

KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE 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.

February 20, 2020

5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON JANUARY 13, 2020, THE CALLED MEETING HELD ON JANUARY 13, 2020 AND THE REGULAR MEETING HELD ON JANUARY 16, 2020.

IV. CONSENT AGENDA Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

02-01 Jefferson Gardens Preliminary Development Plan - Amended– (2020-103-00002)

The Kingsport Regional Planning Commission is requested to approve the amended Preliminary Development Plan for Jefferson Gardens. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

02-02 Gibson Springs Amended Phase II & III Preliminary Development Plan – (2020-103-00001)

The Kingsport Regional Planning Commission is requested to approve the preliminary development plan for the Gibson Springs Development Phases II & III. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Garland)

02-03 Gibson Springs Phase II Preliminary – (2020-201-00014)

The Kingsport Regional Planning Commission is requested to approve the Preliminary Plat for the Gibson Springs Phase II Subdivision as well as the associated variances. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

02-04 Gibson Springs Phase III Preliminary – (2020-201-00015)

The Kingsport Regional Planning Commission is requested to approve the Preliminary Plat for the Gibson Springs Phase III Subdivision as well as the associated variances. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

02-05 Re-subdivision of R.D.B. Investment Company – (2020-201-00004)

The Kingsport Regional Planning Commission is requested to approve the final plat of the Re-subdivision of R.D.B. Investment Company located at 2404 Memorial Blvd. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Garland)

02-06 2404 Memorial Blvd, Preliminary Zoning Development Plan/B-4P – (2020-102-00001)

The Kingsport Regional Planning Commission is requested to approve of the Preliminary Zoning Development Plan for 2404 Memorial Blvd. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Ken)

02-07 Executive Park - Resubdivision of Lots 1R & 1R1, Block A – (2020-201-00005)

The Kingsport Regional Planning Commission is requested to approve the final plat of the Resubdivision of Lots 1R & 1R1, Block A Property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Garland)

02-08 Right-of-Way Vacating Portion of Draper Street – (2020-401-00002)

The Kingsport Planning Commission recommends sending a favorable recommendation to the Kingsport Board of Mayor and Alderman to vacate a portion of right-of-way formerly known as Draper Street. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

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

VIII. OTHER BUSINESS

02-09 Receive, a letter to certify the William Jones Property, located off McKinney Drive.

02-10 Receive, a letter to certify the Replat of Bridwell & Thomas Subdivision, located off Ellen Street.

02-11 Receive, a letter to certify the Resubdivision of 34, 35, & 36 Quail Creek Estates, located off Countryside Court.

02-12 Receive, a letter to certify the 2 lot Division of the Herron Property, located off Rock Springs Road.

02-13 Receive, a letter to certify the Resubdivision of Lots 41-43, Addition to Sunnyside, located off Odessa Road.

- 02-14** Receive, a letter to certify the Final Plat of Double T Commerical, located off Rock Springs Road.
- 02-15** Receive, a letter to certify the Resubdivision of Taylor Heights Lots 17 thru 22, and part of 23, located off Oasis Road.
- 02-16** Receive, a letter to certify the Division of the Bishop Property, located off Lynn Road.
- 02-17** Receive, for informational purposes only, the January 2019 Building Department report.

IX. ADJOURNMENT

**MINUTES OF THE WORK SESSION OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

Jimmy Walker Conference Room – Improvement Building
201 West Market Street, Kingsport, TN 37660

January 13, 2020

12:00 noon

Members Present

Sam Booher, Chairman
Mark Selby
Sharon Duncan
John Moody
Beverley Perdue
Paula Stauffer

Members Absent

James Phillips
Phil Rickman
Pat Breeding

Staff Present

Ken Weems, AICP
Jessica Harmon
David Harris

Visitors

Danny Karst
Carla Karst
Terry Cox

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the December 2019 work session, regular meeting, or called meeting. Mark Selby identified a minor correction. Mr. Weems stated that the corrected minutes would be presented during the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

01-01 Sullivan County Text Amendment (A-5 zone and Accessory Structures) – (19-401-0005)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support to amend Article IX of the County zoning code in reference to the addition of the new A-5 zone (Large Tract Rural Residential and General Agricultural District) and size reduction of allowable residential accessory structures. Staff described the proposal to the Commission. Staff stated that the County Planning Office identified the need for a zone that could better manage small farms that are a minimum of 5 acres in size. Staff noted the enhanced allowance for residential accessory structures for such land uses in the proposed zone. Staff explained the other major portion of the proposal, which is to lessen the size allowance for accessory structures in residential zones to 1,000 square feet from the current allowance of 2,000 square feet. No official action was taken.

01-02 Right-of-Way Vacating Old Moreland Drive- (20-401-00001)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission to vacate a portion of the Old Moreland Drive right-of-way based upon no city or county departments seeing a need to retain this area as right-of-way. Staff described this proposal, which vacates a portion of Old Moreland Drive right-of-way adjacent to the intersection with Rock Springs Road. Staff stated that the County Highway department is supportive of the request. Additionally, staff noted that the sole adjacent property owner would use the extra space to accommodate setbacks for a new structure he plans to build in the future. No official action was taken.

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

VIII. OTHER BUSINESS

- 01-03** Receive, a letter to certify the Resubdivision of Lots 13-R and 9-R Block A, located off Wilcox Drive.
- 01-04** Receive, a letter to certify the Division of Land of the Patton Heirs, located off Hollis Street.
- 01-05** Receive, a letter to certify the Re-Plat of Lot 2 Wooded Acres, located off Cedar Branch Road.
- 01-06** Receive, a letter to certify the Plat of Tract 1R, 2R, & 3R G.H. Pullon Estate, located off Shadowtown Road.
- 01-07** Receive, a letter to certify the Re-Plat of Lot 13 & 14 Weimin Gu & Haifeng Guo Property, located off Windridge Drive.
- 01-08** Receive, a letter to certify the Resubdivision of Lots 137A & 138A Wolford Property, located off Alpine Trail.
- 01-09** Receive, for informational purposes only, the December 2019 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:25 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

**MINUTES OF THE CALLED MEETING OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

Improvement Building, Jimmy Walker Conference Room
201 West Market St., Kingsport, TN 37660

January 13, 2020

12:30 PM

Members Present

Sam Booher, Chairman
Mark Selby
Sharon Duncan
John Moody
Beverley Perdue
Paula Stauffer

Members Absent

James Phillips
Phil Rickman
Pat Breeding

Staff Present

Ken Weems, AICP
Dave Harris
Jessica Harmon

Visitors

Danny Karst
Carla Karst
Terry Cox

At Noon, Chairman Sam Booher called the meeting to order. The Chairman welcomed the visitors and called for approval of the agenda. Sharon Duncan made a motion to approve the agenda, seconded by Mark Selby. The motion passed unanimously, 5-0. The Chairman announced that he would abstain from both items on the agenda.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. 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. Staff presented the details of the item to the Commission. Staff stated that the proposal shows the continuation of a permanent easement extending from the previously approved easement for lot 5 to the proposed lot 9. Staff noted the final product will resemble more of a drive isle appearance instead of a public street once completed. Staff noted that the requested variances area 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. The requested variances are:

1. Change the minimum easement width 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 agreed to update his sidewalk construction statistics based on 1,012 linear feet of sidewalk approved during conceptual approval.
4. Dismiss the requirement that all new streets have concrete curb/gutter and contain a 6/2/1 depth of construction as opposed to the typical 10/3/1.5 depth.
5. A 10' variance to lot frontage requirement due to permanent easement ending into the new lot.

Staff recommended preliminary approval along with the requested variances which are consistent with the conceptual approval for the development. The construction documents for the project have been approved by the Engineering Department. Mark Selby made a motion, seconded by John Moody, to grant preliminary approval along with the requested variances. The motion passed 5-0-1, with Chairman Booher abstaining.

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. Staff presented the details for final subdivision approval which are the same as the preliminary approval:

1. Change the minimum easement width 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 agreed to update his sidewalk construction statistics based on 1,012 linear feet of sidewalk approved during conceptual approval.
4. Dismiss the requirement that all new streets have concrete curb/gutter and contain a 6/2/1 depth of construction as opposed to the typical 10/3/1.5 depth.
5. A 10' variance to lot frontage requirement due to permanent easement ending into the new lot.

Staff noted the sole contingency being a bond submittal approved to form by the City Attorney in the amount of \$12,146.00. Mark Selby made a motion, seconded by John Moody, to grant preliminary approval along with the requested variances contingent upon receipt of the bond in approved form. The motion passed 5-0-1, with Chairman Booher abstaining.

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

VIII. OTHER BUSINESS

None

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 12:45p.m.

Kingsport Regional Planning Commission
January 13, 2020, Called Meeting

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

**MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall Council Room
225 West Center St., Kingsport, TN 37660

January 16, 2020

5:30 p.m.

Members Present

Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
James Phillips
Phil Rickman
Mark Selby
Paula Stauffer

Members Absent

none

Staff Present

Ken Weems, AICP
Dave Harris

Visitors

Lowry Michels
Jeff Michels

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman asked for approval of the agenda. Mark Selby made a motion to consider item 01-02 first since both visitors were attending for that item. John Moody seconded the motion. The amended agenda was approved unanimously, 8-0. Chairman Booher asked for approval of the minutes of the called meeting held on December 11, 2019, the work session held on December 16, 2019 and the regular meeting held on December 19, 2019. A motion was made by Beverley Perdue, seconded by Mark Selby, to approve the minutes for the December 11, 2019, the work session held on December 16, 2019 and the regular meeting held on December 19, 2019. The motion was approved unanimously 8-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

01-01 Sullivan County Text Amendment (A-5 zone and Accessory Structures) – (19-401-0005)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support to amend Article IX of the County zoning code in reference to the addition of the new A-5 zone (Large Tract Rural Residential and General Agricultural District) and size reduction of allowable residential accessory structures. Staff described the proposal to the Commission. Staff stated that the County Planning Office identified the need for a zone that could better manage small farms that are a minimum of 5 acres in size. Staff noted the enhanced allowance for residential accessory structures for such land uses. Staff explained the other major portion of the proposal, which is to lessen the size allowance for

accessory structures in residential zones to 1,000 square feet from the current allowance of 2,000 square feet. Staff clarified that all accessory structure size limitations only apply to residential uses and that farm use structures are exempt from size restrictions. A motion was made by Beverley Perdue, seconded by John Moody, to send a positive recommendation to the Sullivan County Commission to approve the zoning text amendment. The motion passed unanimously, 8-0.

01-02 Right-of-Way Vacating Old Moreland Drive- (20-401-00001)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission to vacate a portion of the Old Moreland Drive right-of-way based upon no city or county departments seeing a need to retain this area as right-of-way. Staff described this proposal, which vacates a portion of Old Moreland Drive right-of-way adjacent to the intersection with Rock Springs Road. Staff stated that the County Highway department is supportive of the request. Additionally, staff noted that the sole adjacent property owner would use the extra space to accommodate setbacks for a new structure he plans to build in the future. Sharon Duncan made a motion, seconded by Phil Rickman, to send a positive recommendation to the Sullivan County Commission to approve the vacating. The motion passed unanimously, 8-0.

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

VIII. OTHER BUSINESS

- 01-03** Receive, a letter to certify the Resubdivision of Lots 13-R and 9-R Block A, located off Wilcox Drive.
- 01-04** Receive, a letter to certify the Division of Land of the Patton Heirs, located off Hollis Street.
- 01-05** Receive, a letter to certify the Re-Plat of Lot 2 Wooded Acres, located off Cedar Branch Road.
- 01-06** Receive, a letter to certify the Plat of Tract 1R, 2R, & 3R G.H. Pullon Estate, located off Shadowtown Road.
- 01-07** Receive, a letter to certify the Re-Plat of Lot 13 & 14 Weimin Gu & Haifeng Guo Property, located off Windridge Drive.
- 01-08** Receive, a letter to certify the Resubdivision of Lots 137A & 138A Wolford Property, located off Alpine Trail.
- 01-09** Receive, for informational purposes only, the December 2019 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 5:55p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission

PROPERTY INFORMATION	Jefferson Gardens Preliminary Development Plan – Amended
ADDRESS	Memorial Boulevard
DISTRICT, LAND LOT	7th Civil District, 39.50
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	26.65
EXISTING USE	Vacant
PROPOSED USE	Multifamily

APPLICANT: Kingsport Indian Springs LLC

ADDRESS: 1 Potters Lane Savannah GA 31411

REPRESENTATIVE: Donna Hash – Barge Design Solutions

PHONE 423-247-5525

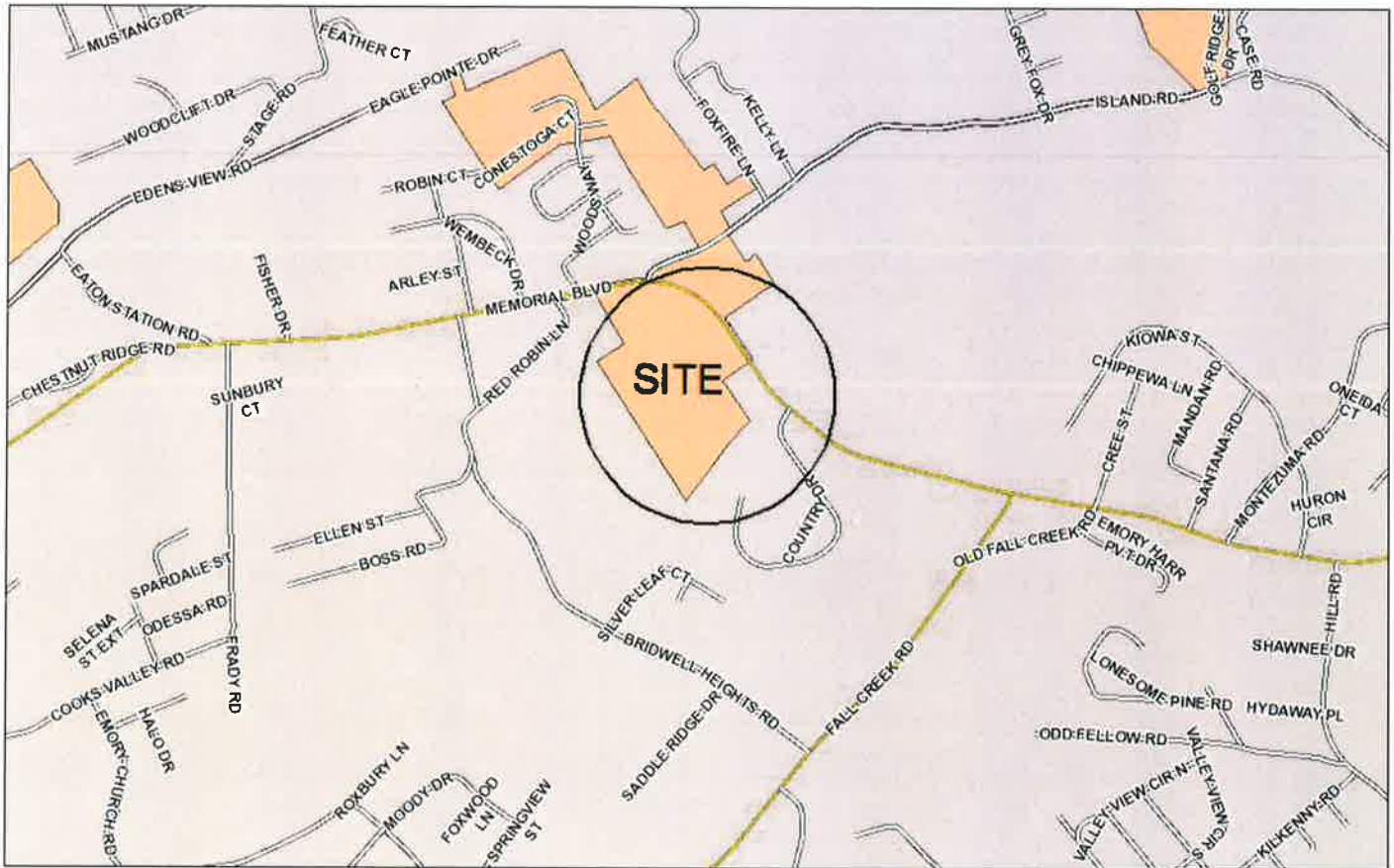
INTENT

The applicant is requesting amended Preliminary Development Plan approval for the Jefferson Gardens Development located off Memorial Boulevard near the intersection with Island Road. Originally, the development was proposed to be a series of duplexes and would be developed in multiple phases. This original plan was considered by the Planning Commission at their April 19, 2018 meeting. Since that time, the developer has reconfigured his plans to develop the property into 12 apartment buildings. The proposed plan shows an extension of a 33' driveway leading back to access the development and will end in a cul-de-sac. This driveway will have sidewalk on one side of the street. A 25' periphery yard and a 25' setback from all structures/roadways for open space is shown on the plan.

Density in the Planned Development District is correlated to the total area dedicated to open space. At a minimum, 20% of the overall site must be dedicated to open space. For a development of this size, a minimum of 5.3 acres would need to be dedicated to open space. The total area shown on the plan for open space exceeds this amount, with a total of 14.39 acres (54%) being dedicated to open space. This dedication would allow them to have a density of 240 units. The site calls for 192 units to be provided, falling well under the maximum allowable density.

Staff recommends approval of the amended Jefferson Gardens Preliminary Development Plan based upon conformance to the PD District Design Standards.

Location



2/6/2020, 9:38:34 AM



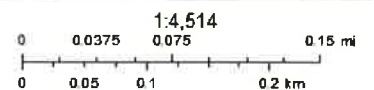
Web App Builder for ArcGIS

Zoning



2/6/2020, 9:44:25 AM

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River



Web App Builder for ArcGIS

Future Land Use



2/6/2020, 9:45:32 AM

Kpt 911 Address Parcel_Conflict River Hawkins County Parcels Parcels Street_ROW
 Sullivan County Parcels Parcels Street_ROW Lake_Pond Railroad_ROW River
 Lake_Pond Railroad_ROW

1:4,514
 0 0.0375 0.075 0.15 mi
 0 0.05 0.1 0.2 km

Web AppBuilder for ArcGIS

Aerial w/Utilities



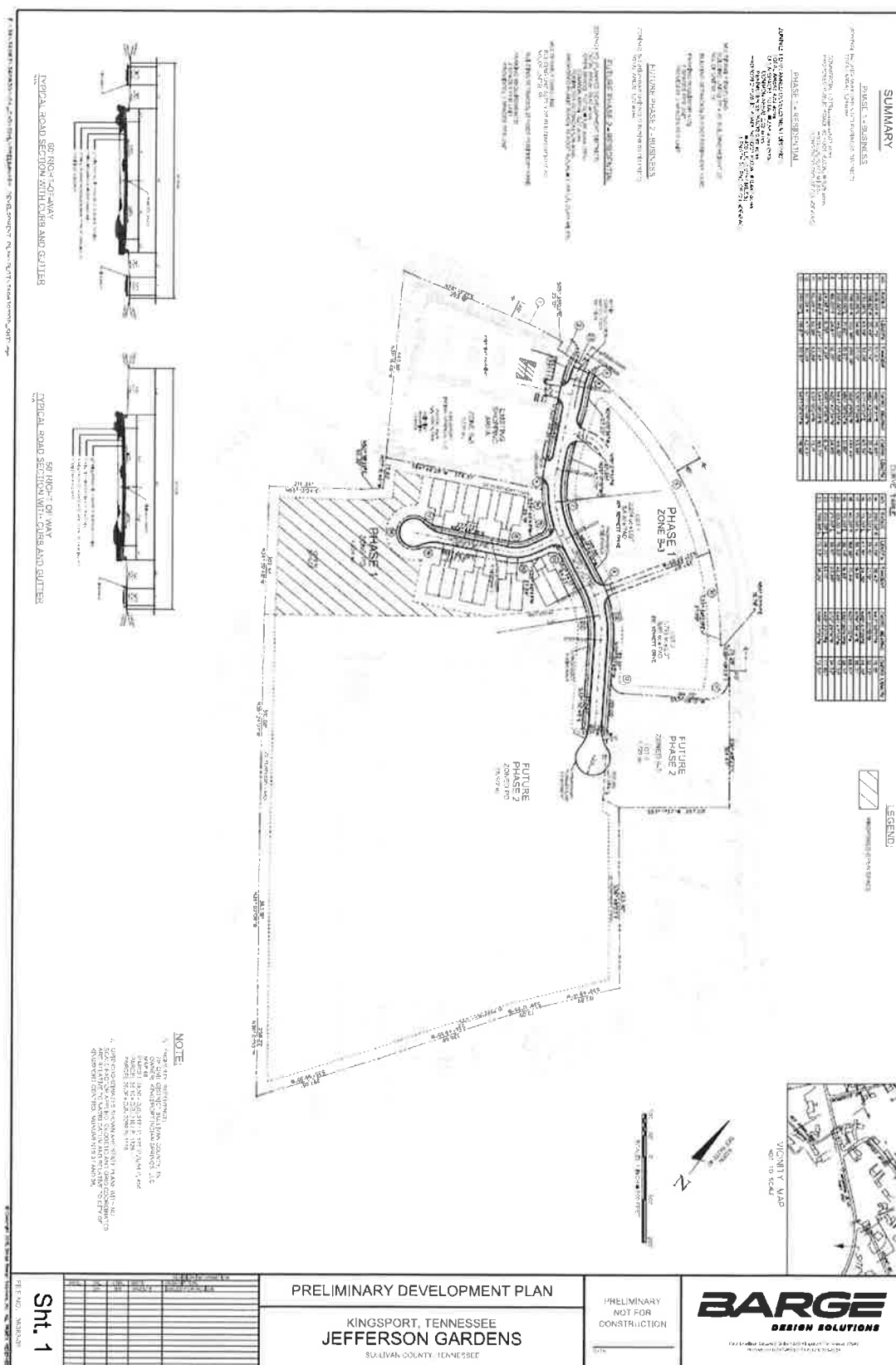
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 Sullivan County Parcels ☐ Parcels ☐ Street_ROW ☐ Lake_Pond ☐ Railroad_ROW ☐ River
☐ Lake_Pond ☐ Railroad_ROW ☐ Parcel_Conflict ☐ River

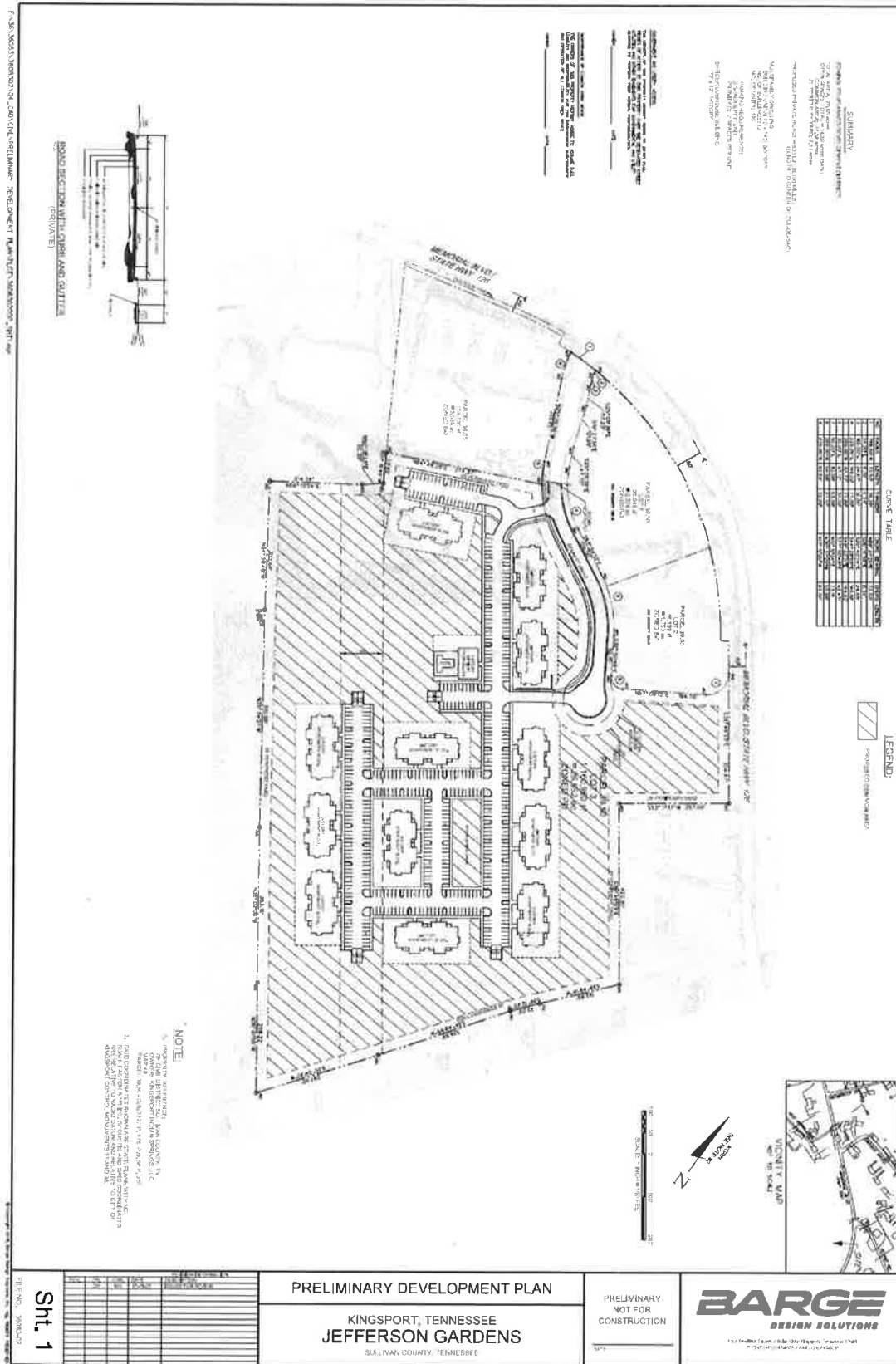
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 0 0.0375 0.075 0.15 mi
 0 0.05 0.1 0.2 km

Web AppBuilder for ArcGIS

APPROVED PLAN 2018



PROPOSED PLAN 2020



VIEW OF PROPERTY FROM MEMORIAL/ISLAND INTERSECTION**VIEW FROM MEMORIAL BLVD****CONCLUSION**

Staff recommends approval of the amended Preliminary Development Plan for Jefferson Gardens based upon conformance to the Planned Development District Design Standards.

PROPERTY INFORMATION	Gibson Springs Phases 2 and 3
ADDRESS	South Bridge Rd.
DISTRICT, LAND LOT	14th Civil District, TM 119, Parcel 21.00
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	Phase 2 - 4.542; Phase 3 – 3.779
EXISTING USE	Vacant
PROPOSED USE	Single Family Residential

APPLICANT: Edinburgh Homes LLC

ADDRESS: South Bridge Rd., Kingsport, TN 37664

REPRESENTATIVE: Edinburgh Homes LLC

PHONE

INTENT

The applicant is requesting amended preliminary development plan approval of the Gibson Springs development located off of Rock Springs Rd.

The proposal adds two new phases to the development in the form of two new dead end cul-de-sacs.

The last phase of the plan consists of Gibson Springs phases 2 & 3. The plan shows the 25' periphery setback as well as the 25' setback from the street and areas designated for open space. Phase 2 will add 4.542 acres and phase 3 will add 3.779 acres of developed property. The overall acreage is 43.1 acres and 45.2% is dedicated to open space.

The submitted phase 2 shows 24 new lots and the submitted phase 3 shows 18 new lots. The overall subdivision will have 84 units for all phases combined.

Staff recommends granting preliminary development plan approval based upon conformance with the PD District Standards.

Location



1/23/2020, 3:29:44 PM

Sullivan County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Hawkins County Parcels

Lake_Pond

Parcel_Conflict

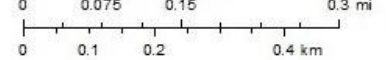
Parcels

Railroad_ROW

River

Street_ROW

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Page 3 of 11

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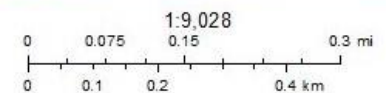
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Sullivan County Parcels

- Parcels
- Lake_Pond
- Parcel_Conflict
- Railroad_ROW
- River

Hawkins County Parcels

- Parcel_Conflict
- Parcels
- Lake_Pond
- Railroad_ROW
- Street_ROW
- River



Web AppBuilder for ArcGIS

Aerial with Utilities



1/23/2020, 3:33:41 PM

Sullivan County Parcels

- Parcels
- Lake_Pond
- Parcel_Conflict

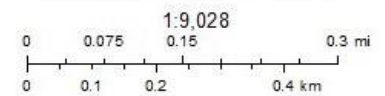
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- River

Hawkins County Parcels

- Street_ROW
- Lake_Pond

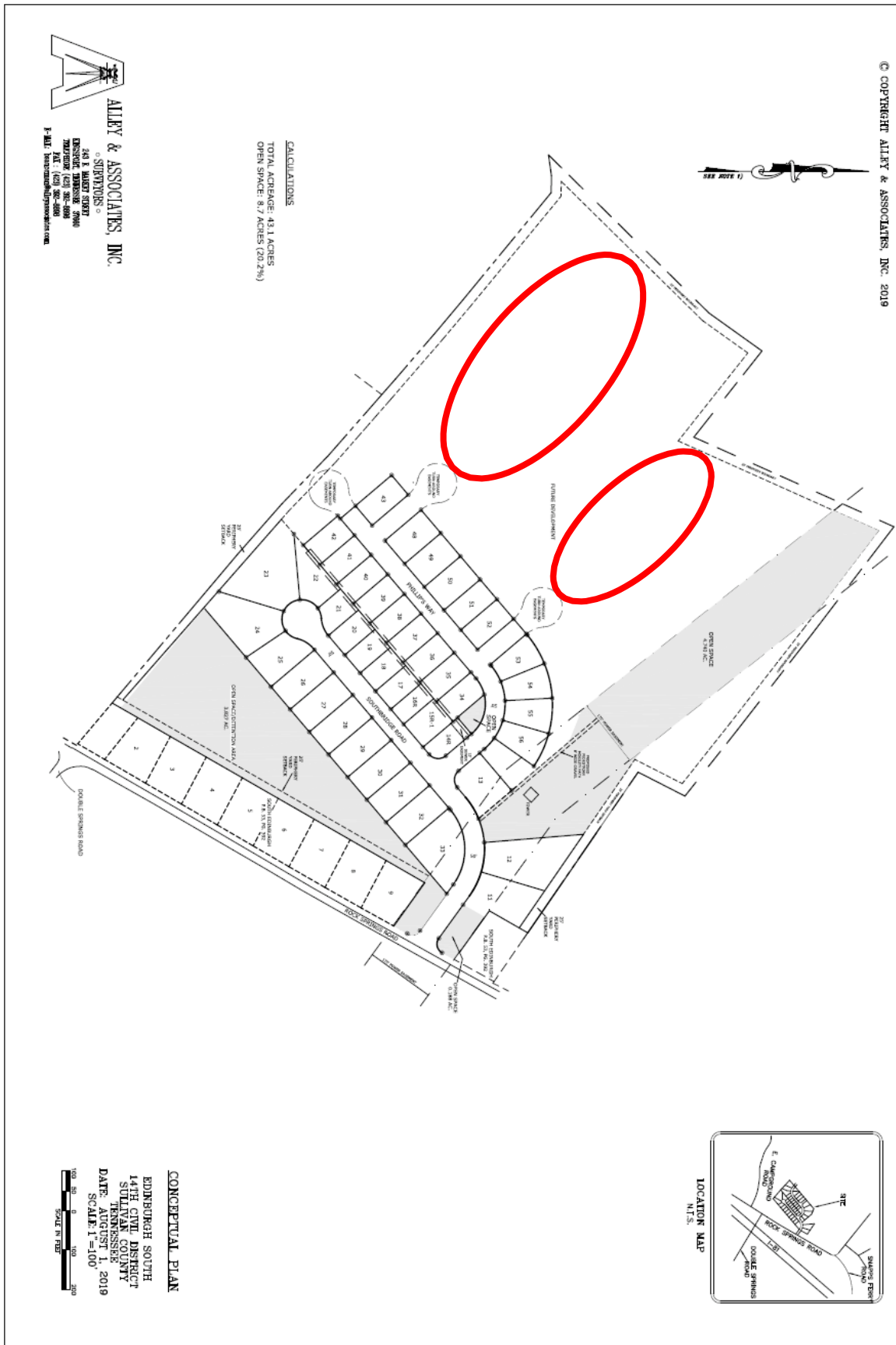
- Parcel_Conflict
- Railroad_ROW

- River
- Street_ROW
- Water Lines

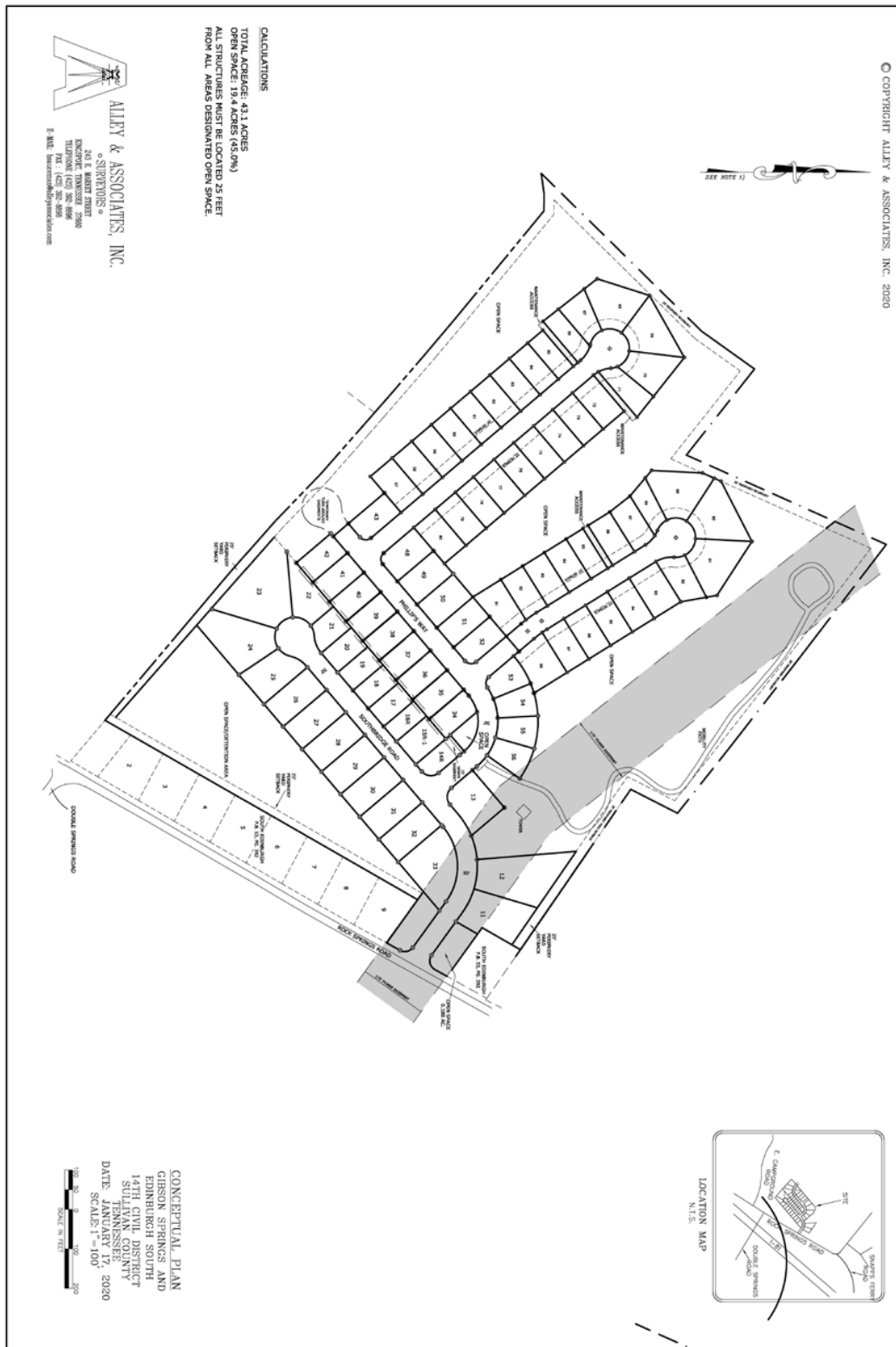


Map Area is Not to Scale

Approved Concept Plan November 2019



Concept Plan January 2020





Northern facing view

Eastern looking View



Western looking View



Northern facing View

Conclusion

Staff recommends granting preliminary development plan approval for Gibson Springs phases 2 and 3 based upon conformance to the Planned Development District Design Standards.

Conclusion

Staff recommends granting preliminary development plan approval for Gibson Springs phases 2 and 3 based upon conformance to the Planned Development District Design Standards.

Kingsport Regional Planning Commission

Subdivision Report

File Number 2020-201-00014

Property Information	Gibson Springs Phase II Preliminary		
Address	Phillips Way		
Tax Map, Group, Parcel	TM 119, part of Parcel 21.00		
Civil District	14th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	4.452		
Major or Minor / #lots	Major - 24	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Edinburgh Homes, INC. Address: 1562 Crescent Drive City: Kingsport State: TN Zip Code: 37664 Email: jrose8@gmail.com Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E. Market Street City: Kingsport State: TN Zip Code: 37660 Email: BSauceman@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Preliminary Subdivision Approval based on:</p> <ul style="list-style-type: none"> • The plat meets the intent of the City's minimum regulations for subdivisions. • Two variances have been requested. • Construction Plans have been approved. <p>Staff Field Notes and General Comments: The applicant is requesting preliminary plat approval for Phase II of the Gibson Springs Subdivision (formerly Edinburgh South) which is located in the 14th civil district and more fully described as part of Parcel 21 Tax Map 119 of the Sullivan County Tax Maps.</p> <p>This is a new phase for this development and requires the construction document submittal at the time of submittal of the preliminary plat. Those documents have been submitted, reviewed, and approved by our Engineering Division. Phase II will consist of a new street extension from Philips Way leading to a cul-de-sac. This will be a 50' right-of-way with a modified street cross section utilizing the grass channels which match the previous phases of this development. No sidewalk is included on this section of street – as the development will have a mobility path that runs adjacent to the entire development which can be seen on the Development Plan. All lots conform to the minimum subdivision and zoning requirements and the plat shows the 25' periphery yard and the 25' setback from public streets.</p> <p>Two variances have been requested for this subdivision. The first is to the street cross section to allow it to match the previous phase of the subdivision. The standard Residential Street calls for a 50' right-of-way with a 25' pavement width. The previous phase of development used the same cross section that is being proposed for this section.</p>			

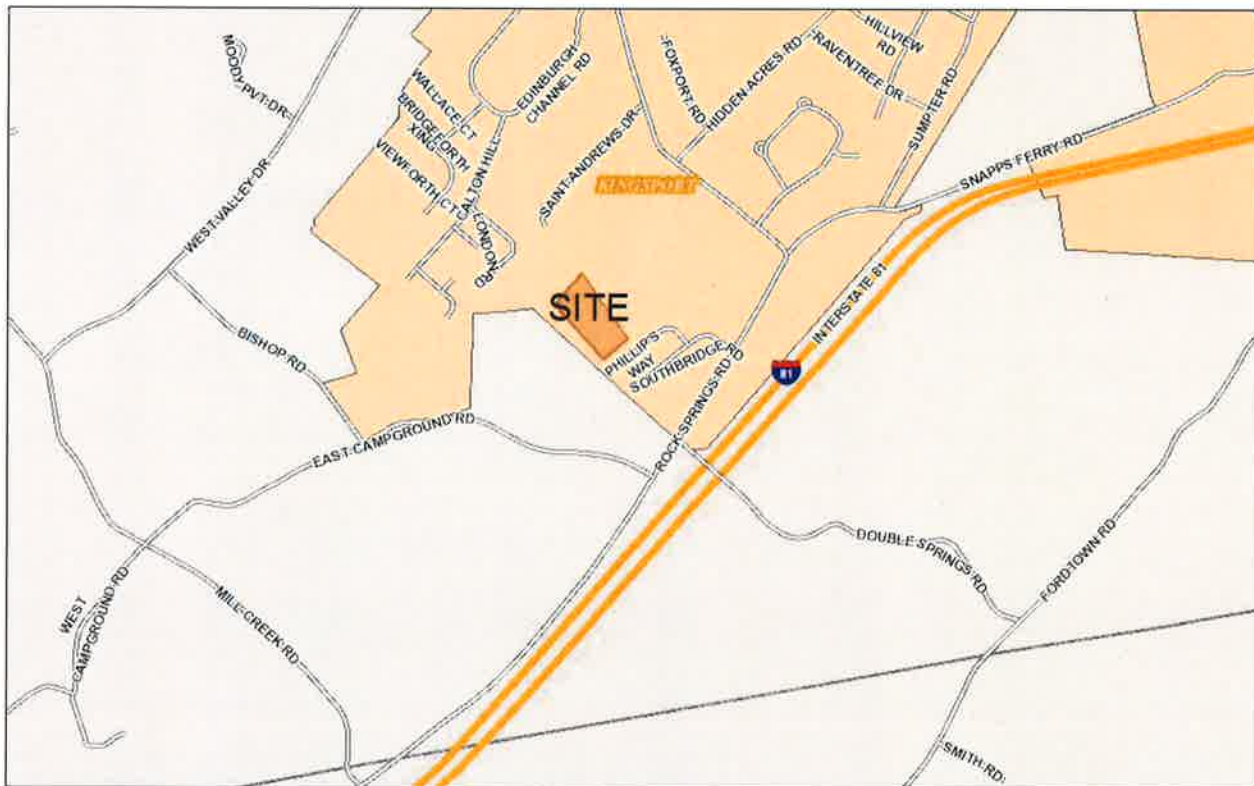
The second variance is to the paving requirement for the mobility path. Within the PD District, mobility paths are allowed as an alternative to construction of sidewalks, so long as they are paved with asphalt. The previous phase of development allowed for the mobility path to be constructed of compacted stone instead of asphalt by approving a variance. This request is being proposed for this phase as well. The mobility path is located in the power line easement running parallel to the development.

Staff recommends Preliminary Plat approval for Gibson Springs Phase II and the associated variances, based upon conformance with the Development Plan and approved construction plans.

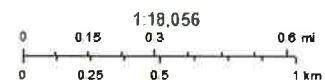
Utilities: Utilities are available to the property.

Planner:	Harmon	Date: 2/13/2020	
		Meeting Date:	February 20, 2020

Location



2/13/2020, 1:46:21 PM



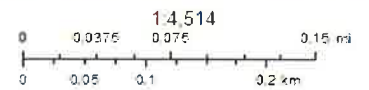
Web App Builder for ArcGIS

Zoning



2/13/2020 1:44:05 PM

Kpt 911 Address	Parcel_Conflict	River	Hawkins County Parcels	Parcels	Street_ROW
Sullivan County Parcels	Parcels	Street_ROW	Lake_Pond	Railroad_ROW	
Lake_Pond	Railroad_ROW		Parcel_Conflict	River	



Web AppBuilder for ArcGIS

Future Land Use



2/13/2020, 1:44:33 PM

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW



Web App Builder for ArcGIS

Aerial

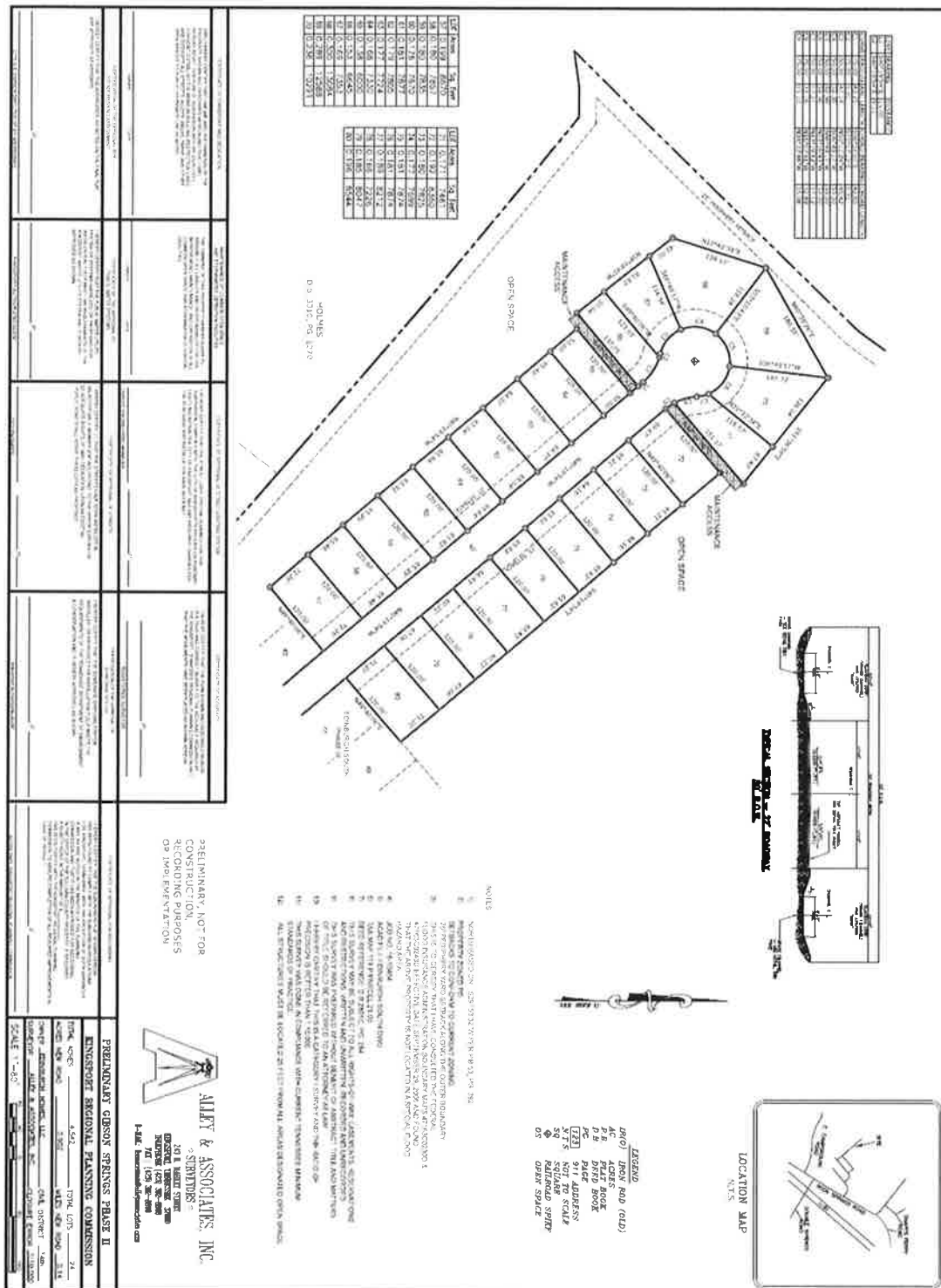


2/13/2020, 1:43:37 PM

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River



Web App Builder for ArcGIS

**CONCLUSION**

Staff recommends revised Preliminary Plat approval for the Gibson Springs Phase II Subdivision as well as the associated variances, based upon conformance to the Development Plan and the approved construction plans.

Kingsport Regional Planning Commission

Subdivision Report

File Number 2020-201-00015

Property Information	Gibson Springs Phase III Preliminary		
Address	Phillips Way		
Tax Map, Group, Parcel	TM 119, part of Parcel 21.00		
Civil District	14th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	3.779		
Major or Minor / #lots	Major - 18	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Edinburgh Homes, INC. Address: 1562 Crescent Drive City: Kingsport State: TN Zip Code: 37664 Email: jrose8@gmail.com Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E. Market Street City: Kingsport State: TN Zip Code: 37660 Email: BSauceman@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Preliminary Subdivision Approval based on:</p> <ul style="list-style-type: none"> • The plat meets the intent of the City's minimum regulations for subdivisions. • Two variances have been requested. • Construction Plans have been approved. <p>Staff Field Notes and General Comments: The applicant is requesting preliminary plat approval for Phase III of the Gibson Springs Subdivision (formerly Edinburgh South) which is located in the 14th civil district and more fully described as part of Parcel 21 Tax Map 119 of the Sullivan County Tax Maps.</p> <p>This is a new phase for this development and requires the construction document submittal at the time of submittal of the preliminary plat. Those documents have been submitted, reviewed, and approved by our Engineering Division. Phase II will consist of a new street extension from Philips Way leading to a cul-de-sac. This will be a 50' right-of-way with a modified street cross section utilizing the grass channels which match the previous phases of this development. No sidewalk is included on this section of street – as the development will have a mobility path that runs adjacent to the entire development which can be seen on the Development Plan. All lots conform to the minimum subdivision and zoning requirements and the plat shows the 25' periphery yard and the 25' setback from public streets.</p> <p>Two variances have been requested for this subdivision. The first is to the street cross section to allow it to match the previous phase of the subdivision. The standard Residential Street calls for a 50' right-of-way with a 25' pavement width. The previous phase of development used the same cross section that is being proposed for this section.</p>			

The second variance is to the paving requirement for the mobility path. Within the PD District, mobility paths are allowed as an alternative to construction of sidewalks, so long as they are paved with asphalt. The previous phase of development allowed for the mobility path to be constructed of compacted stone instead of asphalt by approving a variance. This request is being proposed for this phase as well. The mobility path is located in the power line easement running parallel to the development.

Staff recommends Preliminary Plat approval for Gibson Springs Phase III and the associated variances, based upon conformance with the Development Plan and approved construction plans.

Utilities: Utilities are available to the property.

Planner:	Harmon	Date: 2/13/2020	
		Meeting Date:	February 20, 2020

Location



2/13/2020 3:19:42 PM

1:18,056
0 0.15 0.3 0.6 mi
0 0.25 0.5 1 km

Web AppBuilder for ArcGIS

Zoning



2/13/2020, 3:20:43 PM

Kpt 811 Address: Parcel_Conflict River Hawkins County Parcels Parcels Street_ROW
 Sullivan County Parcels Parcels Street_ROW Lake_Pond Railroad_ROW
 Lake_Pond Railroad_ROW Parcel_Conflict River



Web App Builder for ArcGIS

Future Land Use



2/13/2020, 3:21:08 PM

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW



Web App Builder for ArcGIS

Aerial

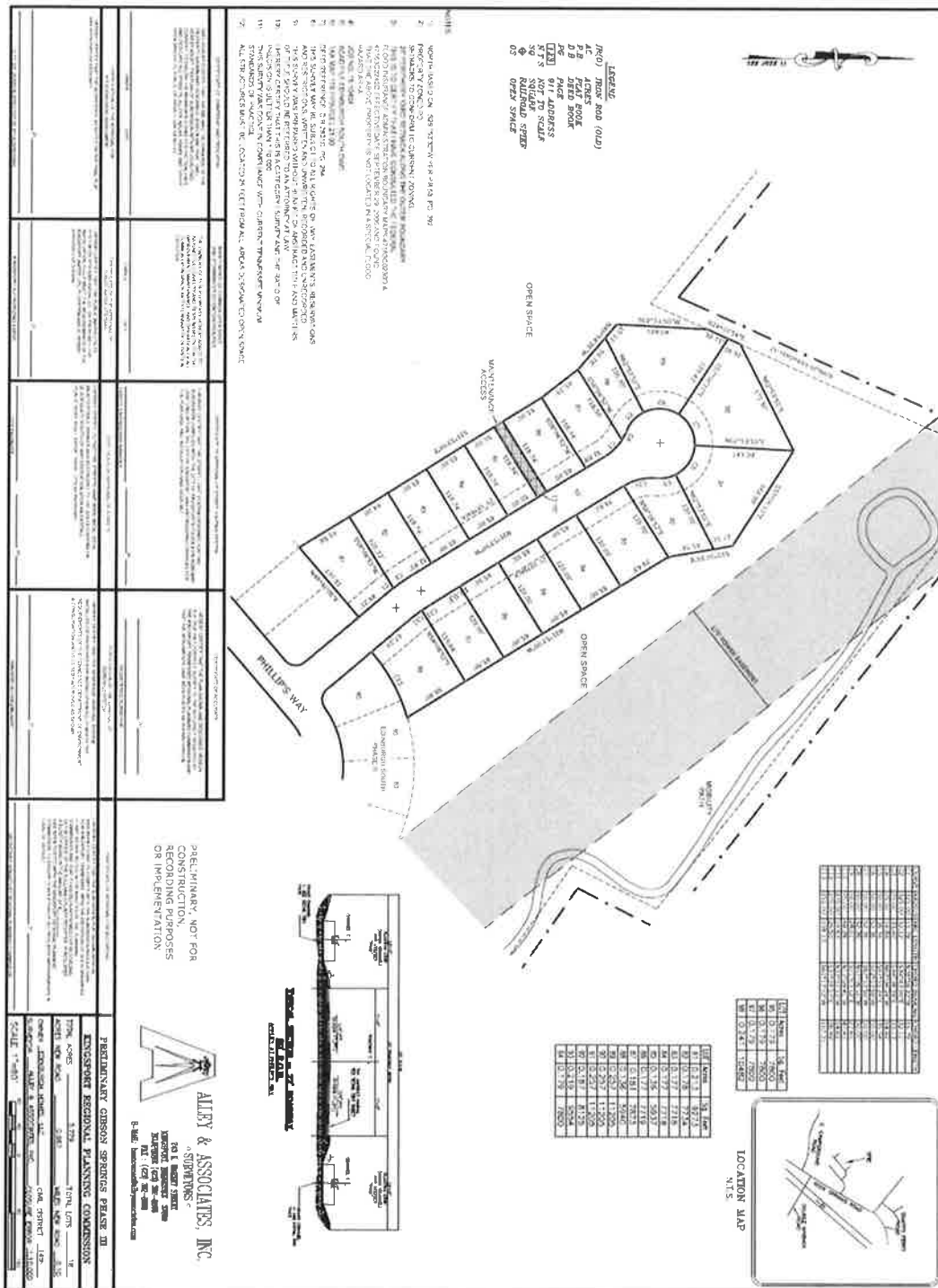


2/13/2020, 3:20:11 PM

Kpt 911 Address Parcel_Conflict River Hawkins County Parcels
Sullivan County Parcels Parcels Street_ROW Lake_Pond
Lake_Pond Railroad_ROW Parcel_Conflict River

1:4,514
0 0.0375 0.075 0.15 mi
0 0.05 0.1 0.2 km

Web AppBuilder for ArcGIS



Application for Approval
Historic Zoning Commission
Kingsport, Tennessee

Date: 2/13/2020

File No.: _____

Date Received: _____

Property Owner: Tami Lyons Keith Address: 1924 Netherland Inn Rd., Kingsport, TN Phone: 423-956-3241

Petitioner: Tami Lyons Keith Address: Same Phone: Same

Property Location: 1924 Netherland Inn Rd., Kingsport, TN
Street Address

Current Use and Condition: Single Family Home - Need 10 replacement awning windows in the back & sides of the home, new gutters, soffitt, and replace old rotten wood siding in the front of the home with Architectural Shake Siding (Tuscon Olive)

Describe property/structure (e.g., architectural style, date constructed and general history, etc.) Please supply photograph, scaled drawings of plans, elevations and sections, and any other pertinent information to assist the Commission in its decision.

Single Family - Ranch Style Home built in 1960, when the house was built they used siding, then later bricked the entire house, the front of the home is 3/4 brick, leaving 1/4 wood siding as shown in the picture attached.

Proposed Action:

Alteration/Remodeling/Repair: Repair Addition: _____

Demolition: _____ Moving: _____ New Construction: _____

Describe in detail all of the actions you plan to take on this property:

Install 10 replacement awning windows to the back of my home. Replace soffitt, gutters, and siding

I/we certify the above information is true and correct, and give my/our permission to the City of Kingsport to notify all interested citizens of the time and place for discussion and action on the petition.

Tami Keith
Signature

2/13/20
Date

Kingsport Regional Planning Commission

Subdivision Report

File Number 2020-201-00004

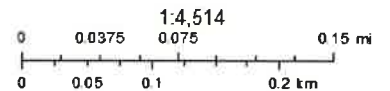
Property Information	Re-subdivision of R.D.B Investment Company		
Address	2404 Memorial Blvd		
Tax Map, Group, Parcel	TM 62H, Group A, Parcels 19.10		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 3.09		
Major or Minor / #lots	Minor - 3	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Appalachian Premium Finance Inc. Address: 433 E. Center St. City: Kingsport State: TN Zip Code: 37660 Email: harvillesteve@hotmail.com Phone Number: 423-914-7151		Name: Jeffery A. Miller Address: 116 Robindale Court City: Kingsport State: TN Zip Code: 37663 Email: Phone Number: 423-552-5300	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> Plat meets the minimum subdivision regulations <p>A request for final plat for property located inside the City Limits has been received. The property is located on the corner of Memorial Blvd. and Jesse St.</p> <p>The submitted plat divides the 3.09+/- acre tract into three lots. Lot 2R-1 will be 1.52 acres. Lot 2R-2 will be 0.78 acres, and lot 2R-3 will be 0.79 acres. The B-4P district requires a minimum 25,000 square foot lots with 150' of public street frontage. All lots meet the minimum requirements of the Subdivision Regulations as well as the City Zoning Codes.</p> <p><u>Staff recommends final plat approval of the Division of the Re-Subdivision of R.D.B Investment Company based upon conformance to the Minimum Subdivision Regulations.</u></p>			
Planner:	Garland	Date: 1/24/20	
		Meeting Date:	February 20, 2020

Location



1/24/2020, 4:19:38 PM

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Street_ROW
Parcels
Railroad_ROW
River



Web App Builder for ArcGIS

Zoning



1/24/2020, 4:21:25 PM

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
River
Parcels
Railroad_ROW
Parcels
Railroad_ROW
Street_ROW



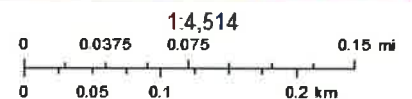
Web App Builder for ArcGIS

Future Land Use



2020, 4:24:16 PM

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 1 County Parcels Parcels Street_ROW Lake_Pond Railroad_ROW
 Lake_Pond Railroad_ROW Parcel_Conflict River

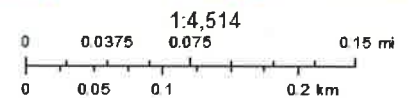


Web AppBuilder for ArcGIS

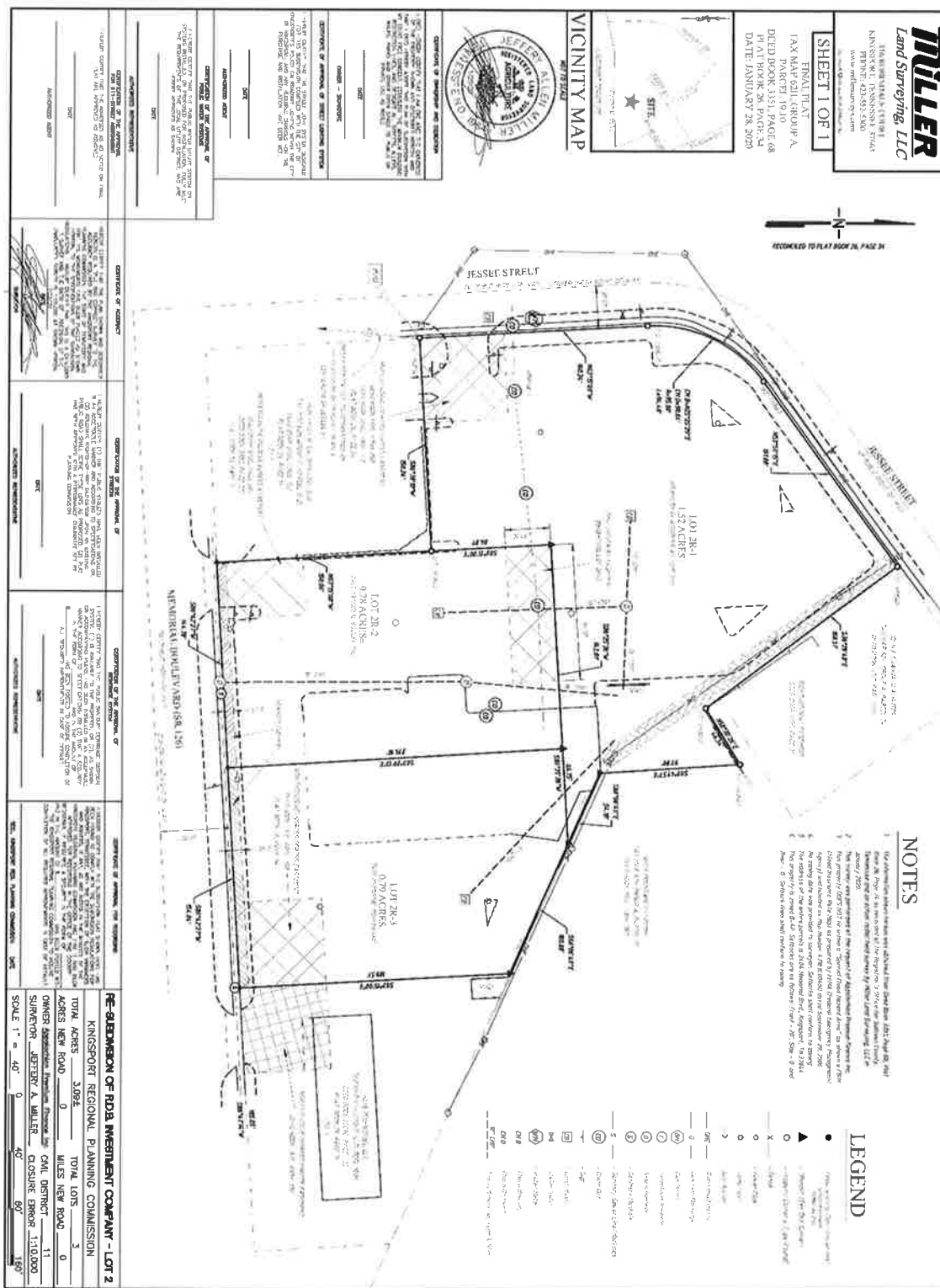
Aerial with Utilities



1/24/2020, 4:28:09 PM



1/24/2020, 4:28:09 PM



VIEW FROM Memorial Blvd.











**CONCLUSION**

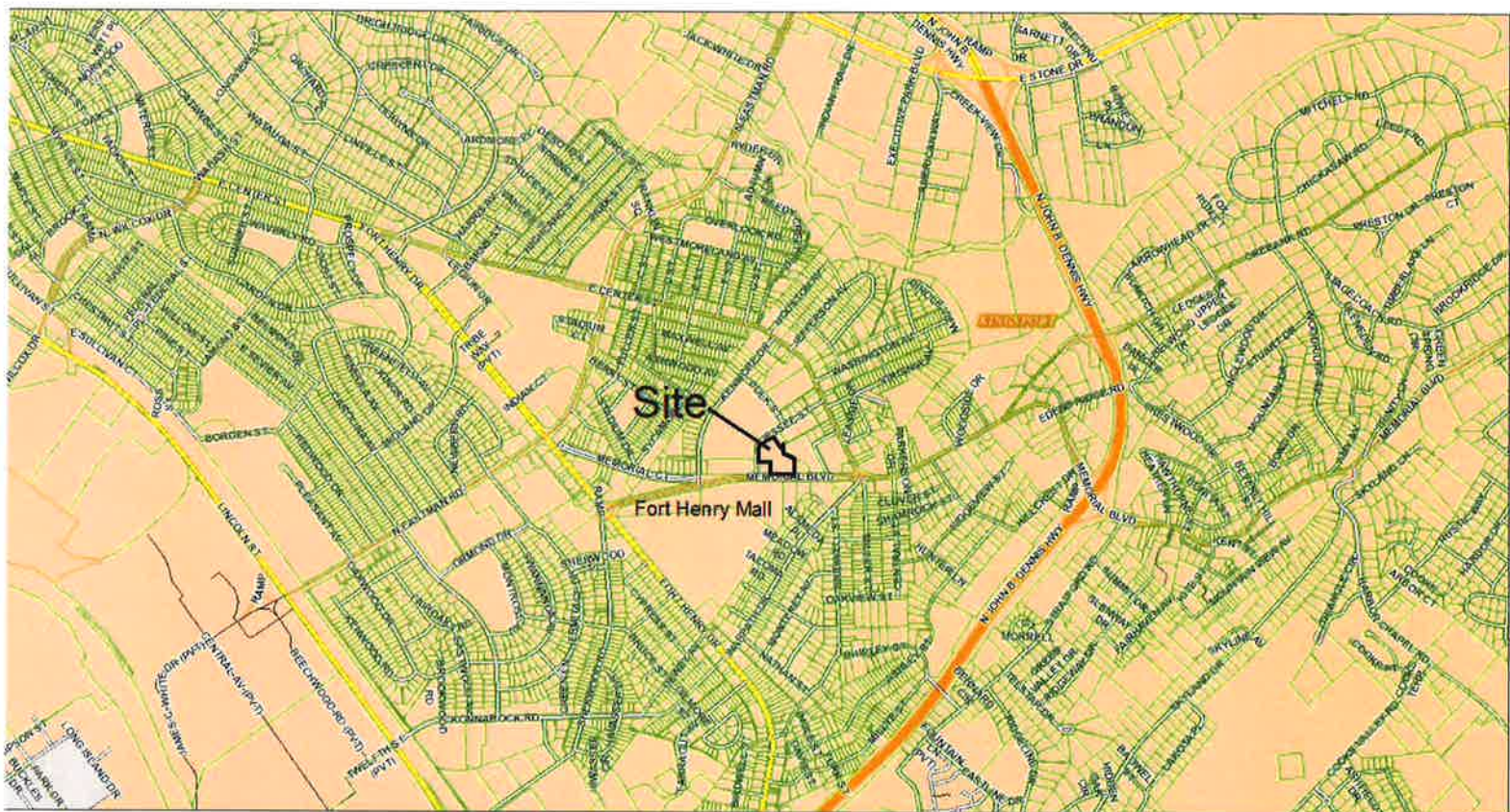
Staff recommends final plat approval of the Re-subdivision of R.D.B Investment Company based upon conformance to the Minimum Subdivision Regulations.

2404 Memorial Blvd, Preliminary Zoning Development Plan/B-4P

Property Information			
Address		2404 Memorial Blvd	
Tax Map, Group, Parcel		62H, A, Parcel 19.10	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Retail	
Acres		+/- 3.6 acres	
Existing Use		Existing Zoning	B-4P
Proposed Use		Proposed Zoning	Same
Owner /Applicant Information			
Name: Appalachian Premium Finance, c/o Stephen Harville Address: 433 E. Center St. City: Kingsport State: TN Zip Code: 37660 Email: harvillesteve@hotmail.com Phone Number: (423) 914-7151		Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new restaurant and orthodontic office use.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends APPROVAL for the following reasons:</p> <ul style="list-style-type: none"> • The submitted preliminary zoning development plan meets the development standards of the B-4P zone without need for a variance. • The future land use plan supports commercial development for the parcel. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • The portion of this B-4P District is the former site of Ryan's and the Red Apple Buffet & Grill. 			
Planner:	Ken Weems	Date:	5 February 2020
Planning Commission Action		Meeting Date:	20 February 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new restaurant and orthodontic office use.

LOCATION MAP**ArcGIS Web Map**

5/2020, 3:59:15 PM

Wivan County Parcels
 Lake_Pond
 Parcel_Conflict
 Parcels
 Railroad_ROW
 River

Street_ROW
 Lake_Pond
 Parcel_Conflict
 Parcels
 Railroad_ROW

River
 Street_ROW

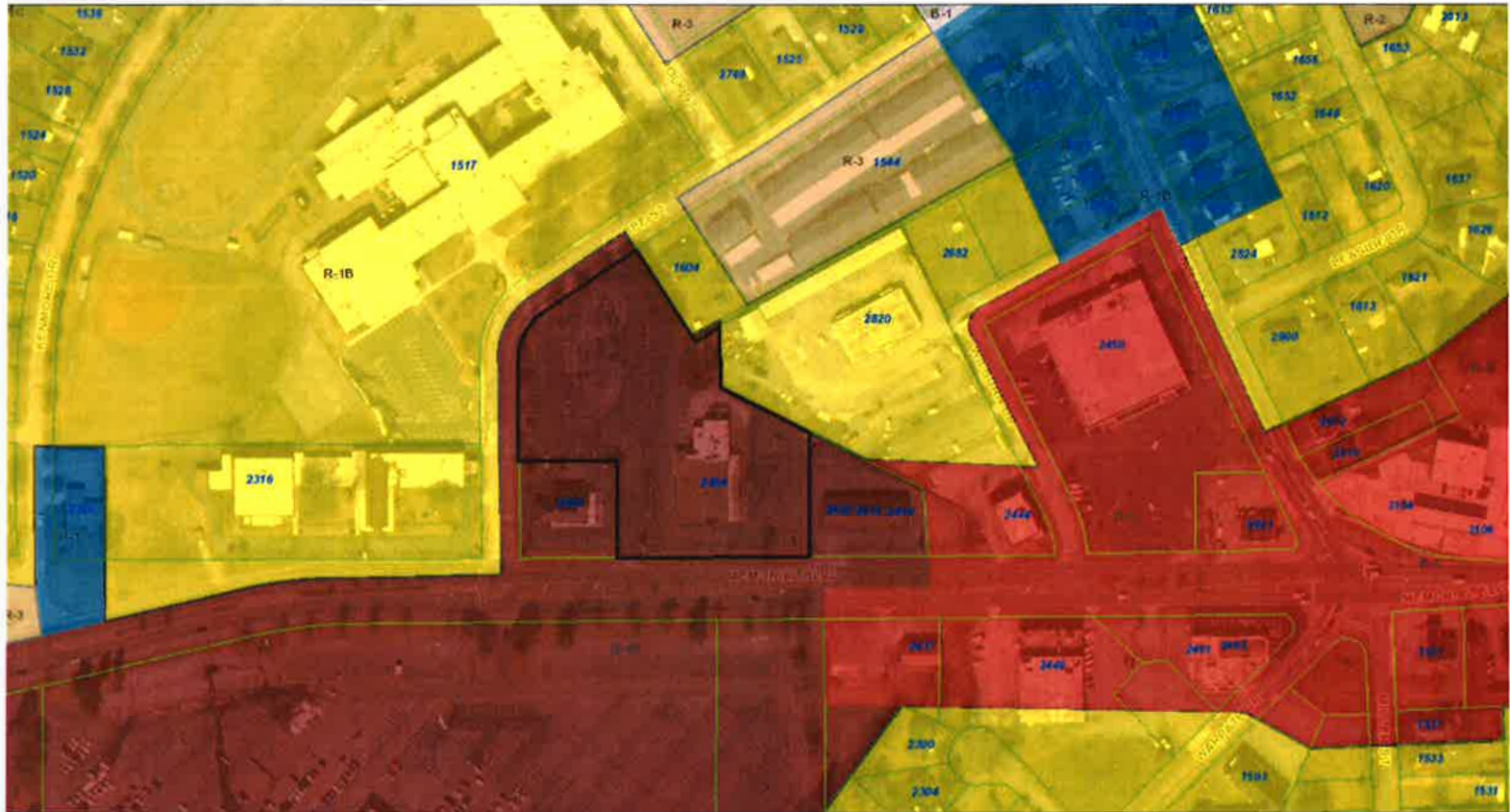
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0 0.225 0.45 0.9 mi
0 0.35 0.7 1.4 km

Web AppBuilder for ArcGIS

CURRENT ZONING MAP

ArcGIS Web Map



2/20/2020, 4:00:57 PM

Kpt 911 Address

Hawkins County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

River

Street_ROW

City Zoning

<Null>

TAC

Railroad_ROW

River

Street_ROW

City Zoning

<Null>

TAC

R-5

GC

B-2E

A-1

A-2

AR

B-1

B-2

B-3

B-4

B-4P

B-4P

BC

GC

M-1

M-1R

M-2

MX

P-1

P-D

PBD-3

PBD/1

PD

PMD-1

PMD-2

PUD

PVD

R-1

R-1A

R-1B

R-1C

R-2

R-3

R-3A

R-3B

R-4

Split

TA

TA-C

UAE

1:2,257

0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

Web AppBuilder for ArcGIS

FUTURE LAND USE PLAN MAP (COMMERCIAL USE)

ArcGIS Web Map



5/2020, 4:02:14 PM

Kpt 911 Address	River	Railroad_ROW	Multi-Family
Haven County Parcels	Street_ROW	River	Industrial
Lake_Pond	Street_ROW	Street_ROW	Retail/Commercial
Parcel_Conflict	Lake_Pond	Future Land Use	Public
Parcels	Parcel_Conflict	Agri/Vacant	Utilities
Railroad_ROW	Parcels	Single Family	



Web AppBuilder for Arc

ORTHODONTIC OFFICE
(5,000 SF)

RESTAURANT
(14,000 SF)
& PATIO
(11,000 SF)

LOADING AND DUMPSTER

DRIVEWAY EASEMENT

DRIVEWAY EASEMENT

DRIVEWAY EASEMENT

EXIST MAPLE TO REMAIN

PARCEL B:
0.73 ACRES
33,950 SF
40 PARKING SPACES

PARCEL C:
0.78 ACRES
33,991 SF
49 PARKING SPACES

SCHEMATIC SITE PLAN
1-10-21

THINK
ARCHITECT

PRELIMINARY
2/10/2020
NOT FOR
CONSTRUCTION

THINK
ARCHITECT

PR-1

Northern view of site from Memorial Blvd perspective



Eastern view toward Rowe's Pharmacy



Western view toward First Horizon Bank**PRELIMINARY ZDP ANALYSIS**

Based on the applicant's site plan submitted to the Planning Department on 15 January 2020, Staff offers the following considerations:

DEVELOPMENT STANDARDS FOR THE B-4P DISTRICT, PRELIMINARY REQUIREMENTS FOR THE DISTRICT AS A WHOLE:

- Driveway access approved by TDOT and the City Traffic Dept
- Under 30% building ground coverage for the district as a whole
- Parking requirements dependent on specific uses in accordance with article VI of the zoning code. The restaurant use contains 49 parking spaces. The orthodontic office use contains 40 parking spaces. The supplied parking is adequate for both uses.
- The proposed landscaping conforms with B-4P standards and has been approved by the City's landscape specialist.

The ZDP indicates compliance with the development standards.

DESCRIPTION OF PROPERTY FEATURES

The existing conditions of the site consist of vacant land as a result of the former restaurant structure located on the site being recently razed. The proposed orthodontic office and restaurant uses are appropriately positioned on the parcel in the context of B-4P zoning requirements. Planning staff has facilitated discussion between the property owner and Kingsport City Schools

concerning the future of the lot that fronts Jessee Street. The Jessee Street lot is frequently used by parents of Robinson Middle School for drop off, pickup, and special event parking. The owner is willing to work with Kingsport City Schools on a future parking agreement.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.

Property Information	Resubdivision of Lots 1R & 1R1, Block A		
Address	1989, 1995, and 1999 E. Stone Dr.		
Tax Map, Group, Parcel	TM 47-P, Group A, Parcels 5.10 & 5.15		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Retail/Commercial		
Acres	+/- 2.202		
Major or Minor / #lots	Minor - 2	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Executive Park Realty Address: PO box 2049 City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: N/A		Name: Alley & Associates, Inc. Address: 243 E. Market St. City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • Plat meets the minimum subdivision regulations • One variance has been requested to the lot shape requirement <p>A request for final plat for property located inside the City Limits has been received. The property is located off E. Stone Dr. and Executive Blvd.</p> <p>The submitted plat reconfigures the current lot arrangement. The 2.202 acre tract into tract 1 RB 1.218 acres and tract 1 RB1 0.985 acres. The intent of the resubdivision is to reallocate the property among the existing owners while conforming to the current constructed physical features on the property. The owners are requesting a variance to section 3.8 of the Subdivision Regulations which deals with lot shape. That section states that irregular lot shapes shall not be permitted. As mentioned before, the reason for this request is to reconfigure the lots so that the property lines fall in line with the constructed elements already located on the property. All lots meet the minimum requirements of the Subdivision Regulations as well as the City Zoning Codes.</p> <p><u>Staff recommends final plat approval of the Resubdivision of Lots 1R & 1R1, Block A Property based up on conformance to the Minimum Subdivision Regulations as well as the associated variances to the lot shape requirement.</u></p>			
Planner:	Garland	Date: 1/27/20	
		Meeting Date:	February 20, 2020

February 3, 2020

To the Kingsport Planning Commission

I would like to request a variance for the Kingsport Minimum Regulations for Subdivision Development Section 4-3 3.8 which states that excessive depth in relation to width or very irregular shaped lots may not be permitted. The subject property is located at 1989 East Stone Drive, Tax Map 47-P "A", Parcels 5.10 and 5.15. It is currently zoned B-3. The reason is to reallocate the property line between existing owners to conform with current constructed physical features.

Thank you

Matthew Strickler, PLS | Alley & Associates, Inc. | Surveyors
243 E. Market Street | Kingsport, TN 37660
Phone: 423-392-8896 | Fax: 423-392-8898
Website: alleyassociates.com



Location



1/27/2020, 10:51:40 AM

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict

- Parcels
- Railroad_ROW
- River

Street_ROW

Hawkins County Parcels

- Lake_Pond

Parcel_Conflict

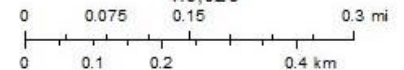
Parcels

Railroad_ROW

River

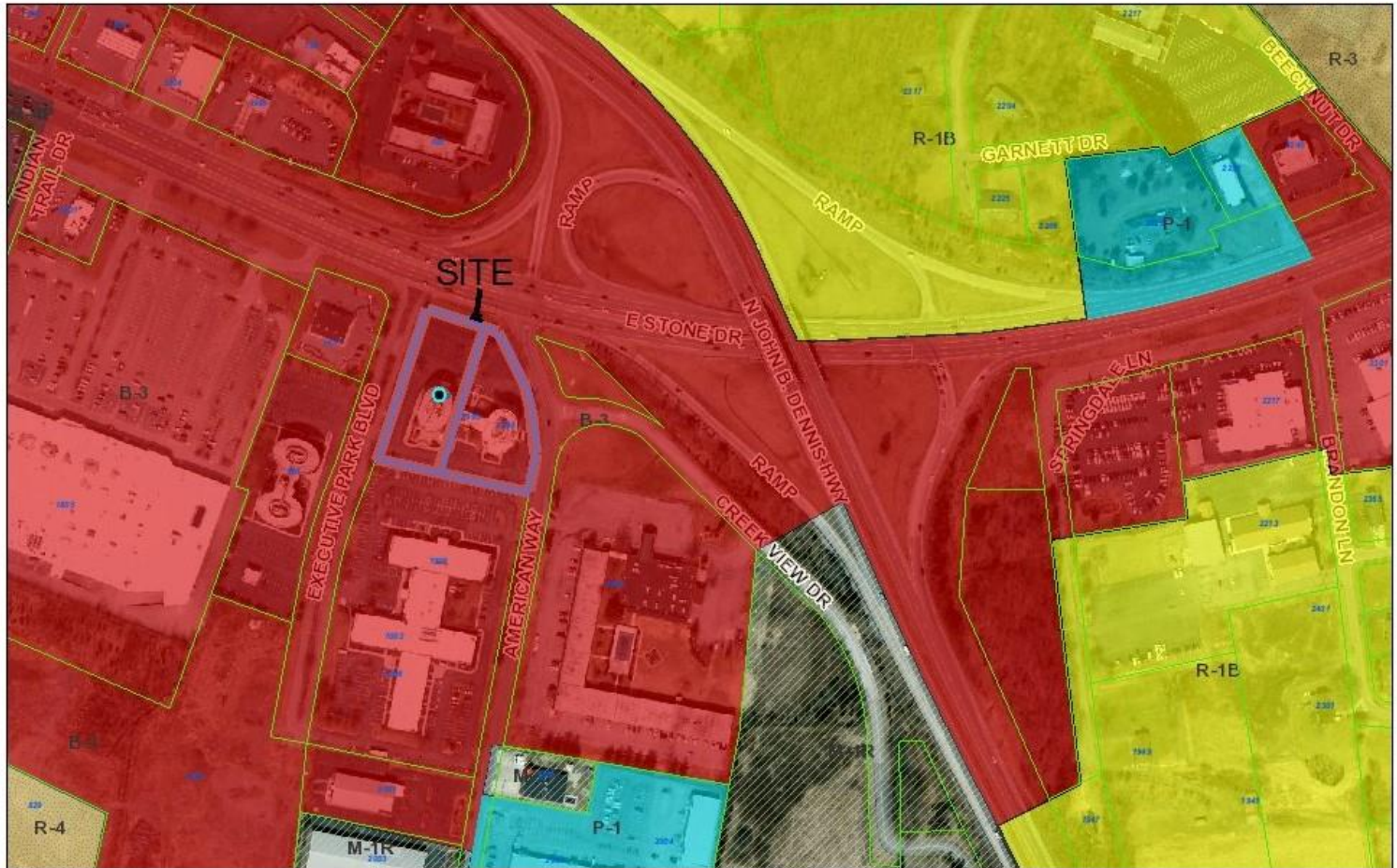
Street_ROW

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Web AppBuilder for ArcGIS

Zoning



1/27/2020, 10:54:23 AM

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Sullivan County Parcels	Parcels	Street_ROW	Lake_Pond	Railroad_ROW	
Lake_Pond	Railroad_ROW		Parcel_Conflict	River	

1:4,514

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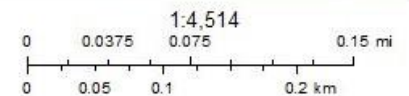
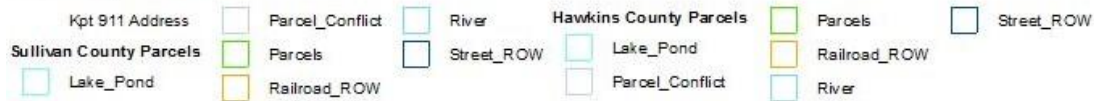
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Web App Builder for ArcGIS

Future land use

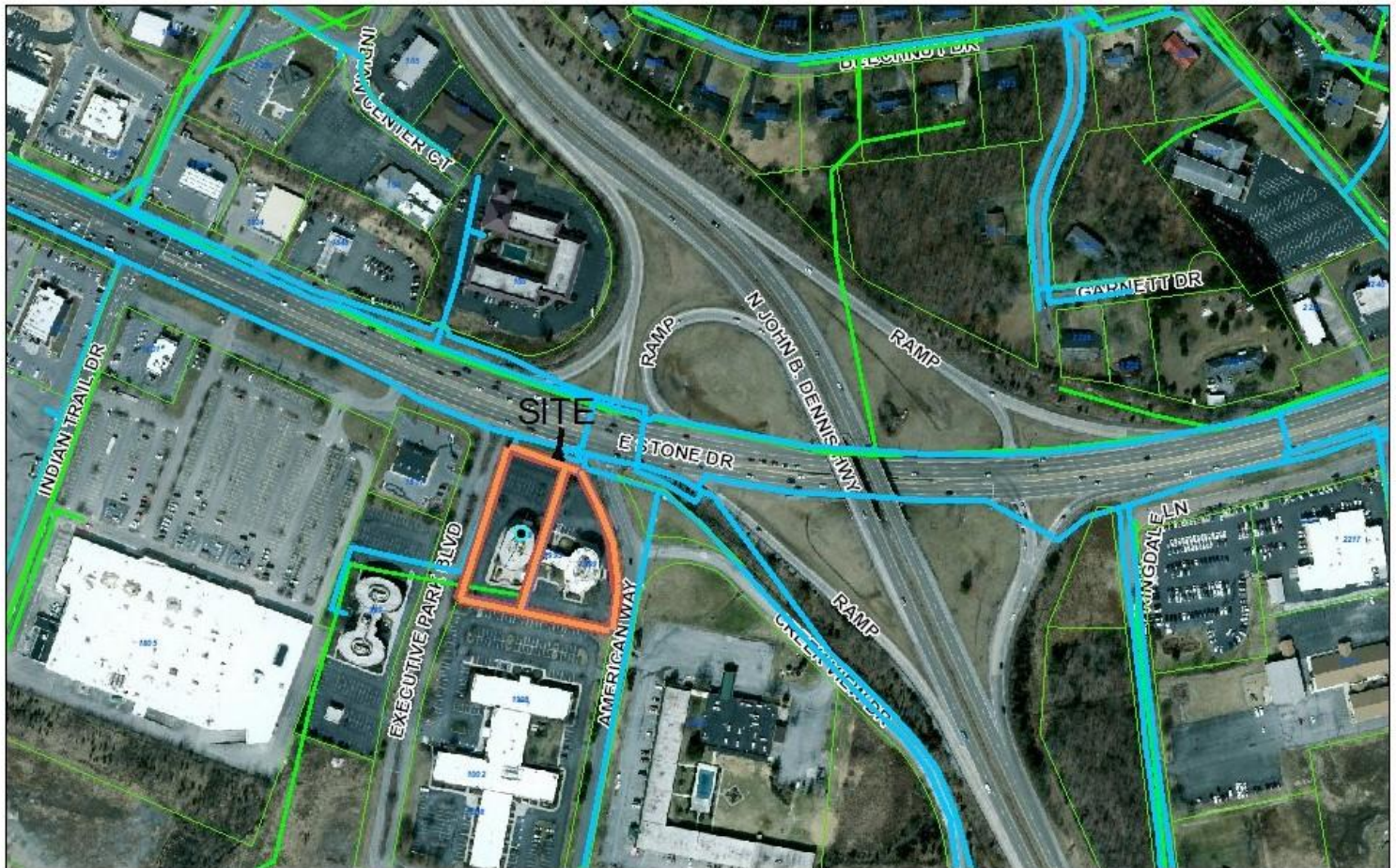


1/27/2020, 10:56:50 AM



Web AppBuilder for ArcGIS

Aerial w/ Water and sewer



1/27/2020, 10:57:52 AM

Kpt 911 Address	Parcel_Conflict	River	Hawkins County Parcels	Parcels	Street_ROW
Sullivan County Parcels	Parcels	Street_ROW	Lake_Pond	Railroad_ROW	
Lake_Pond	Railroad_ROW		Parcel_Conflict	River	

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Web App Builder for ArcGIS

[illegible]

View from E. Stone Drive











**CONCLUSION**

Staff recommends final plat approval of the resubdivision of lots 1R & 1R1, Block A based upon conformance to the Minimum Subdivision Regulations.

Kingsport Regional Planning Commission

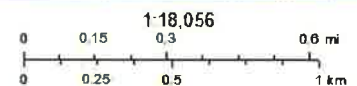
Vacating Report
File Number 2020-401-00002

Property Information	Right-of-Way Vacating Portion of Draper Street		
Address	Draper Street		
Tax Map, Group, Parcel	Adjacent to TM 46O Group F Parcel 3		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Retail/Commercial		
Acres	+/- .212		
Applicant #1 Information		Surveyor Information	
Name: Carla Dunn Address: 628 East Market Street City: Kingsport State: TN Zip Code: 37660 Email: Phone Number:		Name: Alley & Associates, INC Address: 243 E. Market Street City: Kingsport State: TN Zip Code: 37660 Email: tlingerfelt@alleyassociates.com Phone Number: (423) 392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends sending a favorable recommendation to the Kingsport Board of Mayor and Aldermen to vacate a portion of right-of-way formerly known as Draper Street:</p> <ul style="list-style-type: none"> Request reviewed by City and County Departments and Utility Providers <p>Staff Field Notes and General Comments:</p> <p>The applicant for this request owns the property adjacent to the subject area at 628 E Market Street. The requested vacating area consists of approximately 0.212 acres and is approximately 105 feet in length and 88 feet wide. The area is part of what was known as Draper Street.</p> <p>The applicant is requesting this vacating to be able to acquire half of the right-of-way in order to add some additional parking for their newly relocated real estate offices. The other adjacent owner was notified of the request, but no word has been received from that owner. The remainder of the right-of-way will be left open to allow an exit from the 20' alley located behind the properties fronting on East Market Street.</p> <p>Both City and County Departments have reviewed this request and see no need to retain this right-of-way. No utilities are located in this area and staff sees no future need to retain this area as right-of-way.</p> <p>Staff recommends sending forward a favorable recommendation to the Kingsport Board of Mayor and Aldermen to vacate a portion of right-of-way formerly known as Draper Street.</p>			
Planner:	Harmon	Date: 2/4/2020	
		Meeting Date:	February 20, 2020

Location



2/4/2020, 1:17:43 PM



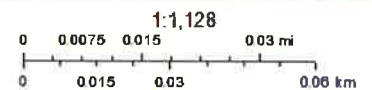
Web App Builder for ArcGIS

Zoning



2/4/2020, 1:21:57 PM

Kpt 911 Address	Parcel_Conflict	River	Hawkins County Parcels	Parcels	Street_ROW
Sullivan County Parcels	Parcels	Street_ROW	Lake_Pond	Railroad_ROW	
Lake_Pond	Railroad_ROW		Parcel_Conflict	River	



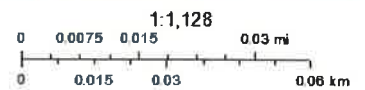
Web App Builder for ArcGIS

Future Land Use



2/4/2020, 1:22:37 PM

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW



Web AppBuilder for ArcGIS

Aerial w/Utilities

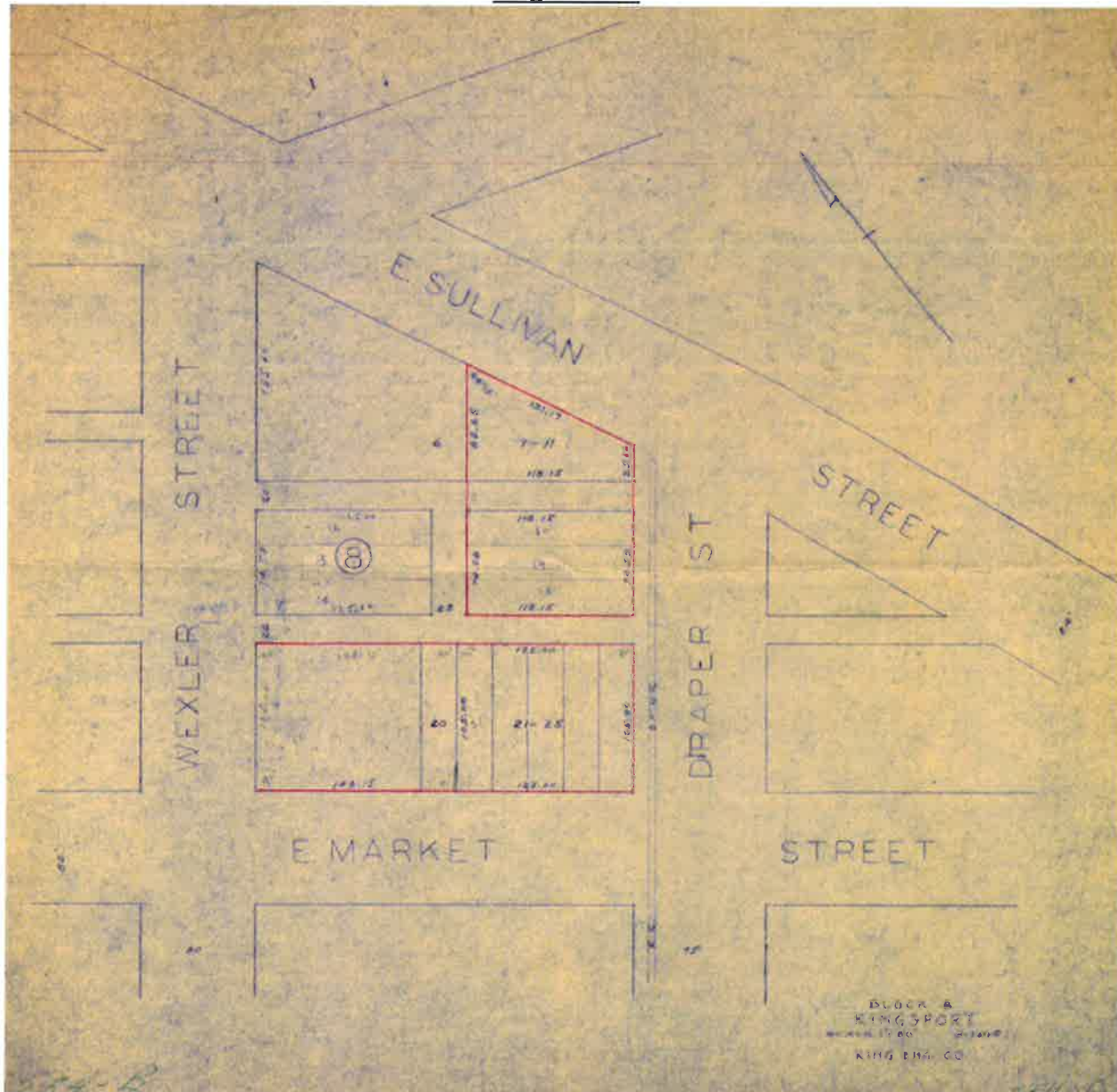


2/4/2020, 1:21:21 PM

Kpt 911 Address
 Sullivan County Parcels
 Lake_Pond
 Parcel_Conflict
 River
 Street_ROW
 Hawkins County Parcels
 Lake_Pond
 Parcel_Conflict
 River
 Parcels
 Railroad_ROW
 Street_ROW

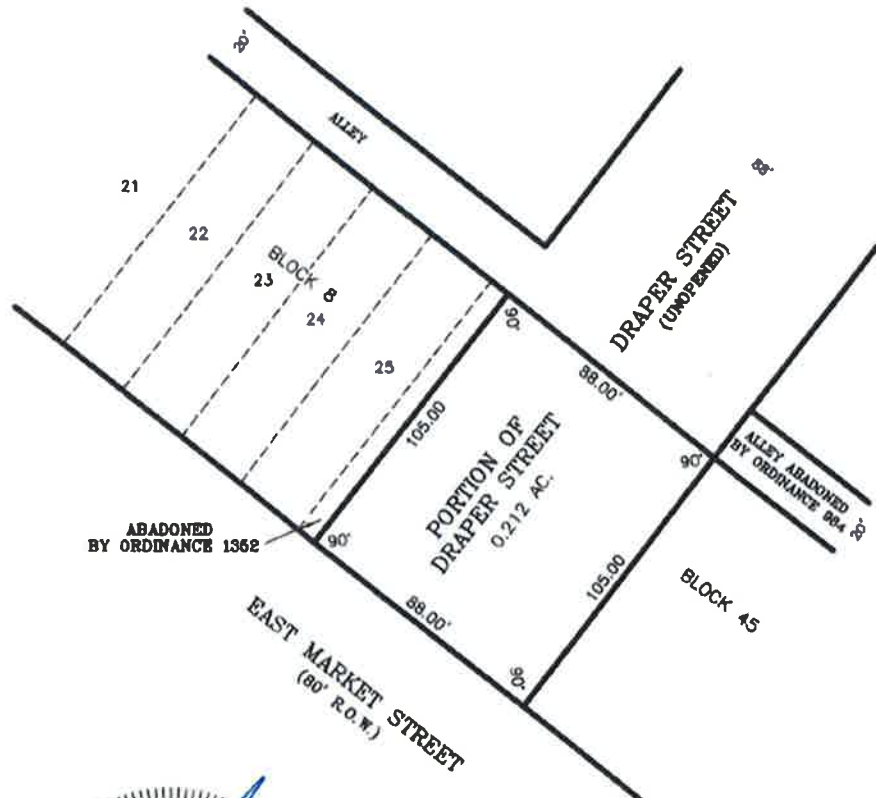


Web App Builder for ArcGIS

Original Plat

Area Proposed for Vacating

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020
THIS MAP CAN NOT BE USED FOR ANY OTHER
PURPOSE THAN IS INTENDED ON THIS DATE.

LEGEND

AC ACRES
R.O.W. RIGHT OF WAY

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) SETBACKS SHALL CONFORM TO THE CITY OF KINGSFORT ZONING ORDINANCE.
- 3) THIS IS TO CERTIFY THAT I HAVE CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47153C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) THIS MAP WAS COMPILED FROM DEEDS, MAPS AND ORDINANCES. IT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.

ALLEY & ASSOCIATES, INC.

243 E Market Street
Kingsport, Tennessee 37600
E-mail: tlingerfelt@alleyassociates.com

MAP OF: PORTION OF DRAPER STREET

OWNER: _____

CIVIL DISTRICT: 11TH COUNTY: SULLIVANSTATE: TENNESSEESCALE: 1 INCH = 60' DATE: JANUARY 27, 2020REFERENCE: PLAT BOOK 3, PAGE 7219-11549 FB/PG: N/A

FOR: _____

View from intersection with East Market St.



RECOMMENDATION:

Staff recommends sending forward a favorable recommendation to the Kingsport Board of Mayor and Aldermen to vacate a portion of right-of-way formerly known as Draper Street.



02-09

January 08, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the William Jones Property, located off McKinney Drive meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Weems", is written over the word "Sincerely,".

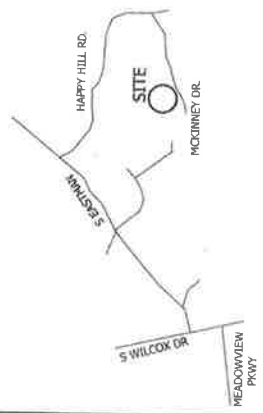
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

CURVE	MAJUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	366.39	204.81	207.45	S 64°19'51" W	50°12'31"

WILLIAM JONES
TAX MAP 076B
PARCEL "A" 004.00
DB, 174C, PG. 153

REMAINDER GREATER THAN
5.00 AC.± AND MEETS THE
MINIMUM ROAD FRONTAGE
PER ZONING.



RAYMOND GREGORY
076B
PARCEL "A" 004.00
DB, 516 C, PG. 216

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE
PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE
SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND
ALL ZONING ORDINANCES, OR
RESTRICTIONS EITHER WRITTEN
OR UNWRITTEN.

THE SEPTIC PERMIT WAS ISSUED TO WILLIAM A JONES
DATED 09-30-2005.

THIS SITE RECEIVES WATER FROM _____ UTILITY DISTRICT.

0110/2020 - 0312:14 PM

20000656

1-EGS-AL-PLAT

BATCH: 386513

PLAT BOOK: PST

PAGE: 75-75

REC FEE 15.00

EXPENSE 2.00

ARC FEE 2.00

TOTAL 19.00

DATE OF PAYMENT: 01/10/2020

BY: R. TINGLEY

COUNTY CLERK

FLOOD NOTE: By graphic plotting with this property in Zone(s)
"X"
4716.50/0450 of the Flood Insurance Rate Map Community Rating Area
09-23-2008 and is not in a Special Flood Hazard Area.

CERTIFICATE OF THE APPLICANT FOR
111-STREET EASEMENT

I HEREBY CERTIFY THAT THE ADDRESS(ES) AS NOTED
ON THE PLAT BOOK(BOOKS) AS ASSIGNED
DATE: 11-10-20

OFFICE OF THE CLERK OF THE JUDICIAL CIRCUIT
JUDICIAL CIRCUIT CLERK

CERTIFICATE OF THE APPLICANT
OF EASEMENT SYSTEMS

I HEREBY CERTIFY THAT THE SPANISH BAY
SYSTEM, AS NOTED ON THE PLAT BOOK(BOOKS) AS ASSIGNED
DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

CERTIFICATE OF APPROVAL OF
STREET LIGHT SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM
SHOWN ON THE PLAT BOOK(BOOKS) AS ASSIGNED
DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

CERTIFICATE OF THE APPROVAL OF
STREETS AND SUBSTANTIAL UTILITIES

I HEREBY CERTIFY THAT THE STREETS AND SUBSTANTIAL UTILITIES
SHOWN ON THE PLAT BOOK(BOOKS) AS ASSIGNED
DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY
SHOWN ON THE PLAT BOOK(BOOKS) AS ASSIGNED
DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE
AND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT,
TENN. IN THE OFFICE OF THE KINGSPORT REGIONAL PLANNING COMMISSION
COUNTY RECORDING, I HAVE REVIEWED THE PLAT AND THE
MANUAL CONVEYANCE HAS BEEN NOTED WITH THE KINGSPORT REGIONAL
PLANNING COMMISSION IN CASE OF ANY FUTURE LITIGATION.

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

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DATE: 11-10-20

DATE: 11-10-20

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY
SHOWN AND RECORDED HEREIN AND THE (WE) HEREBY ADOPT THIS PLAT OF
SUBDIVISION AND DEDICATE ALL RIGHTS AND INTERESTS IN THE
BUILDING LINES, AND ADJACENT ALLEYS, STREETS, EASEMENTS,
PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

CERTIFICATE OF ENVIRONMENT & CONSERVATION

I HEREBY CERTIFY THAT THE ENVIRONMENTAL AND CONSERVATION
AS NOTED ON THE PLAT BOOK(BOOKS) AS ASSIGNED
DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

PROPERTY REFERENCE:

WILLIAM JONES

TAX MAP 076B

PARCEL "A" 004.00

DB, 174C, PG. 153

2010 McEweny DR

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

DATE: 11-10-20

KINGSPORT REGIONAL PLANNING COMMISSION

JONES 0.83 AC± PROPERTY PARTITION

TOTAL ACRES 0.83

TOTAL LOTS 1

COUNTY SULLIVAN

CIVIL DISTRICT 13TH

CLOSURE ERROR 1-10000

SCALE 1" = 50'



02-10


January 08, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Bridwell & Thomas Subdivision, located off Ellen Street meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission




January 10, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of 34, 35, & 36 Quail Creek Estates, located off Countryshire Court meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



02-12


January 08, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the 2 lot Division of the Herron Property, located off Rock Springs Road meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

2 LOT DIVISION OF PARCEL
031A C 008.00

Date 11-06-2019 File: HERRON.DWG Scale: 1" = 100'
Drawn By: CAG

Tenth (10th) Civil District Sullivan County, TN

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093
Drawing Number 6993

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY



ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE
ZONING RESTRICTIONS

PROPERTY IS CURRENTLY ZONED SULLIVAN COUNTY R-2A
SETBACKS: 30' FRONT 10' SIDE 20' REAR

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL
ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND
FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA

FIRM MAP # 4746C001B
EFFECTIVE DATE 9/29/2006



Legend
IPF denotes 1/2" Rebar Found
IPS denotes 1/2" Rebar Set

Notes

1. Deed Reference: DB 1557C - PG 687
2. TAX MAP: 031A C 008.00
3. ZONED R-2A
4. OWNER'S NAME: TOM HERRON
5. ADDRESSES: 242 WADLOW GAP RD
230 WADLOW GAP RD

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

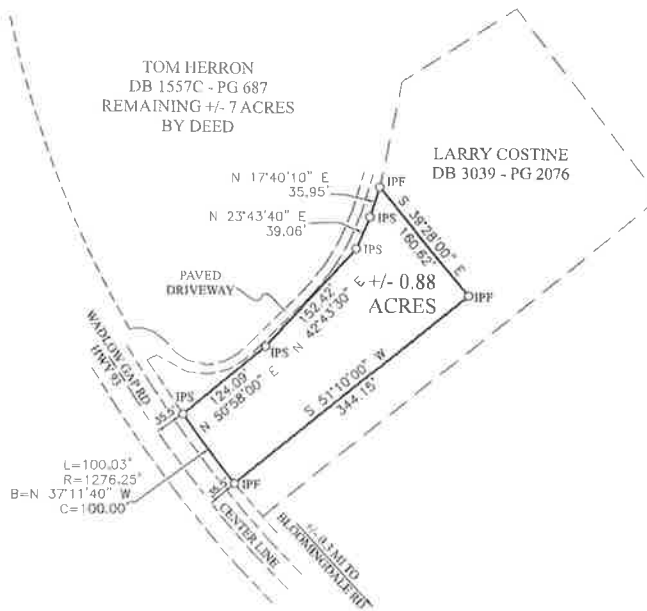
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL
PLAT, ARE APPROVED AS ASSIGNED

DATE: 12-4-19
CITY OF KINGSPORT CITY DIRECTOR OF 911 ADDRESSING
OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM
INSTALLED OR PROPOSED, FOR INSTALLATION FULLY MEETS THE
REQUIREMENTS OF THE WATER UTILITY
SYSTEM AND IS HEREBY APPROVED AS SHOWN

DATE: 12-4-19
AUTHORIZED REPRESENTATIVE: [Signature] BUD



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND
DESCRIBED HEREON IS A TRUE AND CORRECT
SURVEY TO THE ACCURACY REQUIRED BY THE
KINGSPORT CITY PLANNING COMMISSION
AND THAT THE MONUMENTS HAVE BEEN
PLACED AS SHOWN HEREON

DATE: 12-4-19
SURVEYOR: [Signature]

(OR)
I HEREBY CERTIFY THAT THIS IS A CATEGORY
SURVEY AND THE RATIO OF PRECISION OF THE
UNADJUSTED SURVEY IS

SURVEYOR: TN REG NO
DATE:

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY, (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE
MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) APPROPRIATE RIGHTS-OF-
WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS
PROPOSED, OR (3) THAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE
SET BY THE KINGSPORT CITY PLANNING COMMISSION

DATE: 12-4-19

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL FOR RECORDING
CONFIRMATION BY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND
TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT CITY, TENNESSEE
WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES
OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING
IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND
IN THE AMOUNT OF \$1,000.00 HAS BEEN POSTED WITH THE KINGSPORT CITY
PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED
IMPROVEMENTS IN CASE OF DEFAULT

DATE: 1/13/2020

SECRETARY OF THE KINGSPORT CITY PLANNING COMMISSION

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A
MINIMUM OF 7 1/2' WIDE ALONG THE INTERIOR SIDE OF ALL
LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF
UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF
FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD
EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL
OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE
DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL
ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE
KINGSPORT CITY REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF
THE
PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE)
HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE
CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL
STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO
PUBLIC OR PRIVATE USE AS NOTED

DATE: 12-4-19

OWNER: [Signature]

OWNER: [Signature]

Approval is hereby granted for lots SEE RESTRICTIONS defined as 2 Lot Division Of
Parcel 031A C 008.00 (Wadlow Gap Rd.) in Sullivan County, Tennessee, as being
suitable for subsurface sewage disposal with the listed or attached restrictions

Prior to any construction of a structure, mobile or permanent, the plans for the exact
house/structure location must be approved and an SSD system permit issued by the
Division of Water Resources. Water taps, water lines, underground utilities and
driveways should be located at side property lines unless otherwise noted. Any cutting,
filling or alteration of the soil conditions may void this approval.

Environmental Scientist
Division of Water Resources
DATE: 1-3-2020

The following restrictions apply to the installation of a conventional subsurface
sewage disposal system on this property:

- A permit for the installation of the subsurface sewage disposal system must be
obtained from the Tennessee Department of Environment and Conservation's
Division of Water Resources before any construction begins.
- The .88 acre lot has adequate suitable soil to install and duplicate a 3(Three)
bedroom conventional subsurface sewage disposal (SSD) system. A pump
system may be required for approval.
- The .88 acre lot has specific areas designated for the SSD system. House
location, Storm Water Pollution Prevention Plans, construction of dwellings
with large floor plans, odd shaped configurations, excavated basements, as well
as topography of property may result in reduction of bedrooms and/or SSD
system requiring to be pumped. Prior to construction the property owner
needs to contact this office in order to insure proper house site location
- There shall be a 50-foot setback between all wells or springs and all SSD
systems or duplication area.




January 10, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

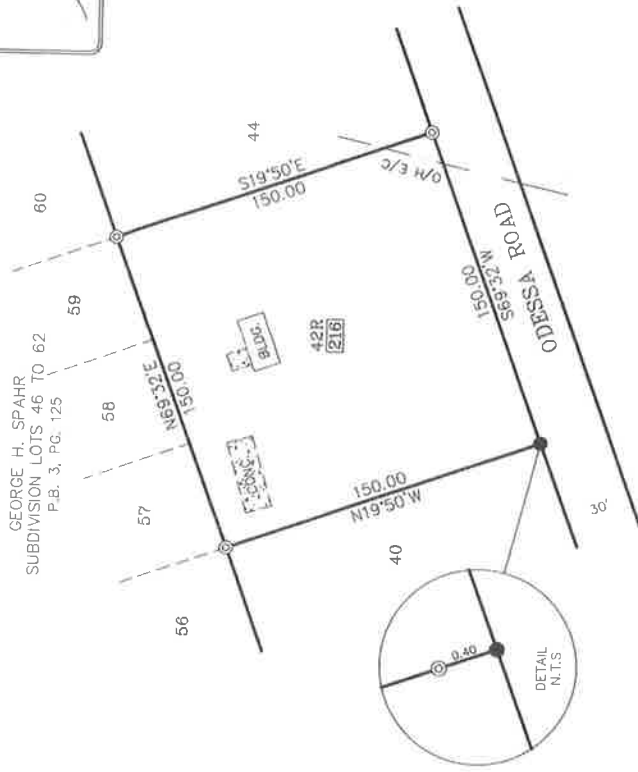
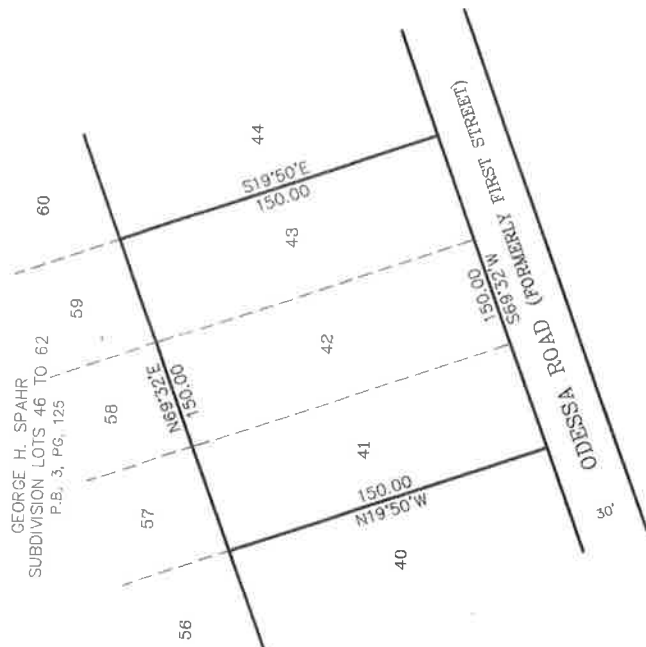
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lots 41-43, Addition to Sunnyside and located off Odessa Road meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



BEFORE

AFTER

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
2) PROPERTY IS ZONED R-1
3) SETBACKS SHALL CONFORM TO THE SULLYMAN COUNTY ZONING ORDINANCE. THIS IS TO CERTIFY THAT I HAVE CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION 2008 JANUARY MAP #71630006SD TO DETERMINE THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 19-11847
5) TACD FILE 19-11847 VANEESLWG
6) TAX MAP 48-0 "A" PARCEL 4
7) HERBERT ESTATE, P.B. 3, PG. 81
8) THE RATIO OF PRECISION IS CATEGORY 1 SURVEY AND THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, UNRECORDED, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED OR UNRECORDED.
10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT-LAW.
11) ALL IRON RODS ARE IN CONCRETE WITH CAP #334.

RESUBDIVISION OF LOTS 41-43,
GEORGE H. SPAHR SUBDIVISION,

ADDITION TO SUNNYSIDE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.480 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER PENNY MARE VANCE
SURVITOR ALLEY & ASSOCIATES, INC.
CIVIL DISTRICT 77B
CLOSURE ERROR 110.00
SCALE 1"=40'

COM

AL. OF STUDENT LEARNING STUDENT

[illegible]

STREET LIGHT SYSTEM DISCLOSURE

WITH THE CITY OF KANSAS CITY
 WITHIN THE CITY OF KANSAS

FOR THE PURCHASE AND

2

100



02-14


January 15, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Final Plat of Double T Commercial located off Rock Springs Road meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,


Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission




January 15, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Taylor Heights Lots 17 thru 22, and part of 23 located off Oasis Road meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



02-16


January 27, 2020

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of the Bishop Property located off Lynn Road meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Building Division Monthly Report

January 2020

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	5	\$71,925
ADDITIONS	2	\$36,000
ALTERATIONS	31	\$517,971
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY		
RESIDENTIAL ROOF	4	\$35,451
<u>COMMERCIAL PERMITS</u>		
ADDITIONS	1	\$1,825,196
ALTERATIONS	8	\$1,509,431
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL	1	\$555,000
NEW JAILS/POST OFFICE/BARNs		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	1	\$900,000
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY		
COMMUNICATION TOWER	1	\$49,500
COMMERCIAL ROOF		
TOTAL	54	\$5,500,474
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS		
TENTS		
TOTAL PERMITS ISSUED	54	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$5,500,474