



**Kingston Municipal Planning Commission  
Kingston City Hall  
Agenda  
February 20, 2024  
6:00 PM**

**Public Hearing: (6:00-6:10)**

**Consideration for adoption of amendments to the Kingston Subdivision Regulations**

**Roll Call:**

**Approval:**

Approval of the December 19, 2023 minutes  
January 2024 Meeting Cancelled

**Reports:**

- A. Chair
- B. Mayor/ City Council
- C. Building Official
- D. City Manager
- E. Bonding Committee
- F. Historic Zoning Commission
- G. Board of Zoning Appeals

**Public Comments:**

**Old Business:**

**New Business:**

1. Consideration for adoption of amendments to the Kingston Subdivision Regulations
2. Brief discussion of Zoning Ordinance

**Other Business:**

**Adjournment:**

**KINGSTON MUNICIPAL PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, DECEMBER 19, 2023 – 6:00 P.M.  
KINGSTON CITY HALL**

The Kingston Municipal Planning Commission met in regular session on Tuesday, December 19, 2023 at 6:00 P.M. Chair Stephanie Wright called the meeting to order. Upon roll call the following members were present: Member Gary Botkin, Member Sammy Frogg, Vice-Chair Wade Lovin, Mayor Tim Neal, Member Jim Owens, Secretary Robert Pickel, and Chair Stephanie Wright. Staff present: City Clerk Kelly Jackson, City Manager David Bolling, and Roane County Planning/Building Official Glen Cofer and Brooke Eubanks.

**APPROVAL OF PREVIOUS MINUTES**

A motion was made by Member Owens, second by Vice-Chair Lovin to waive the reading and approve as written the minutes of the regular meeting on October 17, 2023

The motion passed with a unanimous roll call vote. 7 Ayes.

**REPORTS-**

- Chair/Vice-Chair-None
- Mayor/City Manager-The rezoning of the property at 1190 Gallaher Rd. is complete
- Building Official- None
- Bonding Committee-None
- Historic Zoning Commission-None
- Board of Zoning Appeals- None

**PUBLIC COMMENTS: NONE**

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS:**

- A. **Site Plan Review-Lakeside Reserve Condominiums-Roane County Tax Map 068H, Group C, Parcel 001.00-Tom Buntrock**

A motion was made by Member Botkin, second by Member Owens to discuss the plat provided. Upon further review it was determined that Mr. Buntrock provided a Final Plat instead of a Site Plan. The motion/second was withdrawn.

A motion was made by Mayor Neal, second by Member Botkin to add “Final Plat Review” of resubdivision of Lot 5R of Lakeside Reserve Condominiums as an agenda item for this meeting.

The motion passed with a unanimous roll call vote. 7 Ayes

**B. Final Plat Review of resubdivision of Lot 5R of Lakeside Reserve Condominiums-(Roane County Tax Map 068H, Group C, Parcel 001.00)**

A motion was made by Mayor Neal, second by Member Botkin to approve the Final Plat submitted for resubdivision of Lot 5R-Lakeside Condominiums-Roane County Tax Map 068H, Group C, Parcel 001.00.

The motion passed with a unanimous roll call vote. 7 Ayes.

**C. Approval of the roadway for Franklin Village Trace-Glen Cofer**

Building Official Glen Cofer explained that contractor DR Horton requested that the city adopt Franklin Village Trace. Discussion ensued about the variances granted previously as a private road; road width in relation to emergency vehicles; established utilities near the roadway; drainage infrastructure required which was presented and approved for the Final Plat in August 2020 and October 2020; current cul-de-sac requirements; pros/cons of city adoption; current ownership of Franklin Village Trace being the Homeowner's Association.

No official action was taken.

**Chair Wright adjourned the meeting at 6:35 pm**

**CITY OF KINGSTON  
NOTICE OF PUBLIC HEARING**

**CONSIDERATION FOR ADOPTION OF AMENDMENTS TO THE  
KINGSTON SUBDIVISION REGULATIONS**

**FEBRUARY 20, 2024 @ 6PM**

**KINGSTON CITY HALL-COUNCIL CHAMBERS  
900 WATERFORD PLACE**

The Kingston Municipal Planning Commission will hold a public hearing at 6PM on Tuesday, February 20, 2024 in Council Chambers at Kingston City Hall. The purpose of the public hearing is to hear comments from the public regarding amendments to the Kingston Subdivision Regulations that are proposed for adoption by the Kingston Municipal Planning Commission.

If adopted, these regulations will be in effect within the City of Kingston, Tennessee. Three copies of the revised regulations are available for review during normal business hours at the Kingston City Manager's office.

# **PROPOSED CHANGES TO THE CITY OF KINGSTON SUBDIVISION REGULATIONS**

Article II (D)(7) is hereby deleted in its entirety, to be replaced with the following language:

**“Unless a time extension has been requested by the developer and granted by the Kingston Municipal Planning Commission, the Final Plat of the first unit shall be submitted within three (3) years of the approval date of the Preliminary Plan; otherwise, the plat cannot receive Final Plat consideration, but shall be considered as, the resubmitted as, a new Preliminary Plan. Final Plat approval of each unit of the subdivision will be subject to the vesting requirements as established in Article II (G) of the Kingston Municipal Subdivision Regulations”**

Article II (G)(1)(2)(3) VESTING OF PROJECTS is hereby added with the following language:

- 1. INITIAL VESTING-The vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the planning commission’s approval of the preliminary development plan; provided, that the applicant obtains planning commission’s approval of a final plat, secures any necessary permits, and commences site preparation within the vesting period. If the applicant obtains planning commission’s approval of a final plat, secures any necessary permits, and commences site preparation within the vesting period, then the vesting period shall be extended an additional two (2) years to commence construction from the date of the expiration of the three-year period. During the two-year period, the applicant shall commence construction and maintain any necessary permits to remain vested.**
- 2. ADDITIONAL VESTING-If construction commences during the vesting period, the development standards applicable during the vesting period shall remain in effect until the planning commission has certified final completion of the development or project; provided, that the total vesting period for the project shall not exceed ten (10) years from the date of the approval of the preliminary development plan unless the planning commission grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the ten-year period.**
- 3. PHASED VESTING-In the case of developments which proceed in two (2) or more sections or phases as described in the development plan, there shall be a separate vesting period applicable to each section or phase. The development standards which are in effect on the date of approval of the preliminary development plan for the first section or phase of the development shall remain the development standards applicable to all subsequent sections or phases of the development; provided, that the total vesting period for all phases shall not exceed fifteen (15) years from the date of the approval of the preliminary development plan for the first section or phase unless the planning commission grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the fifteen-year period.**

# **Preliminary Discussion of Changes to the Zoning Ordinance**

## **Addition of Definitions:**

- Adult-Oriented Business
- Amusement Activities
- Business Services
- Construction Vehicle
- Contract Construction Services
- Cultural Activities
- Educational Services
- Entertainment Assembly
- Motorized Farm Vehicle
- Professional Services
- Recreational Activities
- Required Yard
- Single Family Unit
- Wholesale Trade

## **Remove or Change Definitions:**

- Dwelling-delete
- Dwelling, Multiple-Change to Dwelling, Multi-family
- Dwelling Unit-delete and rename as “Single Family Unit”
- Multi Family Dwelling-delete
- Yard, Side-amend to read: The yard measured between the side lot line and the nearest point of the principal building and between the front yard and the rear yard.

## **Other Proposed Changes:**

11-309

- (1)(b) Remove “Southern Standard”

11-407

- (1)(e) Delete Business services
- (1)(h) Change services to offices
- (1)(n) Remove Railroad Transportation and replace with Eating Establishments