

2016 Netherland Inn Road, Preliminary Zoning
Development Plan

Property Information			
Address	2016 Netherland Inn Road		
Tax Map, Group, Parcel	Tax Map 045 Parcel 030.00		
Civil District	12		
Overlay District	Boatyard		
Land Use Designation	Single Family		
Acres	+/- 0.78		
Existing Use	Vacant House	Existing Zoning	PVD
Proposed Use	8-unit Townhome Structure	Proposed Zoning	No Change
Owner /Applicant Information			
Name: BDM Construction Inc. (Michael Bare) Address: 550 New Beason Well Road City: Kingsport State: TN Zip Code: 37660 Email: mike@bdm-construction.com Phone Number: 423-930-3150		Intent: <i>To receive Preliminary Zoning Development Plan approval in a PVD zone for a new 8 unit townhome structure</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends Approval for the following reasons: <ul style="list-style-type: none"> <i>The submitted preliminary zoning development plan meets the development standards of the Planned Village District (PVD).</i> <i>The proposal meets the area regulations for townhome development in the PVD zone.</i> Staff Field Notes and General Comments: <ul style="list-style-type: none"> <i>There is currently a vacant home and garage on the parcel</i> <i>Water and sewer are available.</i> <i>This proposal has also been reviewed by Kingsport Board of Zoning Appeals for a front yard maximum variance, and Kingsport Historic Zoning Commission for approval</i> <i>Property is also scheduled for a dilapidation hearing</i> 			
Planning Technician:	Lori Pyatte	Date:	04/03/2025
Planning Commission Action		Meeting Date:	04/17/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Tax Map 045 Parcel 030.00
DISTRICT	12th
OVERLAY DISTRICT	Historic
EXISTING ZONING	PVD (Planned Village District)
ACRES	+/- 0.78
EXISTING USE	vacant house and garage
PROPOSED USE	8-unit townhome structure

PETITIONER**ADDRESS: 550 New Beason Well Road****REPRESENTATIVE****PHONE: 423-930-3150****INTENT**

To receive Preliminary Zoning Development Plan approval in a PVD zone for the new 8-unit townhome development structure

PRELIMINARY ZDP ANALYSIS

Development Standards for PVD District Townhomes:

- Max height: 2 stories
- Minimum front yard: 5'
- Minimum rear yard: 5'
- Minimum side yard: 5'
- Max building coverage: 70%
- Max impervious coverage: 90%
- Parking requirements dependent on specific uses in accordance with article VI of the zoning code (6 minimum)

The ZDP indicates compliance with the development standards.

Location Map



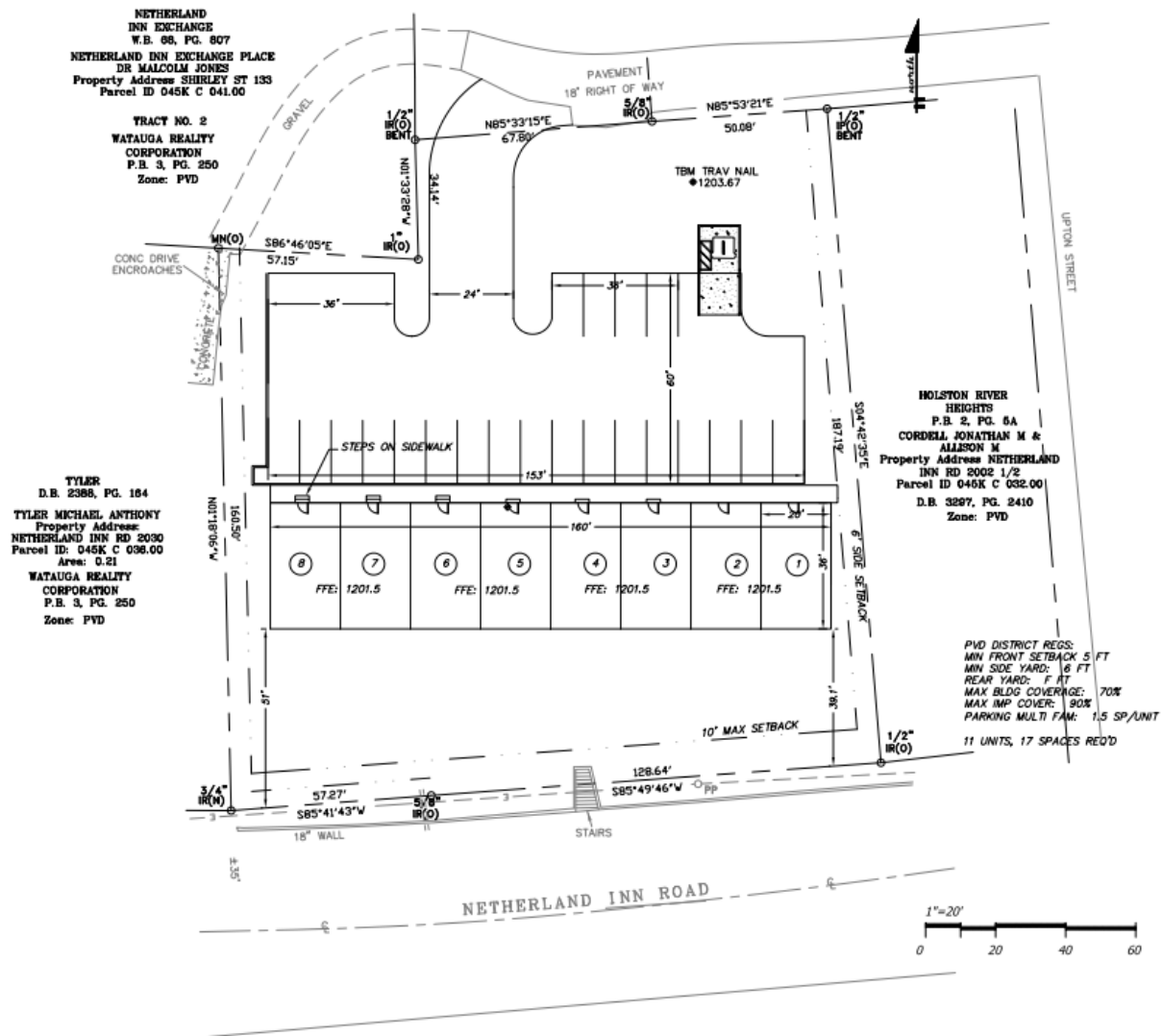
Current Zoning Map (PVD Zoning District)



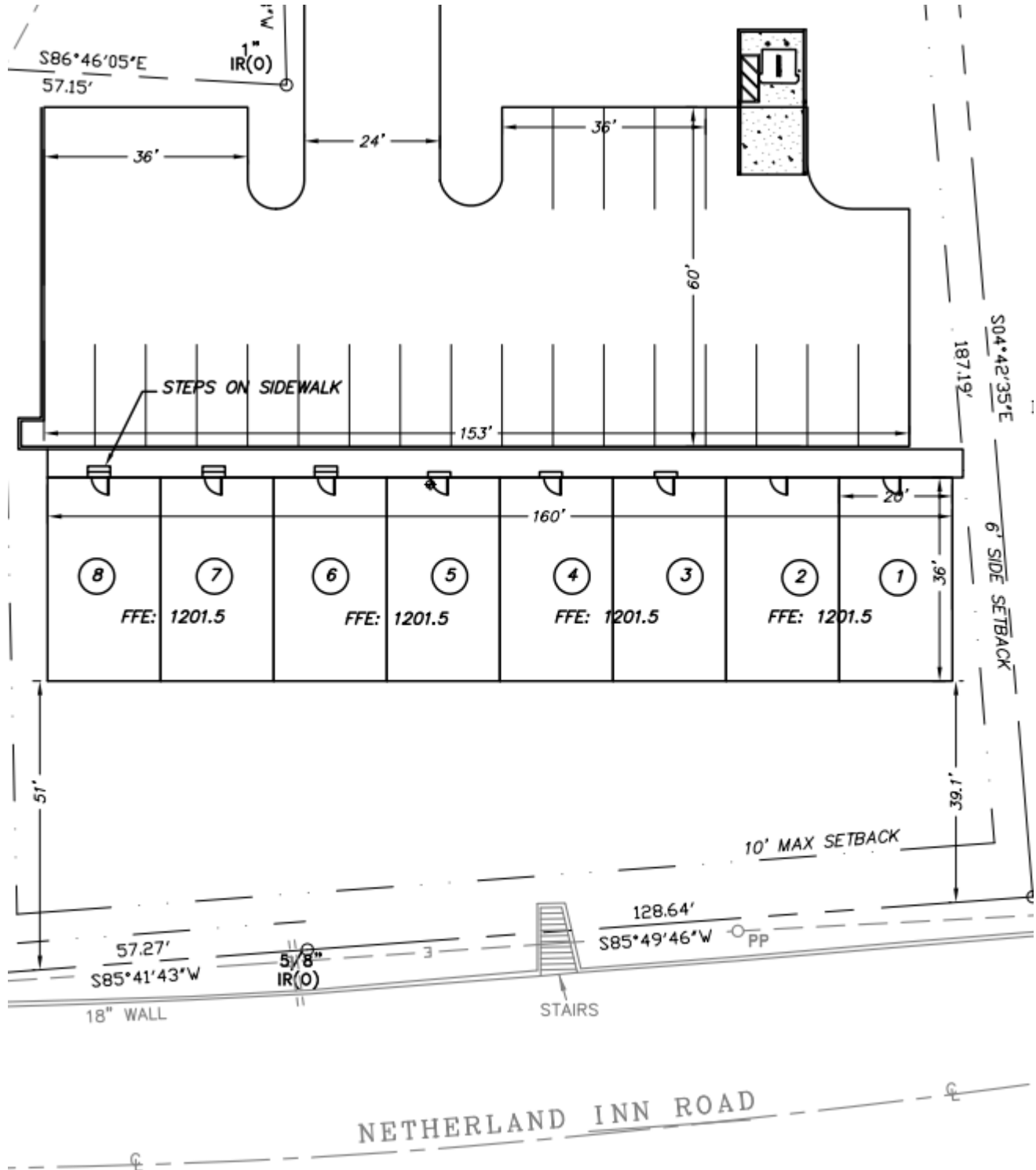
Aerial



Preliminary Zoning Development Plan



Expanded View of Site



Site Visit

Front of house:



Side of house facing west:



Garage on property: Rear of property facing west



Rear of property facing north:



Rear of property facing northwest:



Back of house facing south:



CONCLUSION

Staff recommends Approval of the Preliminary Zoning Development Plan