

ORDINANCE NO. 6961

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 114 OF THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE, PERTAINING TO ZONING BY REMOVING THE PROHIBITION OF CERTAIN CONSTRUCTION MATERIALS; CREATING A WAIVER PROCESS FOR THE USE OF CERTAIN CONSTRUCTION MATERIALS; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY OF KINGSPORT, AS FOLLOWS:

SECTION I. That Section 114-421(b)5(a)2 Code of Ordinances, City of Kingsport, Tennessee is amended by deleting the existing text and substituting in its place the following:

2. Materials requiring a waiver granted by the gateway review commission to use include: plywood or plywood-based products, pre-engineered metal, painted or natural concrete block, composite building panels, and vinyl siding. The gateway review commission, in reviewing a waiver request, may consider the proposed building design and property conditions associated with the proposal and the character of adjacent properties in the area.

SECTION II. That Section 114-421(c)5(a)2 Code of Ordinances, City of Kingsport, Tennessee is amended by deleting the existing text and substituting in its place the following:

2. Materials requiring a waiver granted by the gateway review commission to use include: plywood or plywood-based products, pre-engineered metal, painted or natural concrete block, composite building panels, and vinyl siding. The gateway review commission, in reviewing a waiver request, may consider the proposed building design and property conditions associated with the proposal and the character of adjacent properties in the area.

SECTION III. That Section 114-421(d)3(b) Code of Ordinances, City of Kingsport, Tennessee is amended by deleting it and substituting in its place the following:

b. No building shall be constructed of exposed concrete block unless it is split face, fluted, or such blocks are covered with stucco, Dryvit or equivalent without the grant of a waiver by the gateway review commission. The gateway review commission, in reviewing a waiver request, may consider the proposed building design and property conditions associated with the proposal and the character of adjacent properties in the area.

SECTION IV. That Section 114-194(f)2 Code of Ordinances, City of Kingsport, Tennessee is amended by deleting it and substituting in its place the following:

(2) Cladding. Building materials for areas visible from streets, excluding alleys, may consist of one or more of the following: brick, architectural block, plate glass, and precast concrete panels. Accent materials may include stucco or EIFS, stone, wood, and architectural metal. The Planning Commission shall review requests for waivers of the building material requirements of this section. The Planning Commission in reviewing a request may consider the proposed building design

and property conditions associated with the proposal and the character of adjacent properties in the area.

SECTION V. That Section 114-203(f)2 Code of Ordinances, City of Kingsport, Tennessee is amended by deleting it and substituting in its place the following:

(2) Cladding. Building materials for areas visible from streets, excluding alleys, may consist of one or more of the following: brick, architectural block, plate glass, and precast concrete panels. Accent materials may include stucco or EIFS, stone, wood, and architectural metal. The Planning Commission shall review requests for waivers of the building material requirements of this section. The Planning Commission in reviewing a request may consider the proposed building design and property conditions associated with the proposal and the character of adjacent properties in the area.

SECTION VI. That this ordinance shall take effect from and after the date of its passage and publication, as the law directs, the public welfare of the City of Kingsport, Tennessee requiring it.

PATRICK W. SHULL, Mayor

ATTEST:

ANGELA MARSHALL
Deputy City Recorder

APPROVED AS TO FORM:

J. MICHAEL BILLINGSLEY, City Attorney

PASSED ON 1ST READING: August 3, 2021

PASSED ON 2ND READING: August 17, 2021