

KINGSPORT REGIONAL PLANNING COMMISSION

CALLED MEETING

AGENDA

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

January 13, 2020

Jimmy Walker Conference Room

12:30 PM

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. NEW BUSINESS

01-01 West Park Lot 9 Preliminary – (2020-201-00001)

The Kingsport Regional Planning Commission is requested to approve the West Park Lot 9 Preliminary Plat with the associated 6 variances based upon conformance to the regulations as well as conformance to the approved conceptual plan. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Harmon)

01-02 West Park Lot 9 Final – (2020-201-00002)

The Kingsport Regional Planning Commission is requested to approve the West Park Lot 9 Final Plat contingent upon submission and approval of the Bond by the City Attorney in the amount of \$12,146.00. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Harmon)

IV. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

V. ADJOURNMENT

Property Information	West Park Lot 9 – Permanent Easement		
Address	4317 W Stone Drive		
Tax Map, Group, Parcel	TM 22 Parcel 66		
Civil District	7 th Civil District		
Overlay District	n/a		
Land Use Designation	Retail/Commercial		
Acres	1.15		
Major or Minor / #lots	1	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Todd East & Carla Karst Address: 155 Shelby Street Suite 3 City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Rick Davies Address: PO Box 152 City: Bluff City State: TN Zip Code: 37618 Email: davies_land@msn.com Phone Number: 423-538-8855	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends subdivision approval for the following reasons:</p> <ul style="list-style-type: none"> • 6 variances all dealing with street construction have been requested • Conceptual approval was granted 2/21/19 <p>Staff Field Notes and General Comments:</p> <p>The applicant is requesting preliminary plat approval for the subdivision of the property located in the 7th Civil District of Hawkins County and more fully described as Tax Map 22 Parcel 66, known as the "Armory." The submitted plat shows the continuation of a permanent easement running from the previously approved easement for lot 5 to the new lot 9. The purpose of this easement is to give legal frontage per the Subdivision Regulations to the proposed Lot 9. The Subdivision Regulations require that all lots have 50' of frontage on a public street or on a permanent easement. The road contained in this permanent easement will be private and will function more like a drive aisle through the development. Lot 9 as proposed is 1.15 acres but would need a variance to the street frontage requirement (detailed below in the list of variances).</p> <p>A number of variances have been requested, with the majority being related to the street construction standards since the Subdivision Regulations require that all private streets be built to public standards. Those variances include:</p> <ol style="list-style-type: none"> 1. Change the minimum easement width requirement from 60' to 40'; 2. Change the minimum street width from 33' to 25'; 3. Dismiss the requirement for sidewalks on both sides of the street and allow sidewalks on one side to be constructed where connectivity is important; Developer was asked to update his sidewalk construction stats based on the 1,012 linear feet of sidewalk approved during conceptual 			

approval. This updated plan is shown later in the report. Currently 594 linear feet is under construction.

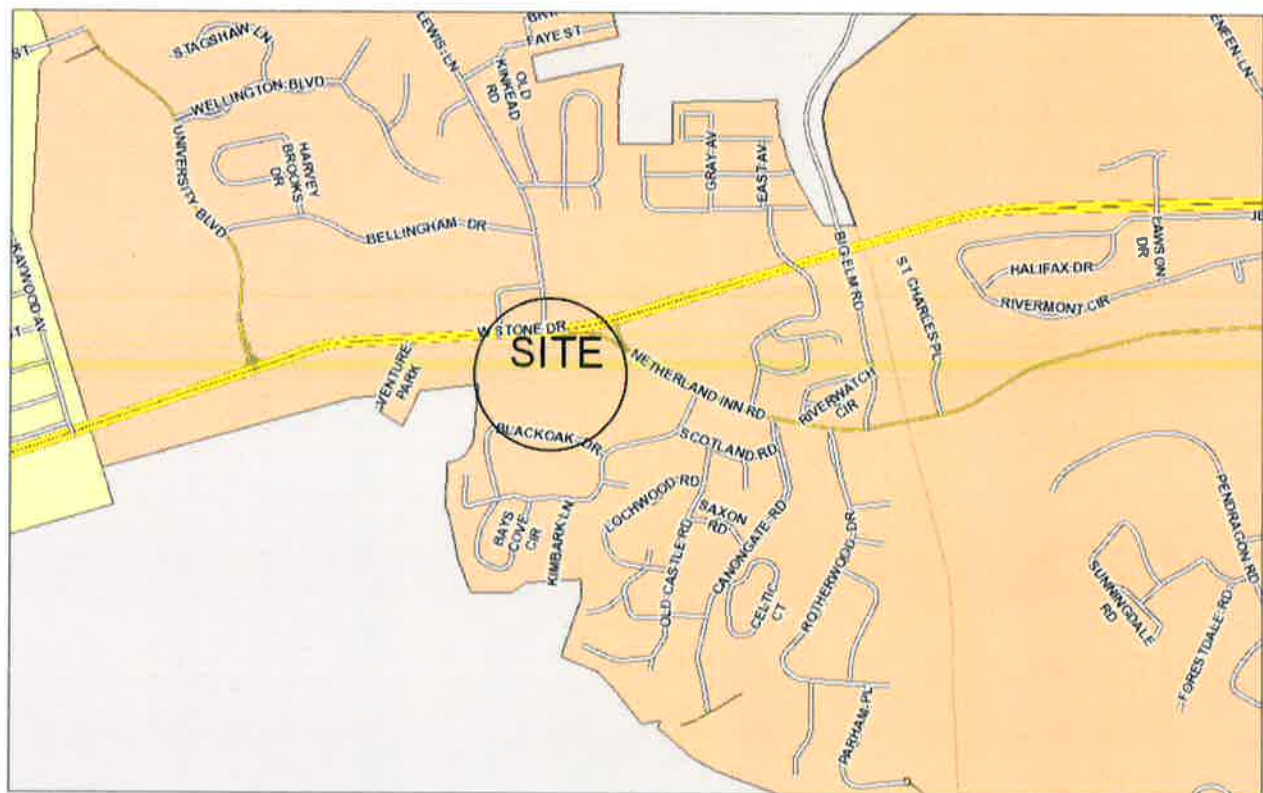
4. Dismiss requirement that all new streets have concrete curb/gutter;
5. Change Pavement Section from a 10/3/1.5 to a 6/2/1 construction
6. 10' variance to lot frontage requirement due to permanent easement "dead-ending" into the new lot. Conceptual plan shows extension of permanent easement at a 90-degree angle coming at a later phase of development.

The above mentioned variances are consistent with the previous approvals received both during the conceptual approval process as well as the final approval for Lot 5 which happened in July 2019. Construction plans have been submitted and received approval from the Engineering Division.

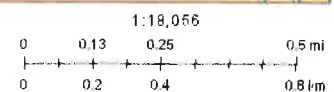
Staff recommends preliminary plat approval with the associated six variances for West Park Lot 9 based upon conformance to the regulations as well as conformance to the approved conceptual plan.

Planner:	Harmon	Date: 1-9-2020	
Planning Commission Action		Meeting Date:	January 16m 2020

Location

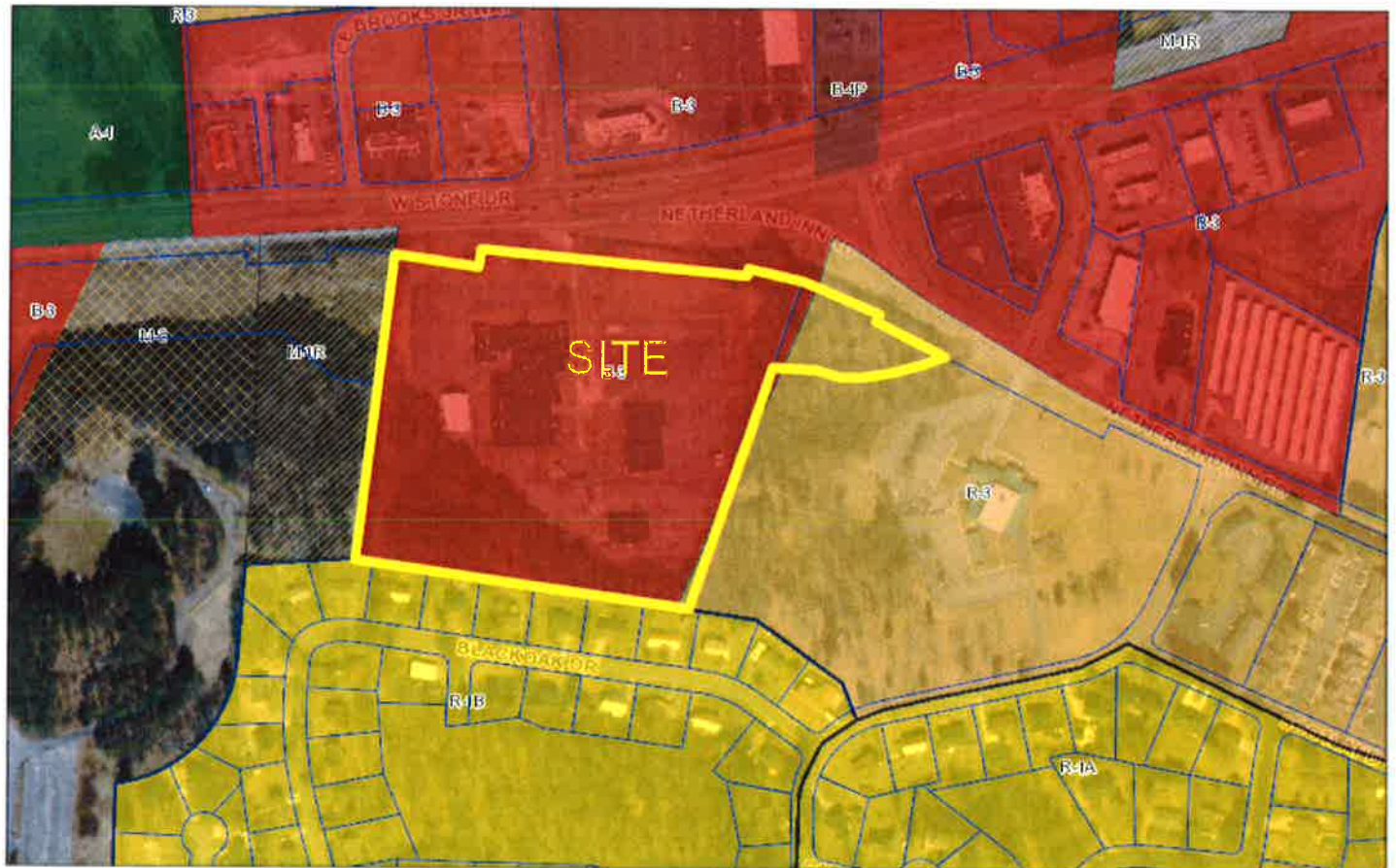


1/9/2019, 8:48:59 AM



Web: GeoBoulder Inc. Aug/05

Zoning



1/4/2019, 4:02:04 PM

Hawkins Co Parcel Data

TA/C	B-2E	AP	B-3	B-4P	GC	M-2
P-5	A-1	B-1	B-3	B-4P	M-1	M-1
GC	A-2	B-2	B-4	BC	M-1R	P-1

City Zoning
<Null>

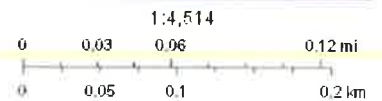
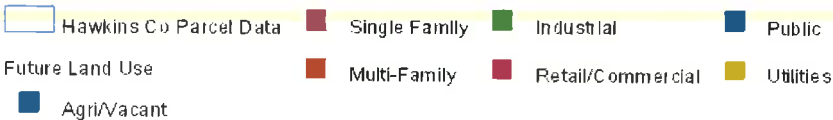


Web App Builder for ArcGIS

Future Land Use



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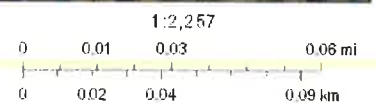
Notes: Area Outside Yellow Area:GIS

Aerial



1/4/2019, 3:58:39 PM

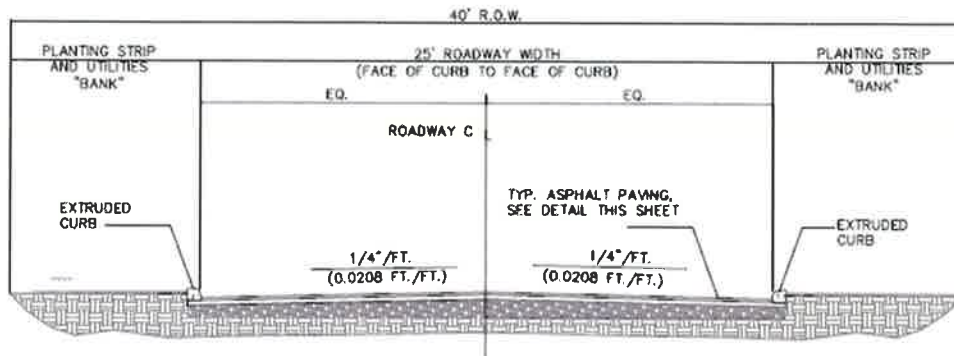
- Addresses
- Sewer Mains
- Hawkins Co Parcel Data
- Water Lines



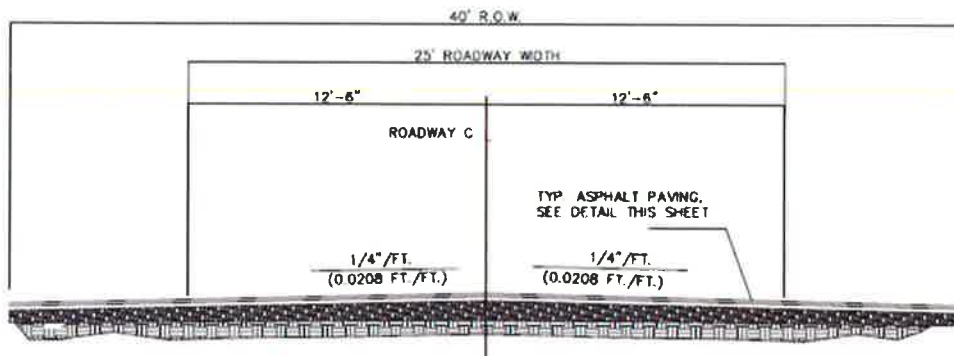
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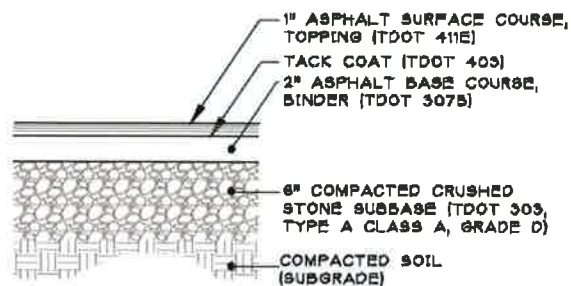
CROSS SECTIONS PROPOSED



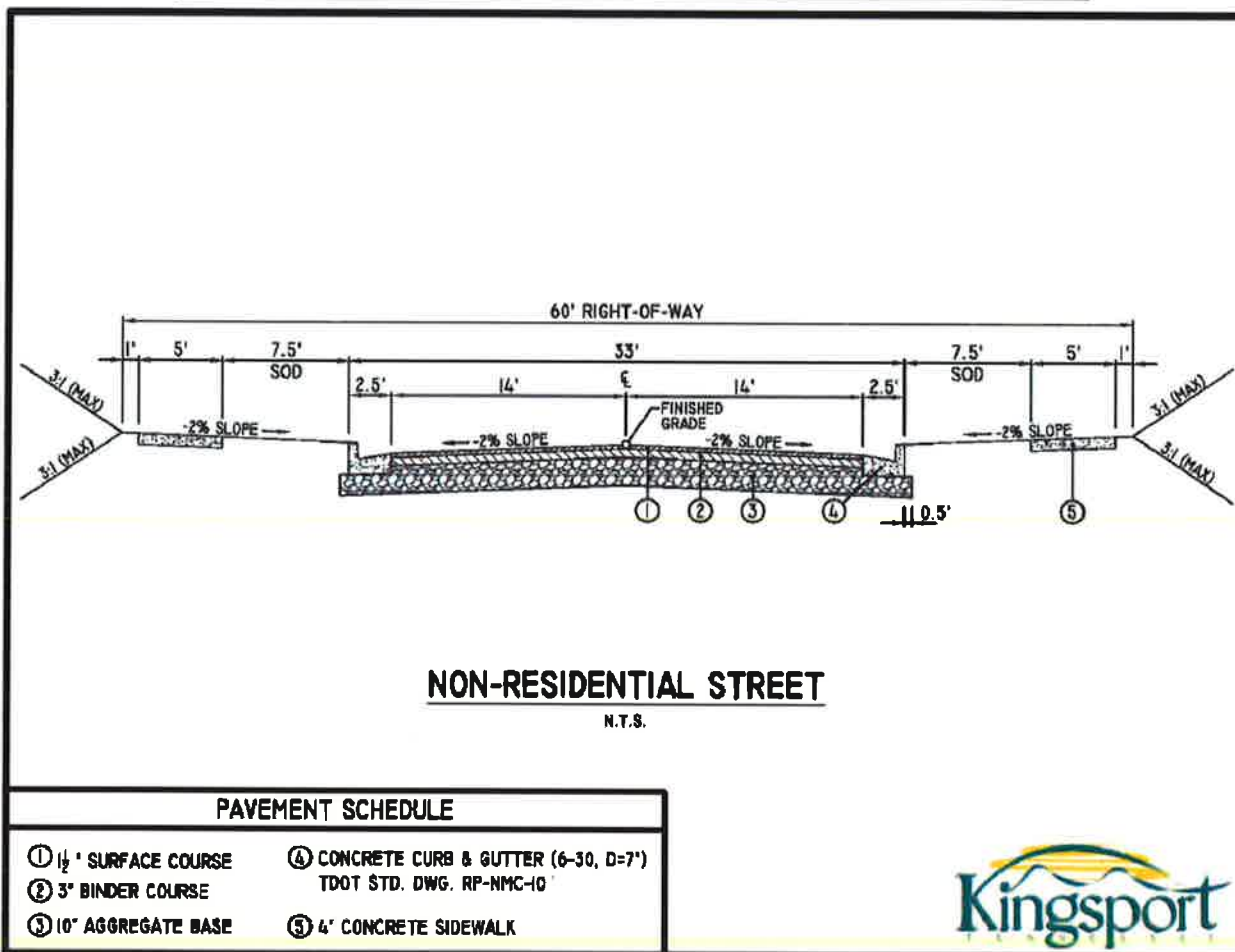
TYPICAL SECTION - 25' LANE 40'
R.O.W.
N.T.S.



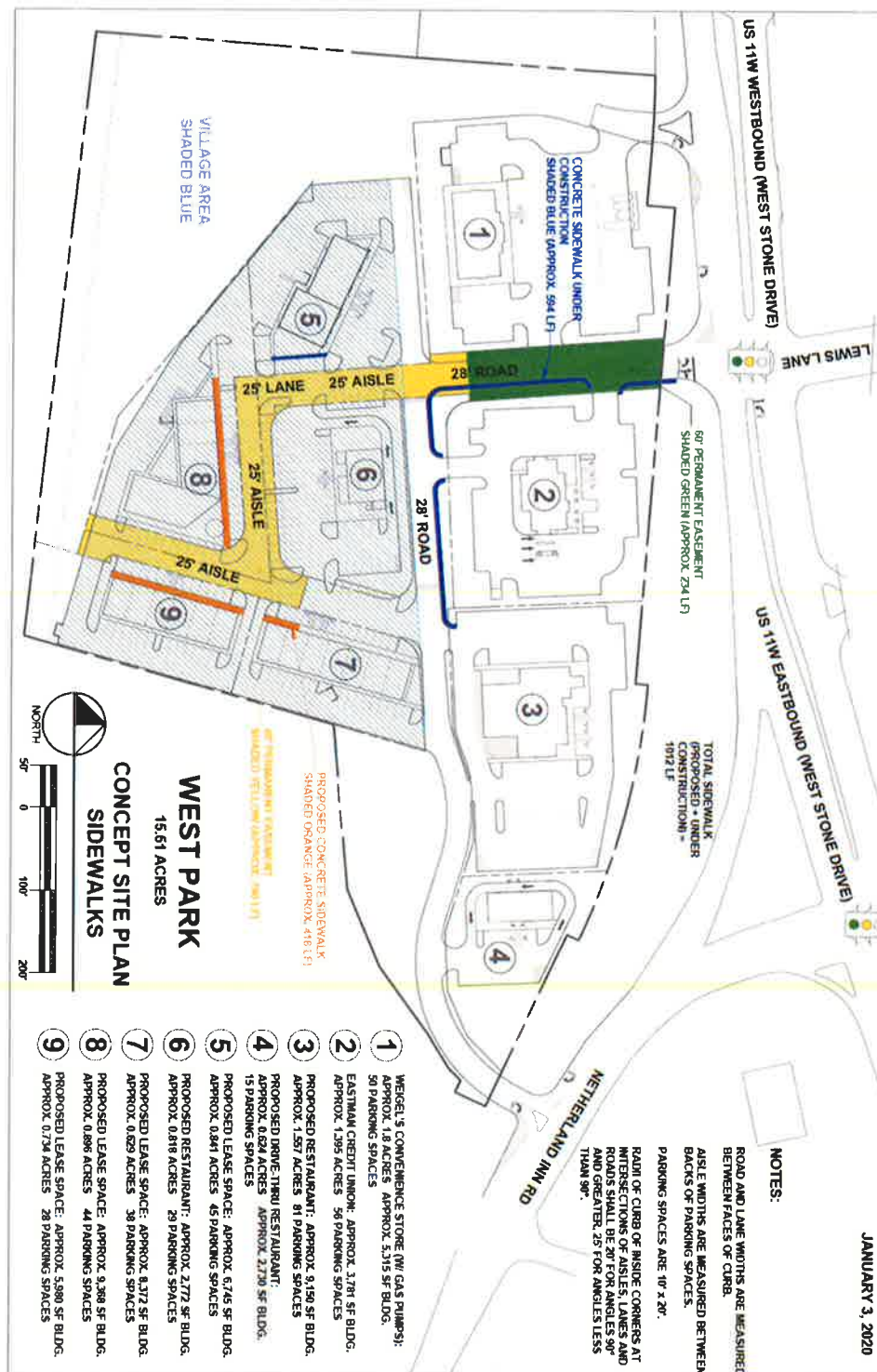
TYPICAL SECTION - 25' AISLE
40' R.O.W.
N.T.S.



STANDARD ASPHALT
PAVING DETAIL
1 1/2" = 1'-0"

CITY OF KINGSPORT CROSS SECTION FOR NON RESIDENTIAL STREETS**VARIANCES REQUESTED**

1. Reduce the minimum easement width from 60 feet to 40 feet a portion of the permanent easement outlined in Article IV Section 4-1 Subsection 1.3 (D)
2. Reduce the minimum street width from 33 feet to 25 feet for the portion of pavement contained in the 40' easement as outlined in Article IV Section 4-1 Subsection 1.3 (D)
3. Dismiss requirement for concrete curb/gutter as outlined in Article V Section 5-1 Subsection 1.7
4. Dismiss sidewalk requirement for sidewalks on both sides of the street as outlined in Article V Section 5-1 Subsection 1.8 and allow a 5' sidewalk to be constructed in certain areas of connectivity.
5. Change Pavement Section from a 10/3/1.5 to a 6/2/1 construction as outline in the street cross section in Appendix B Design Specifications
6. Reduce road frontage requirement from 50' to 40' as outlined in Article IV Section 4-3 Subsection 3.3.



CONCLUSION

Staff recommends approval of the West Park Lot 9 preliminary plat and associated variances based upon conformance to the regulations and the approved conceptual plan.

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Address	4317 W Stone Drive		
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Acres	1.15		
Major or Minor / #lots	1	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Todd East & Carla Karst Address: 155 Shelby Street Suite 3 City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Rick Davies Address: PO Box 152 City: Bluff City State: TN Zip Code: 37618 Email: davies_land@msn.com Phone Number: 423-538-8855	
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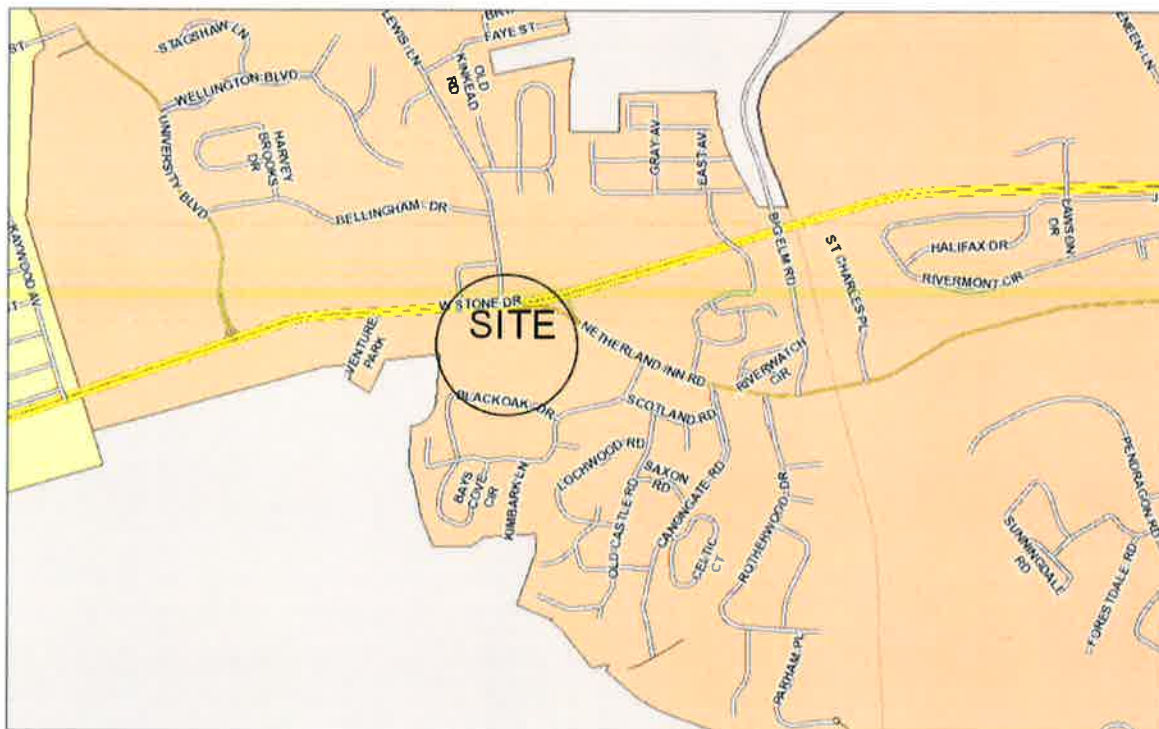
The above mentioned variances were consistent with the previous approvals received both during the conceptual approval process as well as the final approval for Lot 5 which happened in July 2019. Construction plans have been submitted and received approval from the Engineering Division.

The Engineering Division has generated a bond estimate for the remaining improvements left to be constructed. Those improvements include grading and construction of the private street totaling \$12,146.00. A bond is in the works to be submitted and will have an expiration date of January 13, 2021

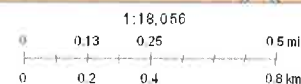
Staff recommends final plat approval of the West Park Lot 9 Subdivision contingent upon submission and approval of the Bond by the City Attorney in the amount of \$12,146.00.

Planner:	Harmon	Date: 1-9-2020	
Planning Commission Action		Meeting Date:	January 16m 2020

Location

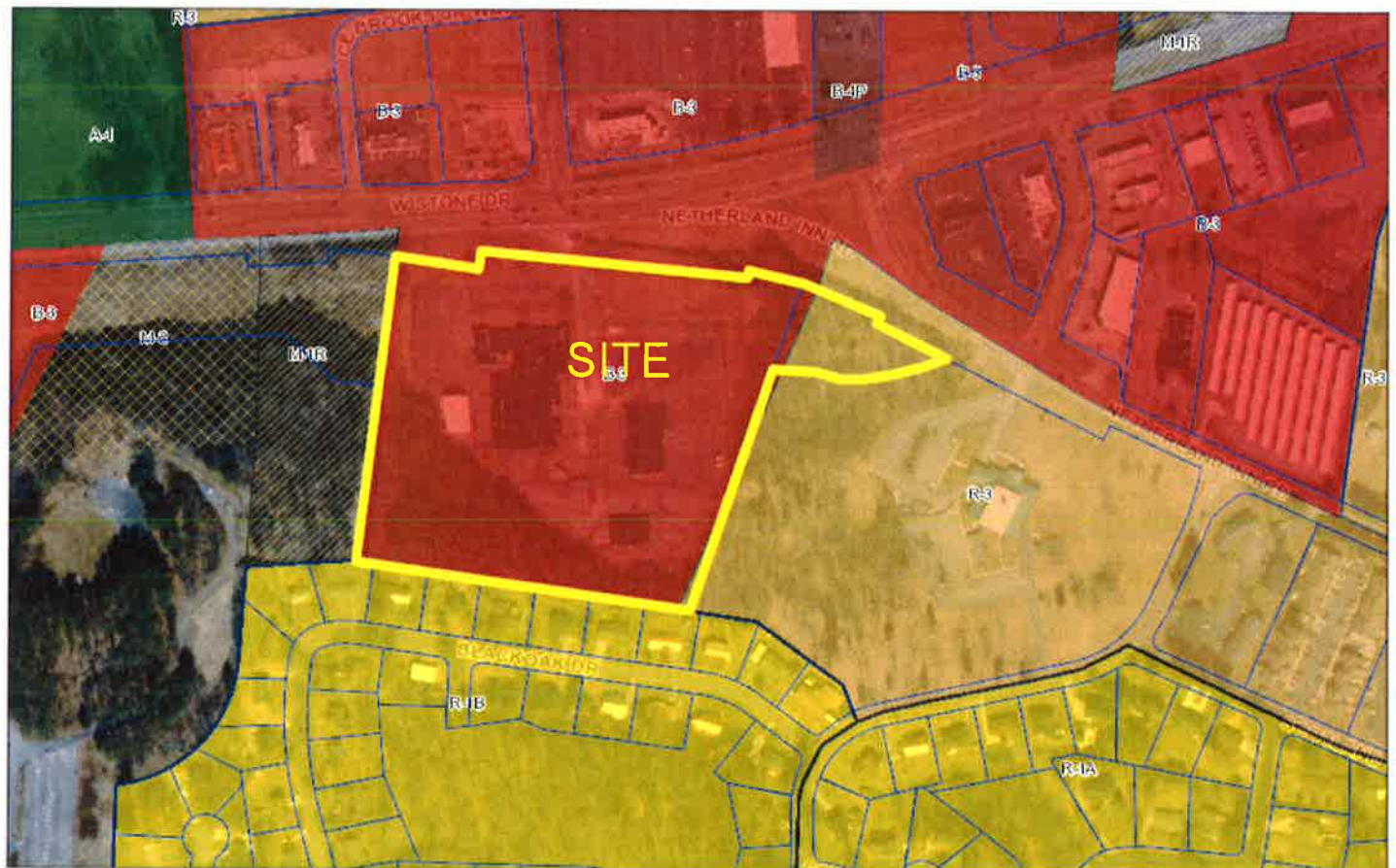


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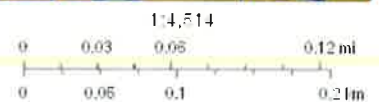


From AutoCAD to PDF

Zoning



1/4/2019, 4:02:04 PM



Web AppBuilder for ArcGIS

Future Land Use



1/9/2019, 8:50:33 AM

Hawkins Co Parcel Data
 Single Family
 Industrial
 Public
 Multi-Family
 Retail/Commercial
 Utilities
 Agri/Vacant

1:4,514
 0 0.03 0.06 0.12 mi
 0 0.05 0.1 0.2 km

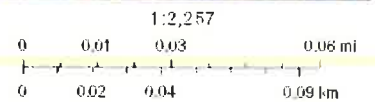
Web App Builder for ArcGIS

Aerial

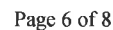


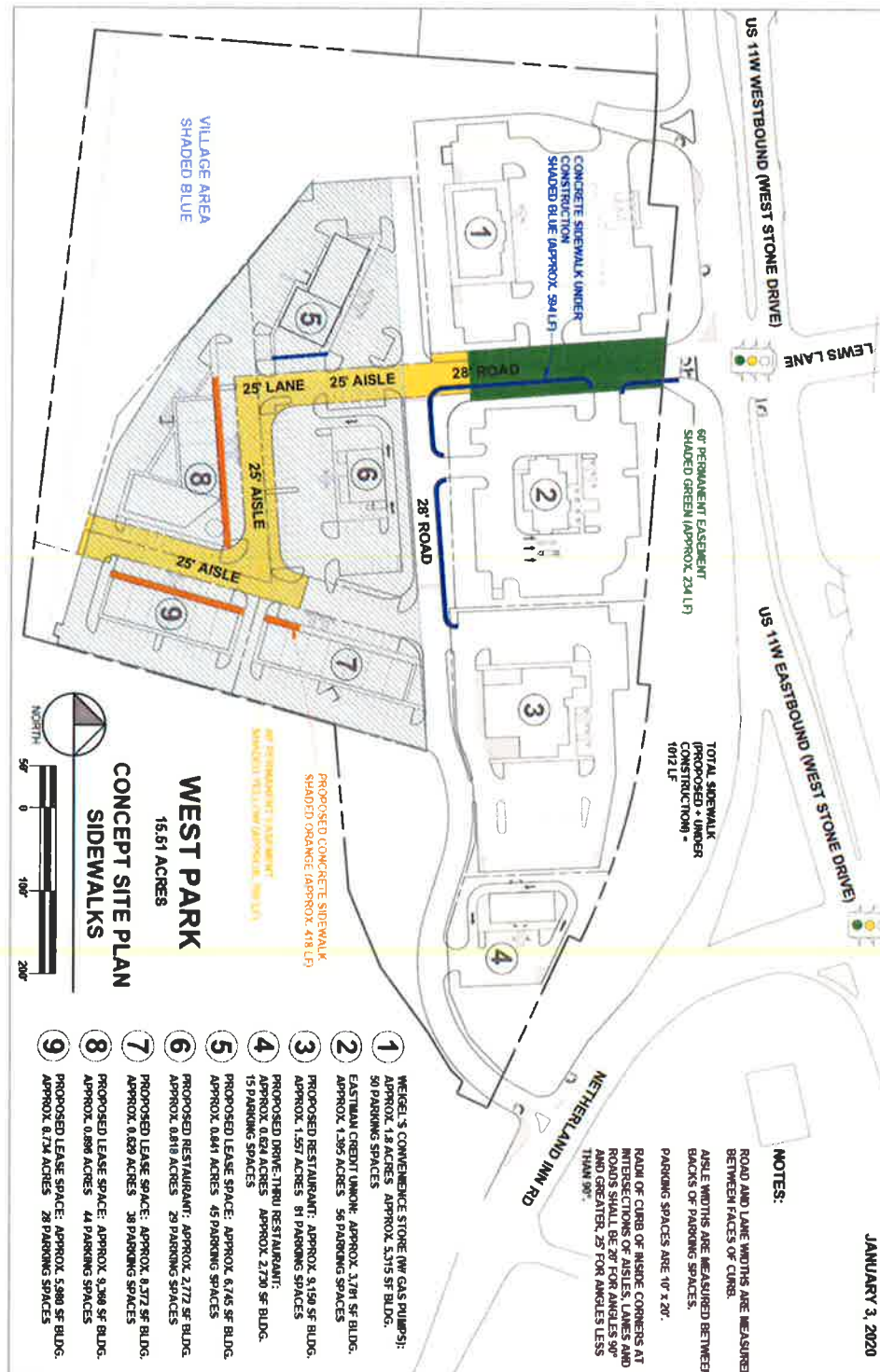
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- Addresses
- Sewer Mains
- Hawkins Co Parcel Data
- Water Lines



Web AppBuilder for ArcGIS





**ENGINEERS ESTIMATE
WEST PARK LOT 9 - 25' AISLE Continued**

January 8, 2020

FILE NO. 2020-D2

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 5,000.00	\$ 5,000.00
Paving					
2	18	TON	6" Mineral Aggregate Base (Type A, Grade D)	\$ 43.00	\$ 774.00
3	5	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 175.00	\$ 875.00
4	3	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 290.00	\$ 870.00
5	33	LF	6" Detached Curb (TDOT RP-VC-10)	\$ 19.00	\$ 627.00
Erosion Control					
6	1	LS	Erosion Control & Seeding	\$ 4,000.00	\$ 4,000.00
TOTAL				\$	12,146.00



David Harris
Civil Engineer I
City of Kingsport

January 8, 2020

Date

CONCLUSION

Staff recommends approval of the final approval of the West Park Lot 9 Subdivision contingent upon submittal and approval of a bond in the amount of \$12,146.00.