

Property Information	Home 2 Suites by Hilton		
Address	2100 Enterprise Pl. Kingsport, TN 37660		
Tax Map, Group, Parcel	Tax Map 076 Parcel 003.00		
Civil District	13 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Retail/ Commercial		
Acres	+/- 2.71		
Existing Use	Vacant	Existing Zoning	B-4P
Proposed Use	Hotel	Proposed Zoning	No change
Owner/ Applicant Information		Intent	
Name: Bert Pooser Address: 1 Surrey Ct. City: Columbia State: SC Zip Code: 29212 Email: bpooser3@imichotels.com Phone Number: (803)513-9909		Intent: <i>To receive preliminary zoning development plan approval for a B-4P zone development of a new Home 2 Suites Hotel by Hilton.</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"> • This B-4P site is located along Enterprise Place and the Home 2 Suites hotel will be located just after the existing Hampton Inn if traveling along Enterprise Place. • The Gateway approval for this site is scheduled for April 25, 2025. 			
Planner: Samuel Cooper		Date: 4/17/2025	
Planning Commission Action		Meeting Date	4/17/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Home 2 Suites Site Map



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Urban Growth Boundary
Streets
Interstate

Expressway

Collector Street

Local Street

Private Street

Ramp

Kpt 911 Address

Scale: 1:4,514

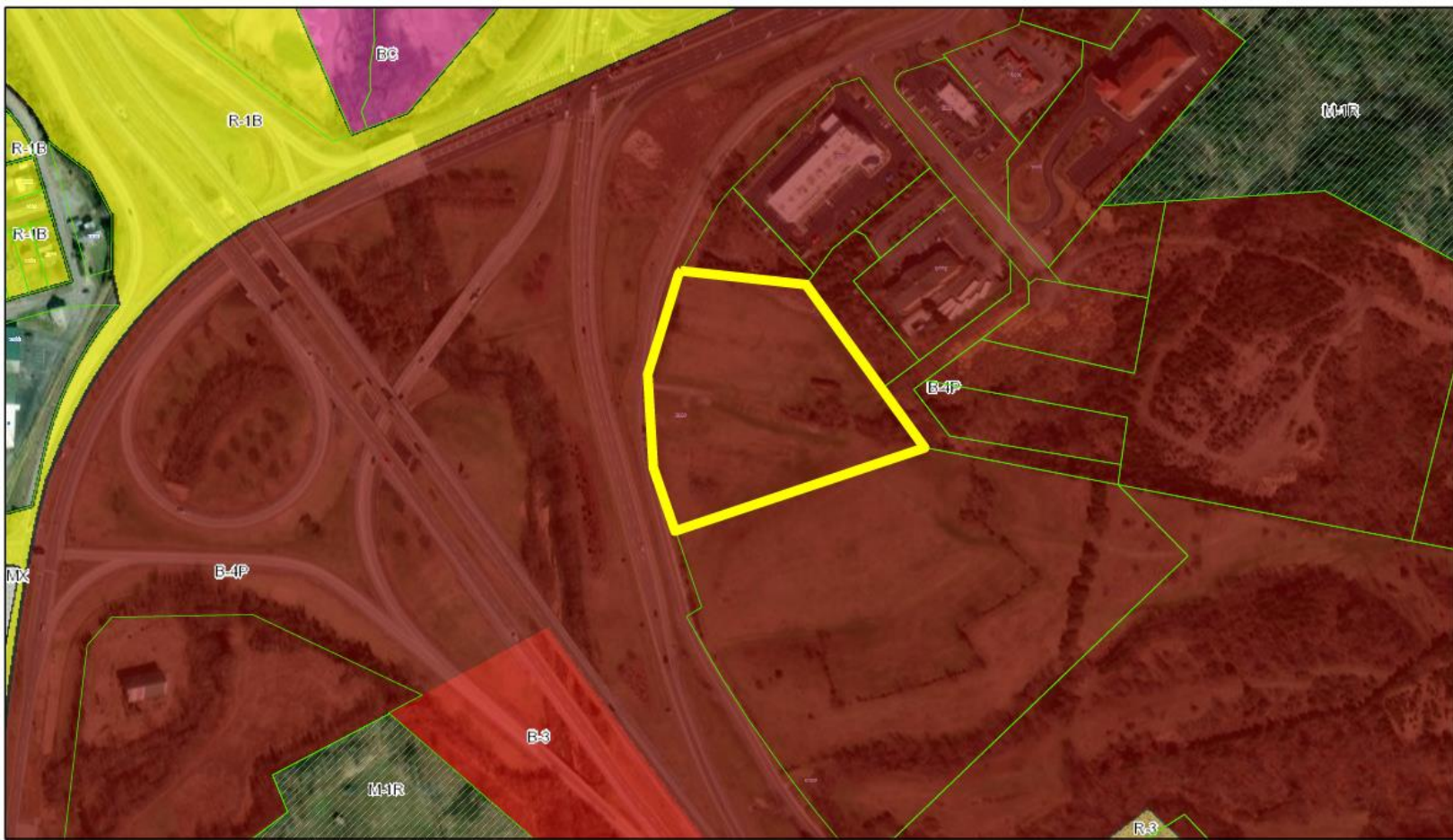
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

NC CGIA, Maxar

Web AppBuilder for ArcGIS

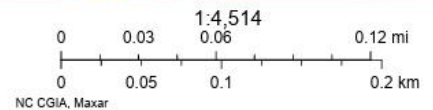
Home 2 Suites Zoning Map



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Sullivan County Parcels Jan 2023

Parcels	GC	B-2	BC	P-1	PMD-2	R-1C	Split
City Zoning	B-2E	B-3	GC	P-D	PUD	R-2	TA
<Null>	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
TA/C	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
R-5	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
	B-1	B-4P	MX	PMD-1	R-1B	R-4	Kpt 911 Address



Web AppBuilder for ArcGIS

Home 2 Suites Utilities Map



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Sullivan County Parcels Jan 2023

Parcels
Sewer Mains

Water Lines



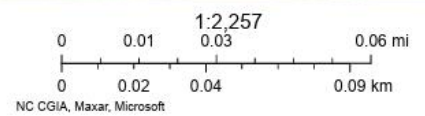
Sewer Manholes



Urban Growth Boundary

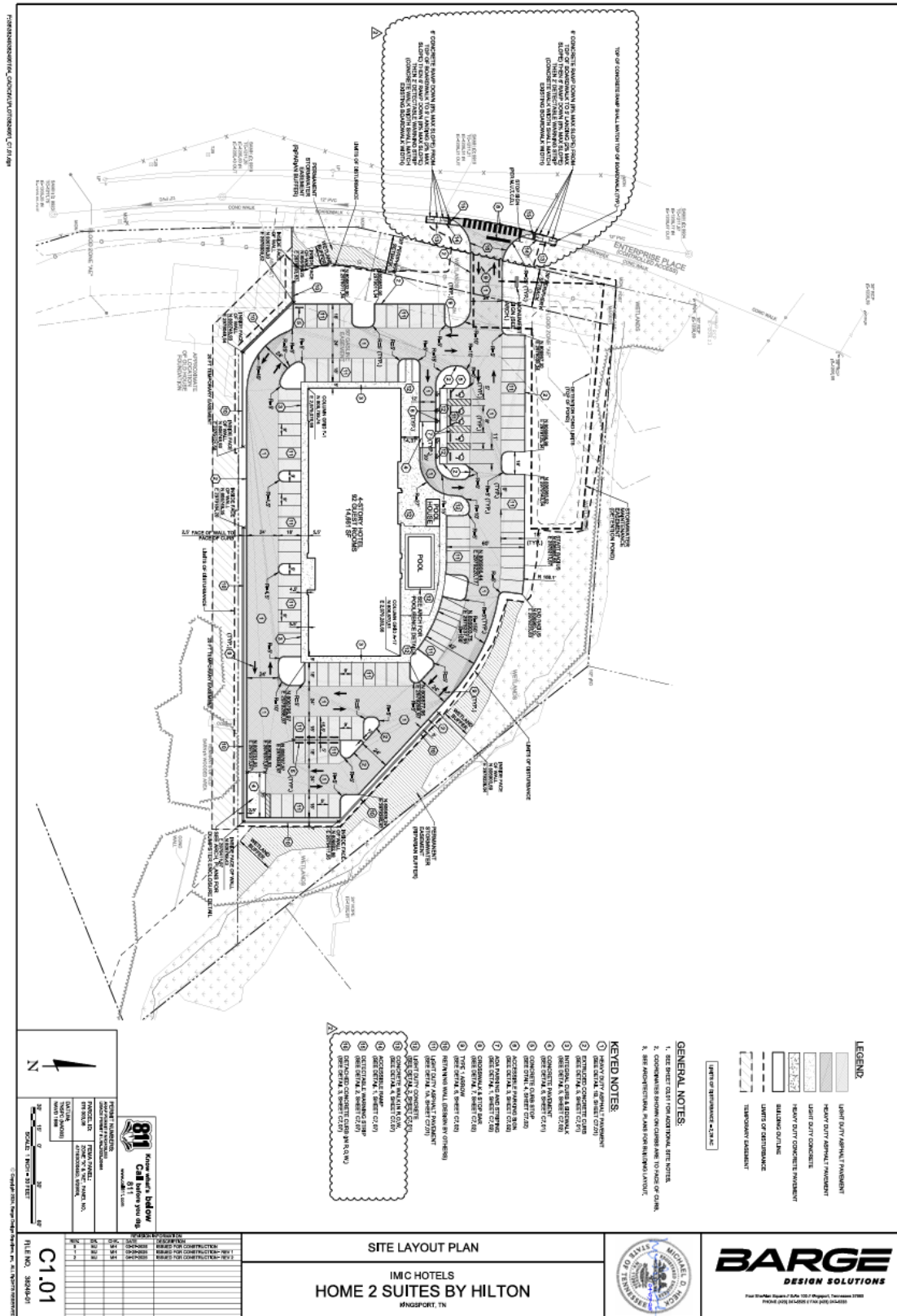


Kpt 911 Address



Web AppBuilder for ArcGIS

Zoning Development Plan



[illegible]

Site Plan Analysis

The site is located in a B-4P zone and also resides inside the Gateway Overlay District. The 2.71 acre site will contain 92 guest rooms with an associated landscaped parking lot.

- Minimum parking standards for hotels is 1 space per room and 4 spaces per 50 rooms. The developer has supplied 100 parking stalls to satisfy this requirement.
- The City's Landscaping Specialist has approved the landscaping plan for the site, which is to the Gateway standard.
- The development observes the minimum front yard setback of 30 feet, 15 foot side yards, and a 30 foot rear yard.
- Lighting for the site has been verified as remaining on the subject property via review of the associated photometric site plan

Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation

Staff recommends granting preliminary zoning development plan approval for the Home 2 suites by Hilton Commercial Development based upon conformance with the B-4P zoning standards.