL NOTES, SEE DRAWING G-01.
2. ALL ELEVATION DIMENSIONS ARE APPROXIMATE. MEASUREMENTS TO BE VERIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE SHALL BE SHOWN ON ELEVATIONS.
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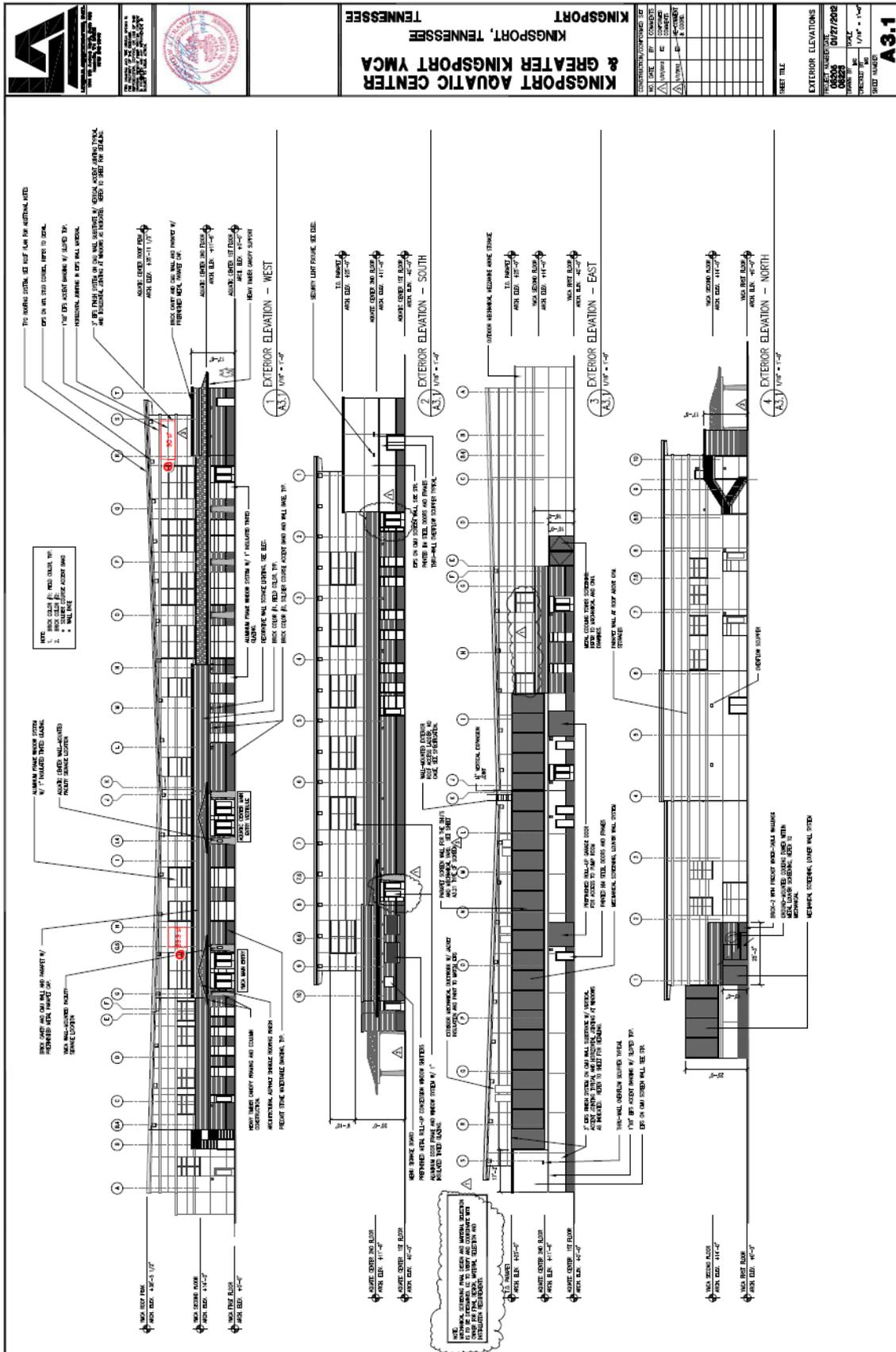
**1**  
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**2**  
WEST ELEVATION  
SCALE: 1/8" = 1'-0"





Signage



Signage Supporting documents

Koder, Forrest

**From:** Matthew Cramer [mcramer@loseassoc.com]  
**Sent:** Thursday, January 27, 2011 3:20 PM  
**To:** Koder, Forrest  
**Subject:** RE: Lighting  
**Attachments:** Kingsport, TN\_Light Theme (Adirondack)\_02\_1.jpg; Kingsport-Park-and-Pool,-TN-view01.jpg; vortex-Play-Structur-Facade.pdf

Not a problem Forrest. I just received those cut sheets yesterday as a matter of fact.

You also requested the following info from me—

Signage areas – *28.52 sq ft.*  
 on Meadowview – City= 4,108 sq in x2 signs= 8,216 sq in  
 YMCA= 3,356 sq in x2 signs= 6,712 sq in

Building signage *23.30 sq ft.*  
 Poolhouse – 7859 sq in  
 Main building entry, City – 288 sq in *2 sq ft.*  
 Main building entry, YMCA – 288 sq in *2 sq ft.*

Direction signs *3.5 sq ft.*  
 Dimensions- 12" w x 3'-6" h = 504 sf. Design is similar to a highway mile marker sign.

Windows will be aluminum frame with a bronze color.  
 Attached are copies of the outdoor pool features as requested.

Matthew Cramer, AIA, LEED AP  
 Architecture Division Director

Lose & Associates  
 1314 5th Ave North, Suite 200  
 Nashville, TN. 37208  
 Office Phone - 615-242-0040  
 Direct Phone - 615-767-5812  
 Mobile Phone - 615-335-5122  
[mcramer@loseassoc.com](mailto:mcramer@loseassoc.com)

**Kingsport  
Branch YMCA**

YMCA of  
Greater Kingsport

**Exterior Logo**

8'-0" high black acrylic  
logo, non-illuminated

**Option A**

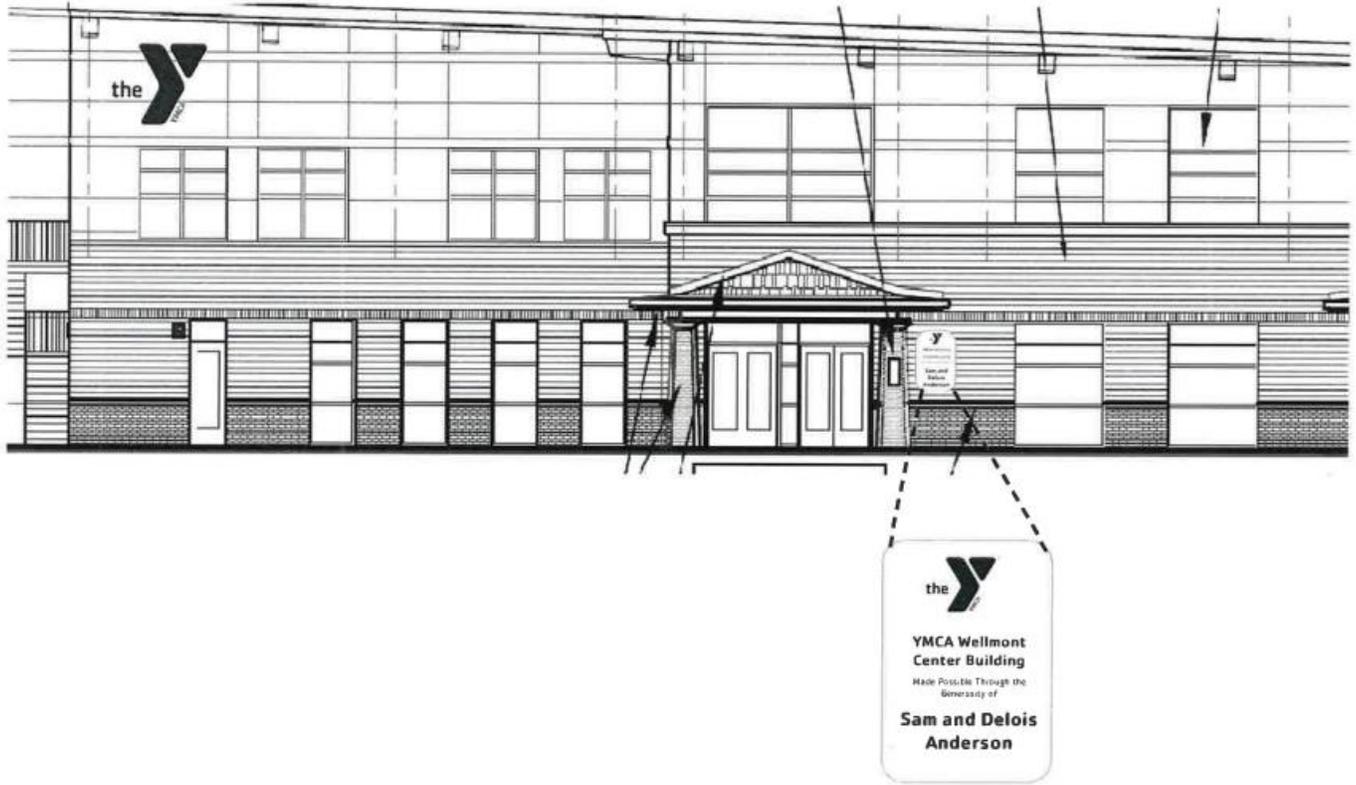
June 24, 2013

Scale: not to scale



**SK1**





**Site Plans Analysis**

Gateway approvals in the M-1R zoning district consist of the following:

1. Grading Plan
2. Site Plan
3. Landscape Plan
4. Architectural Design
5. Signs
6. Lighting and utilities
7. Parking

- 
- No grading plan was required for this gateway submission.
  - Site Plan
    - The site plan notes the location of the proposed building addition as well as the proposed addition and revision of the current fenced outdoor play area.
    - No additional parking was required for this building addition.
  - No landscape plan was required for this submission
  - Architectural Design
    - The materials being proposed for both the building addition as well as the fenced outdoor play area will match all existing materials currently present. The only notable change will be the existing fence will be changed to a 6' tall and have a rail top as opposed to the current pickets on top of the current fence. Both changes are appropriate considering the nature of the intended use within this new outdoor play area. A rendering has been provided by the Architect which displays how the new addition will seamlessly blend into the existing building.
  - Signs
    - No freestanding signage is being proposed for this development.
    - The owner is currently proposing one wall sign as shown on the southern elevation submission. The wall sign measures approximately 70 SF. The building ground floor area, including the addition, totals 82,712 SF, gateway allots a maximum of 413.56 SF of wall signage for this development.
    - Due to the lack of available plans for the YMCA/Aquatic Center, staff in conjunction with the architect have determined the approximate amount of wall signage currently on the building totals, approximately 151.9 SF. The proposed 70 SF wall sign for the child development center is still within the allotted amount of wall signage permitted by the gateway district.
    - The owner has stated that they are considering another wall sign for the child development center on the north elevation of the addition, but no size has been determined yet.
  - Lighting and utilities
    - No lighting or utility plan was required for this submission.

**Recommendation**

Staff recommends granting gateway approval for the YMCA Child Development Center addition based upon conformance with the gateway standards.



**APPLICATION**

Gateway District

<b>APPLICANT INFORMATION:</b>			
Last Name	Shives	First	Steve
M.I.		Date	02-11-26
Street Address	1840 Meadowview Parkway		Apartment/Unit #
City	Kingsport	State	Tennessee
Phone	423-247-9622	E-mail Address	sshives@ymcakpt.org
<b>PROPERTY INFORMATION:</b>			
Tax Map Information	Tax map: 076	Group: P	Parcel 006.95 Lot:
Street Address	1840 Meadowview Parkway		Apartment/Unit #
Current Zone	BC	Proposed Zone	BC
Current Use	Mixed Use	Proposed Use	Mixed Use
Size of tract or parcel:	15.28 acres		
<b>*If jointly held, list all property owners:</b> City of Kingsport			
Certificate Requested for the Purpose of			
Building Permit for:	Renovation and expansion	New Construction:	
Real Estate Improvement: (Describe)			
Expansion or renovation: (Describe) Renovation and expansion that will include new classrooms, multi-purpose space and office space.			
<b>DISCLAIMER AND SIGNATURE</b>			
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 Gateway Commission 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 requesting a certificate of Appropriateness from the Gateway Commission.			
Signature			Date
			2/11/2026
Signed before me on this	11 <sup>th</sup>	day of	February 20 26
a notary public for the State of	Tennessee		
County of	Sullivan		
Notary			
My Commission Expires	11/21/27		

<b>CITY PLANNING OFFICE</b>	
Plan Received Date:	Received By:
Application and Fee Paid:	
Pre-Submission Conference Date:	
Staff Recommendation:	
Gateway Commission Meeting Date:	
Previous requests or file numbers	
Signature of City Planner	Date