

KINGSPORT REGIONAL PLANNING COMMISSION

CALLED MEETING

AGENDA

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

June 30, 2020

Council Room, City Hall

12:00 PM

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. NEW BUSINESS

07-01 West Park Lot 6 and Roadway – (2020-201-00028)

The Kingsport Regional Planning Commission is requested to approve the final plat for the replat of lot 6 in the West Park Development and the dedication of right-of-way to be called Port Drive. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Harmon)

07-02 Port Drive Irrevocable Letter of Credit– (2020-201-00029)

The Kingsport Regional Planning Commission is requested to approve an irrevocable letter of credit in the amount of \$342,328.14, as calculated by the City Engineering Division, to cover all remaining improvements. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Harmon)

07-03 Granby Place – (2020-201-00030)

The Kingsport Regional Planning Commission is requested to approve final plat of the Granby Place Subdivision as well as the associated variance. The property is located inside the corporate limit of the City of Kingsport, 12th Civil District of Sullivan County. (Harmon)

07-04 Granby Place Irrevocable Letter of Credit – (2020-201-00031)

The Kingsport Regional Planning Commission is requested to approve an irrevocable letter of credit in the amount of \$149,375.94, as calculated by the City Engineering Division, to cover all remaining improvements. The property is located inside the corporate limit of the City of Kingsport, 12th Civil District of Sullivan County. (Harmon)

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

V. ADJOURNMENT

Property Information	West Park Lot 6 and Roadway		
Address	West Stone Drive / Netherland In Rd.		
Tax Map, Group, Parcel	TM 22 Parcel 66		
Civil District	7 th Civil District		
Overlay District	n/a		
Land Use Designation	Retail/Commercial		
Acres	2.41		
Major or Minor / #lots	1	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Todd East & Carla Karst Address: 155 Shelby Street Suite 3 City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Rick Davies Address: PO Box 152 City: Bluff City State: TN Zip Code: 37618 Email: davies_land@msn.com Phone Number: 423-538-8855	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Final subdivision approval for the following reasons:</p> <ul style="list-style-type: none"> • Variances approved with the Preliminary are consistent with the previous phases of development • Construction plans have been submitted and are approved • Letter of Credit will be provided to satisfy all remaining improvements. <p>Staff Field Notes and General Comments:</p> <p>The applicant is requesting final plat approval for the replat of lot 6 in the West Park Development and the dedication of right-of-way to be called Port Drive. The property located in the 7th Civil District of Hawkins County and more fully described as Tax Map 22 Parcel 66, known as the "Armory."</p> <p>Preliminary Plat approval was granted on May 21, 2020 during the regular Planning Commission meeting. At that time, the new street was proposed to be called Church House Way. That name has now changed to Port Drive.</p> <p>The submitted final plat shows a minor lot line adjustment for lot 6 allowing for more space to be dedicated to the proposed right-of-way. The plat also shows the existing street as it is constructed and requests dedication of the street to public street status. The right-of-way in this area varies from the required 60' for a non-residential street down to 40' at its narrowest point. This 40' is consistent with the remainder of the development and received variance approval with the preliminary approval in May. The required pavement width for this section is 33' and the constructed street has 29' of pavement width – also consistent with the remainder of the development and approved variances. Sidewalks are required on both sides of the street, however, the City is planning to bring the Greenbelt through the development along the southern side of Port Drive. The developer has agreed to allow the City to utilize a small portion of their parking for a trailhead for the Greenbelt. The developer will construct a 5' sidewalk on Lewis Lane and add a center turn lane for turning traffic into ECU. Core samples were taken from the existing street and it was determined that a 2" asphalt cap would be necessary for the street meet the city</p>			

standards for strength. Street lights are currently being designed in accordance with AEP and payment will be received before the final plat is submitted.

During the May meeting, it was discussed that the owner was trying to acquire a small piece of property from the Church to satisfy the right-of-way requirements. That acquisition has taken place and is shown on the plat.

Several variances were approved during the May 21, 2020 meeting and are as follows:

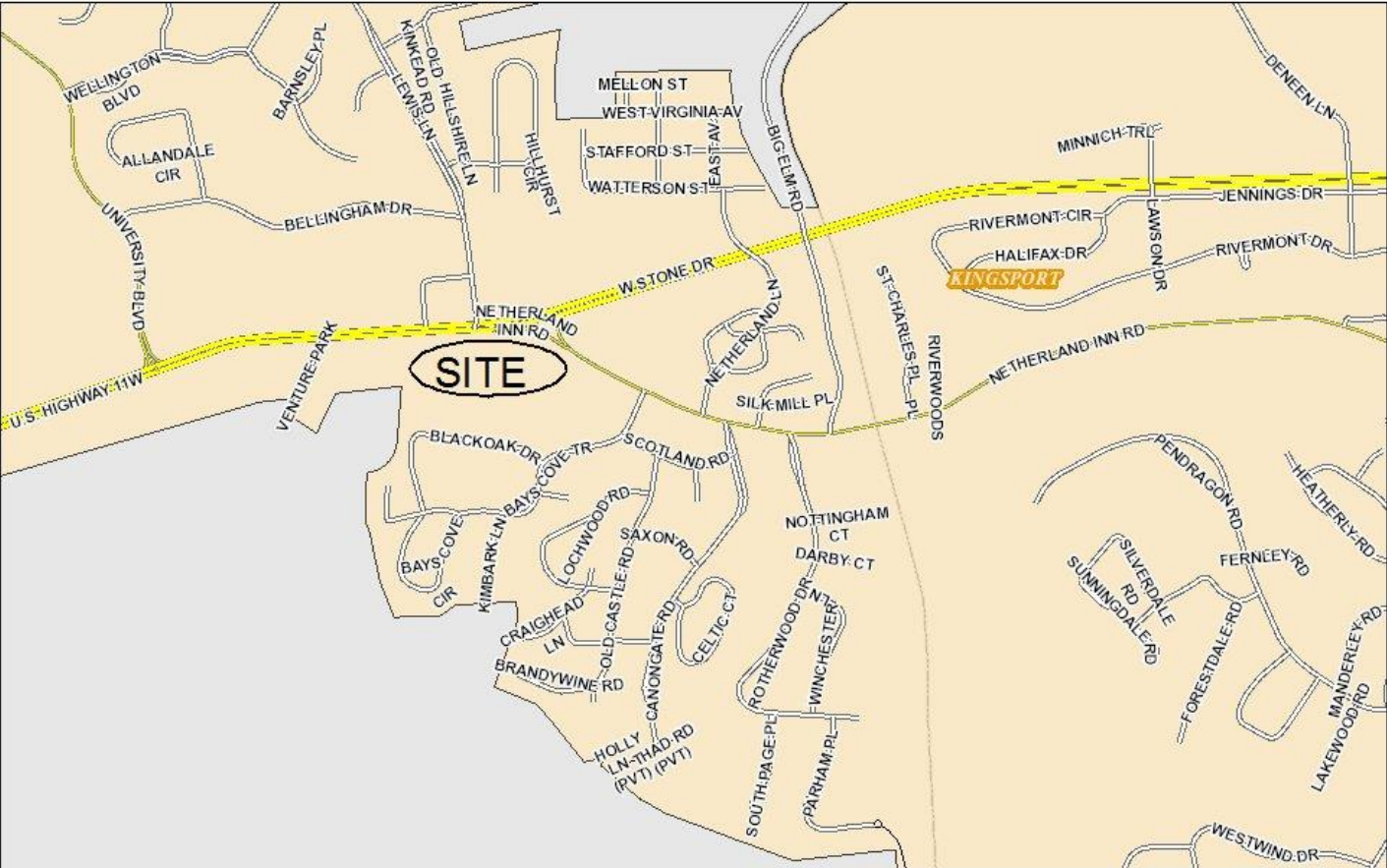
1. Change the minimum right-of-way width requirement from 60' to 40';
2. Change the minimum street width from 33' to 29';
3. Dismiss the requirement for sidewalks on both sides of the street on Port Drive and only on one side on Lewis Lane.
4. Distance of driveway location from TDOT intersection is less than the required 150'. The center turn lane was proposed as a way to eliminate traffic backup onto W. Stone Drive.

Construction plans are approved and the developer is requesting final plat approval with the submission of an irrevocable letter of credit. An estimate for the remaining improvements has been provided by the Engineering Davison. That estimate totals \$342,348.14 and will expire after one year.

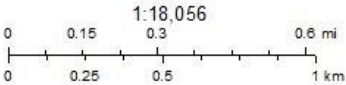
Staff recommends FINAL plat approval of the West Park Replat Lot 6 and Port Drive Dedication based on conformance with the approved preliminary and submission of the Irrevocable Letter of Credit in the amount of \$342,348.14 to satisfy the remaining improvements.

Planner:	Harmon	Date: 6/26/2020	
Planning Commission Action		Meeting Date:	June 30, 2020

Location



5/13/2020, 4:12:26 PM



Web App Builder for ArcGIS

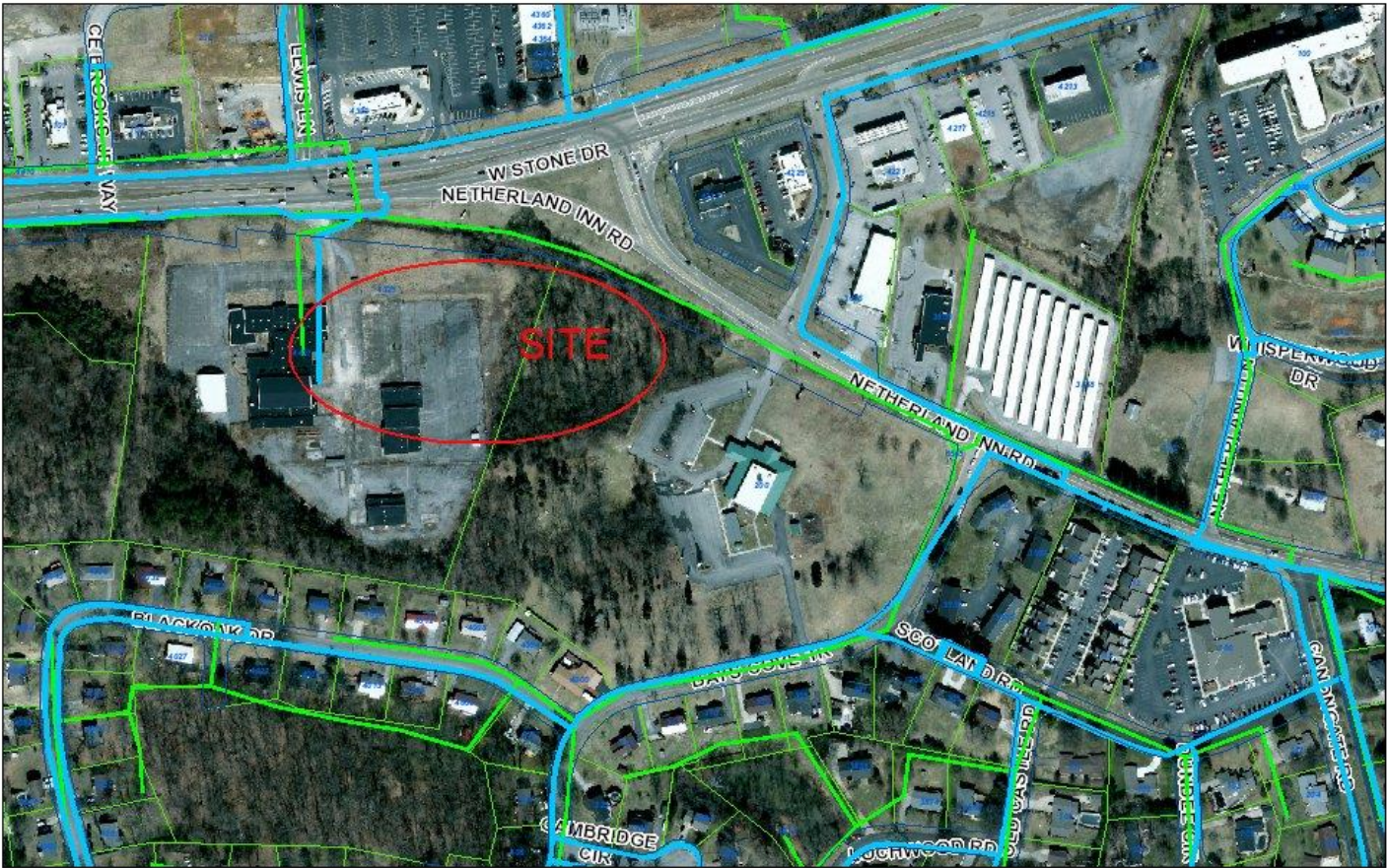
Zoning



Future Land Use

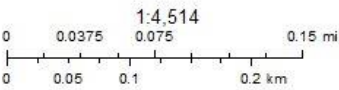


Aerial w/Utilities



5/13/2020, 4:14:38 PM

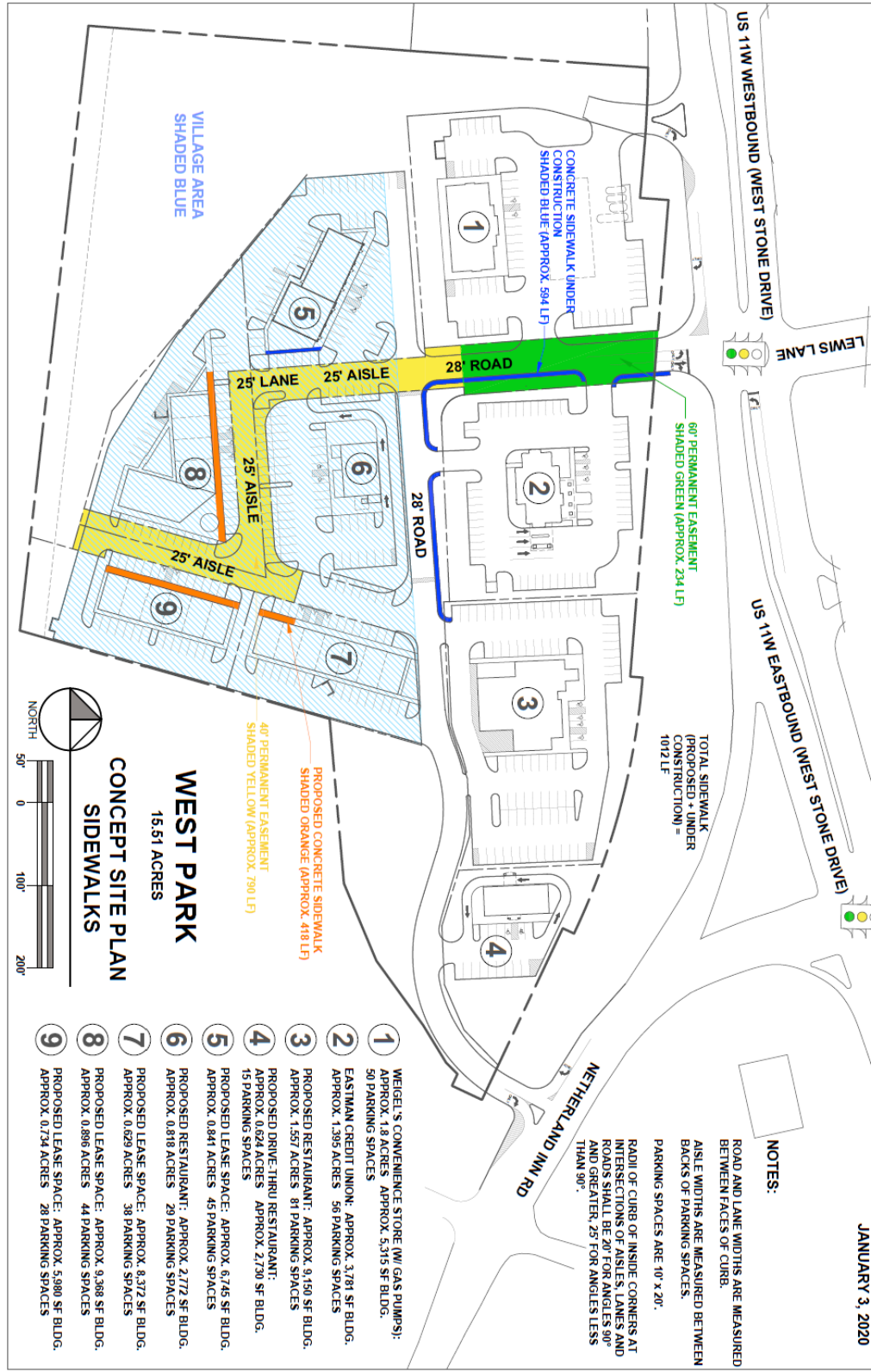
- | | | | | | |
|-------------------------|-----------------|------------|------------------------|--------------|------------|
| Kpt 911 Address | Parcel_Conflict | River | Hawkins County Parcels | Parcels | Street_ROW |
| Sullivan County Parcels | Parcels | Street_ROW | Lake_Pond | Railroad_ROW | |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



Web App Builder for ArcGIS



PREVIOUSLY APPROVED CONCEPTUAL PLAN



VIEW FROM W STONE DRIVE



VIEW FROM NETHERLAND INN RD



CONCLUSION

Staff recommends FINAL plat approval of the West Park Replat Lot 6 and Port Drive Dedication, based upon conformance with the approved Preliminary Plat and submission of an Irrevocable Letter of Credit in the amount of \$342,348.14.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, ASSISTANT TO CITY MANAGER

DATE: JUNE 30, 2020

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR PORT DRIVE DEDICATION

FILE NUMBER: 2020-201-00029

The City Engineering Division has calculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of West Park Lot 6 replat and Port Drive Dedication. The estimate is for the amount of \$342,348.14. An irrevocable letter of credit will be submitted to the City for the amount matching that estimate. The remaining improvements include things like a 2" asphalt cap on the street, water and sewer infrastructure, and curbing.

This irrevocable letter of credit will have an expiration date of June 30, 2021. The letter will state that all improvements will be completed on or before the performance date of March 30, 2021.

Staff recommends approval of the acceptance of an irrevocable letter of credit in the amount of \$342,328.14, as calculated by the City Engineering Division, to cover all remaining improvements.

ENGINEERS ESTIMATE
Roadways and Utilities - West Park Development

June 17, 2020

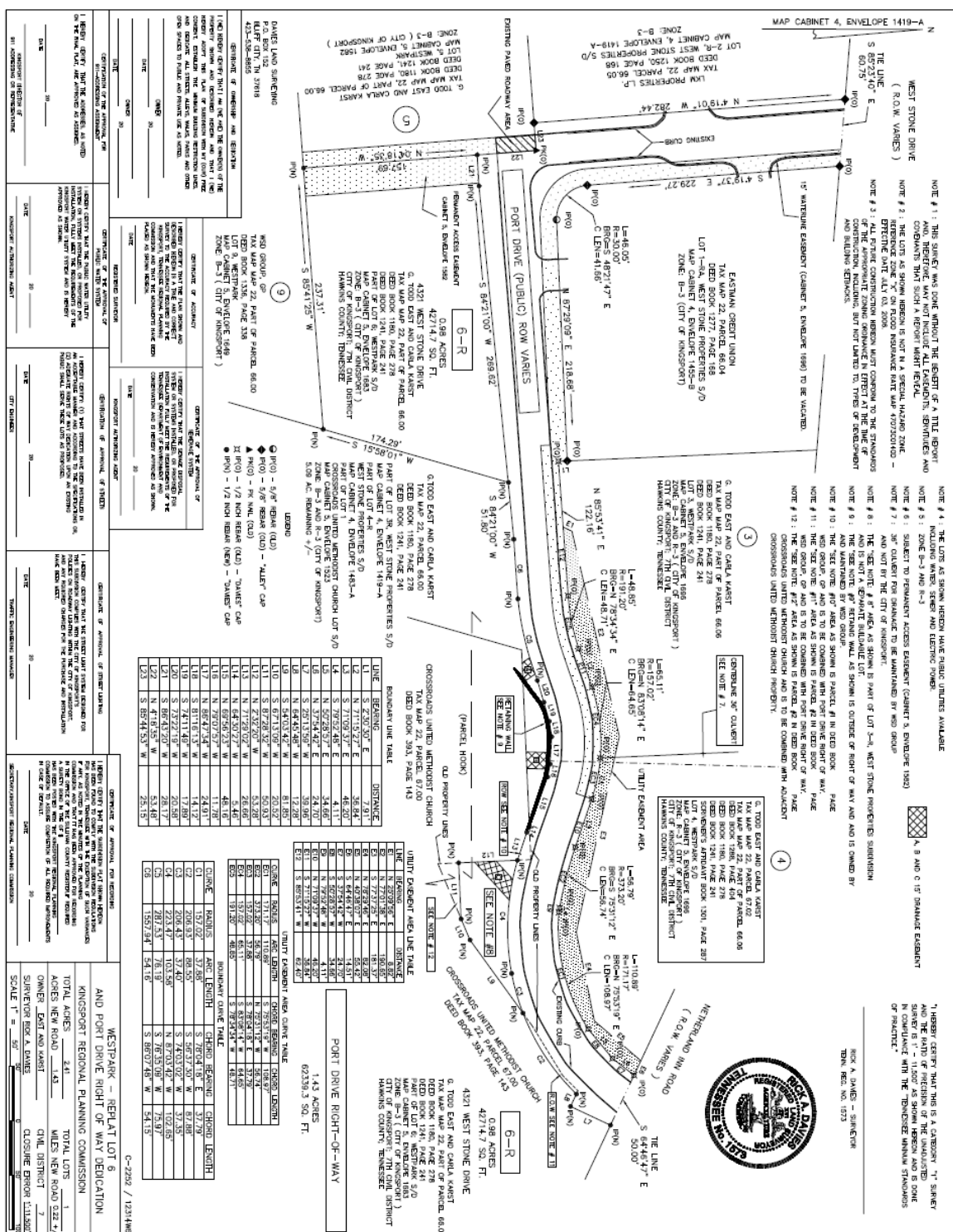
FILE NO. 2020-D14

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 38,684.90	\$ 38,684.90
2	1	LS	Clearing and Grubbing	\$ 12,000.00	\$ 12,000.00
3	1	LS	Traffic Control	\$ 12,000.00	\$ 12,000.00
4	1	LS	Project Sign	\$ 1,068.00	\$ 1,068.00
5	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 15,000.00	\$ 15,000.00
6	4	EA	Stop Signs	\$ 40.00	\$ 160.00
7	2	EA	Plastic Pavement Marking (Turn Lane Arrow)	\$ 140.00	\$ 280.00
8	36	LFT	Plastic Pavement Marking (Stop Line)	\$ 9.95	\$ 358.20
9	120	LFT	Plastic Pavement Marking (Cross-Walk)	\$ 8.52	\$ 1,022.40
10	1	LS	As-Builts	\$ 15,000.00	\$ 15,000.00
Demolition					
11	150	LFT	Removal of Existing Curb and Gutter	\$ 12.00	\$ 1,800.00
12	2,150	LFT	Removal of Existing 6" Curbing	\$ 8.00	\$ 17,200.00
13	24	SY	Removal of Asphalt Pavement	\$ 12.06	\$ 289.44
Utilities - Water					
14	750	LFT	8 inch Ductile iron Pipe (D.I.P.) Pipe Including Fittings	\$ 40.00	\$ 30,000.00
15	3	EA	8 inch Gate Valves and Boxes	\$ 1,400.00	\$ 4,200.00
16	2	EA	Fire Hydrant Assembly - Complete includes Tee, Valve and Hydrant	\$ 3,700.00	\$ 7,400.00
17	4	EA	Service Connection to Existing 3/4" - Short w/ Copper w/ New Meter Box and Setter	\$ 1,187.00	\$ 4,748.00
18	459	TON	8" Mineral Aggregate Base (Type A, Grade D)	\$ 43.00	\$ 19,737.00
Paving					
19	124	TON	8" Mineral Aggregate Base (Type A, Grade D)	\$ 43.00	\$ 5,332.00
20	34	TON	3" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 104.20	\$ 3,542.80
21	12	TON	2.5" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 104.20	\$ 1,250.40
22	22	TON	1.5" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 115.90	\$ 2,549.80
23	333	TON	2" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 115.90	\$ 38,594.70
Curbing					
24	165	LFT	Sloping Curb	\$ 31.40	\$ 5,181.00
25	280	LFT	6-24 Curb and Gutter	\$ 43.00	\$ 12,040.00
26	2,100	LFT	6" Detatched Curb (TDOT RP-VC-10)	\$ 20.00	\$ 42,000.00
27	165	LFT	Sloping Curb	\$ 31.40	\$ 5,181.00
28	20	LFT	Corner Curb Ramp	\$ 17.68	\$ 353.60
Sidewalk					
29	300	LFT	5' Wide, 4" Concrete Sidewalk	\$ 6.91	\$ 2,073.00
				SUBTOTAL	\$ 299,046.24
CONTINGENCIES (6%)					\$ 17,942.77
					\$ 316,989.01
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 25,359.12
				TOTAL	\$ 342,348.14


David Harris
Civil Engineer I
City of Kingsport

June 17, 2020

Date



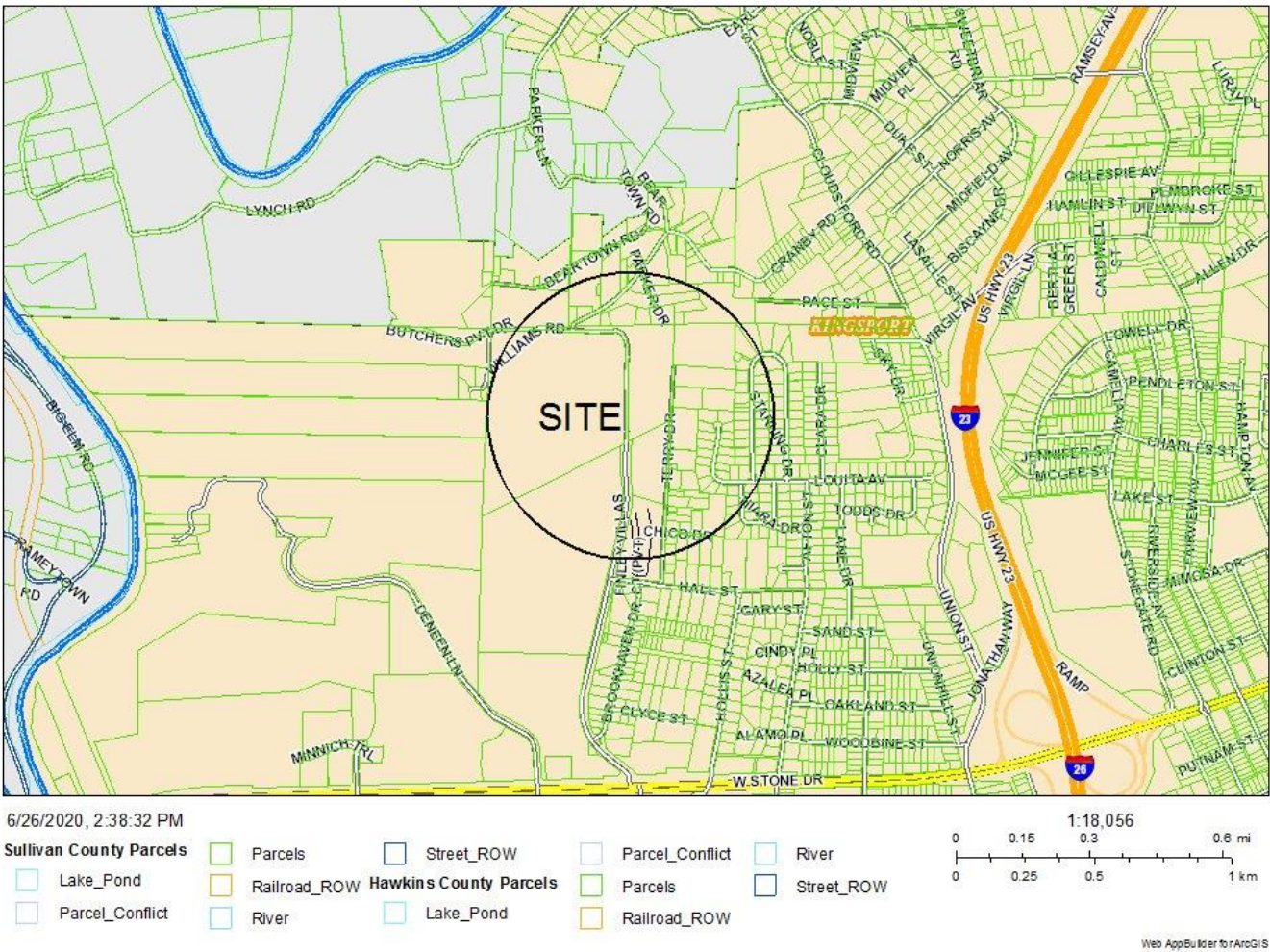
Property Information	Granby Place		
Address	Granby Drive		
Tax Map, Group, Parcel	TM 290 Group A Parcel 32 & TM 45B Group C Parcel 1.01		
Civil District	12 th Civil District		
Overlay District	n/a		
Land Use Designation	Single Family		
Acres	19.24		
Major or Minor / #lots	33	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Atay, LLC. Address: P.O Box 1817 City: Mount Carmel State: TN Zip Code: 37615 Email: N/A Phone Number: N/A		Name: Jeff Miller Address: 116 Robindale Court City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: 423-552-5300	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Final subdivision approval for the following reasons:</p> <ul style="list-style-type: none"> • Variances requested for sidewalks • Construction plans have been submitted and are approved • Letter of Credit will be provided to satisfy all remaining improvements. <p>Staff Field Notes and General Comments:</p> <p>The applicant is requesting final plat approval for the Granby Place Subdivision located on Granby Road. The property located in the 12th Civil District of Sullivan County and more fully described as Tax Maps 290 Group A Parcel 32 and 45B Group C Parcel 1.01.</p> <p>The submitted plat shows 33 lots being created all along the existing frontage of Granby Road. All of the lots meet the minimum requirements of the zoning code with over 50' of frontage and over 7,500 square feet per lot. The stormwater detention facility will be located right adjacent to Hunter Wright Stadium. A stub provides future access to the remainder of the property which will be proposed for future development at a later date. Adjacent to lot 33 is an area of property that is proposed to be dedicated to the City. This will allow the driveway access, for adjacent property, to remain intact and on right-of-way instead of located on someone else's private property that we would have to retain access easements for.</p> <p>Sidewalk would be required on both sides of Granby Road. The applicant has asked for a variance to that requirement and allow only sidewalk to be constructed on one side. This is due primarily to this not being a very walkable area with intense curves and steep grades, but recognizing at the same time the importance of connecting people via pedestrian mobility to Hunter Wright Stadium and the Dog Park.</p>			

Construction plans are approved and the developer is requesting final plat approval with the submission of an irrevocable letter of credit. An estimate for the remaining improvements has been provided by the Engineering Davison. That estimate totals \$149,375.94 and will expire after one year.

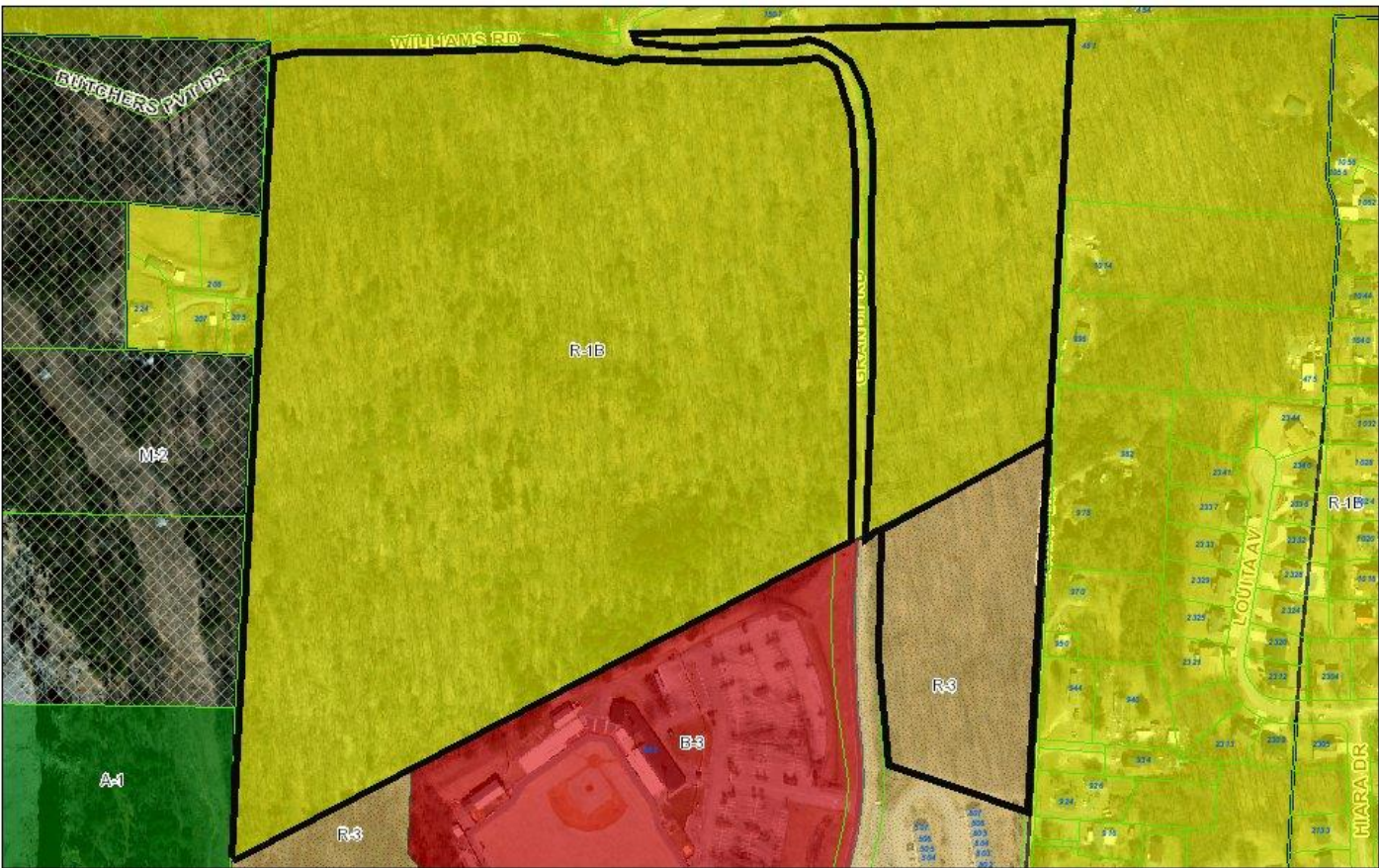
Staff recommends FINAL plat approval of the Granby Place Subdivision as well as the associated variance based on conformance with the Minimum Subdivision Regulations and contingent upon the submission of the Irrevocable Letter of Credit in the amount of \$149,375.94 to satisfy the remaining improvements.

Planner:	Harmon	Date: 6/26/2020	
Planning Commission Action		Meeting Date:	June 30, 2020

Location Map

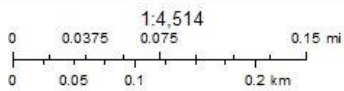


Zoning



6/26/2020, 2:46:13 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 | |

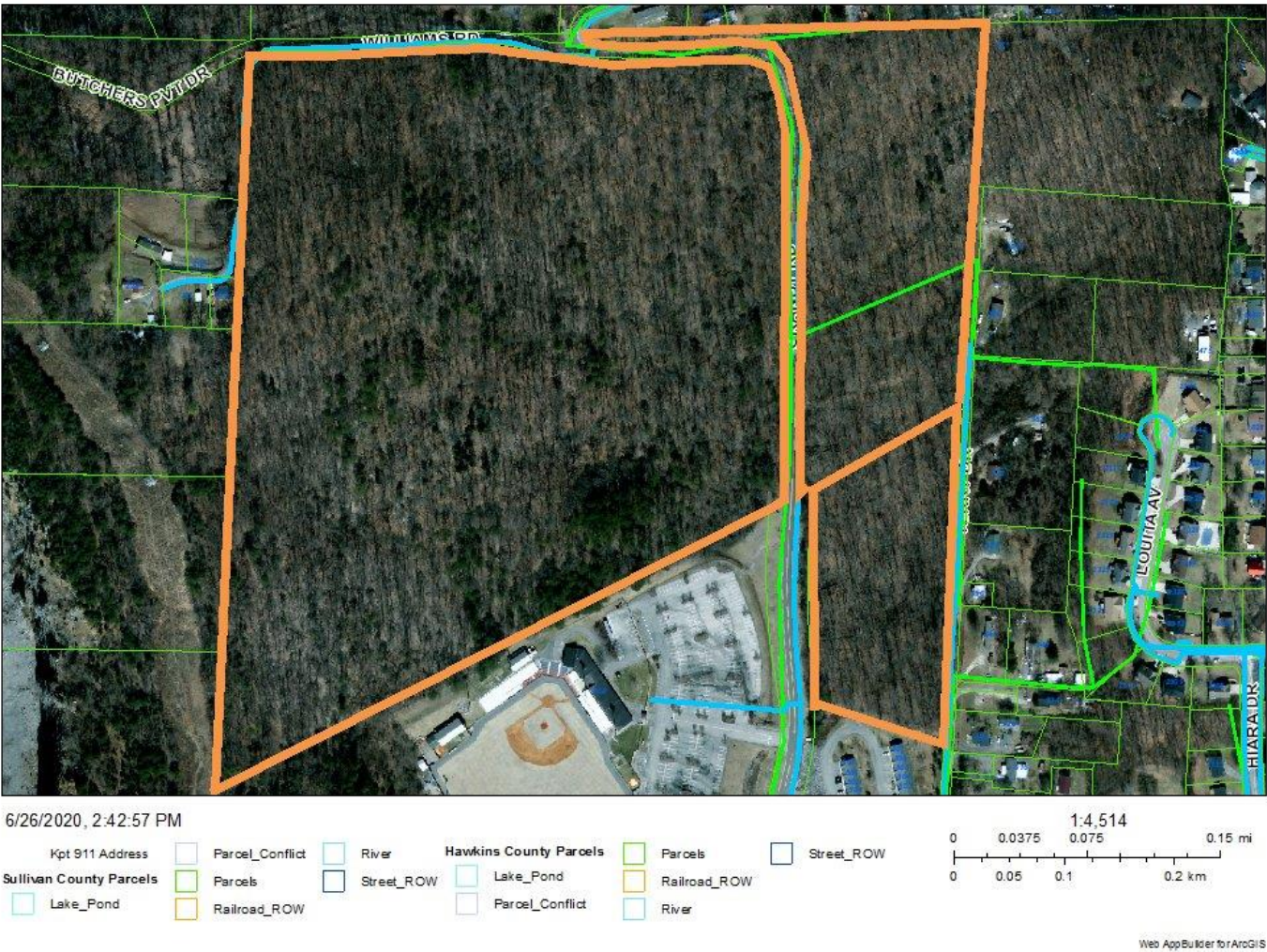


Web AppBuilder for ArcGIS

Future Land Use



Aerial







Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 30, 2020

Regulations and contingent upon the submission of the Irrevocable Letter of Credit in the amount of \$149,375.94 to satisfy the remaining improvements.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, ASSISTANT TO CITY MANAGER

DATE: JUNE 30, 2020

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR GRANBY PLACE

FILE NUMBER: 2020-201-00031

The City Engineering Division has calculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Granby Place Subdivision. The estimate is for the amount of \$149,375.94. An irrevocable letter of credit will be submitted to the City for the amount matching that estimate. The remaining improvements include things like fire hydrant installation, sidewalks, and land clearing and stabilization.

This irrevocable letter of credit will have an expiration date of June 30, 2021. The letter will state that all improvements will be completed on or before the performance date of March 30, 2021.

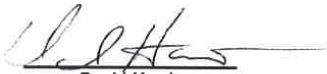
Staff recommends approval of the acceptance of an irrevocable letter of credit in the amount of \$149,375.94, as calculated by the City Engineering Division, to cover all remaining improvements.

ENGINEERS ESTIMATE
Roadways and Utilities - Granby Road Development

FILE NO. 2020-D9

6/26/2020 (updated)

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 20,000.00	\$ 20,000.00
2	1	LS	Clearing and Grubbing	\$ 12,000.00	\$ 12,000.00
3	1	LS	Traffic Control	\$ 12,000.00	\$ 12,000.00
4	1	LS	Project Sign	\$ 1,068.00	\$ 1,068.00
5	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 15,000.00	\$ 15,000.00
Utilities - Water					
5	1	EA	Fire Hydrant Assembly - Complete includes Tee, Valve and Hydrant	\$ 2,500.00	\$ 2,500.00
Sidewalks					
6	7,982	S.F.	5' Wide, 4" Sidewalk (includes East and West Granby, Terry Drive and Williams Road)	\$ 6.91	\$ 57,914.13
Erosion Control					
7	1	LS	Erosion Control	\$ 10,000.00	\$ 10,000.00
SUBTOTAL				\$	\$ 130,482.13
CONTINGENCIES (6%)				\$	\$ 7,828.93
				\$	\$ 138,311.05
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)				\$	\$ 11,064.88
TOTAL				\$	\$ 149,375.94



David Harris
Civil Engineer I
City of Kingsport

6/26/2020 (updated)

Date

MULLER
Land Surveying, LLC
116 KENDRALE COURT
KNOXVILLE, TN 37923
PHONE: 615-325-1300
www.mullerlaser.com
TAX MAP 290, GROUP A, PARCEL 1
PART OF TAX MAP 290, GROUP A,
DEED BOOK 345, PAGE 1135
PLAT BOOK 57, PAGE 68
DATE: JUNE 24, 2020

SHEET 1 OF 2
FINAL PLAT
TAX MAP 290, GROUP B, PARCEL 1
PART OF TAX MAP 290, GROUP A,
DEED BOOK 345, PAGE 1135
PLAT BOOK 57, PAGE 68
DATE: JUNE 24, 2020



JEFFERSON COUNTY, TENNESSEE
TAX MAP 290, GROUP A, PARCEL 1
PART OF TAX MAP 290, GROUP A,
DEED BOOK 345, PAGE 1135
PLAT BOOK 57, PAGE 68
DATE: JUNE 24, 2020

