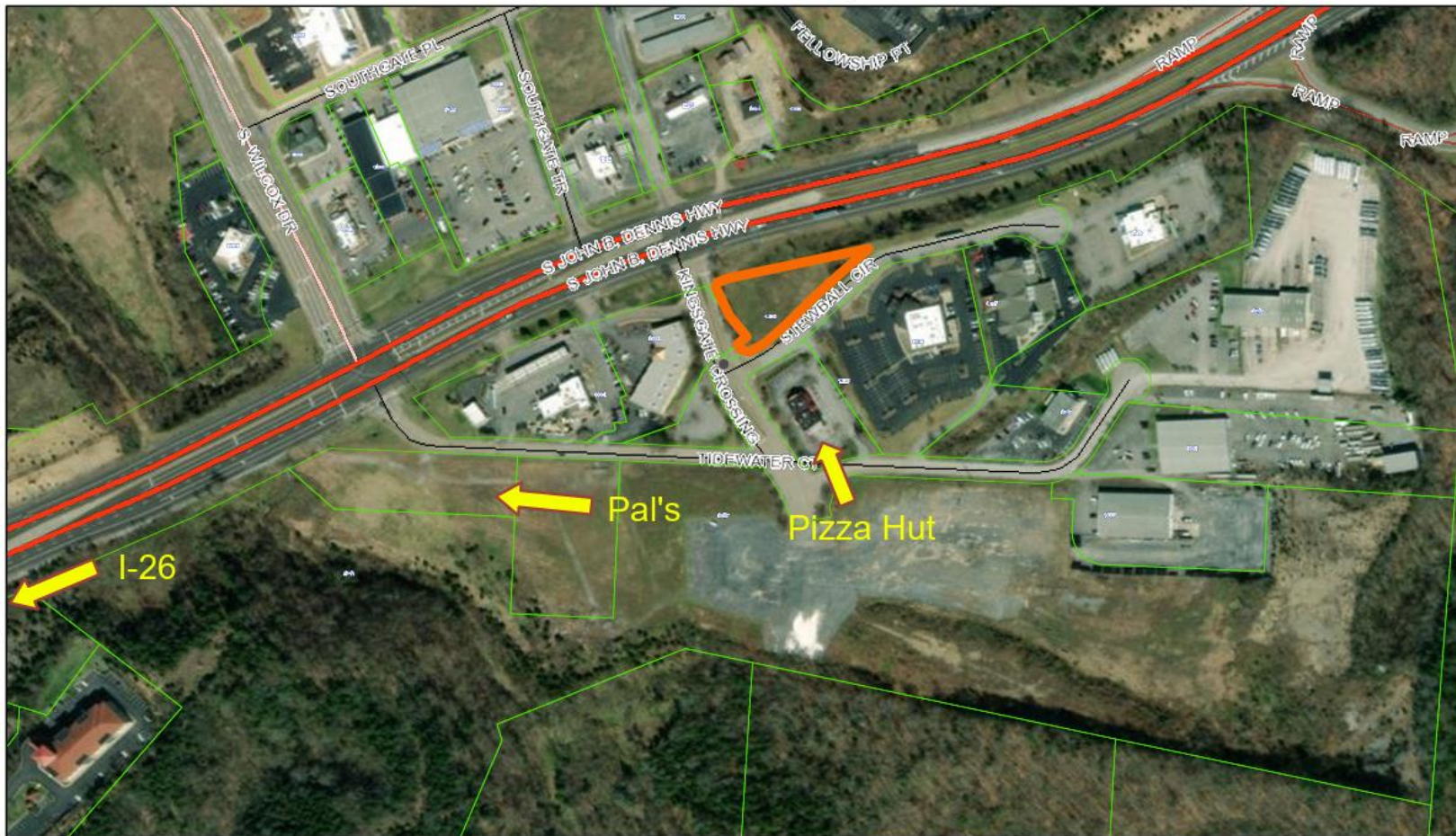


Property Information	Taco Bell – Stewball Circle		
Address	1224 Stewball Circle		
Tax Map, Group, Parcel	Tax Map 076 Parcel 019.45		
Civil District	13 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Retail/ Commercial		
Acres	+/- .89		
Existing Use	Vacant	Existing Zoning	B-4P
Proposed Use	Taco Bell	Proposed Zoning	B-4P
Owner/ Applicant Information		Intent	
Name: John Sexton Address: 2121 1 st Avenue North, Suite 202 City: Birmingham State: AL Zip Code: 35203 Email: js@blackdesignarch.com Phone Number: (205)-224-4952		Intent: <i>To receive Gateway approval for a B-4P zone development of a new Taco Bell.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends plan approval for the following reasons: <ul style="list-style-type: none"> The submitted plans meet the requirements of the Gateway overlay in the B-4P zone. The submitted plans meet the requirements of a preliminary zoning development plan. Staff Field Notes and General Comments: <ul style="list-style-type: none"> The Planning Commission approval for this site is scheduled for June 19, 2025. <p>Staff recommends granting gateway approval for the Taco Bell development based upon conformance with the gateway standards.</p>			
Planner: Samuel Cooper		Date: 6/20/2025	
Gateway Commission Action		Meeting Date	6/20/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Taco Bell Site Map

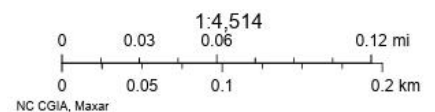


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Sullivan County Parcels Jan 2023

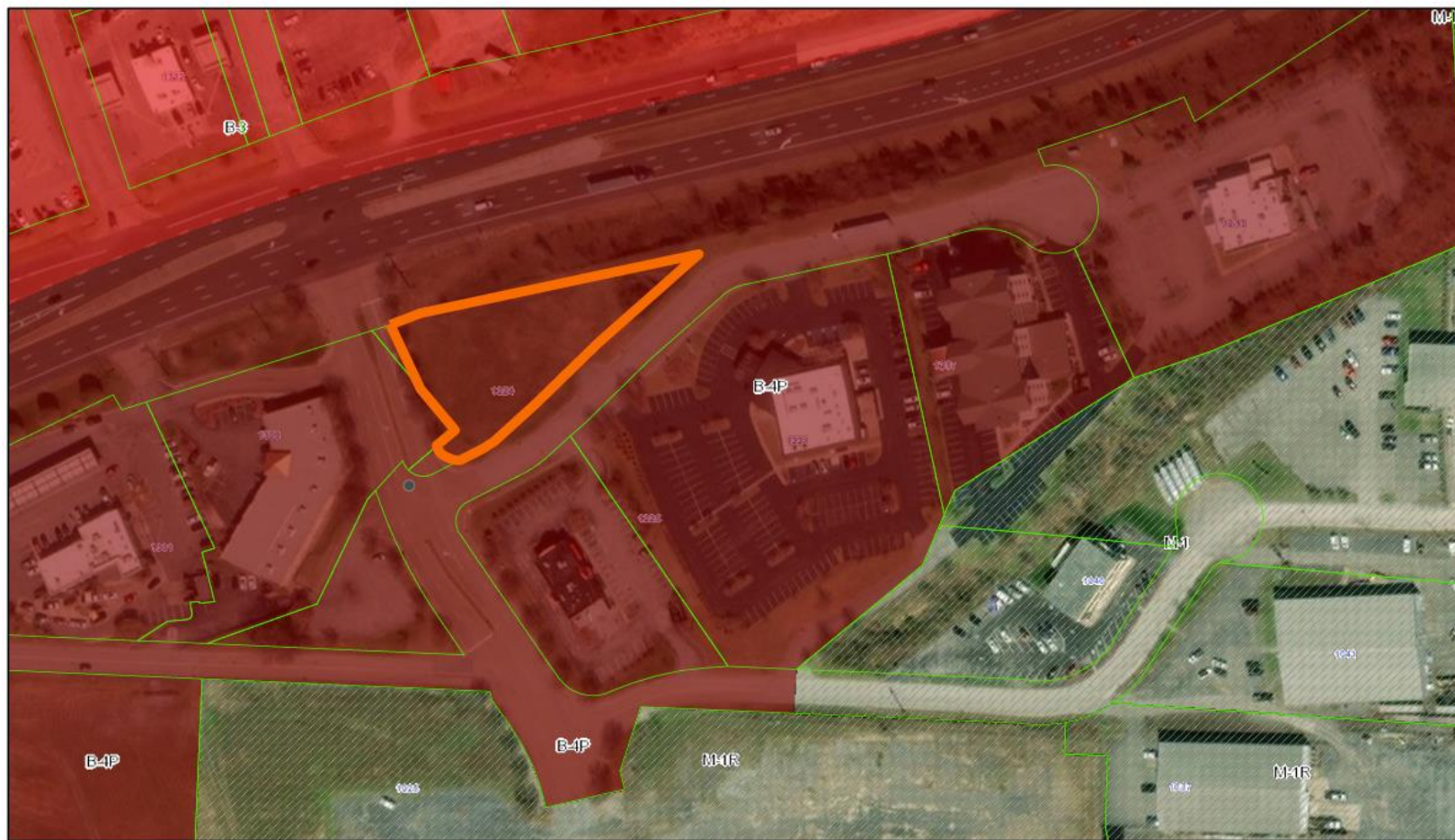
Parcels
Streets
Interstate

— Expressway	— Collector Street	— Ramp
— Major Arterial	— Local Street	 Urban Growth Boundary
— Minor Arterial	— Private Street	• Kpt 911 Address



Web AppBuilder for ArcGIS

Taco Bell Zoning - B-4P, Planned Business District



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Sullivan County Parcels Jan 2023

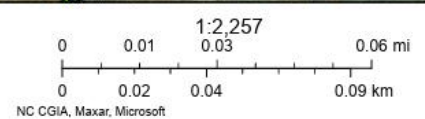
City Zoning

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TA/C

R-5

GC	B-2	BC	P-1	PMD-2	R-1C	Split
B-2E	B-3	GC	P-D	PUD	R-2	TA
A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
A-2	B-4	M-1R	PBD*	R-1	R-3A	UAE
AR	B-4P	M-2	PD	R-1A	R-3B	Kpt 911 Address
B-1	B-4P	MX	PMD-1	R-1B	R-4	

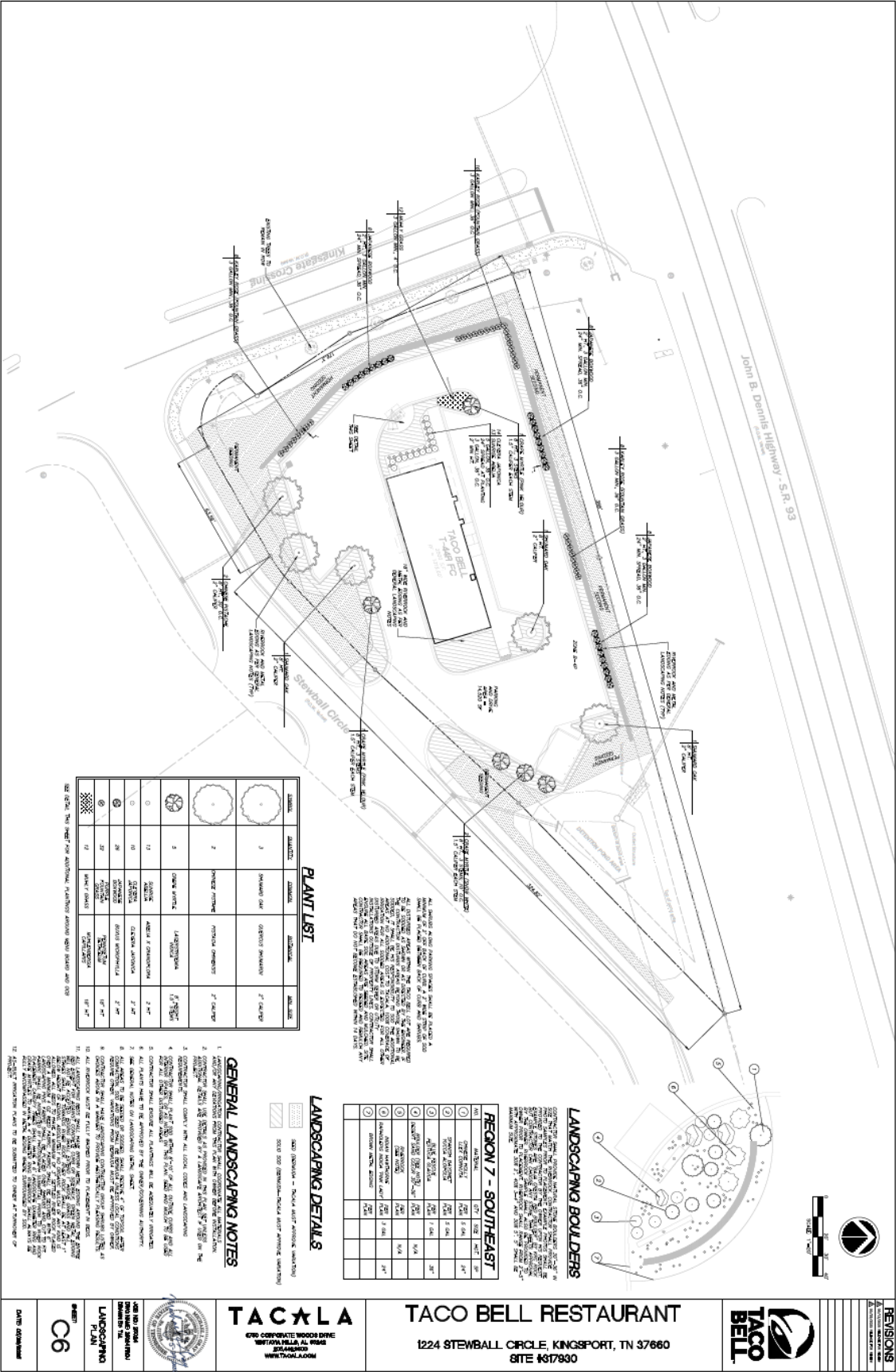


NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

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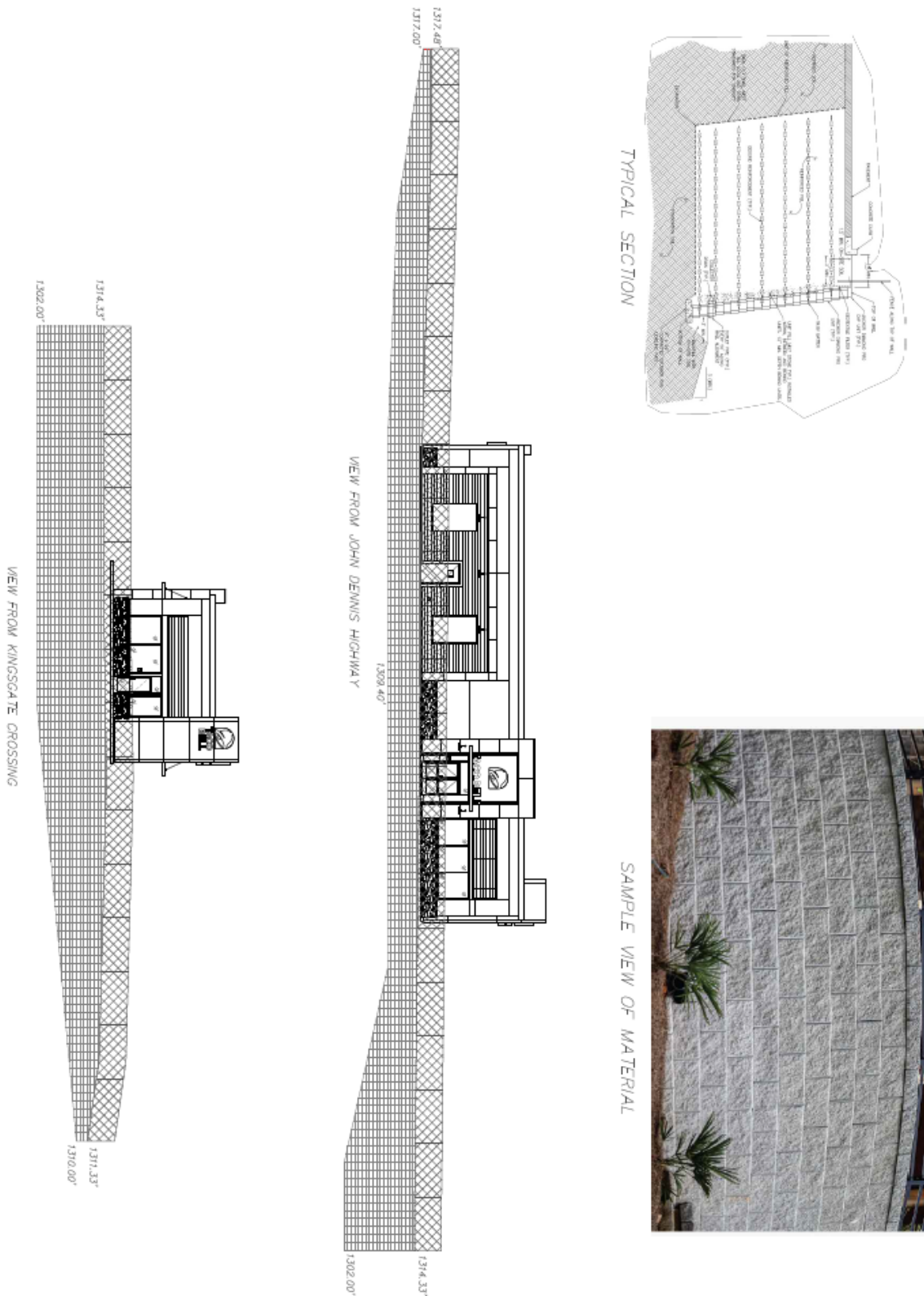
Landscape Plan



Architectural Plans



Architectural Plans cont.



[illegible]

UTILITY LEGEND

- 1. WATER
- 2. SEWER
- 3. GAS
- 4. ELECTRICAL
- 5. TELEPHONE
- 6. CABLE
- 7. FIBER OPTIC
- 8. RAILROAD
- 9. HIGHWAY
- 10. AIRPORT
- 11. PORT
- 12. CANAL
- 13. LAKE
- 14. RIVER
- 15. MOUNTAIN
- 16. PLANT
- 17. MILL
- 18. FARM
- 19. CITY
- 20. COUNTY
- 21. STATE
- 22. FEDERAL
- 23. INTERNATIONAL
- 24. UNIDENTIFIED
- 25. UNKNOWN
- 26. UNAVAILABLE
- 27. UNRELIABLE
- 28. UNUSUAL
- 29. UNCOMMON
- 30. UNUSUAL
- 31. UNCOMMON
- 32. UNUSUAL
- 33. UNCOMMON
- 34. UNUSUAL
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- 39. UNCOMMON
- 40. UNUSUAL
- 41. UNCOMMON
- 42. UNUSUAL
- 43. UNCOMMON
- 44. UNUSUAL
- 45. UNCOMMON
- 46. UNUSUAL
- 47. UNCOMMON
- 48. UNUSUAL
- 49. UNCOMMON
- 50. UNUSUAL

SPECIAL UTILITY NOTES

1. ALL UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY RECORDS TO THE CITY OF KINGSFORD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY RECORDS TO THE STATE OF TENNESSEE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY RECORDS TO THE FEDERAL GOVERNMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY RECORDS TO THE INTERNATIONAL COMMUNITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY RECORDS TO THE UNIDENTIFIED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY RECORDS TO THE UNKNOWN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY RECORDS TO THE UNAVAILABLE.
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TACO BELL RESTAURANT
1224 STEWBALL CIRCLE, KINGSFORD, TN 37660
SITE #17930

TACALA
4700 CORPORATE WOODS DRIVE
KINGSTOWN, TN 37050
WWW.TACALA.COM

CITY OF KINGSFORD
1000 MAIN STREET
KINGSFORD, TN 37660

0 10 20 30 40 50 60 70 80 90 100

N

DATE: 01/15/2010

DRAWN BY: J. B. BELL

CHECKED BY: J. B. BELL

Northern Property View



Southern Property View



View of Property along S. John B. Dennis Highway



Site Analysis

1. Site Plan

- a. The site plan observes the minimum front yard setback of 30 feet, 15-foot side yards, and a 30-foot rear yard. The development contains an appropriate amount of minimum parking spaces: 19 parking stalls with 2 handicap stalls.

2. Grading Plan

- a. The grading plan demonstrates minimal disturbance to the area, conforming to the gateway standards.

3. Landscape Plan

- a. The landscape plan has been approved by the Landscape Specialist. The landscaping will protect existing trees as well as add foliage to provide a visual break in the retaining wall that will be located on the property, providing a more aesthetically pleasing view from S. John B. Dennis.

4. Architectural Plans

- a. The plans display a neutral tone and color scheme complementing the area. The materials used will consist of EIFS, SOFFIT, Stone, and V-Groove siding as well as permitted black vinyl fencing all of which abides by gateway standards.

5. Signage

- a. No freestanding sign is being proposed for this development.
- b. The proposed wall signage totals 44.5 sq. ft., this is 4.5 sq. ft. over the developments allotted amount. Staff feels comfortable granting the additional 4.5 sq. ft. of wall signage in lieu of the developer not proposing any freestanding signage.

6. Lighting Plan

- a. The lighting plan shows all lighting will remain on the subject property, in line with the gateway standard.

7. Utility Plan

- a. The utility plan notes all proposed utilities will be located underground per the Gateway standard.

Recommendation

Staff recommends granting gateway approval for the Taco Bell development based upon conformance with the gateway standards.