

# 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.

March 19, 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 FEBRUARY 17, 2020, AND THE REGULAR MEETING HELD ON FEBRUARY 20, 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.

#### **03-01 Division of O'Neill Property – (2020-201-00015)**

The Kingsport Regional Planning Commission is requested to approve the final plat of the Division of O'Neil Property. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Garland)

### **V. UNFINISHED BUSINESS**

None

### **VI. NEW BUSINESS**

#### **03-02 1100 Oak Street Rezoning – (2020-101-00001)**

The Kingsport Regional Planning Commission is requested to send a recommendation to the Board of Mayor and Alderman to rezone 1100 Oak Street from B-3 to R-3. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Weems)

#### **03-03 Frylee Court – (2020-103-00003)**

The Kingsport Regional Planning Commission is requested to approve the preliminary development plan approval for Frylee Court. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Garland)

#### **03-04 Gibson Springs 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 Phase II & III. The property is located inside the corporate limits of the City of Kingsport, 14<sup>th</sup> Civil District of Sullivan County. (Garland)

**03-05 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, 14<sup>th</sup> Civil District of Sullivan County. (Harmon)

**03-06 Surplus Request – 1324 Midland Drive – (2020-401-00004)**

The Kingsport Regional Planning Commission is requested to declare 1324 Midland Drive as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Garland)

**03-07 Surplus Request – 201 W. Market Street – (2020-401-00003)**

The Kingsport Regional Planning Commission is requested to declare 201 W. Market Street as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Garland)

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

**VIII. OTHER BUSINESS**

**03-08** Receive, a letter to certify the The Summit at Preston Park, located off Preston Park Drive.

**03-09** Receive, a letter to certify the replat of lot 21, 22 & part of 20 of the Oakwood Forest Addition, located off Fair Oaks Road.

**03-10** Receive, a letter to certify the resubdivision of of Lot 21, replat of lots 20 & 21, Block B Woodhaven Subdivision located off Wood View Court.

**03-11** Receive, a letter to certify the replat of lots 27, 28, & 29 of Preston Forest Subdivision, located off Sussex Drive.

**03-12** Receive, a letter to certify the Sullivan Baptist Church Subdivision, located off Garland Avenue.

**03-13** Receive, a letter to certify the Cherry Point Animal Hospital Combination Plat, located off Memorial Boulevard.

**03-14** Receive, a letter to certify the resubdivision of Lots 1R, & 1R1, Block A Kingsport Investment Group, located off Executive Park Boulevard.

**03-15** 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

February 17, 2020

12:00 noon

**Members Present**

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

**Members Absent**

Beverley Perdue

**Staff Present**

Ken Weems, AICP  
Jessica Harmon  
David Harris  
Savannah Garland

**Visitors**

Jennifer Harville  
Joshua Harville  
Steve Harville  
Ben Jenkins

At 12:00 p.m., Ken 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 January 13, 2020 work session, January 13, 2020 called meeting, or January 16, 2020 regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

**IV. CONSENT AGENDA**

**V. UNFINISHED BUSINESS**

**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, 7<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the case, which consist of an amendment from the current approval of a single phase of duplexes for the site. Staff stated that the existing approval, which contained the duplex development, was approved by the Commission during their April 19, 2018 meeting. Staff stated that the proposal before the Commission this month addresses the entire site and consists of 12 apartment buildings that will contain a total of 192 units. Staff noted that the property will be served by a driveway that comes off of Memorial Boulevard at the newly constructed traffic light. Staff drew attention

to the plan's open space preservation, which consists of 14.39 acres or 54% of the development. Staff noted that the minimum requirement for open space is 20% of the development. Staff stated that the proposal meets all PD zone requirements without the need for a variance. No official action was taken.

**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, 14<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item, which consist of two new streets extending from Gibson Springs Phase 1. The proposal will add a total of 42 new lots to the development. The proposal conform with the PD zoning district standards and produce an final result of 45% open space for the development. Staff commented that the pedestrian mobility path for the development has been completed. No official action was taken.

**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, 14<sup>th</sup> Civil District of Sullivan County. Staff discussed the details of the subdivision with the Commission. Staff stated that the new public street contains a variance request to allow it to build the same cross section as permitted in the last phase of the development. No official action was taken.

**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, 14<sup>th</sup> Civil District of Sullivan County. Staff discussed the details of the subdivision with the Commission. Staff stated that the new public street contains a variance request to allow it to build the same cross section as permitted in the last phase of the development. No official action was taken.

**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, 11<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that since this lot contains 3 lots, it must receive Commission approval. Staff noted that no variances are required and that the proposal meets the minimum subdivision regulations. No official action was taken.

**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, 11<sup>th</sup> Civil District of Sullivan County. Staff stated that all site plan proposals in a B-4P zone must be approved by the Commission. Staff described the details of the

site plan to the Commission. Staff noted that the site plan encompasses two new lots, with one lot containing an orthodontic office and the other a new restaurant. Staff noted that the driveways had been approved by the Traffic Department and that the landscaping plan was approved by the Landscaping Specialist. No official action was taken.

**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, 11<sup>th</sup> Civil District of Sullivan County. Staff stated that this 2 lot subdivision is coming before the Commission since it requires an irregular lot shape variance. Staff stated that two separate owners would occupy the existing building that is currently bisected by a straight dividing property line. Staff stated the jagged property line proposal is designed to create separate parcel ownership in accordance with internal building features. No official action was taken.

**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, 11<sup>th</sup> Civil District of Sullivan County. Staff described the details of the proposal, which would vacate right-of-way for the closed section of Draper Street. Staff noted that all city departments had reviewed the request and that none of the departments identified a need to keep the right-of-way. Staff stated that an abutting property owner wants to build extra parking in the vacated area. No official action was taken.

**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 Countryshire 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.

**X. ADJOURNMENT**

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

Respectfully Submitted,

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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

February 20, 2020

5:30 p.m.

**Members Present**

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

**Members Absent**

Pat Breeding  
Beverley Perdue

**Staff Present**

Ken Weems, AICP  
Jessica Harmon  
David Harris  
Bart Rowlett

**Visitors**

Josh Harville  
Justin Fert  
Marcy Walker  
Danny Karst  
Ben Jenkins

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. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to amend the agenda by removing items 02-02, 02-03, and 02-04. Staff noted that the applicant had removed the items since the construction plans had not received approval yet. The motion to amend the agenda was approved unanimously, 6-0. Chairman Booher asked for approval of the minutes of the work session held on January 13, 2020, the called meeting held on January 13, 2020 and the regular meeting held on January 20, 2020. A motion was made by Mark Selby, seconded by Phil Rickman, to approve the minutes for the work session held on January 13, 2020, the called meeting held on January 13, 2020 and the regular meeting held on January 20, 2020. The motion was approved unanimously 6-0.

**IV. CONSENT AGENDA**

**V. UNFINISHED BUSINESS**

**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, 7<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the case, which consist of an amendment from the current approval of a single phase of duplexes for the site. Staff stated that the existing approval, which contained the duplex development, was approved by the Commission during their April 19, 2018 meeting. Staff stated that the proposal before the Commission this month addresses the entire site and consists of 12 apartment buildings

that will contain a total of 192 units. Staff noted that the property will be served by a driveway that comes off of Memorial Boulevard at the newly constructed traffic light. Staff drew attention to the plan's open space preservation, which consists of 14.39 acres or 54% of the development. Staff noted that the minimum requirement for open space is 20% of the development. Staff stated that the proposal meets all PD zone requirements without the need for a variance. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to grant PD Preliminary Development Plan approval. The motion passed unanimously, 6-0.

**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, 14<sup>th</sup> Civil District of Sullivan County. This item was removed from the agenda.

**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, 14<sup>th</sup> Civil District of Sullivan County. This item was removed from the agenda.

**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, 14<sup>th</sup> Civil District of Sullivan County. This item was removed from the agenda.

**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, 11<sup>th</sup> Civil District of Sullivan County. Staff noted that since this lot contains 3 lots, it must receive Commission approval. Staff noted that no variances are required and that the proposal meets the minimum subdivision regulations. A motion was made by Mark Selby, seconded by Phil Rickman, to grant final plat approval. The motion passed unanimously, 6-0.

**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, 11<sup>th</sup> Civil District of Sullivan County. Staff stated that all site plan proposals in a B-4P zone must be approved by the Commission. Staff described the details of the site plan to the Commission. Staff noted that the site plan encompasses two new lots, with one lot containing an orthodontic office and the other a new restaurant. Staff noted that the driveways had been approved by the Traffic Department and that the landscaping plan was approved by the Landscaping Specialist. Josh Harville stated that they are ready to start construction of the new



buildings as soon as possible. A motion was made by Mark Selby, seconded by John Moody, to grant preliminary zoning development plan approval. The motion passed unanimously, 6-0.

**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, 11<sup>th</sup> Civil District of Sullivan County. Staff stated that this 2 lot subdivision is coming before the Commission since it requires an irregular lot shape variance. Staff stated that two separate owners would occupy the existing building that is currently bisected by a straight dividing property line. Staff stated the jagged property line proposal is designed to create separate parcel ownership in accordance with internal building features. Chairman Booher asked if a method other than subdivision could be used to facilitate ownership of the necessary parts of the internal structure. Marcy Walker commented that she was unaware of another available method to facilitate ownership since the building used to be owned by a sole property owner. A motion was made by James Phillips, seconded by Sharon Duncan, to grant final plat approval along with approval of the associated irregular lot shape. The motion passed unanimously, 6-0.

**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, 11<sup>th</sup> Civil District of Sullivan County. Staff described the details of the proposal, which would vacate right-of-way for the closed section of Draper Street. Staff noted that all city departments had reviewed the request and that none of the departments identified a need to keep the right-of-way. Staff stated that an abutting property owner wants to build extra parking in the vacated area. Chairman Booher inquired as to the ownership of the property once the right-of-way is vacated. Staff stated that in discussion with the City Attorney, the ownership remains the same and that the city is only releasing its claim of right-of-way of the area. Assistant City Attorney Rowlett commented that it is a rebuttable presumption that leads to incorporating the adjacent property into an adjacent lot owned by the same person. Staff commented that in absence of other ownership, such as the city owning the underlying property in fee, the adjacent owners have right to the half of the property in question that borders their existing parcels. Staff agreed to seek further consult with the City Attorney for future discussion on the matter. A motion was made by James Phillips, seconded by Sharon Duncan, to send a favorable recommendation to the Board of Mayor and Aldermen to vacate the requested Draper Street right-of-way. The motion passed unanimously, 6-0.

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

Danny Karst stated the he was able to attend this meeting and thanked the Commission for their work.

**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 Countryshire 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**

There being no further business the meeting adjourned at approximately 6:40 p.m.

Respectfully Submitted,

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Ken Weems, AICP, Planning Commission Secretary

## Kingsport Regional Planning Commission

Subdivision Report  
File Number 2020-201-00015

<b>Property Information</b>	Division of O'Neil Property		
<b>Address</b>	386 Rock Springs Rd.		
<b>Tax Map, Group, Parcel</b>	TM 92A, Group A, Parcels 21		
<b>Civil District</b>	11 <sup>th</sup> Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Single Family Residential		
<b>Acres</b>	+/- 3.09		
<b>Major or Minor / #lots</b>	Minor - 3	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Preliminary
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Tim O'Neil <b>Address:</b> 287 Riverview Dr. <b>City:</b> Johnson City <b>State:</b> TN <b>Zip Code:</b> 37601 <b>Email:</b> <b>Phone Number:</b>		<b>Name:</b> Alley & Associates, Inc. <b>Address:</b> 243 E. Market St. <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> Bsauceman@alleyassociates.com <b>Phone Number:</b> 423-392-8896	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p><b>The Kingsport Planning Division recommends final plat approval for the following reasons:</b></p> <ul style="list-style-type: none"> <li>Plat meets the minimum subdivision regulations</li> </ul> <p>A request for final re-plat of lot 2 for property located inside the City Limits has been received. The property is located off of Rock Springs Rd.</p> <p>The submitted plat divides the 2.726+/- acre tract into three lots. Lot 2R will be 1.540 acers. Lot 3 will be 0.288 acres, and lot 4 will be 0.898 acres. Lot 2R and 4 are zoned R1-B and lot 3 is zoned R-2. Both R-2 and R1-B zoning codes require the minimum lot area 7,500 sq feet. All lots meet the minimum requirements of the Subdivision Regulations as well as the City Zoning Codes.</p> <p><b><u>Staff recommends final plat approval of the Division of O'Neil property based upon conformance to the Minimum Subdivision Regulations.</u></b></p>			
<b>Planner:</b>	Garland	<b>Date:</b> 2/20/20	
		<b>Meeting Date:</b>	<b>March 19, 2020</b>

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1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

Page 2 of 8



[illegible]

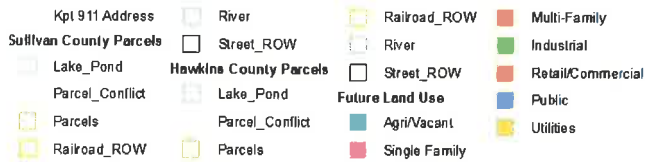
Web AppBuilder for ArcGIS



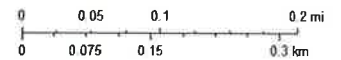
## Future land use



2/19/2020, 10:43:48 AM



1:4,514



Web AppBuilder for ArcGIS



## Aerial with utilities



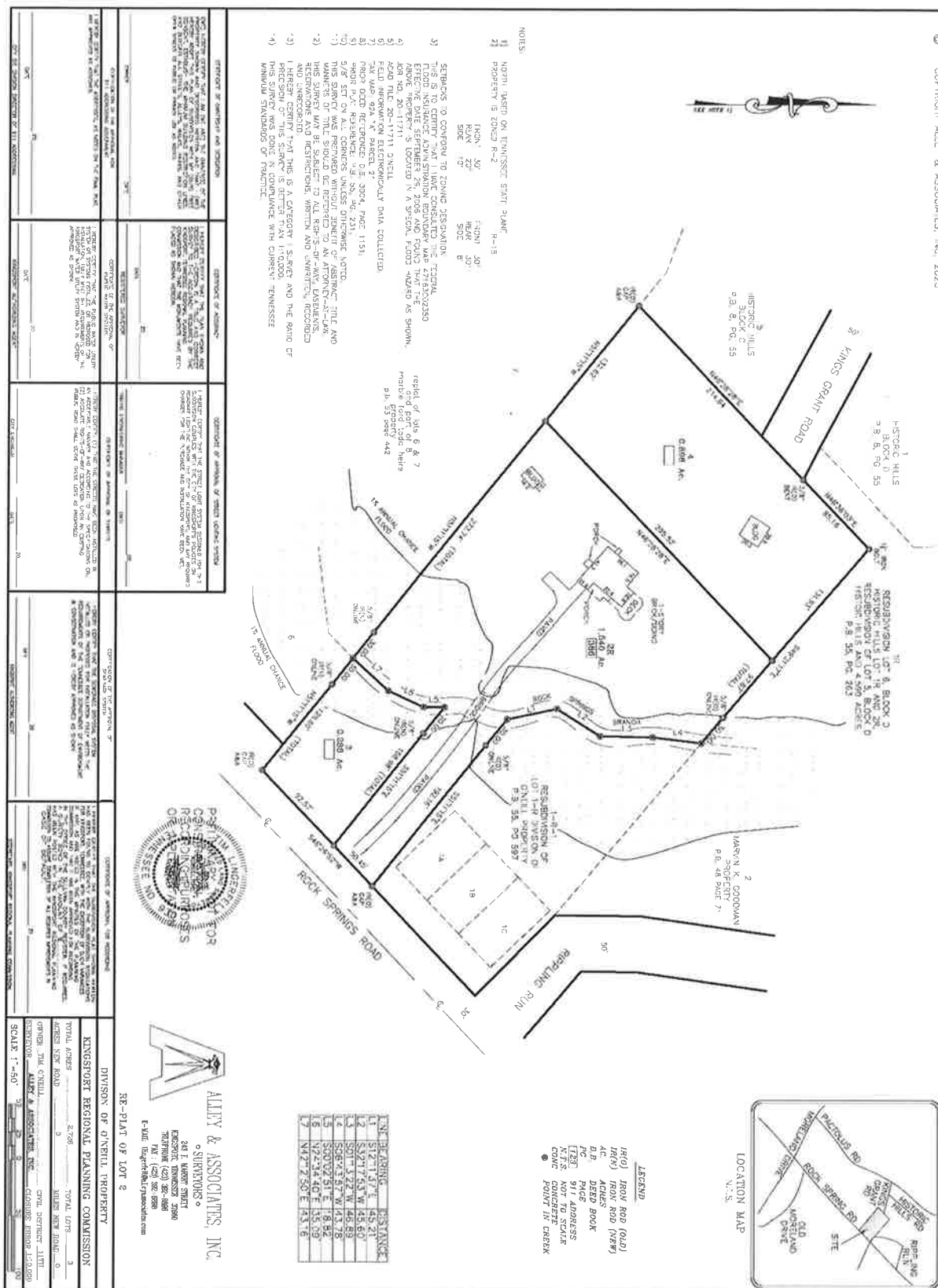
2/19/2020, 10:44:48 AM

Kpt 911 Address	River	Railroad_ROW
Sullivan County Parcels	Street_ROW	River
Lake_Pond	Hawkins County Parcels	Street_ROW
Parcel_Conflict	Lake_Pond	Water Lines
Parcels	Parcel_Conflict	Sewer Mains
Railroad_ROW	Parcels	

1:4,514

0	0.05	0.1	0.2 mi
0	0.075	0.15	0.3 km

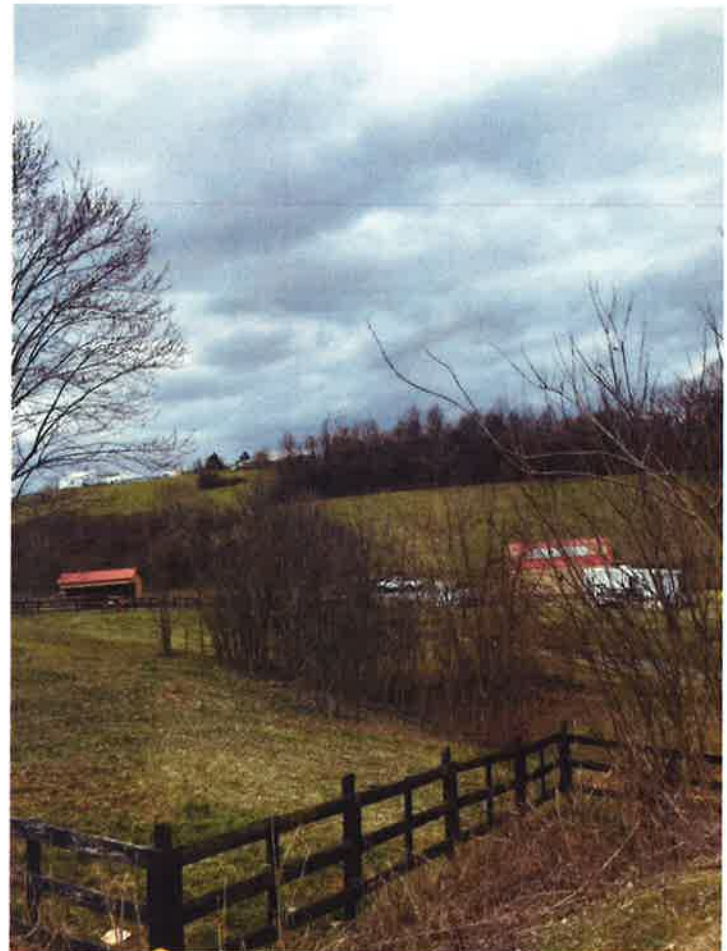
Web AppBuilder for ArcGIS







**View from Rock Springs Rd. facing property**



**On the left side of the property**



**Back of property off Kings Grant Rd.**

### **CONCLUSION**

Staff recommends final plat approval of the re-plat of lot 2 based upon conformance to the Minimum Subdivision Regulations.

**Kingsport Regional Planning Commission**  
**Rezoning Report**

File Number 20-101-00001

**1100 Oak Street Rezoning**

<b>Property Information</b>			
Address		1100 Oak Street	
Tax Map, Group, Parcel		Map 046O, D, 24	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Retail/ Commercial	
Acres		.05 +/-; approximately 2,000 sq ft	
Existing Use		Community Center	Existing Zoning B-3
Proposed Use		Dormitory	Proposed Zoning R-3
<b>Owner /Applicant Information</b>			
Name: Jeremiah Maurer Address: 616 Norris Ave City: Kingsport State: TN Phone: (571) 345-4484		Zip Code: 37665  Intent: <i>To rezone from B-3 (Highway Oriented Business District) to R-3 (Low Density Apartment District) to accommodate a dormitory use.</i>	
<b>Planning Department Recommendation</b>			
<p><b>The Kingsport Planning Division recommends sending a NEGATIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:</b></p> <p><i>The proposed R-3 zone for the site is not compatible with the Future Land Use Plan 2030 designation of retail/ commercial use for the rezoning site. It is staff's opinion that the property is currently zoned appropriately as is.</i></p> <p><i>Installing an R-3 zone at this location is akin to spot zoning, or the singling out of a parcel of land for use classification totally different from that of the surrounding area.</i></p> <p><b>Staff Field Notes and General Comments:</b></p> <p><i>The rezoning site is completely covered by an existing structure, approximately 2,000 sq ft in size.</i></p> <p><i>On-site parking or space for future on-site parking does not exist for the rezoning site.</i></p> <p><i>To date, 6 calls against the rezoning effort have been received. One call in support of the rezoning effort has been received.</i></p> <p><i>A 10 foot wide right-of-way borders the northern boundary of the rezoning site. The right-of-way is currently gated from access off Myrtle Street.</i></p> <p><i>The abutting property to the west, 1040 E. Center Street, contains an office/food and clothing pantry. The abutting property to the east, 1102 Oak Street, is currently being renovated for climate controlled storage use.</i></p>			

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 20-101-00001

Planner:	Ken Weems	Date:	March 3, 2020
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>March 19, 2020</b>
Approval:			
Denial:		Reason for Denial:	(
Deferred:		Reason for Deferral:	

**PROPERTY INFORMATION**

<b>ADDRESS</b>	1100 Oak Street
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	B-3 (Highway Oriented Business District)
<b>PROPOSED ZONING</b>	R-3 (Low Density Apartment District)
<b>ACRES</b>	.05 +/-; approximately 2,000 square feet
<b>EXISTING USE</b>	community center
<b>PROPOSED USE</b>	dormitory

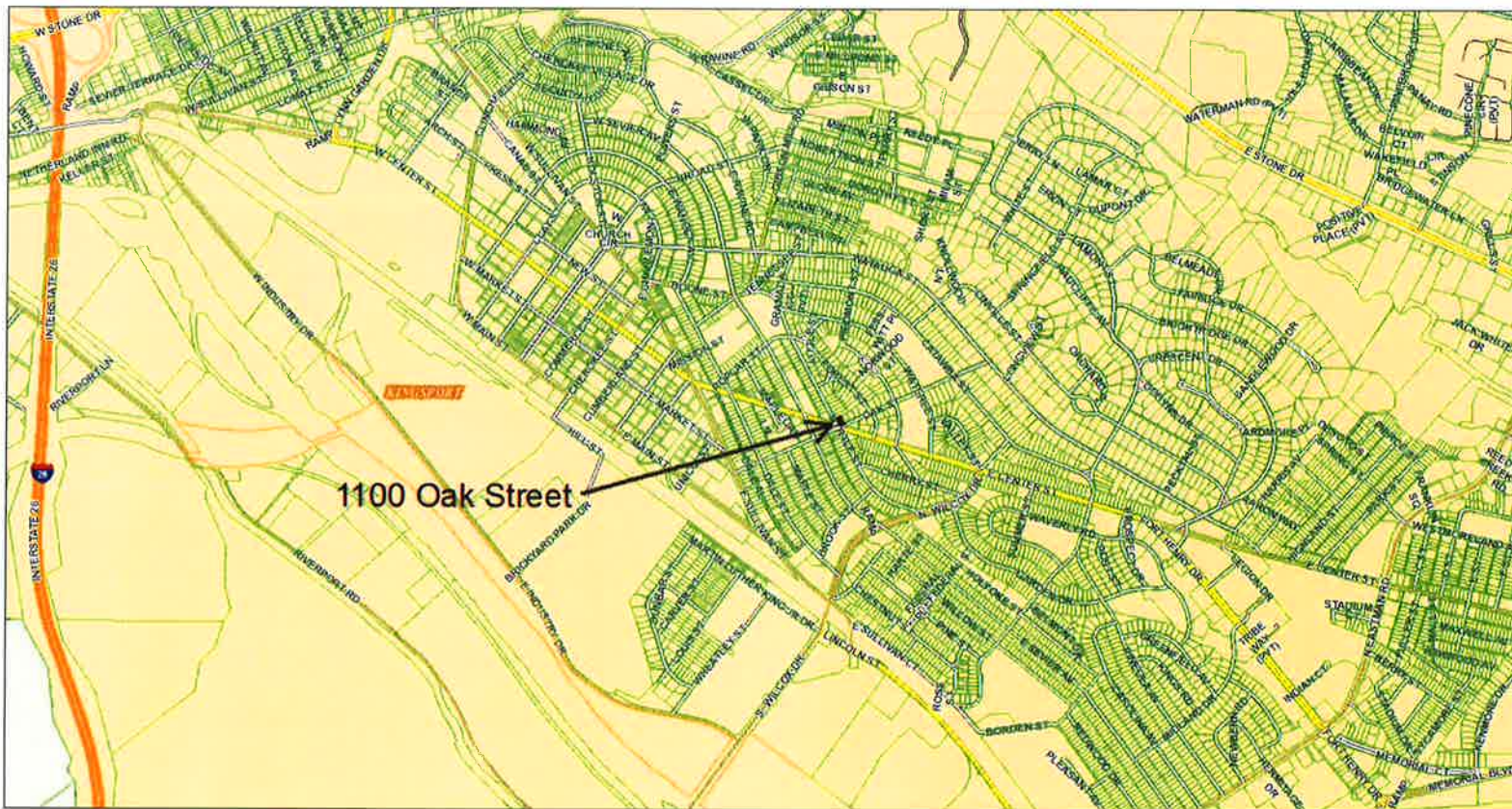
**INTENT**

*To rezone from B-3 (Highway Oriented Business District) to R-3 (Low Density Apartment District) to accommodate a dormitory use.*



## Vicinity Map

## ArcGIS Web Map



3/3/2020, 10:03:17 AM

Sullivan County Parcels

- Lake\_Pond
- Parcel\_Conflid
- Parcels
- Railroad\_ROW
- River

Hawkins County Parcels

- Street\_ROW
- Lake\_Pond
- Parcel\_Conflid
- Parcels
- Railroad\_ROW

118,056

0 0.225 0.45 0.9 mi

0 0.35 0.7 1.4 km

Web AppBuilder for ArcGIS



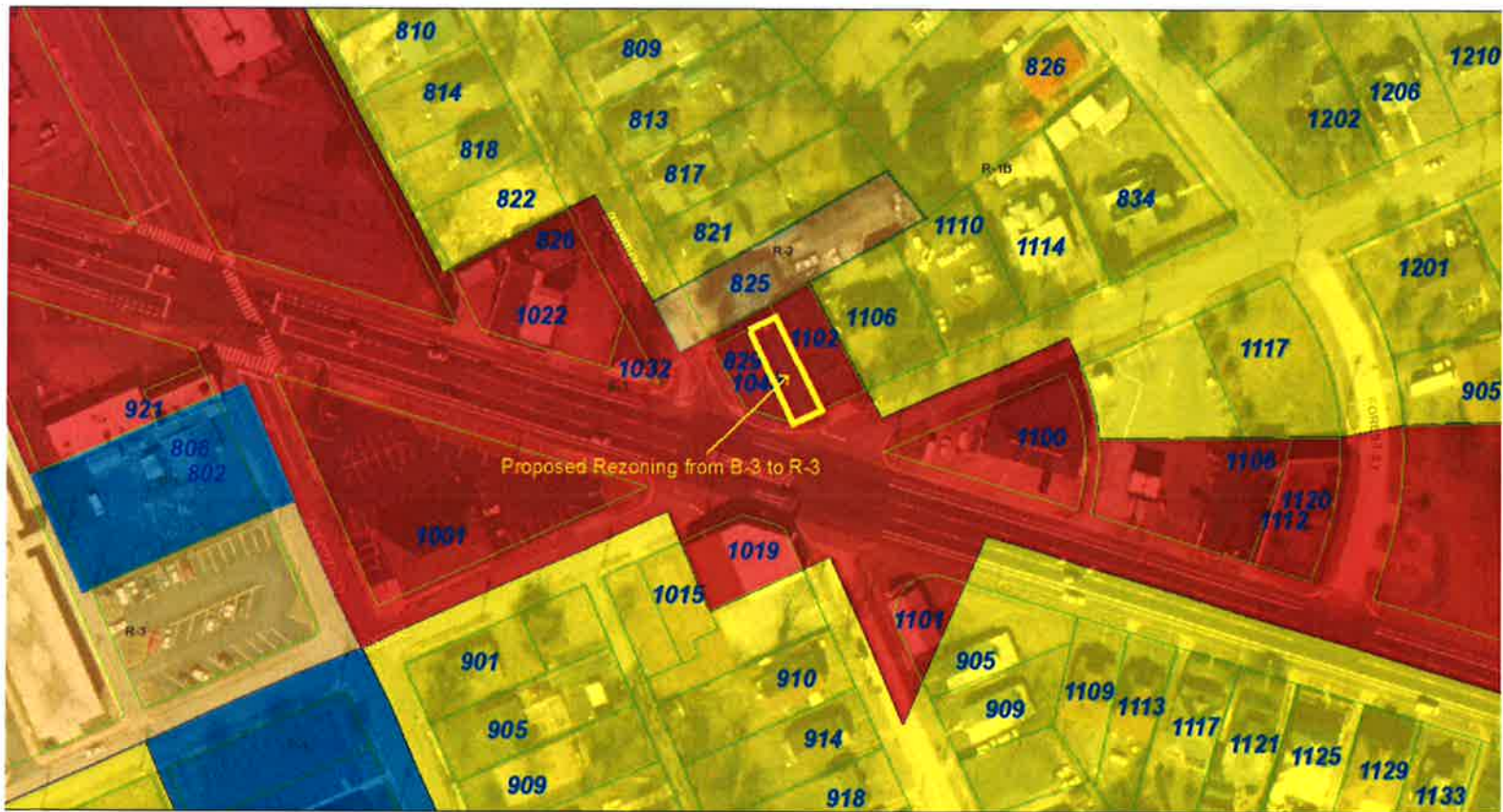
# Rezoning Report

## Kingsport Regional Planning Commission

File Number 20-101-00001

### Surrounding Zoning Map

### ArcGIS Web Map



19/2020, 8:14:59 AM

Kpt 911 Address	River	Railroad_ROW	R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4
Hawkins County Parcels	Street_ROW	River	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Lake_Pond	Hawkins County Parcels	Street_ROW	B-2E	B-3	GC	P-D	PUD	R-2	TA
Parcel_Conflict	Lake_Pond	City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
Parcels	Parcel_Conflict	<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
Railroad_ROW	Parcels	TAC	AR	B-4P	M-2	PD	R-1A	R-3B	



Web AppBuilder for ArcGI

## Rezoning Report

## Kingsport Regional Planning Commission

File Number 20-101-00001

**Future Land Use Plan 2030**  
**Designation: Retail/ Commercial**

## ArcGIS Web Map



3/2/2020, 10:13:55 AM

**Future Land Use**

<span style="color: blue;">■</span> Public
<span style="color: yellow;">■</span> Utilities
<span style="color: lightred;">■</span> Single Family
<span style="color: darkred;">■</span> Multi-Family
<span style="color: green;">■</span> Industrial
<span style="color: orange;">■</span> Retail/Commercial

1:1,128

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

Web AppBuilder for ArcGIS



# Rezoning Report

## Kingsport Regional Planning Commission

File Number 20-101-00001

Aerial

ArcGIS Web Map



19/2020, 8:11:44 AM

Kpt 911 Address ☐ River ☐ Railroad\_ROW  
 Iliwan County Parcels ☐ Street\_ROW ☐ River  
 Lake\_Pond ☐ Hawkins County Parcels ☐ Street\_ROW  
 Parcel\_Conflict ☐ Lake\_Pond  
 Parcels ☐ Parcel\_Conflict  
 Railroad\_ROW ☐ Parcels

1:1128

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

Web AppBuilder for ArcGIS



**Front View of Rezoning Site (from Oak Street Perspective)**



**Rear View of Rezoning Site (from Myrtle Street Perspective)**



Inside View of Rezoning Site (Main Room)





Kingsport Regional Planning Commission  
Rezoning Report

File Number 20-101-00001

## Existing Uses Location Map

## ArcGIS Web Map



3/2020, 10:25:33 AM

- Kpt 911 Address  
 Wilvan County Parcels  
 Lake\_Pond  
 Parcel\_Conflict  
 Parcels  
 Railroad\_ROW
- River  
 Street\_ROW  
 River  
 Street\_ROW  
 Lake\_Pond  
 Parcel\_Conflict  
 Parcels
- Railroad\_ROW  
 River  
 Street\_ROW  
 Lake\_Pond  
 Parcel\_Conflict  
 Parcels



Web AppBuilder for Arc

## Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City R-1B</u> <u>Use: single family</u>	n/a
Further North and Northwest	2	<u>Zone: City R-1B</u> <u>Use: single family</u>	n/a

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 20-101-00001

East	3	<u>Zone: City B-3</u> <u>Use: future climate controlled storage</u>	n/a
Further East	4	<u>Zone: City B-3</u> <u>Use: business</u>	n/a
Southeast and South	5	<u>Zone: City B-3 and R-1B</u> <u>Use: vacant</u>	n/a
Further South	6	<u>Zone: City B-3</u> <u>Use: business</u>	n/a
West	7	<u>Zone: City B-3</u> <u>Use: commercial building</u>	n/a

**Standards of Review**

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

- Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal would permit a use unlike any adjacent uses. Both dormitory use and apartment use are principal uses in the proposed R-3 zone. Apartment use is the most prolific use in the City's R-3 zoning districts. It is important to consider all permitted uses in a proposed zone when making rezoning decisions.
- Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** Potential exists for the proposal to adversely impact the use of adjacent and nearby property. Multifamily residential uses typically need on-site parking to accommodate stays of notably longer duration as compared to commercial uses. Additionally, eventual creation of a multifamily use on the property has potential to disrupt the essential character of the commercial district fronting and oriented toward E. Center Street.
- Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property to be affected by the proposal has a reasonable economic use as currently zoned. The existing commercial zone for the property is the same commercial zone for all structures fronting or oriented toward E. Center St. in the vicinity of the rezoning site (B-3).
- Whether the proposal is in conformity with the policies and intent of the land use plan?** The R-3 rezoning proposal does not conform to the 2030 Land Use Plan.

**Proposed use:** dormitory

The Future Land Use Plan Map recommends retail/ commercial use.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing structure on the property, which encompasses the entire parcel/ rezoning site, is not currently up to building code standards for residential use. It is understood, from speaking to the rezoning representative, that future improvements are being planned to bring the structure up to a form of residential code compliance.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the existing conditions and similar to other B-3 zoned properties along E. Center Street.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-3 zone would create an isolated zoning district. Installation of an R-3 zone at this location would be akin to spot zoning, or the singling out of a parcel of land for use classification totally different from that of the surrounding area. The closest R-3 zone along E. Center Street contains the Maple Oak Apartments Building, located approximately 700 feet away from the rezoning site.

### CONCLUSION

Staff recommends sending a NEGATIVE recommendation to the Board of Mayor and Aldermen to rezone from B-3 to R-3. The proposed R-3 zone for the site is not compatible with the 2030 Future Land Use Plan designation of retail/ commercial use. Additionally, installing an R-3 zone at this location is akin to spot zoning, or the singling out a parcel of land for use classification totally different from that of the surrounding area. It is staff's opinion that the property is zoned appropriately as is.

<b>PROPERTY INFORMATION</b>	<b>Frylee Court</b>
<b>ADDRESS</b>	<b>1210 Conway Dr.</b>
<b>DISTRICT, LAND LOT OVERLAY DISTRICT</b>	<b>11<sup>th</sup> Civil District, TM 62G, Parcel 1.00 Not Applicable</b>
<b>EXISTING ZONING</b>	<b>PD</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES</b>	<b>8.558</b>
<b>EXISTING USE</b>	<b>Vacant</b>
<b>PROPOSED USE</b>	<b>Single Family Residential</b>

**APPLICANT: Hickory Ridge LLC****ADDRESS: 1210 Conway Dr., Kingsport, TN 37664****REPRESENTATIVE: Hickory Ridge LLC****PHONE****INTENT**

The applicant is requesting preliminary development plan approval of the Frylee Court development located off of Conway Drive.

The proposal adds thirty-eight single family units over a total acreage of 8.558.

The plan shows the 25' periphery setback as well as the 25' setback from the street and areas designated for open space. The plan shows 2.320 acreage of open space which satisfies the PD zone requirements.

Two variances have been requested. A right-of-way width reduction of 10 feet and sidewalk on one side of the road only due to the topographical conditions of the property involved.

Staff recommends granting preliminary development plan approval along with the associated variances.

March 3, 2020

To the Kingsport Planning Commission

I would like to request a variance for section 4-11.3(F) which states that Residential streets shall have a minimum right-of-way width of 50 feet and a minimum street width of 25 feet. The variance requested will be to decrease the right-of-way to 40 feet and a roadway width of 25 feet. In addition, we would like to request a variance for section 5-11.8 (A) which states sidewalks are required on both sides of a residential street. The variance requested will be to have a sidewalk only on one side of the street. The subject property is located off Conway Drive (tax map 62G "A" parcel 001.00). It is currently zoned PD. The reason for this request is due to existing topography.

Thank you

Tim Lingerfelt, PLS | Alley & Associates, Inc. | Surveyors 243 E. Market Street |  
Kingsport, TN 37660

Phone: 423-392-8896 | Fax: 423-392-8898

Website: [alleyassociates.com](http://alleyassociates.com)

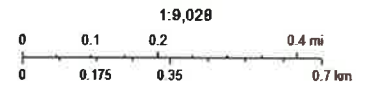


Site Map



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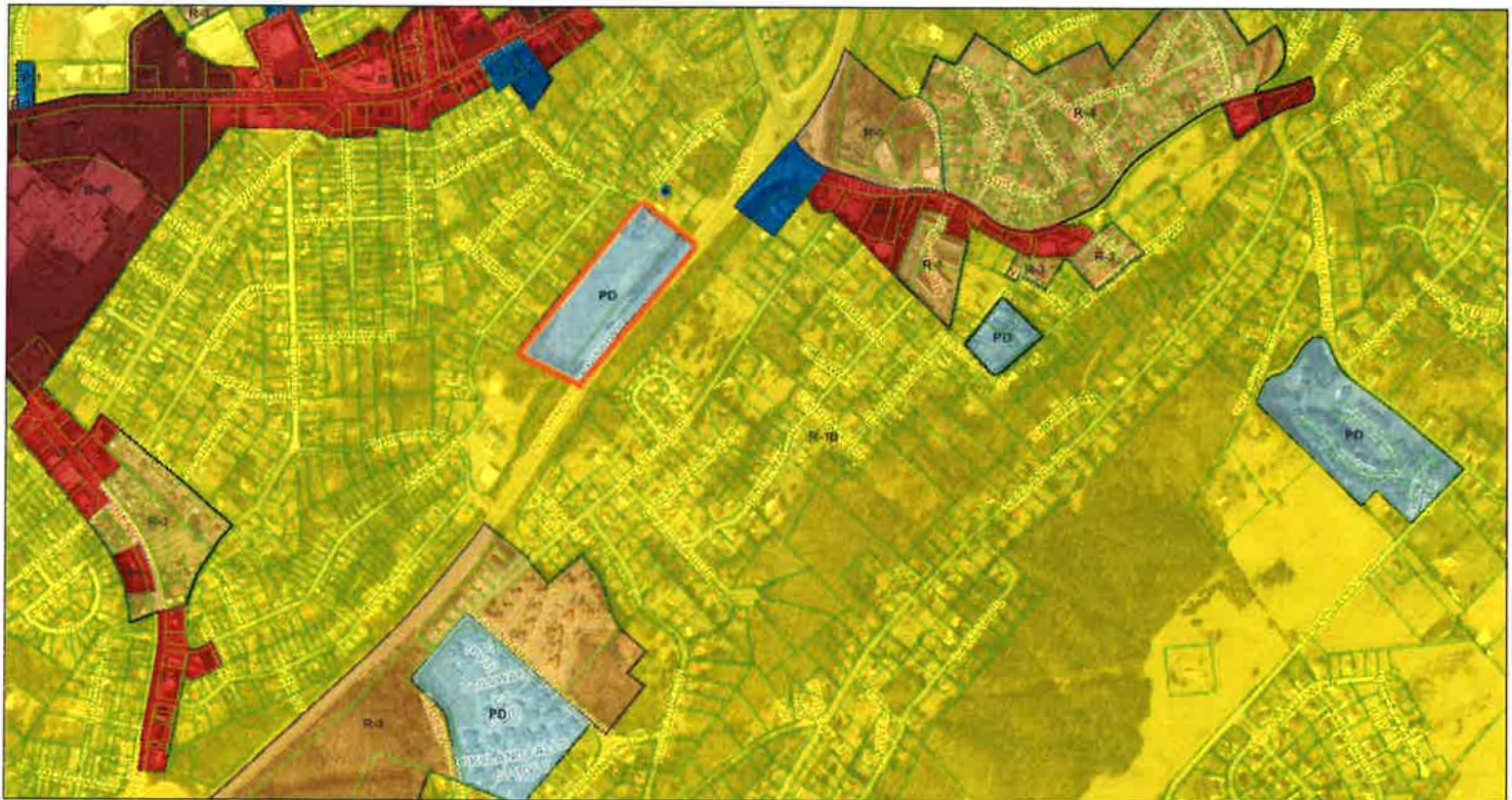
- |  |  |                                     |
|--|--|-------------------------------------|
| <b>Sullivan County Parcels</b>           | <input type="checkbox"/> Street_ROW      | <input type="checkbox"/> River      |
| <input type="checkbox"/> Lake_Pond       | <b>Hawkins County Parcels</b>            | <input type="checkbox"/> Street_ROW |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Lake_Pond       |                                     |
| <input type="checkbox"/> Parcels         | <input type="checkbox"/> Parcel_Conflict |                                     |
| <input type="checkbox"/> Railroad_ROW    | <input type="checkbox"/> Parcels         |                                     |
| <input type="checkbox"/> River           | <input type="checkbox"/> Railroad_ROW    |                                     |



Web AppBuilder for ArcGIS



# Zoning



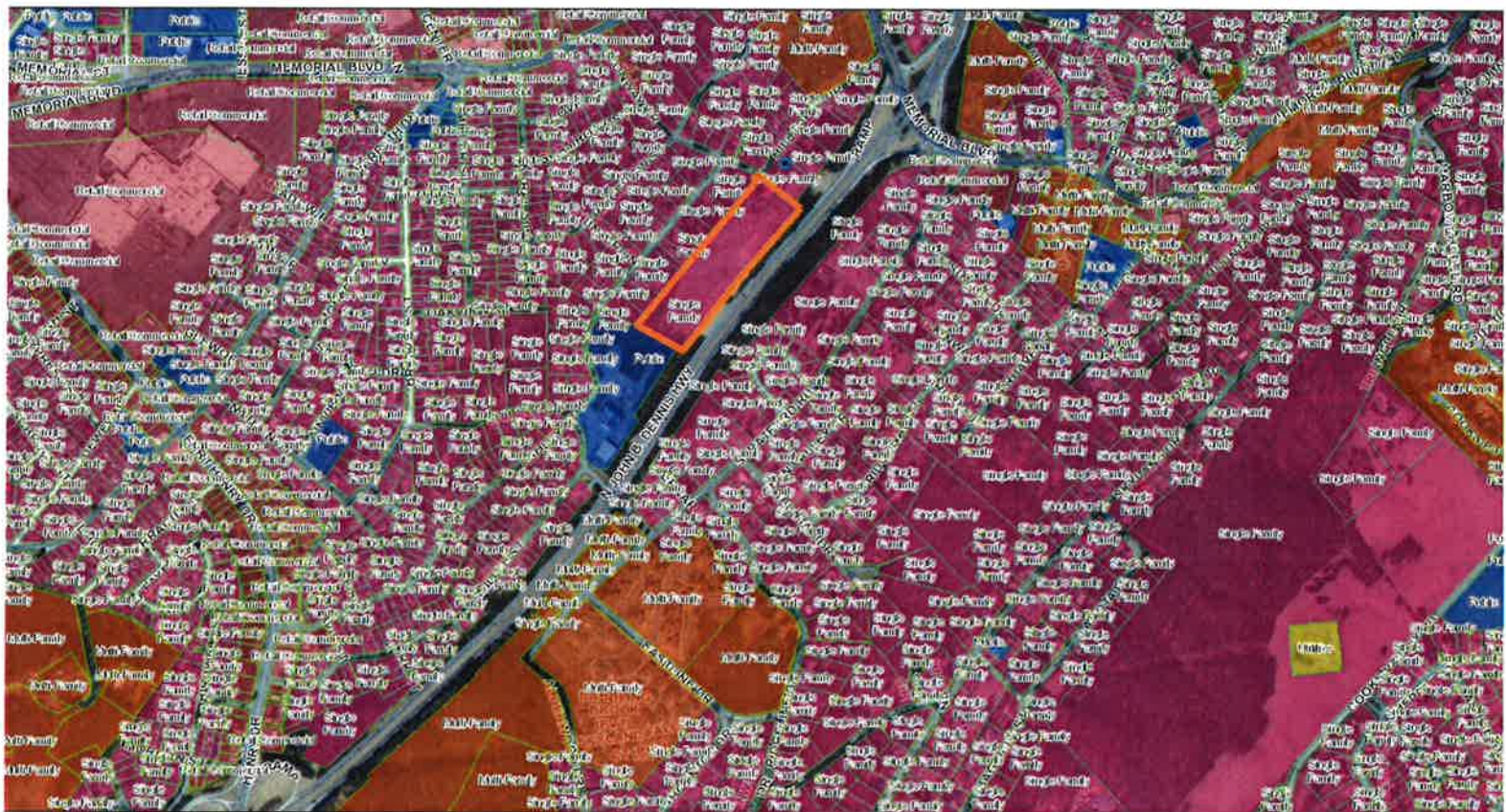
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Web AppBuilder for ArcGIS

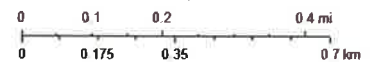


## Future land use



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1:9,028



Web AppBuilder for ArcGIS

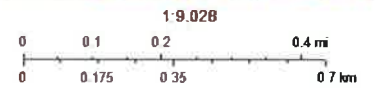


Aerial with Utilities

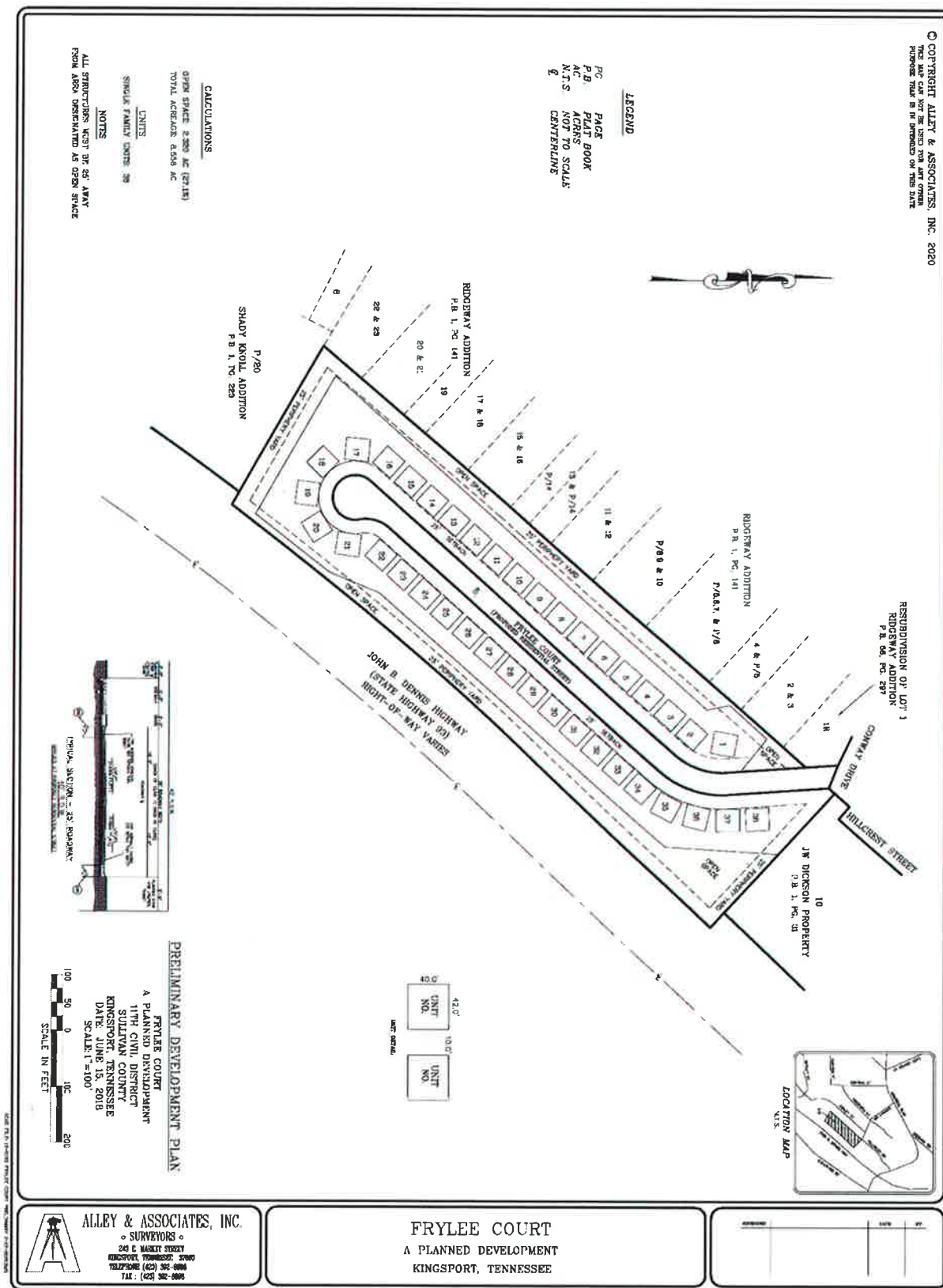


20/2020, 9:49:28 AM

- |                         |                        |             |
|-------------------------|------------------------|-------------|
| Sullivan County Parcels | Street_ROW             | River       |
| Lake_Pond               | Hawkins County Parcels | Street_ROW  |
| Parcel_Conflict         | Lake_Pond              | Water Lines |
| Parcels                 | Parcel_Conflict        | Sewer Mains |
| Railroad_ROW            | Parcels                |             |
| River                   | Railroad_ROW           |             |



Web AppBuilder for ArcGIS





**East View**



**North View**



**West View****Conclusion**

Staff recommends granting preliminary development plan approval for Frylee Court based upon conformance to the Planned Development District Design Standards.

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

**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 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 25' periphery setback as well as the 25' setback from the street and the 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% 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



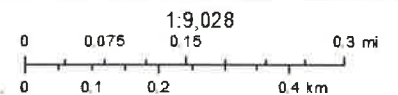
1/23/2020, 3:29:44 PM

## Sullivan County Parcels

- |  |                                       |                                     |
|--|---------------------------------------|-------------------------------------|
| <input type="checkbox"/> Lake_Pond       | <input type="checkbox"/> Parcels      | <input type="checkbox"/> Street_ROW |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Railroad_ROW | <input type="checkbox"/> River      |

## Hawkins County Parcels

- |  |                                  |                                     |
|--|----------------------------------|-------------------------------------|
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Parcels | <input type="checkbox"/> Street_ROW |
| <input type="checkbox"/> Railroad_ROW    | <input type="checkbox"/> River   | <input type="checkbox"/> Lake_Pond  |



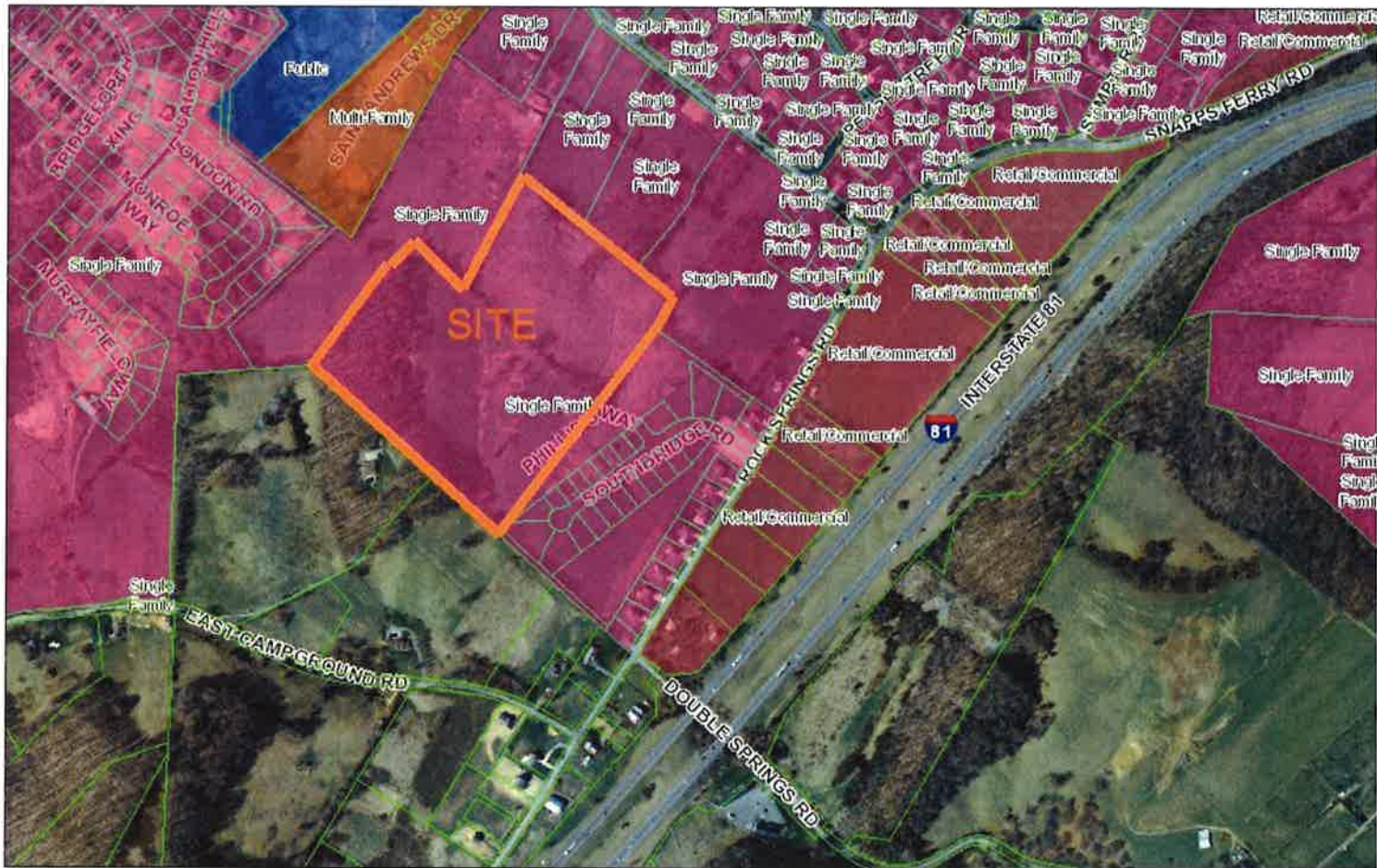


## An aerial photograph of a suburban area in St. Louis, Missouri, overlaid with a planning map. The map shows property lines, lot numbers, and zoning designations. A large, irregularly shaped area in the center-left is outlined in orange and labeled "SITE" in large, bold, orange capital letters. This site is zoned "PD" (Professional Office). Surrounding the site are various other lots, many of which are zoned "R-1B" (Single-Family Residential). To the west of the site is a residential area with streets like "N. CARROLL WAY" and "N. GLENVIEW BLVD". To the east, "INTERSTATE 61" (I-61) runs diagonally across the frame. Other streets visible include "SAINTE ANDREWS LANE", "CHIMNEY WAY", "EAST CAMPGROUND RD", and "DOUBLES SPRINGS RD". The map also shows a mix of developed areas, open fields, and some wooded areas.

Web App Engine for Google



FLU



1/23/2020, 3:32:19 PM

Sullivan County Parcels

- ☐ Lake\_Pond
- ☐ Parcel\_Conflict

- ☐ Parcels
- ☐ Railroad\_ROW
- ☐ River

Street\_ROW

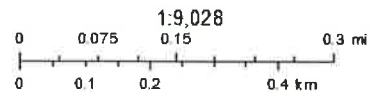
- ☐ Lake\_Pond

Parcel\_Conflict

- ☐ Parcels
- ☐ Railroad\_ROW

River

- ☐ Street\_ROW



Web App Builder for ArcGIS



Aerial with Utilities



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

Sullivan County Parcels

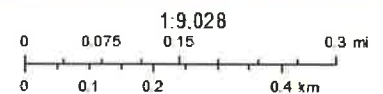
- Parcels
- Lake\_Pond
- Parcel\_Conflict
- Railroad\_ROW
- River

Street\_ROW

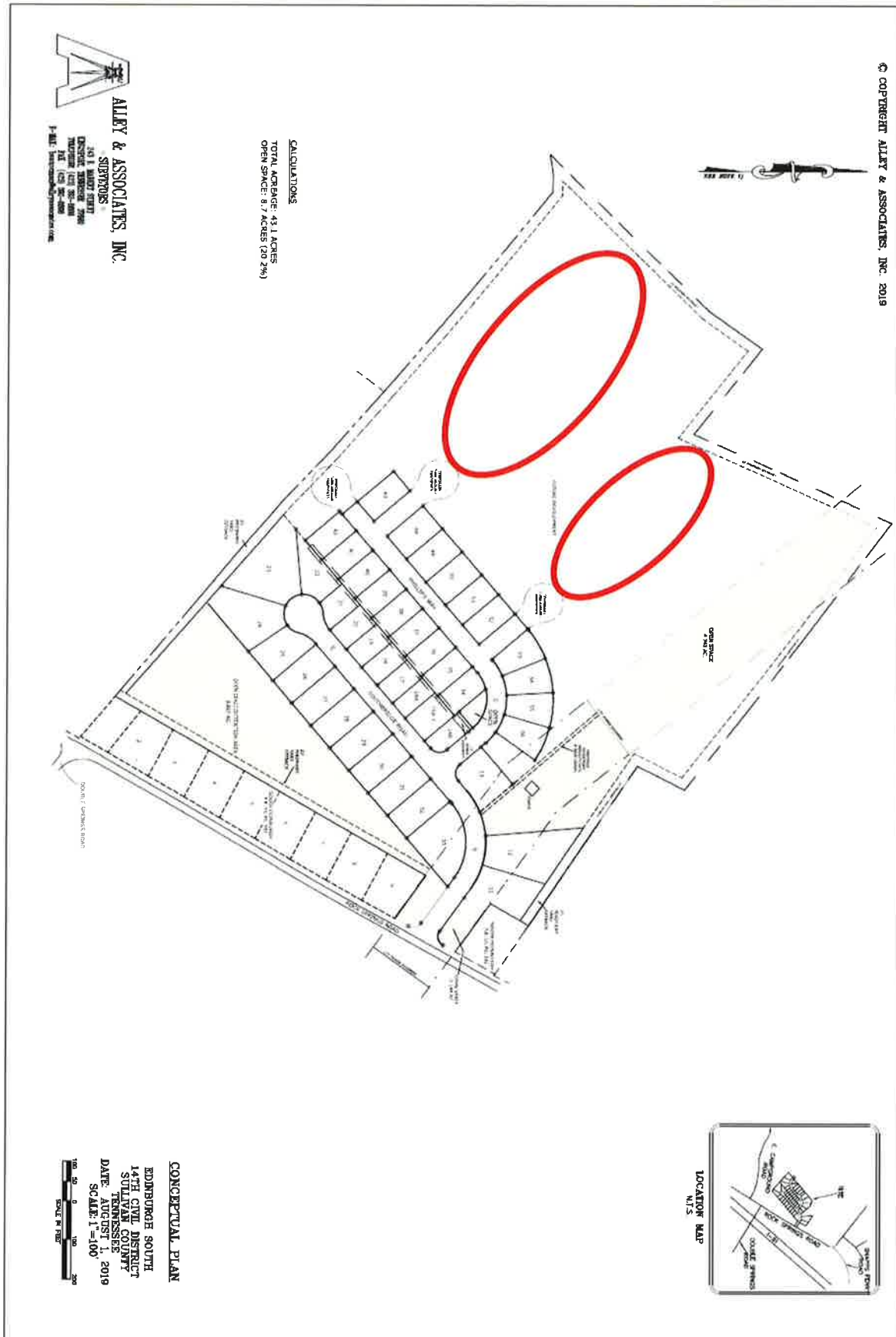
- Street\_ROW
- Lake\_Pond

Hawkins County Parcels

- Parcels
- Railroad\_ROW
- Street\_ROW
- Water Lines



**Approved Concept Plan November 2019**



**Concept Plan January 2020**













### **Conclusion**

Staff recommends approval of the Preliminary Development Plan for Gibson Springs and Edinburgh 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

<b>Property Information</b>	Gibson Springs Phase II Preliminary		
<b>Address</b>	Phillips Way		
<b>Tax Map, Group, Parcel</b>	TM 119, part of Parcel 21.00		
<b>Civil District</b>	14th Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Residential		
<b>Acres</b>	4.452		
<b>Major or Minor / #lots</b>	Major - 24	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Preliminary
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Edinburgh Homes, INC. <b>Address:</b> 1562 Crescent Drive <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37664 <b>Email:</b> jrose8@gmail.com <b>Phone Number:</b> N/A		<b>Name:</b> Alley & Associates, INC. <b>Address:</b> 243 E. Market Street <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> BSauceman@alleyassociates.com <b>Phone Number:</b> 423-392-8896	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p><b>The Kingsport Planning Division recommends Preliminary Subdivision Approval based on:</b></p> <ul style="list-style-type: none"> <li>• The plat meets the intent of the City's minimum regulations for subdivisions.</li> <li>• Two variances have been requested.</li> <li>• Construction Plans have been approved.</li> </ul> <p><b>Staff Field Notes and General Comments:</b> The applicant is requesting preliminary plat approval for Phase II of the Gibson Springs Subdivision (formerly Edinburgh South) which is located in the 14<sup>th</sup> 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>			

## Kingsport Regional Planning Commission

## Subdivision Report

File Number 2020-201-00014

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.

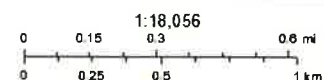
**Utilities:** Utilities are available to the property.

Planner:	Harmon	Date: 3/9/2020	
		<b>Meeting Date:</b>	<b>March 19, 2020</b>

## Location



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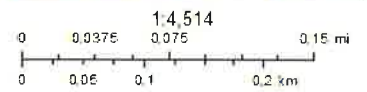
Web AppBuilder for ArcGIS

# 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

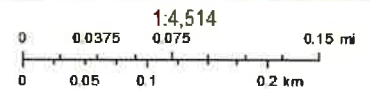


# Future Land Use



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 to rAroGIS

Aerial

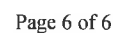


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- |                         |                 |            |                        |              |            |
|-------------------------|-----------------|------------|------------------------|--------------|------------|
| Kpt 911 Address         | 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





## Kingsport Regional Planning Commission

Surplus Report  
File Number 2020-401-00004

<b>Property Information</b>	<b>Surplus Request</b>		
<b>Address</b>	1324 Midland drive		
<b>Tax Map, Group, Parcel</b>	Tax Map 61D Group C Parcel 09.00		
<b>Civil District</b>	11 <sup>th</sup> Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Professional Office		
<b>Acres</b>	+/- 2.57		
<b>Applicant #1 Information</b>		<b>Intent</b>	
<b>Name:</b> Kingsport Economic Development Board		<b>Intent:</b> To declare Tax Map 61D Group C Parcel 9 as surplus property by the City of Kingsport.	
<b>Address:</b> 225 W Center Street		Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
<b>City:</b> Kingsport			
<b>State:</b> TN <b>Zip Code:</b> 37660			
<b>Phone Number:</b> (423) 229-9485			
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b>			
<b>The Kingsport Planning Division recommends declaring 1324 Midland Drive as surplus:</b>			
<ul style="list-style-type: none"> <li>Request reviewed by all city departments</li> <li>Easements will be required</li> </ul>			
<b>Staff Field Notes and General Comments:</b>			
The City is requesting that the Planning Commission declare Tax Map 61D Group C Parcel 9 as surplus property. The requested area is located off Midland Drive.			
All city departments and utility providers have reviewed the request and see no need to retain this property as city property. Both city water and sewer lines reside on the property, contained in their own easements. Century Link has aerial cable that crosses to parking lot, and another cable that crosses the creek to building 1324 which will also require an easement.			
Kingsport City Schools is working to define their need for future parking at the Palmer Center. Once identified, a certain amount of parking will be reserved (close to Midland Dr.) for school program use at certain hours.			
Staff recommends that the Planning Commission declare Tax Map 61D Group C Parcel 9 as surplus property due to the City seeing no future use for the property.			
<b>Planner:</b>	Garland	<b>Date:</b> 2/20/2020	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>March 19, 2020</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION****Surplus Request****ADDRESS****1324 Midland Dr.****DISTRICT, LAND LOT****Sullivan County****11<sup>th</sup> Civil District, TM 61D Group C, Parcels 9****OVERLAY DISTRICT****N/A****CURRENT ZONING****P-1****PROPOSED ZONING****No Change****ACRES +/- 2.57****EXISTING USE** City offices of City attorney, risk, and Carehere Clinic**PROPOSED USE** Public**PETITIONER 1: Kingsport Economic Development Board (KEDB)**  
**225 W Center Street Kingsport, TN 37660****INTENT**

To declare Tax Map 61D Group C Parcel 9 as surplus property by the City of Kingsport.

## Location Map

## 1324 Midland Dr. Utilities



3/11/2020, 9:02:22 AM

- |                         |                        |              |
|-------------------------|------------------------|--------------|
| Kpt 911 Address         | River                  | Railroad_ROW |
| Sullivan County Parcels | Street_ROW             | River        |
| Lake_Pond               | Hawkins County Parcels | Street_ROW   |
| Parcel_Conflict         | Lake_Pond              | Water Lines  |
| Parcels                 | Parcel_Conflict        | Sewer Mains  |
| Railroad_ROW            | Parcels                |              |



Web AppBuilder for ArcGIS

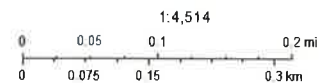


# Zoning



2/20/2020, 10:30:47 AM

Kpt 911 Address	River	Railroad_ROW	R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4
Sullivan County Parcels	Street_ROW	River	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Lake_Pond	Hawkins County Parcels	Street_ROW	B-2E	B-3	GC	P-D	PUD	R-2	TA
Parcel_Conflict	Lake_Pond	City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
Parcels	Parcel_Conflict	<Null>	A-2	B-4	M-1R	PBD/	R-1	R-3A	UAE
Railroad_ROW	Parcels	TAC	AR	B-4P	M-2	PD	R-1A	R-3B	



Web AppBuilder for ArcGIS

## Future land use



2/20/2020, 10:36:15 AM

- Kpt 911 Address
- Sullivan County Parcels
- Parcel\_Conflict
- Parcels
- Railroad\_ROW
- River
- Street\_ROW
- Hawkins County Parcels
- Lake\_Pond
- Parcel\_Conflict
- Parcels
- Future Land Use
- Agri/Vacant
- Single Family
- Railroad\_ROW
- Multi-Family
- Industrial
- Retail/Commercial
- Public
- Utilities

1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

Web AppBuilder for ArcGIS



**Facing North Front of building**



**East side of building**





**View from back parking lot**

**RECOMMENDATION:**

Staff recommends that the Planning Commission declare 1324 Midland Drive as surplus property and retain the utility easements.

## Kingsport Regional Planning Commission

Surplus Report  
File Number 2020-401-00003

<b>Property Information</b>	<b>Surplus Request</b>		
<b>Address</b>	201 W. Market St.		
<b>Tax Map, Group, Parcel</b>	Tax Map 46I Group F Parcel 012.00		
<b>Civil District</b>	11 <sup>th</sup> Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Residential and Retail on either side of the right-of-way		
<b>Acres</b>	+/- 0.7		
<b>Applicant #1 Information</b>		<b>Intent</b>	
<b>Name:</b> Kingsport Economic Development Board		<b>Intent:</b> To declare Tax Map 46I Group G Parcel 12 as surplus property by the City of Kingsport.	
<b>Address:</b> 225 W Center Street		Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
<b>City:</b> Kingsport			
<b>State:</b> TN <b>Zip Code:</b> 37660			
<b>Phone Number:</b> (423) 229-9485			
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b>			
<b>The Kingsport Planning Division recommends declaring 201 W. Market street as surplus:</b>			
<ul style="list-style-type: none"> <li>Request reviewed by all city departments</li> <li>An easement will be required</li> </ul>			
<b>Staff Field Notes and General Comments:</b>			
The City is requesting that the Planning Commission declare Tax Map 46I Group F Parcel 12 as surplus property. The requested area is located at 201 W. Market St.			
All city departments and utility providers have reviewed the request and see no need to retain this property as city property. Century Link has aerial cable that comes across the alley to the southern side of the building and goes inside building. The City project manager is working to secure the easement for Century Link. This easement will remain in place after the property is sold.			
Staff recommends that the Planning Commission declare Tax Map 46I Group F Parcel 12 as surplus property due to the City seeing no future use for the property.			
<b>Planner:</b>	Garland	<b>Date:</b> 2/20/2020	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>March 19, 2020</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION****Surplus Request for 201 W. Market St.**

<b>ADDRESS</b>	<b>201 W. Market St.</b>
<b>DISTRICT, LAND LOT</b>	<b>Sullivan County</b>
	<b>11<sup>th</sup> Civil District, TM 46I, Group F, Parcels 12</b>
<b>OVERLAY DISTRICT</b>	<b>N/A</b>
<b>CURRENT ZONING</b>	<b>B-2</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES +/- 0.7</b>	
<b>EXISTING USE</b>	<b>Professional Business Offices</b>
<b>PROPOSED USE</b>	<b>Public</b>

**PETITIONER 1: Kingsport Economic Development Board (KEDB)**  
**225 W Center Street Kingsport, TN 37660**

**INTENT**

To declare Tax Map 46I Group G Parcel 12 as surplus property by the City of Kingsport.



## Location Map with Utilities

## 201 W. Market utilities



3/11/2020, 8:45:04 AM

Kpt 911 Address  
 Sullivan County Parcels  
 Lake\_Pond  
 Parcel\_Conflict  
 Parcels  
 Railroad\_ROW

River  
 Street\_ROW  
 River  
 Street\_ROW  
 Water Lines  
 Sewer Mains

Hawkins County Parcels  
 Lake\_Pond  
 Parcel\_Conflict  
 Parcels

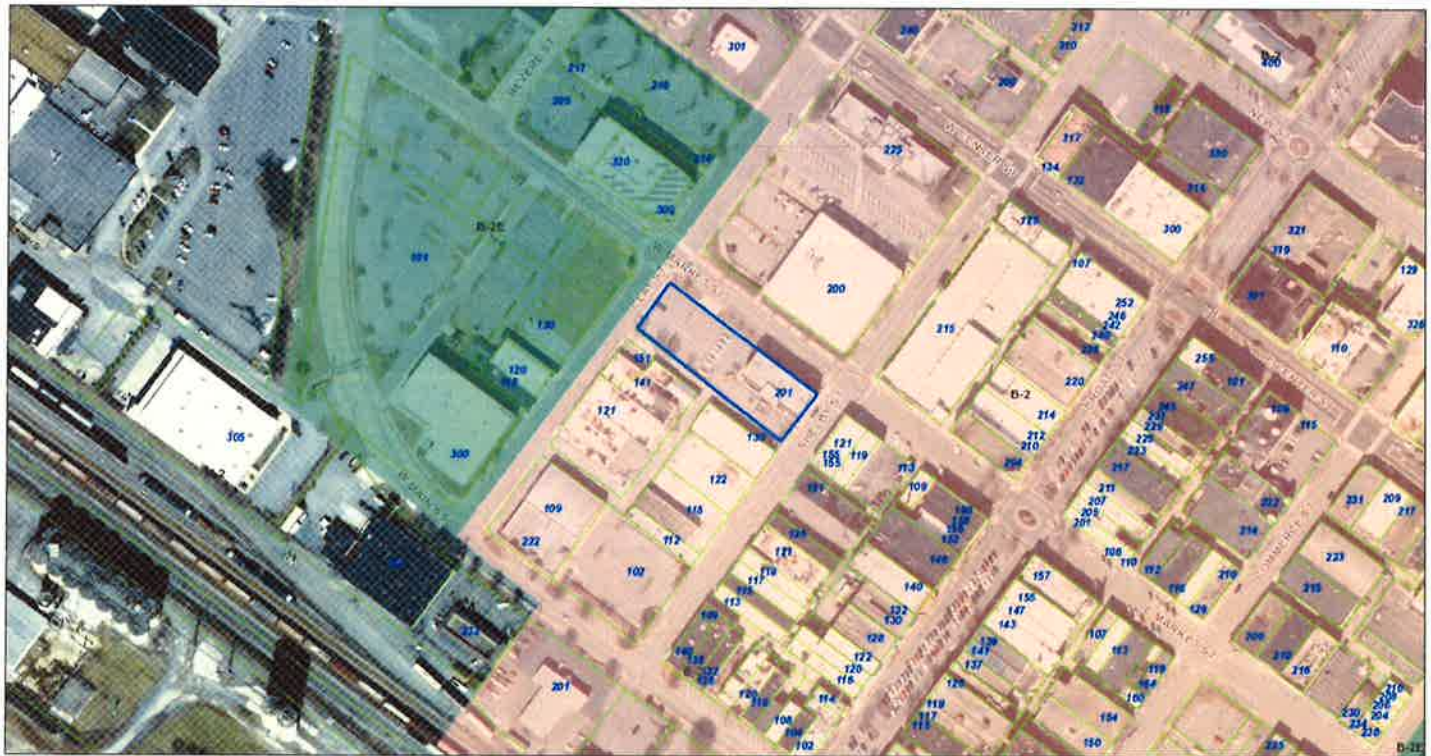
1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

Web AppBuilder for ArcGIS

# Zoning



2/19/2020, 4:20:05 PM

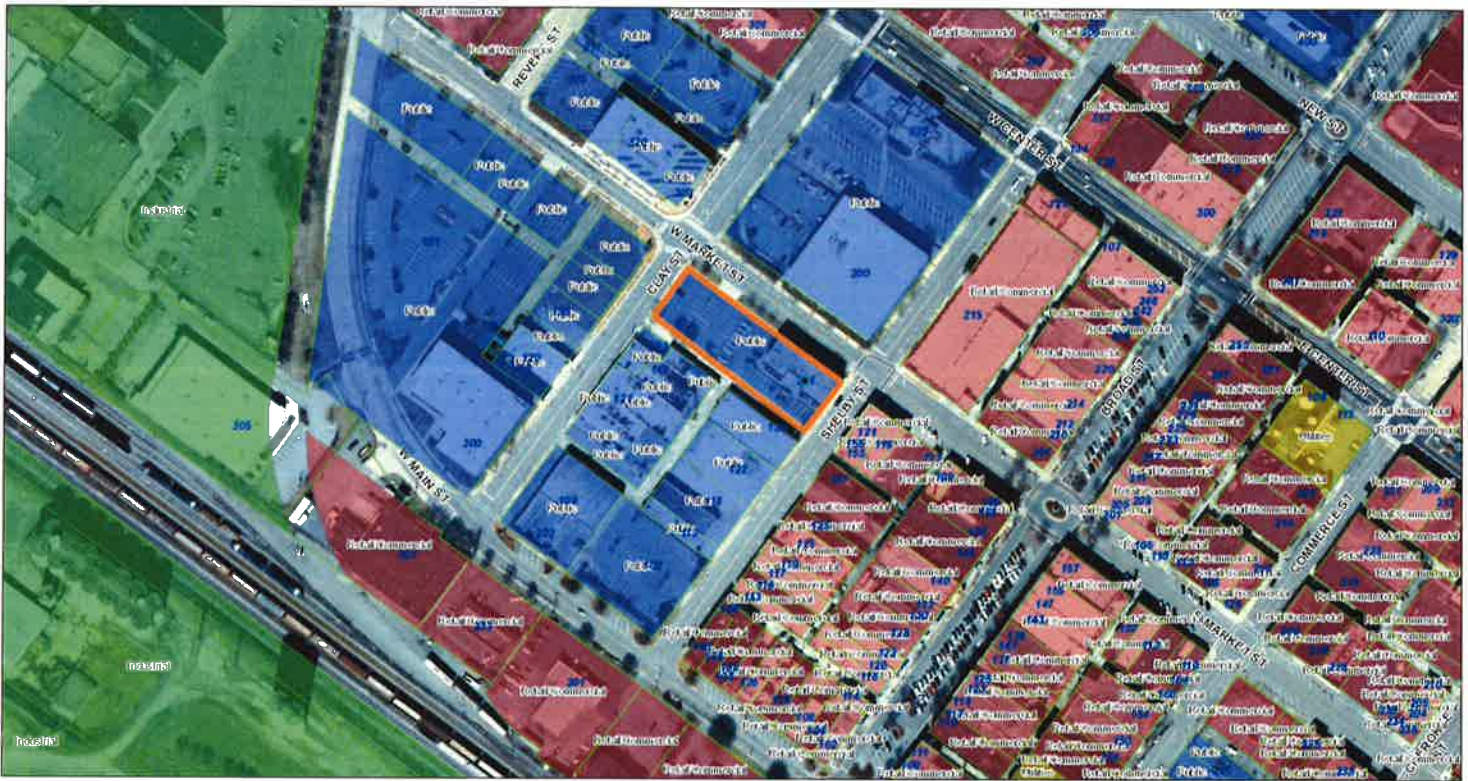
Kpt 911 Address	River	Railroad_ROW	R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4
Sullivan County Parcels	Street_ROW	River	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Lake_Pond	Hawkins County Parcels	Street_ROW	B-2E	B-3	GC	P-D	PUD	R-2	TA
Parcel_Conflict	Lake_Pond	City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
Parcels	Parcel_Conflict	<Null>	A-2	B-4	M-1R	PBD/	R-1	R-3A	UAE
Railroad_ROW	Parcels	TAC	AR	B-4P	M-2	PD	R-1A	R-3B	



Web AppBuilder for ArcGIS



## Future Land Use



2/19/2020, 4:24:49 PM

Kpt 911 Address

Sullivan County Parcels

Lake\_Pond

Parcel\_Conflict

Parcels

Railroad\_ROW

River

Street\_ROW

Lake\_Pond

Parcel\_Conflict

Parcels

Railroad\_ROW

Future Land Use

Agri/Vacant

Single Family

Railroad\_ROW

Multi-Family

Industrial

Retail/Commercial

Public

Utilities

1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

Web AppBuilder for ArcGIS



**View from corner of W. Market and Shelby St.**



**RECOMMENDATION:**

Staff recommends that the Planning Commission declare 201 W Market Street as surplus property and retain the easements.



03-08

February 5, 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 The Summitt at Preston Park, located off Preston Park 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







03-09


February 12, 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 lot 21, 22 & Part of 20 of the Oakwood Forest Addition, located off Fair Oaks 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






February 12, 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 Lot 21, replat of Lots 20 & 21, Block B Woodhaven Subdivision & Salyers Property, located off Wood View 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







February 14, 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 Lots 27, 28 & 29 of Preston Forest Subdivision, located off Sussex 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,



Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission







03-12


February 14, 2020

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

Dear Mr. Booher:

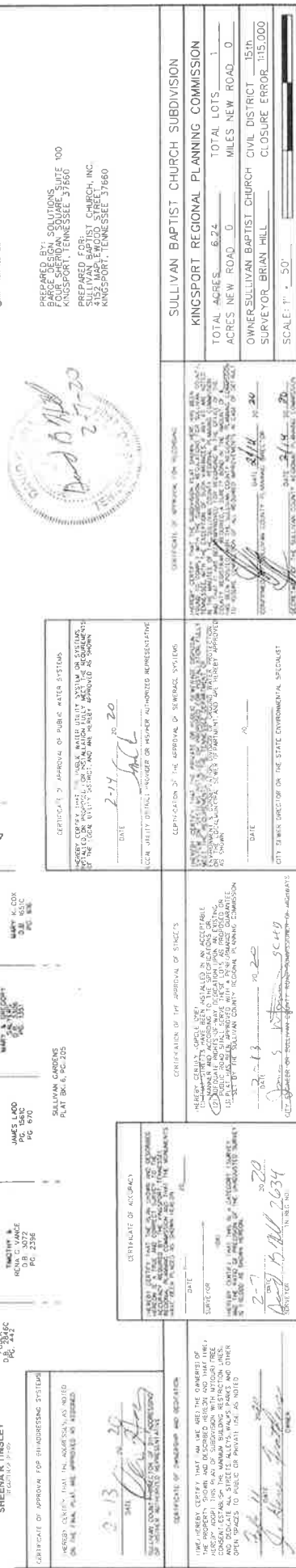
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Sullivan Baptist Church subdivision, located off of Garland Avenue, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The 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



NOTES

- THE BEARING BASE FOR THE SURVEY ORIGINATES FROM THE PREVIOUSLY RECORDED DEEDS.  
IRON RODS WITH CURBS SET AT ALL CORNERS UNLESS OTHER MONUMENTATION IS NOTED.  
THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD MAP COMMUNITY MAP #7830202300 9-29-06  
UTILITIES SUCH AS WATER MAINS ARE APPROXIMATE LOCATION AND SHOULD BE VERIFIED BEFORE EXCAVATION OR CONSTRUCTION  
PROPERTY IS ZONED R-1 AND SETBACKS ARE 30' FRONT AND REAR, 12' SIDE  
PROPERTY ADDRESS: 4124 CARLAND AVENUE, KINGSFORD IN 37860.  
DEED REFERENCE: DEED BOOK 3365 PAGE 531  
CITY MAP 080-0 GROUP B PARCEL 3.00  
COUNTY MAP 080-0 GROUP B PARCEL 3.00  
PLAT BOOK 3365 PAGE 315

**LEGEND**

PREPARED BY:  
BARCE DESIGN SOLUTIONS  
FOUR SHERIDAN SQUARE, SUITE 100  
KINGSFORD, TENNESSEE 37560

PREPARED FOR:  
SULLIVAN BAPTIST CHURCH, INC.  
4152 MAPLEWOOD STREET  
KINGSPORT, TENNESSEE 37660

SULLIVAN BAPTIST CHURCH SUBDIVISION

INGSPQBT REGIONAL PLANNING COMMISSION

ACRES	6.24	TOTAL LOTS
-------	------	------------

NEW ROAD 0 MILES NEW ROAD 0

	CIVIL DISTRICT	15th
SULLIVAN BAPTIST CHURCH		1-15 000

1000 JOURNAL OF CLIMATE

02-07-2020

35505-03




February 21, 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 Cherry Point Animal Hospital Combination Plat, located off of Memorial Boulevard, 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.

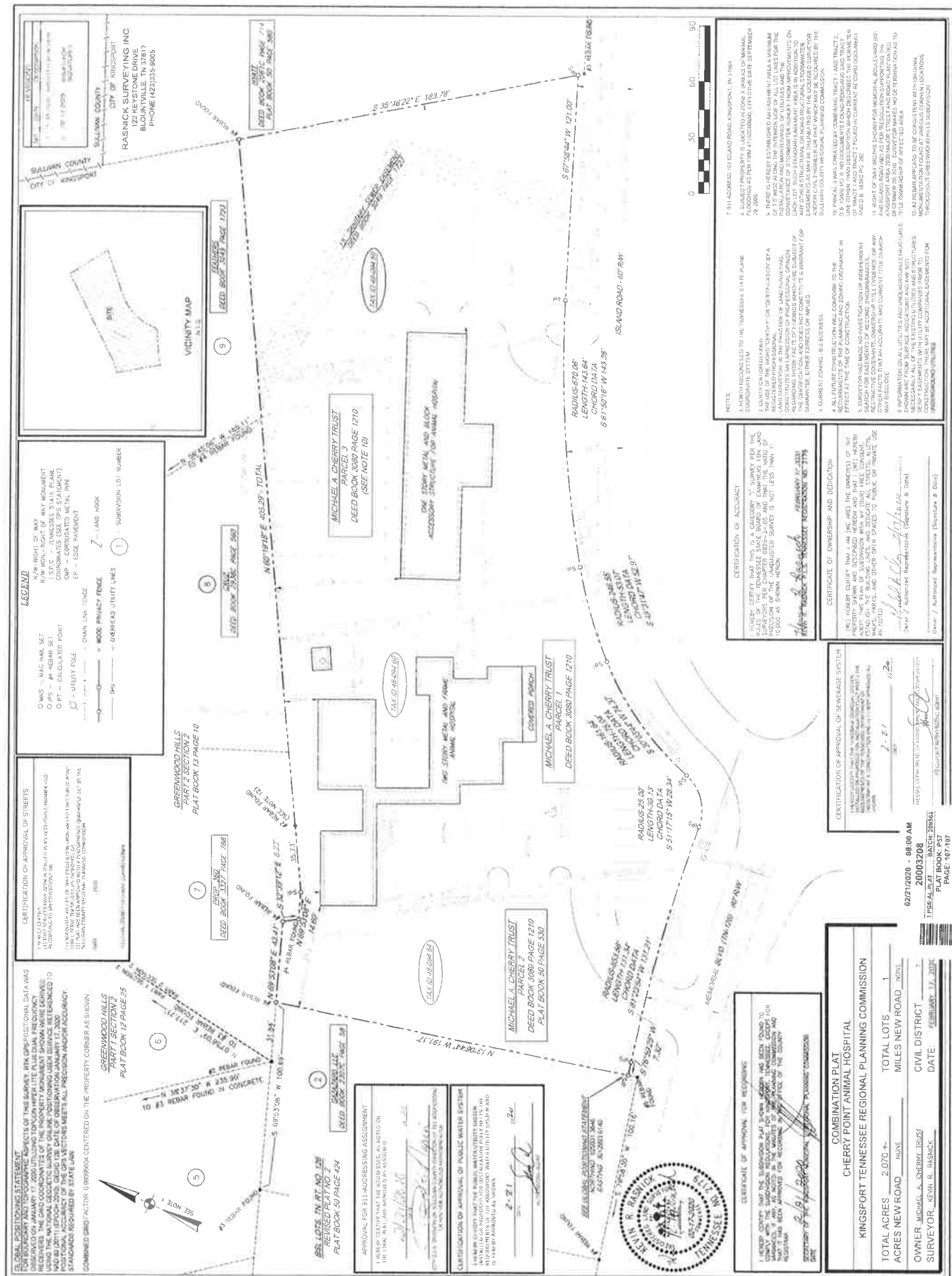
Sincerely,



Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission







February 21, 2020

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

Dear Mr. Booher:

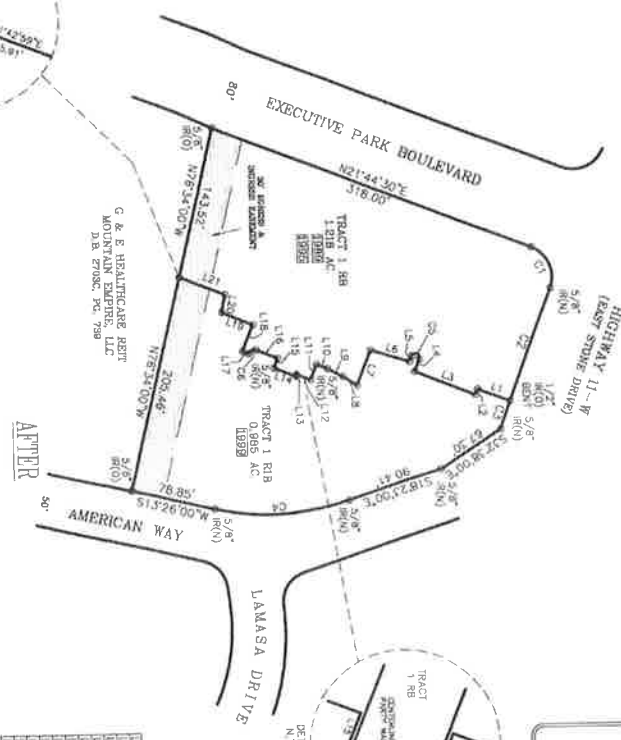
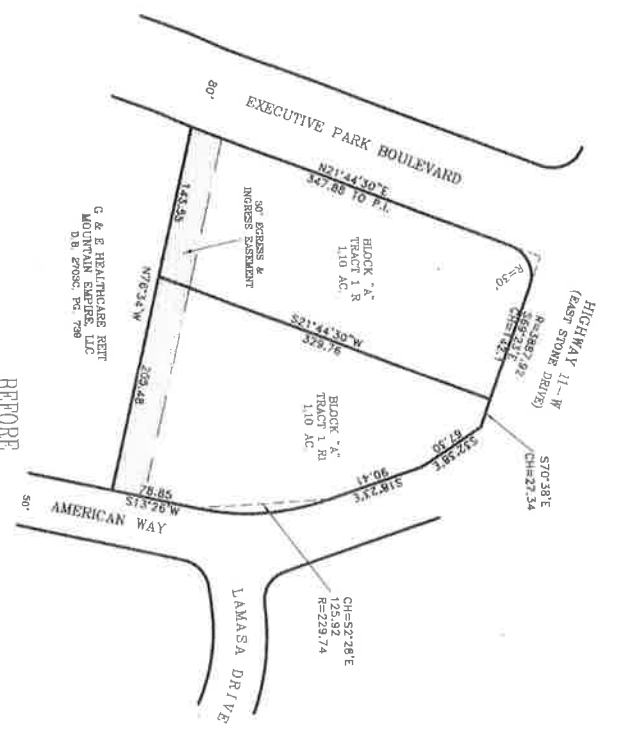
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Lots 1R, & 1R1, Block A Kingsport Investment Group, located off of Executive Park Boulevard, meets the Minimum Standards for Subdivision Development of Major Subdivision 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



NOTES:  
1) DRAINAGE & UTILITY EASEMENT INSIDE ALL LOT LINES.

**LEGEND**  
 IR(N) IRON ROD (NEW)  
 IR(O) IRON ROD (OLD)  
 P.B. PLAT BOOK  
 P.C. PLAT CORNER  
 A.C. ACRES  
 [123] ADDRESS  
 R.17.5 RATIO  
 L. LENGTH  
 CH= CHORD  
 UNMARKED POINT

02/21/2020 - 08:00 AM  
 200032309  
 BATCH: 20833  
 PLAT BOOK: P57  
 PAGE: 108-108



**CURVE TABLE**

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING
1	S 89° 52' 11" E	142.32	142.32
2	S 89° 52' 11" E	142.32	142.32
3	S 89° 52' 11" E	142.32	142.32
4	S 89° 52' 11" E	142.32	142.32
5	S 89° 52' 11" E	142.32	142.32
6	S 89° 52' 11" E	142.32	142.32
7	S 89° 52' 11" E	142.32	142.32
8	S 89° 52' 11" E	142.32	142.32
9	S 89° 52' 11" E	142.32	142.32
10	S 89° 52' 11" E	142.32	142.32
11	S 89° 52' 11" E	142.32	142.32
12	S 89° 52' 11" E	142.32	142.32
13	S 89° 52' 11" E	142.32	142.32
14	S 89° 52' 11" E	142.32	142.32
15	S 89° 52' 11" E	142.32	142.32
16	S 89° 52' 11" E	142.32	142.32
17	S 89° 52' 11" E	142.32	142.32
18	S 89° 52' 11" E	142.32	142.32
19	S 89° 52' 11" E	142.32	142.32
20	S 89° 52' 11" E	142.32	142.32
21	S 89° 52' 11" E	142.32	142.32
22	S 89° 52' 11" E	142.32	142.32
23	S 89° 52' 11" E	142.32	142.32
24	S 89° 52' 11" E	142.32	142.32
25	S 89° 52' 11" E	142.32	142.32
26	S 89° 52' 11" E	142.32	142.32
27	S 89° 52' 11" E	142.32	142.32
28	S 89° 52' 11" E	142.32	142.32
29	S 89° 52' 11" E	142.32	142.32
30	S 89° 52' 11" E	142.32	142.32
31	S 89° 52' 11" E	142.32	142.32
32	S 89° 52' 11" E	142.32	142.32
33	S 89° 52' 11" E	142.32	142.32
34	S 89° 52' 11" E	142.32	142.32
35	S 89° 52' 11" E	142.32	142.32
36	S 89° 52' 11" E	142.32	142.32
37	S 89° 52' 11" E	142.32	142.32
38	S 89° 52' 11" E	142.32	142.32
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40	S 89° 52' 11" E	142.32	142.32
41	S 89° 52' 11" E	142.32	142.32
42	S 89° 52' 11" E	142.32	142.32
43	S 89° 52' 11" E	142.32	142.32
44	S 89° 52' 11" E	142.32	142.32
45	S 89° 52' 11" E	142.32	142.32
46	S 89° 52' 11" E	142.32	142.32
47	S 89° 52' 11" E	142.32	142.32
48	S 89° 52' 11" E	142.32	142.32
49	S 89° 52' 11" E	142.32	142.32
50	S 89° 52' 11" E	142.32	142.32
51	S 89° 52' 11" E	142.32	142.32
52	S 89° 52' 11" E	142.32	142.32
53	S 89° 52' 11" E	142.32	142.32
54	S 89° 52' 11" E	142.32	142.32
55	S 89° 52' 11" E	142.32	142.32
56	S 89° 52' 11" E	142.32	142.32
57	S 89° 52' 11" E	142.32	142.32
58	S 89° 52' 11" E	142.32	142.32
59	S 89° 52' 11" E	142.32	142.32
60	S 89° 52' 11" E	142.32	142.32
61	S 89° 52' 11" E	142.32	142.32
62	S 89° 52' 11" E	142.32	142.32
63	S 89° 52' 11" E	142.32	142.32
64	S 89° 52' 11" E	142.32	142.32
65	S 89° 52' 11" E	142.32	142.32
66	S 89° 52' 11" E	142.32	142.32
67	S 89° 52' 11" E	142.32	142.32
68	S 89° 52' 11" E	142.32	142.32
69	S 89° 52' 11" E	142.32	142.32
70	S 89° 52' 11" E	142.32	142.32
71	S 89° 52' 11" E	142.32	142.32
72	S 89° 52' 11" E	142.32	142.32
73	S 89° 52' 11" E	142.32	142.32
74	S 89° 52' 11" E	142.32	142.32
75	S 89° 52' 11" E	142.32	142.32
76	S 89° 52' 11" E	142.32	142.32
77	S 89° 52' 11" E	142.32	142.32
78	S 89° 52' 11" E	142.32	142.32
79	S 89° 52' 11" E	142.32	142.32
80	S 89° 52' 11" E	142.32	142.32
81	S 89° 52' 11" E	142.32	142.32
82	S 89° 52' 11" E	142.32	142.32
83	S 89° 52' 11" E	142.32	142.32
84	S 89° 52' 11" E	142.32	142.32
85	S 89° 52' 11" E	142.32	142.32
86	S 89° 52' 11" E	142.32	142.32
87	S 89° 52' 11" E	142.32	142.32
88	S 89° 52' 11" E	142.32	142.32
89	S 89° 52' 11" E	142.32	142.32
90	S 89° 52' 11" E	142.32	142.32
91	S 89° 52' 11" E	142.32	142.32
92	S 89° 52' 11" E	142.32	142.32
93	S 89° 52' 11" E	142.32	142.32
94	S 89° 52' 11" E	142.32	142.32
95	S 89° 52' 11" E	142.32	142.32
96	S 89° 52' 11" E	142.32	142.32
97	S 89° 52' 11" E	142.32	142.32
98	S 89° 52' 11" E	142.32	142.32
99	S 89° 52' 11" E	142.32	142.32
100	S 89° 52' 11" E	142.32	142.32

NOTES:  
 1) NORTH BASED ON REFERENCED PLAT.  
 2) PROPERTY IS CURRENTLY ZONED B-1.  
 3) SETBACKS TO CURRENTLY ZONED B-1.  
 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE  
 ADMINISTRATION BOUNDARY MAP AND THE ABOVE PROPERTY IS NOT LOCATED IN A  
 SPECIAL FLOOD HAZARD AREA.  
 5) JOB NO. 19-11554  
 6) ACAD FILE: 19-11554 EXECUTIVE PARK REALTYZONS  
 7) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED  
 8) TAX MAP: 47-P-2, PARCELS 510 & 511, D.B. 420C, PG. 53B  
 9) DEED REFERENCE: P.B. 18, PAGE 67  
 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM  
 STANDARDS OF PRACTICE.  
 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS,  
 RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND  
 OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW  
 12) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF  
 PRECISION IS BETTER THAN 1:10,000  
 13) MAG NAILS ON ALL CORNERS UNLESS OTHERWISE NOTED.

**ALLEY & ASSOCIATES, INC.**  
 20 S. MARKET STREET  
 KINGSFORD, TENNESSEE 37080  
 TELEPHONE (423) 392-8888  
 FAX: (423) 392-8888  
 E-MAIL: [info@alleyandassociates.com](mailto:info@alleyandassociates.com)

RESUBDIVISION OF LOTS 1B & 1R1, BLOCK A

KINGSFORD INVESTMENT GROUP LTD.

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES: 2.202 TOTAL LOTS: 2

ACRES NEW ROAD: 0 WILES NEW ROAD: 0

OWNER: EXECUTIVE PARK REALTY, et al CIVIL DISTRICT: 11TH

SURVEYOR: ALLEY & ASSOCIATES, INC. COURSE: 190908 1:10,000

SCALE 1"=80'

DATE: 2-11-2020  
 TIME: 2:11-2:50  
 I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE  
 PLAT, HAS BEEN APPROVED AS ASSIGNED.

DATE: 2-5-2020  
 TIME: 2:50-3:00  
 I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE  
 PLAT, HAS BEEN APPROVED AS ASSIGNED.

DATE: 2-5-2020  
 TIME: 2:50-3:00  
 I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE  
 PLAT, HAS BEEN APPROVED AS ASSIGNED.

DATE: 2-5-2020  
 TIME: 2:50-3:00  
 I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE  
 PLAT, HAS BEEN APPROVED AS ASSIGNED.

DATE: 2-5-2020  
 TIME: 2:50-3:00  
 I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE  
 PLAT, HAS BEEN APPROVED AS ASSIGNED.

DATE: 2-5-2020  
 TIME: 2:50-3:00  
 I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE  
 PLAT, HAS BEEN APPROVED AS ASSIGNED.

DATE: 2-5-2020  
 TIME: 2:50-3:00  
 I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE  
 PLAT, HAS BEEN APPROVED AS ASSIGNED.



## Building Division Monthly Report

February 2020

<b><u>RESIDENTIAL PERMITS</u></b>	<b>COUNT</b>	<b>CONSTRUCTION COST</b>
ACCESSORY STRUCTURES	1	\$4,000
ADDITIONS	1	\$43,500
ALTERATIONS	14	\$204,585
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	7	\$1,324,965
RESIDENTIAL ROOF	4	\$17,325
<b><u>COMMERCIAL PERMITS</u></b>		
ADDITIONS	1	\$3,184,846
ALTERATIONS	5	\$731,244
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNs		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY		
COMMUNICATION TOWER	1	\$60,000
COMMERCIAL ROOF	1	\$48,580
<b>TOTAL</b>	<b>35</b>	<b>\$5,619,045</b>
<b><u>OTHER MISC PERMITS</u></b>		
BANNERS		
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	5	
TENTS	1	
<b>TOTAL PERMITS ISSUED</b>	<b>41</b>	
<b>ESTIMATED CONSTRUCTION COST YEAR-TO-DATE</b>		<b>\$11,119,519</b>