

# KINGSPORT REGIONAL PLANNING COMMISSION

## 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 18, 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 MAY 18, 2020, AND THE REGULAR MEETING HELD ON MAY 21, 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.

#### 06-01 Chase Meadows PD Plan Amendment – (2020-103-00005)

The Kingsport Regional Planning Commission is requested to approve the Chase Meadows PD Plan Amendment. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. (Garland)

#### 06-02 Irrevocable Letter of Credit West Park Lot 5 – (2020-201-00021)

The Kingsport Regional Planning Commission is requested to approve the extension of an Irrevocable Letter of Credit for West Park Lot 5 Subdivision Plat. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Hawkins County. (Harmon)

#### 06-03 Irrevocable Letter of Credit West Park Lot 9 – (2020-201-00021)

The Kingsport Regional Planning Commission is requested to approve the extension of an Irrevocable Letter of Credit for West Park Lot 9 Subdivision Plat. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Hawkins County. (Harmon)

### V. UNFINISHED BUSINESS

None

### VI. NEW BUSINESS

#### 06-04 1169 Bloomingdale Pike – (2020-201-00020)

The Kingsport Regional Planning Commission is requested to approve the replat of lot 1 & 2 and the 9.9 foot street frontage variance. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Garland)

**06-05 Breckenridge Trace Rezoning – (2020-101-00004)**

The Kingsport Regional Planning Commission is requested to send a recommendation to the Kingsport Board of Mayor and Alderman to rezone from M-1R and P-1 to R-1B. The property is located inside the corporate limits of the City of Kingsport, 14<sup>th</sup> Civil District of Sullivan County. (Weems)

**06-06 Cleek Road Rezoning – (2020-101-00005)** The Kingsport Regional Planning Commission is requested to send a recommendation to the Kingsport Board of Mayor and Alderman to rezone from A-1 to R-1B. The property is located inside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. (Weems)

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

**VIII. OTHER BUSINESS**

**06-09** Nominating committee for July officer elections

**06-10** Receive, a letter to certify the Division of the Joshua C. Snapp Property, located off of Cooks Valley Road.

**06-11** Receive, a letter to certify the Bridwell Property, located off of Wembeck Drive.

**06-12** Receive, a letter to certify the Free & Craddock Property, located off Skyview Drive.

**06-13** Receive, a letter to certify the Lot 19 Hunts Crossing – Phase Two, located off of Shadyside Drive.

**06-14** Receive, a letter to certify the Echo Valley Section B, located off of Beechwood Drive.

**06-15** Receive, for informational purposes only, the May 2020 Building Department report.

**IX. ADJOURNMENT**

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

Kingsport City Hall, Courtroom, Electronic Meeting  
225 West Center Street, Kingsport, TN 37660

May 18, 2020

12:00 noon

**Members Present**

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

**Members Absent**

Sam Booher, Chairman

**Staff Present**

Ken Weems, AICP  
Jessica Harmon  
Savannah Garland

**Visitors**

none

At 12:00 p.m., Ken Weems called the meeting to order. Mr. Weems stated that “A determination by the Commission that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus.” The Commission affirmed the statement. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the March 2020 work session or 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**

**05-01 Division of Sue Ola Emmert Estate, Cox Hollow– (2020-201-00016)**

The Kingsport Regional Planning Commission is requested to approve the final plat of the Division of Sue Ola Emmert property. The property is located inside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the proposal is a three lot subdivision without any associated variances. Staff stated that the proposal requires Commission approval due to being over 2 lots. Staff referenced a shaded part of the northern section of the plat that identified a sewer easement. No official action was taken.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**05-02 602 North Holston Drive Rezoning (County) – (2020-101-00003)**

The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission to rezone 602 North Holston Drive from R-2A to R-3A. The property is located outside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the rezoning site is approximately 1.08 acres in size. Staff noted that the same property had been reviewed by the Commission in October of 2018 for a rezoning to the current R-2A district. Staff stated that at the time, the proposal was for a duplex to be built on the property. Currently, the new rezoning request is for a 3-unit residential structure to be built on the property. Staff noted that all surrounding property was zoned for single family homes only. Staff noted that the applicant was experiencing family hardship. Staff recommended against the proposal due to failure of the proposed zone to conform to the 2030 Future Land Use Plan, the proposal being akin to spot zoning, or the installment of a zone totally unlike the zones surrounding it, and nonconformance of the requested zone to meet the definition of the R-3A zone in the Sullivan County zoning text. Staff noted that they were expecting a written statement to accompany the request in time for the regular meeting. No official action was taken.

**05-03 2024 Harrison Avenue Rezoning (County) – (2020-101-00002)**

The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission to rezone 2024 Harrison Avenue from R-1 to A-2. The property is located outside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the rezoning request to the Commission. Staff stated that the proposal consists of 2.15 acres. Staff noted the reason for the request is to enable the property owner to construct a 2,472 sq ft accessory structure on the property. Staff noted that the property is served by city water and septic service. Staff recommended in support of the request, stating that the proposal conforms to the 2030 Future Land Use Plan. Additionally, the proposal conforms with the Sullivan County zoning text description of areas appropriate for the A-2 zone. No official action was taken.

**05-04 County ZTA Permit Fees – (2020-801-00001)** The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission in support of the zoning text amendment. Staff presented the minor county text amendment to the Commission. Staff stated that the amendment changes the permit fee for pools and related structures. Additionally, the proposal creates a flat fee for building permit renewals. No official action was taken.

**05-05 205 Worthington Drive Annexation – (2020-301-00001)**

The Kingsport Regional Planning Commission is requested to send a recommendation to the Kingsport Board of Mayor and Alderman for annexation of 205 Worthington Drive. The property is located outside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff described the annexation area as a 3.48 acre parcel that currently abuts city limits located at 205 Worthington Drive. Staff noted that both city water and sanitary sewer are available. Staff noted the need for one fire hydrant to be installed as a result of the annexation. Staff stated that the reason for this owner-

requested annexation is the availability of city schools. Staff noted that the annexation conforms with the BMA's annexation policy. No official action was taken.

**05-06 Future Land Use Plan – Intersection of Cleek Rd. and Orebank Rd. – (2020-601-00001)**

The Kingsport Regional Planning Commission is requested to amend the 2030 Future Land Use Plan of the proposed development located at the intersection of Cleek Road and Orebank Road. The property is located inside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff identified the area of the request as being the vicinity of Cleek Road and Orebank Road. Staff stated that the applicant desired to eventually request an R-2 zone for duplex construction at the site. Staff noted the difficulty in providing a positive recommendation for the site. Staff stated that there are no inside city multifamily zones or uses adjacent to the request. Staff acknowledged a nearby county apartment building and identified it as nonconforming to county zoning. No official action was taken.

**05-07 Surplus Request – 1725 Netherland Inn Road – (2020-401-00005)**

The Kingsport Regional Planning Commission is requested to declare 1725 Netherland Inn Road as surplus property. The property is located inside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Staff identified the location of the site as adjacent to the intersection of Netherland Inn Road and Industrial Drive. Staff stated that the abutting church property would like to own the parcel for use of added church parking. Staff noted that city departments were in support of the request. No official action was taken.

**05-08 Chase Meadows PD Plan Amendment – (2020-103-00004)**

The Kingsport Regional Planning Commission is requested to approve the preliminary development plan for the Chase Meadows PD Plan Amendment. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff stated that this proposal would shift a total of 235 square feet of open space in the development to make room for a small patio addition to the home. Staff noted that the Chase Meadows HOA was the applicant for the proposal. Staff stated that the end result of the action would preserve the same amount of open space for the development that it currently has. No official action was taken.

**05-09 West Park Rezoning – (2020-101-00002)**

The Kingsport Regional Planning Commission is requested to send a recommendation to the Kingsport Board of Mayor and Alderman to rezone parts of the West Park property from R-3 to B-3. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Hawkins County. Staff identified the location of the rezoning as the end of the West Park Development that connects to Netherland Inn Road. Staff noted that the requested B-3 zone was the same as the rest of the commercial development contained in West Park. Staff stated that no comments had been received by any of the adjacent property owners. Staff stated that the proposal was consistent with the existing land use designation of public for the rezoning site. No official action was taken.

**05-10 West Park Replat Lot 6 and Roadway - (2020-201-00017)**

The Kingsport Regional Planning Commission is requested to consider preliminary subdivision approval of the West Park Replat Lot 6 and Church House Way dedication. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. Staff identified the area, a portion of which resides in the West Park rezoning area. Staff stated that the submitted 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 is to be named Church House Way and 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 that has been approved to this point. 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. 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 Church House Way. 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 standards for strength. Street lights are currently being designed in accordance with AEP and payment will be received before the final plat is submitted. A small section of property near the Crossroads Church property at the eastern edge of the retaining wall is currently being acquired by the developer. That property will be added with the right-of-way and dedicated with the final plat. Staff further noted four variances that accompany the request:

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 Church House Way 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.

Staff noted that several of the above referenced variances are consistent with the previous approvals received both during the conceptual approval process as well as the final approval for Lot 5 and 9. Staff stated that construction plans have been submitted and received approval from the Engineering Division. No official action was taken.

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

**VIII. OTHER BUSINESS**

- 05-12** Receive, a letter to certify the Replat of Lots 16 & 17 JE Cookenour and Lot 1 Eugene Cookenour, located off Darnell Drive.

- 05-13** Receive, a letter to certify the Recombination of Frank Hutchins Property, located off Bloomingdale Pike.
- 05-14** Receive, a letter to certify the Replat of Lot 23R The Islands at Old Island, located off Golf Ridge Drive.
- 05-15** Receive, a letter to certify the Resubdivision of RBD Investment Company Lot 2, located off Jessee Street.
- 05-16** Receive, a letter to certify the Replat of Lots 15 & 17 Glenwood Heights, located off Virginia Avenue.
- 05-17** Receive, a letter to certify the McQueen Subdivision, located off Bell Ridge Road.
- 05-18** Receive, a letter to certify the West Park Lot 6 subdivision, located off West Stone Drive.
- 05-19** Receive, a letter to certify the Replat of Lot 6R & 9R Block C Kilkenny Acres, located off Foxcroft Drive.
- 05-20** Receive, a letter to certify the Division of the King Property, located off Fordtown Road.
- 05-21** Receive, a letter to certify the Block 24 Ridgefields subdivision, located off Ridgefields Road.
- 05-22** Receive, a letter to certify the Consolidation of Lots 25 & 26 Block 174, located off Sycamore Street.
- 05-23** Receive, a letter to certify the Division of the O'Neill Property, located off Rock Springs Road.
- 05-24** Receive, a letter to certify the Division of the Sanders Property, located off West Carter's Valley.
- 05-25** Receive, a letter to certify the Replat of Lots 37 & 39 Bailey Estates, located off Glenmont Court.
- 05-26** Receive, a letter to certify the Resubdivision of Northeast Business Park Lot 2R3 & 2R4, located off Wallace Alley Street.
- 05-27** Receive, a letter to certify the West Park Lots 3 & 4, located off West Stone Drive.
- 05-28** Receive, a letter to certify the Resubdivision of Lot 12 Miller & Alley Subdivision, located off Clyce Street.
- 05-29** Receive, a letter to certify the Joy Estates, located off Orebank Road.
- 05-30** Receive, for informational purposes only, the March 2020 Building Department report.
- 05-31** Receive, for informational purposes only, the Building Division 1<sup>st</sup> Quarter Comparison 2019-2020.
- 05-32** Receive, for informational purposes only, the April 2020 Building Department report.

Kingsport Regional Planning Commission  
May 18, 2020, Work Session

**X. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 12:50 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  
225 West Center Street, Kingsport, TN 37660

May 21, 2020

5:30 p.m.

**Members Present**

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

**Members Absent**

none

**Staff Present**

Ken Weems, AICP  
Savannah Garland  
Jessica Harmon

**Visitors**

none

At 5:30 p.m., Chairman Booher called the meeting to order. The Chairman stated: "A determination by the Commission that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." A roll call vote ensued with all 9 members affirming the statement. The Chairman asked for approval of the agenda. A motion was made by Mark Selby, seconded by Beverley Perdue, to approve the agenda as presented. The motion was approved unanimously, 9-0. Chairman Booher asked for approval of the minutes of the work session held on March 16, 2020 and the regular meeting held on March 19, 2020. Staff referenced two minor wording corrections identified by Mark Selby. A motion was made by Mark Selby, seconded by Sharon Duncan, to approve the amended minutes for both the March 16, 2020 work session and the March 19, 2020 regular meeting. The motion was approved unanimously 9-0.

**IV. CONSENT AGENDA**

**05-01 Division of Sue Ola Emmert Estate, Cox Hollow– (2020-201-00016)**

The Kingsport Regional Planning Commission is requested to approve the final plat of the Division of Sue Ola Emmert property. The property is located inside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Staff stated that a presentation was ready if needed. A motion was made by Mark Selby, seconded by Sharon Duncan, to grant approval to the consent agenda. The motion passed unanimously, 9-0 via roll call vote.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**05-02 602 North Holston Drive Rezoning (County) – (2020-101-00003)**

The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission to rezone 602 North Holston Drive from R-2A to R-3A. The property is located outside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the rezoning site is approximately 1.08 acres in size. Staff noted that the same property had been reviewed by the Commission in October of 2018 for a rezoning to the current R-2A district. Staff stated that at the time, the proposal was for a duplex to be built on the property. Currently, the new rezoning request is for a 3-unit residential structure to be built on the property. Staff noted that all surrounding property was zoned for single family homes only. Staff noted that the applicant was experiencing family hardship and referred to the comments that are to be included in the set of meeting minutes. James Phillips stated that he recognized the hardship of the applicant, but creating such a precedent would handicap the commission for future similar requests. Staff recommended against the proposal due to failure of the proposed zone to conform to the 2030 Future Land Use Plan, the proposal being akin to spot zoning, or the installment of a zone totally unlike the zones surrounding it, and nonconformance of the requested zone to meet the definition of the R-3A zone in the Sullivan County zoning text. A motion was made by James Phillips, seconded by Pat Breeding, to send a negative recommendation (a recommendation to not rezone the property) to the Sullivan County Commission. The motion passed unanimously, 9-0 via roll call vote.

**05-03 2024 Harrison Avenue Rezoning (County) – (2020-101-00002)**

The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission to rezone 2024 Harrison Avenue from R-1 to A-2. The property is located outside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the rezoning request to the Commission. Staff stated that the proposal consists of 2.15 acres. Staff noted the reason for the request is to enable the property owner to construct a 2,472 sq ft accessory structure on the property. Staff noted that the property is served by city water and septic service. Staff recommended in support of the request, stating that the proposal conforms to the 2030 Future Land Use Plan. Additionally, the proposal conforms to the Sullivan County zoning text description of areas appropriate for the A-2 zone. Mark Selby inquired about the A-2 zone specifically permitting farm animals. Staff stated that in the county, animals are allowed on all property as long as the owner complies with *The Stockman's Handbook*. A motion was made by Mark Selby, seconded by Sharon Duncan, to send a positive recommendation in support of the rezoning to the Sullivan County Commission. The motion passed unanimously, 9-0 by roll call vote.

**05-04 County ZTA Permit Fees – (2020-801-00001)** The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission in support of the zoning text amendment. Staff presented the minor county text amendment to the Commission. Staff stated that the amendment changes the permit fee for pools and related structures. Additionally, the proposal creates a flat fee for building permit renewals. A motion was made by James Phillips, seconded by Beverley Perdue, to send a positive recommendation in support of the

zoning text amendment to the Sullivan County Commission. The motion passed unanimously, 9-0 by roll call vote.

**05-05 205 Worthington Drive Annexation – (2020-301-00001)**

The Kingsport Regional Planning Commission is requested to send a recommendation to the Kingsport Board of Mayor and Alderman for annexation of 205 Worthington Drive. The property is located outside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff described the annexation area as a 3.48 acre parcel that currently abuts city limits located at 205 Worthington Drive. Staff noted that both city water and sanitary sewer are available. Staff noted the need for one fire hydrant to be installed as a result of the annexation. Staff stated that the reason for this owner-requested annexation is the availability of city schools. Staff noted that the annexation conforms to the BMA's annexation policy. A motion was made by Pat Breeding, seconded by John Moody, to send a favorable recommendation to the Board for the annexation. The motion passed unanimously, 9-0 by roll call vote.

**05-06 Future Land Use Plan – Intersection of Cleek Rd. and Orebank Rd. – (2020-601-00001)**

The Kingsport Regional Planning Commission is requested to amend the 2030 Future Land Use Plan of the proposed development located at the intersection of Cleek Road and Orebank Road. The property is located inside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. Staff identified the area of the request as being the vicinity of Cleek Road and Orebank Road. Staff stated that the applicant desired to eventually request an R-2 zone for duplex construction at the site. Staff noted the difficulty in providing a positive recommendation for the site. Staff stated that there are no inside city multifamily zones or uses adjacent to the request. Staff acknowledged a nearby county apartment building and identified it as nonconforming to county zoning. The Commission collectively agreed that installing a multifamily land use designation at the site would create a precedent that may cause adverse issues in the future. The Commission acknowledged that such precedent would make it hard to deny a like designation for adjacent property owners. A motion was made by Mark Selby, seconded by Phil Rickman, to deny the request. The motion passed unanimously, 9-0 by roll call vote.

**05-07 Surplus Request – 1725 Netherland Inn Road – (2020-401-00005)**

The Kingsport Regional Planning Commission is requested to declare 1725 Netherland Inn Road as surplus property. The property is located inside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Staff identified the location of the site as adjacent to the intersection of Netherland Inn Road and Industrial Drive. Staff stated that the abutting church property would like to own the parcel for use of added church parking. Staff noted that city departments were in support of the request. A motion was made by Beverley Perdue, seconded by Sharon Duncan, to declare the property as surplus. The motion passed unanimously, 9-0 by roll call vote.

**05-08 Chase Meadows PD Plan Amendment – (2020-103-00004)**

The Kingsport Regional Planning Commission is requested to approve the preliminary development plan for the Chase Meadows PD Plan Amendment. The property is located inside

the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff stated that this proposal would shift a total of 235 square feet of open space in the development to make room for a small patio addition to a home. Staff noted that the Chase Meadows HOA was the applicant for the proposal. Staff stated that the end result of the action would preserve the same amount of open space for the development that it currently has. A motion was made by James Phillips, seconded by Phil Rickman, to approve the PD plan amendment. The motion passed unanimously, 9-0 by roll call vote.

**05-09 West Park Rezoning – (2020-101-00002)**

The Kingsport Regional Planning Commission is requested to send a recommendation to the Kingsport Board of Mayor and Alderman to rezone parts of the West Park property from R-3 to B-3. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Hawkins County. Staff noted that the requested B-3 zone for this 1.36 acres was the same as the rest of the commercial development contained in West Park. Staff stated that no comments had been received by any of the adjacent property owners. Staff stated that the proposal was consistent with the existing land use designation of public for the rezoning site. Staff noted that the proposed use would be for standard commercial uses allowed in the B-3 zone. A motion was made by Sharon Duncan, seconded by Mark Selby, to send a favorable recommendation to the Board. The motion passed unanimously, 9-0 by roll call vote.

**05-10 West Park Replat Lot 6 and Roadway - (2020-201-00017)**

The Kingsport Regional Planning Commission is requested to consider preliminary subdivision approval of the West Park Replat Lot 6 and Church House Way dedication. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Hawkins County. Staff identified the area, a portion of which resides in the West Park rezoning area. Staff stated that the submitted 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 is to be named Church House Way and 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 that has been approved to this point. 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. 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 Church House Way. 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 standards for strength. Street lights are currently being designed in accordance with AEP and payment will be received before the final plat is submitted. A small section of property near the Crossroads Church

property at the eastern edge of the retaining wall is currently being acquired by the developer. That property will be added with the right-of-way and dedicated with the final plat. Staff further noted four variances that accompany the request:

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 Church House Way 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.

Staff noted that several of the above referenced variances are consistent with the previous approvals received both during the conceptual approval process as well as the final approval for Lot 5 and 9. Staff stated that construction plans have been submitted and received approval from the Engineering Division. A motion was made by Beverley Perdue, seconded by Mark Selby, to grant preliminary approval. The motion passed 8-0-1 by roll call vote, with Chairman Booher abstaining.

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

**VIII. OTHER BUSINESS**

- 05-12** Receive, a letter to certify the Replat of Lots 16 & 17 JE Cookenour and Lot 1 Eugene Cookenour, located off Darnell Drive.
- 05-13** Receive, a letter to certify the Recombination of Frank Hutchins Property, located off Bloomingdale Pike.
- 05-14** Receive, a letter to certify the Replat of Lot 23R The Islands at Old Island, located off Golf Ridge Drive.
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- 05-20** Receive, a letter to certify the Division of the King Property, located off Fordtown Road.
- 05-21** Receive, a letter to certify the Block 24 Ridgefields subdivision, located off Ridgefields Road.

Kingsport Regional Planning Commission  
May 21, 2020, Regular Meeting

- 05-22 Receive, a letter to certify the Consolidation of Lots 25 & 26 Block 174, located off Sycamore Street.
- 05-23 Receive, a letter to certify the Division of the O'Neill Property, located off Rock Springs Road.
- 05-24 Receive, a letter to certify the Division of the Sanders Property, located off West Carter's Valley.
- 05-25 Receive, a letter to certify the Replat of Lots 37 & 39 Bailey Estates, located off Glenmont Court.
- 05-26 Receive, a letter to certify the Resubdivision of Northeast Business Park Lot 2R3 & 2R4, located off Wallace Alley Street.
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- 05-28 Receive, a letter to certify the Resubdivision of Lot 12 Miller & Alley Subdivision, located off Clyce Street.
- 05-29 Receive, a letter to certify the Joy Estates, located off Orebank Road.
- 05-30 Receive, for informational purposes only, the March 2020 Building Department report.
- 05-31 Receive, for informational purposes only, the Building Division 1<sup>st</sup> Quarter Comparison 2019-2020.
- 05-32 Receive, for informational purposes only, the April 2020 Building Department report.

**IX. ADJOURNMENT**

There being no further business the meeting adjourned at approximately 6:45p.m.

Respectfully Submitted,

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Ken Weems, AICP, Planning Commission

Jerry Rogers  
668 North Holston River Drive  
Kingsport TN, 37660

18 May 2020

Mr. Ken Weems  
Kingsport Planning Commission  
423 229-9368

Subject: Rezoning request for 602 North Holston River Drive

Dear Mr. Weems,

As discussed, the following are additional details regarding the request for the R3A re-zoning for 602 North Holston River Drive.

Several years ago I purchased the property at 602 North Holston River Drive not for personal gain but to rid our immediate area of drugs, domestic disputes, shootings, break-ins, theft, etc. Structures on the property were an eye sore to the area with an old barn that was falling in and a house which had missing siding, back porch collapsed, cardboard in some windows and a wash machine drain hanging out the window. The house had green indoor / outdoor carpet inside the rooms, cardboard boxes used as ceiling and wall covering attached to the wall studs and ceiling joist, the floor was giving away in the kitchen and the actual kitchen cabinets had dropped over 6" on one side.. I never looked in the house until after I purchased the property and could not believe 5 people were living in those conditions.

If you drive by the area now, you should see I keep the property at my existing dwelling of 668 North Holston River Drive clean and properly maintained.. I've received numerous positive comments regarding how I have improved the barn, how nice the addition of fencing looks and how much better the property at 602 is looking. All adjacent and adjoining neighbors have no issue in improvements made.

History:

It was not until 2018 when I saw the Duplex being built across the street from my house that I even entertained the idea of building on the 602 property site. After speaking with the contractor, he said he could build the same unit on 602 with the addition of the basement based on the lay of the land.

The initial plans created by the contractor in September 2018 specified the 2 mirrored units on top with a full basement rough plumbed and a finished garage for a future completion of the basement as a Phase 2 unit project. In 2019, the property was re-zoned to R2A.

After we got further into actually building the structure, the inspector specified the basement ceiling would need to be fire blocked or a wall built in the basement making separation for the units above. Because all wiring, plumbing, HVAC, etc would go inside the basement ceiling floor trusses, we could not proceed without totally framing out the basement.

In addition to the fire separation, I was told I could not have three units on a Septic tank system, so I immediately contacted the City of Kingsport regarding the possibility of hooking up to the sewer which runs in front of the property.

We had several meetings with the sewer department and they came up with a design which included a larger reservoir tank with the addition of a Dual pump system which will accommodate the three units. The sewer tap fee was paid for the three units on 10/1/2019 totaling \$5700.00 plus an additional \$1621.00 for the Dual pump system.

In addition to the sewer tap fee and pump, three (3) water main hook-ups /meters were paid for and have been installed

The basement unit is completely framed, plumbed, shower/tub units set, HVAC installed for all units and electrical rough in completed.

The basement electrical was signed-off by the inspector on April 1<sup>st</sup> and then on April 2<sup>nd</sup> we were informed non-electrical inspections could no longer fall under the county because their codes do not support multi-family dwellings.

Upon that notification, a new permit was filed with the State, construction drawings and documentation submitted and a Project number assigned by the state.

Before the state would approve the project, we were required to hire a structural Engineer to review existing structure design to:

- a. Confirm it meets the states requirements
- b. Specify a fire rated ceiling assembly for the basement

The Structural Engineering firm completed review and stamped supporting documentation submitted to the State for approval.

The project was then reviewed/approved by the state plans examiner and an initial inspection performed by the State Fire Marshall. Work completed to-date was approved and a release given to continue construction of the basement unit.

In addition to a fire rated ceiling assembly being required, the building must have a 13R fire sprinkler system installed with fire alarms and monitoring. Johnson Controls was contracted for the fire sprinkler project. Drawings were completed by Johnson Controls, submitted to state and approved by the state. Materials ordered and sprinkler system installation will begin on 5/20. Fire monitoring will be provided by Fleenor Security Systems.

Since we started this project, many obstacles have been presented but each have been overcome. In addition, my father who was helping me suddenly passed away on October 3<sup>rd</sup> 2019 leaving my mom who is 78 and my sister 53 which has MS. With his passing, my mom is unable to keep up her property as well as she helps take care of my sister who is limited to walking with a cane. In addition to my home, I now have the additional work load of maintaining her property. When a loved one passes away, short term and Long term plans change. I had assumed mom and dad would be around for several more years but now that has all changed. Future plans are for my sister and mom to live together in the basement unit so we will all be close and can assist each other.

In closing, I have invested everything into this project and tried to do everything correctly. If it fails now, I will lose everything. I truly hope you will give special consideration to what the property was before, what it is now and how much I and my family will be affected if not approved.

If you have any questions or need additional information, please feel free to give me a call.

Regards,

Jerry Rogers

423 794 8157

# **Promise Land Construction, Inc.**

**1017 Hill Road  
Blountville, TN 37617**

March 30, 2020

To: Kingsport Planning Commission

Re: Land Use Plan Change Request

Mr. Weems,

We would like to request that our parcel be changed from being designated Single Family as shown on the current Land Use plan, to Multi-Family. We have attached a copy of the current Land Use plan and a copy of near-by properties that are multi-family. Should we gain the Planning Commission's approval we would then request an R2 zoning for this parcel. The near-by properties include apartments and a mobile home park. This parcel is difficult to develop as single family due to the lack of usable yard space. The multi-family units we intend to build are two-bedroom units that look like single family homes from the street. We have attached a drawing that depicts what we plan to build.

Thank you for your consideration of this matter.

Regards,

*John Rose*

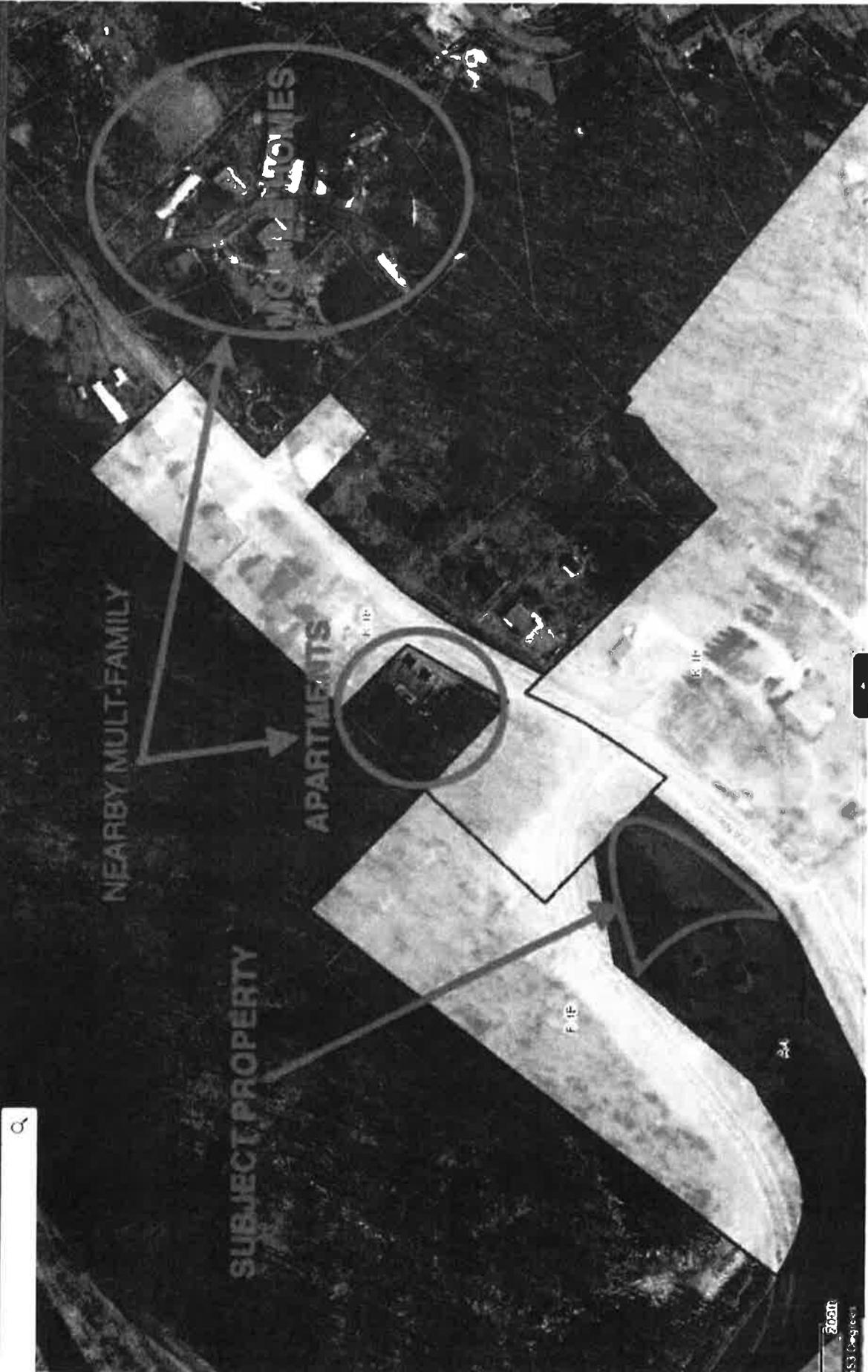
&

*Pamela Rose*

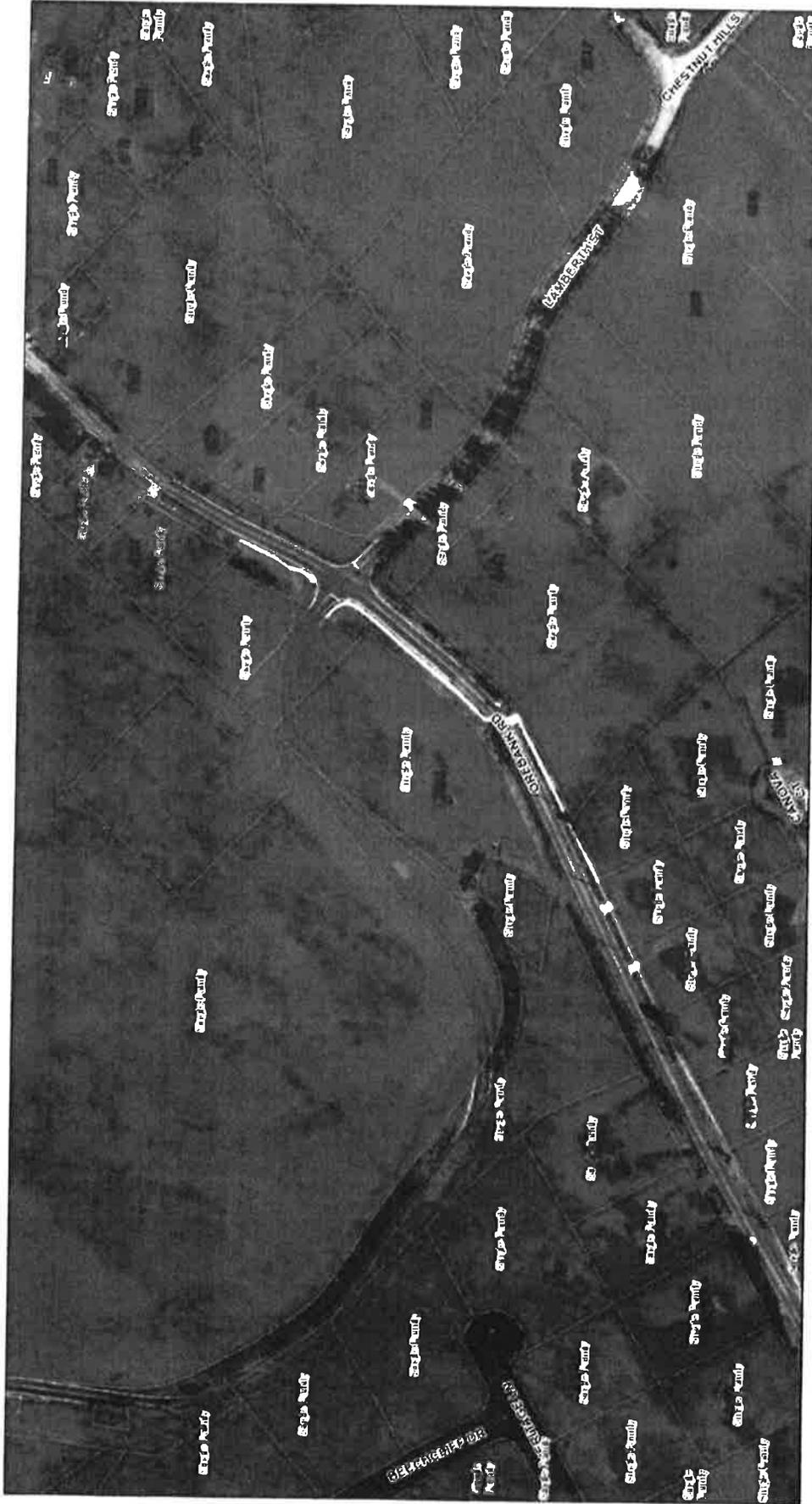
**John & Pamela Rose**

**Promise Land Construction, Inc**

α



# ArcGIS Web Map



3/27/2020, 8:26:12 AM

Kpt 911 Address

Sullivan County Parcels

Lake\_Pond

Parcel\_Conflict

Parcels

Railroad\_ROW

River

Street\_ROW

Hawkins County Parcels

Lake\_Pond

Parcel\_Conflict

Parcels

Railroad\_ROW

Street\_ROW

Future Land Use

Agri/Vacant

Single Family

Multi-Family

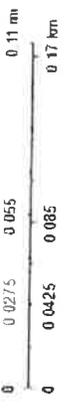
Industrial

Retail/Commercial

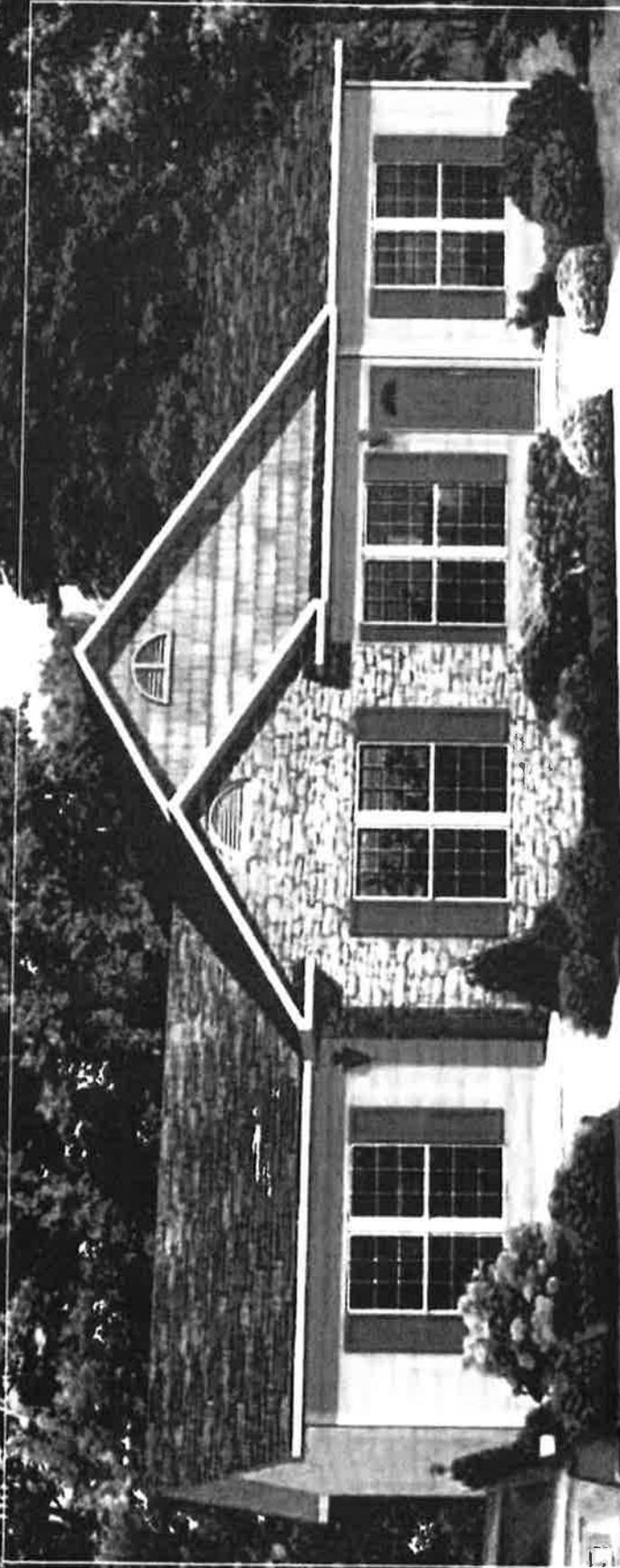
Public

Utilities

1:2,257



Longwood



# LONGWOOD

## The Landmark Collection

**Total Home** 1,650 Square Feet  
**Dimensions** 55-5 x 28-0 Total



1100 Rives Road P.O. Box 5511  
Martinsville, VA 24115  
Phone: (276) 632-7100  
Fax: (276) 666-2537  
[www.nationwidecustomhomes.com](http://www.nationwidecustomhomes.com)

# **Promise Land Construction, Inc.**

**1017 Hill Road  
Blountville, TN 37617**

May 13, 2020

To: Kingsport Planning Commission

Re: Land Use Plan Change Request - Revised

Mr. Weems,

We would like to request that our parcel be changed from being designated Single Family as shown on the current Land Use plan, to Multi-Family. We have attached a copy of the current Land Use plan and a copy of near-by properties that are multi-family. Should we gain the Planning Commission's approval we would then request an R2 zoning for this parcel. The near-by properties include apartments and a mobile home park. This parcel is difficult to develop as single family due to the lack of usable yard space. The multi-family units we intend to build are two-bedroom units that look like single family homes from the street. We have attached a drawing that depicts what we plan to build.

We have also attached examples within the city that show multi-family dispersed in and near single family zones. We hope that the provide information helps. We would be available via phone for any questions the planning department or planning commission may have, during their work session or scheduled meeting.

Thank you for your consideration of this matter.

Regards,

*John Rose*

&

*Pamela Rose*

John & Pamela Rose

Promise Land Construction, Inc





**East Kingsport - Multi-Family In and Near Single Family**



**Proposed R2 Zone**





P.O. Box 5243 Kingsport, TN 37663

June 5, 2020

Chase Meadows HOA Board  
1103 Jasmine Place  
Kingsport, TN 37664

Dear Board of Directors:

Chase Meadows Development, LLC is donating approximately 626 square feet of property located to the rear of Home sites CM 041 and CM 040, 1703 and 1707 Ethan's Court. This property is to be included in the common area for the total development and for the use of all home owners per the restrictive covenants on record,

This property has a current retail value of \$3000.00.

Sincerely,

A handwritten signature in black ink that reads "Kenneth W. Bates".

Kenneth W, Bates  
Managing Member  
Chase Meadows Development, LLC.



• WELCOME HOME •  
P.O. Box 5244, Kingsport, TN 37663-5244

June 5, 2020

James S Cornell  
Chase Meadows Homeowners Assoc, Inc.  
1103 Jasmine Place  
Kingsport, TN 37664

Mr. Ken Weems  
Kingsport Planning Department  
225 W. Center Street  
Kingsport, TN 37660

Dear Mr. Weems:

REF: Application – Zoning Development Plan – 1703 and 1707 Ethans Ct.

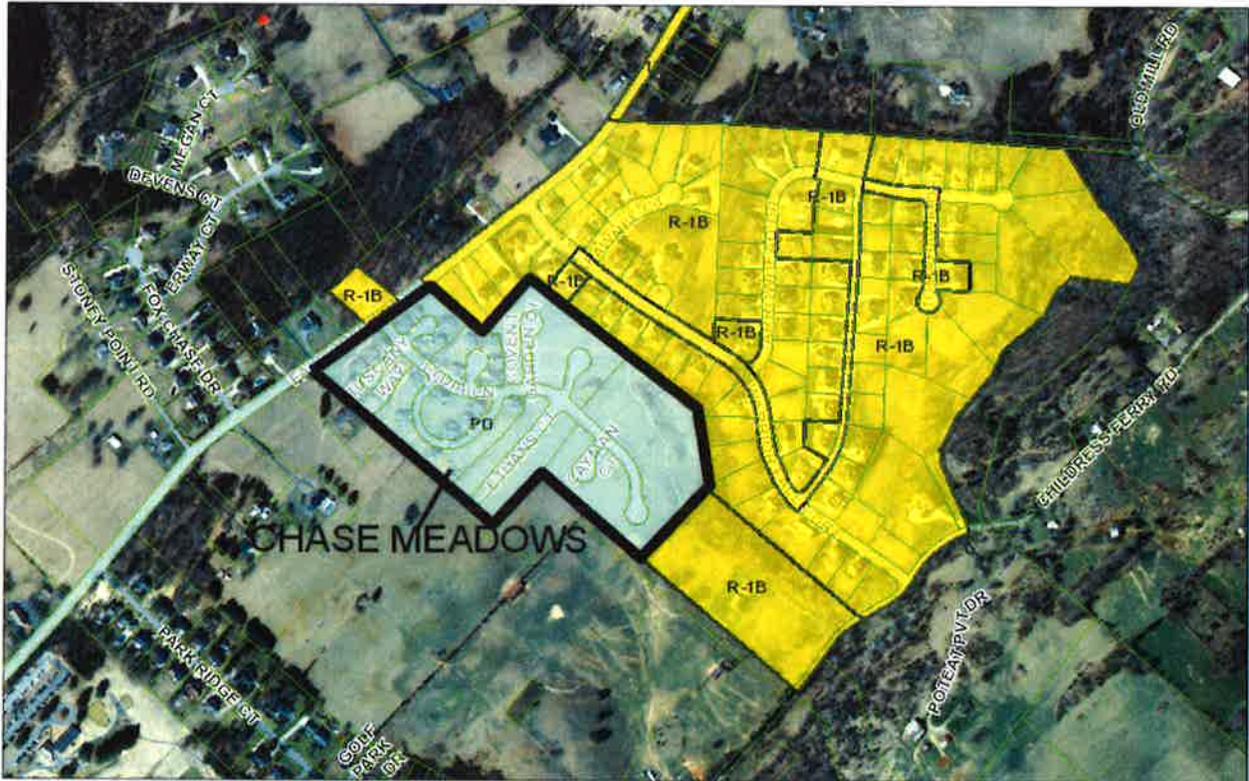
Chase Meadows Homeowners Association is requesting a modification of the Common Area behind 1703 and 1707 Ethans Ct in order to permit the owners to construct patios and resolve an infringement with their existing porches. We request that 626 sq ft of Common Area, as noted in the previously provided Revision of Common Area for Chase Meadows Planned Development, be relocated to the rear of lot 54 (1995 Lydia Lane). The owner of this lot, Chase Meadows Development, LLC, has donated 626 sq ft of this lot to become the new Common Area and will submit a letter next week. We also request that 419 sq ft of Common Area be removed from the rear of 1703 Ethans Ct and 207 sq ft of Common Area be removed from the rear of 1707 Ethans Ct, as shown in the attached plat dated June 4, 2020. There is no net change in the Common Area for Chase Meadows.

Sincerely,

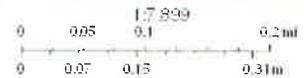
James S. Cornell  
President



Zoning



5/30/2019, 10:56:13 AM



Web AppBuilder for ArcGIS

Aerial with Utilities



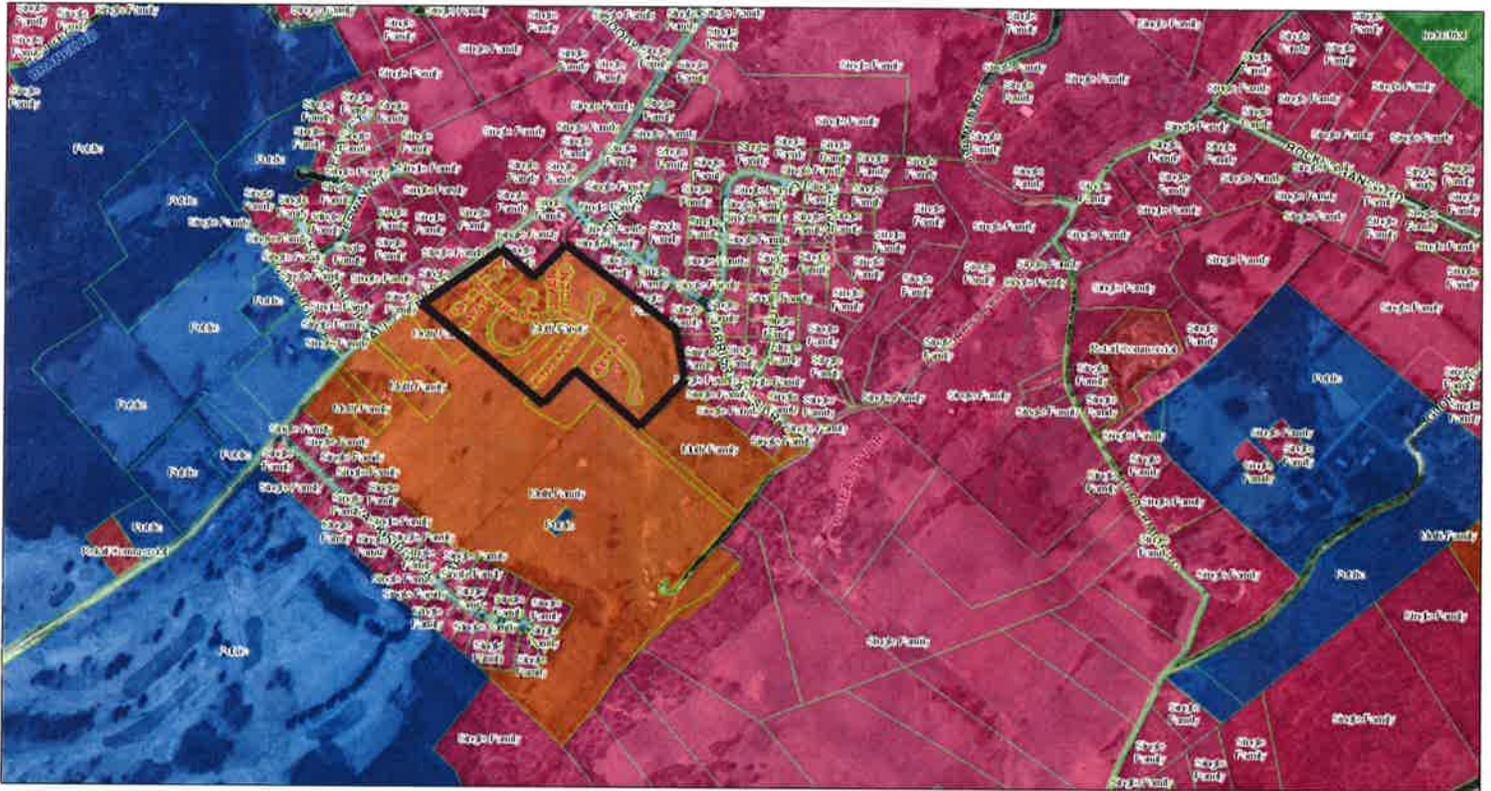
5/30/2019 10:55:46 AM

- Hawkins County Parcels
- Sullivan County Parcels
- | Wpt 911 Address
- | Water Lines
- | Sewer Mains



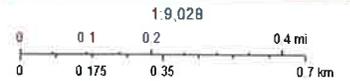
Web App 11/11/2018

Chase Meadows Future Land Use



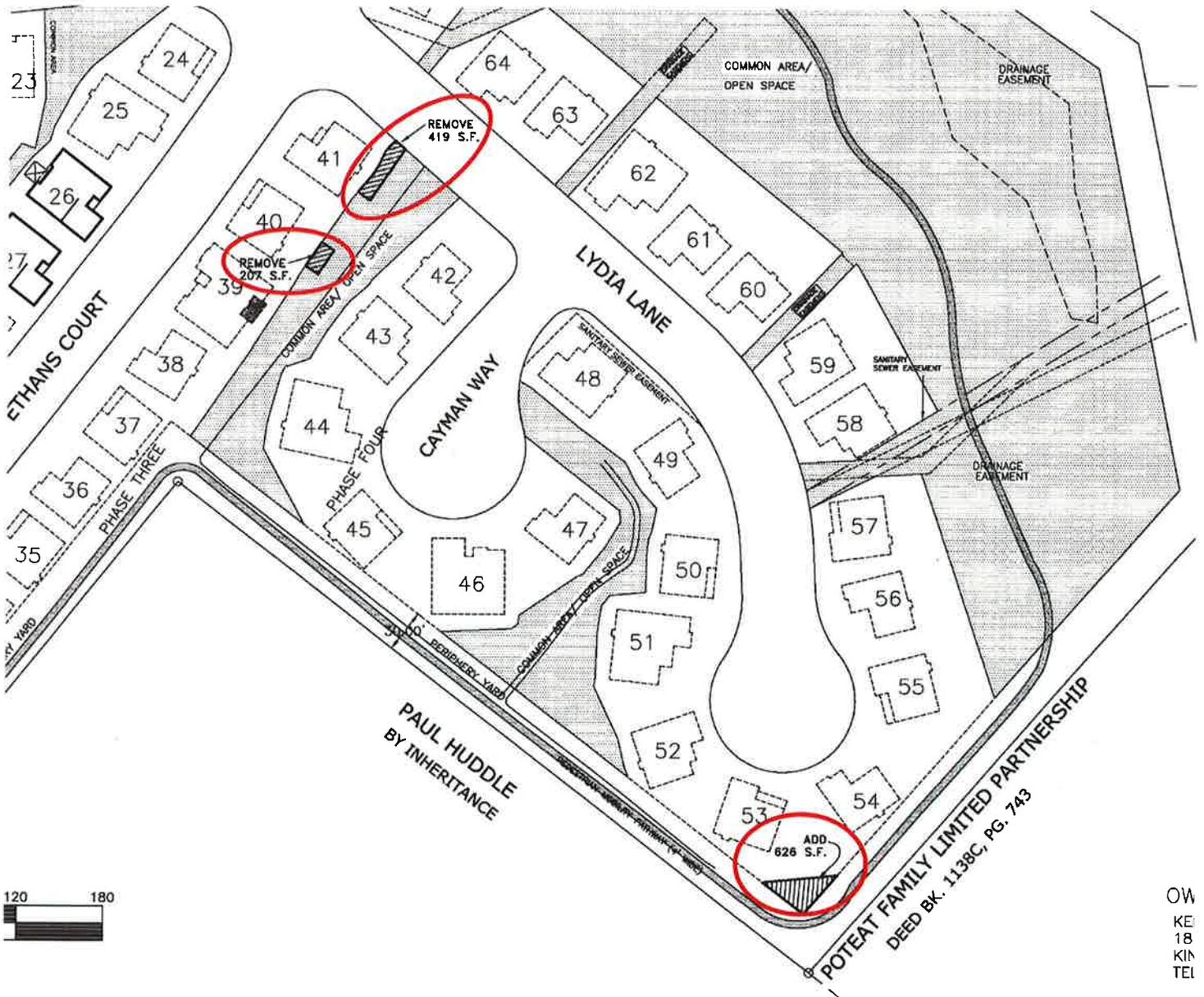
3/24/2020, 10:13:27 AM

- |  |  |  |  |
|--|--|--|--|
| <b>Sullivan County Parcels</b>           | <input type="checkbox"/> Street_ROW      | <input type="checkbox"/> River         | <input type="checkbox"/> Industrial        |
| <input type="checkbox"/> Lake_Pond       | <b>Hawkins County Parcels</b>            | <input type="checkbox"/> Street_ROW    | <input type="checkbox"/> Retail/Commercial |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Lake_Pond       | <b>Future Land Use</b>                 | <input type="checkbox"/> Public            |
| <input type="checkbox"/> Parcels         | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Agn/Vacant    | <input type="checkbox"/> Utilities         |
| <input type="checkbox"/> Railroad_ROW    | <input type="checkbox"/> Parcels         | <input type="checkbox"/> Single Family |  |
| <input type="checkbox"/> River           | <input type="checkbox"/> Railroad_ROW    | <input type="checkbox"/> Multi-Family  |  |



Web AppBuilder for ArcGIS





### Conclusion

Staff recommends approval of the Chase Meadows PD Plan Amendment based on conformance to the Planned Development District Regulations.



**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: JESSICA HARMON, ASSISTANT TO CITY MANAGER**

**DATE: JUNE 18, 2020**

**SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR WEST PARK LOT 5 - EXTENSION**

**FILE NUMBER: 2020-201-00021**

---

The City currently holds an Irrevocable Letter of Credit for the West Park Lot 5 Subdivision Plat. This letter of credit totals \$14,118.00 and is to cover the cost of the remaining improvements. Those improvements include road extension and top coat at the site of the lot.

The City Engineering Division has reviewed the project and has found that the value of the Irrevocable Letter of Credit is still valid. The project is ongoing with active construction. If extended, this Irrevocable Letter of Credit will have an expiration date of June 18, 2021. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to March 18, 2021.

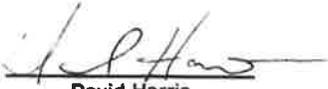
Staff Recommends approval of the extension of an Irrevocable Letter of Credit in the amount of \$14,118.00, as calculated by the City Engineering Division, to cover all remaining improvements contingent upon approval by the City Attorney.

ENGINEERS ESTIMATE (Revised)  
WEST PARK LOT 6 - 26' AISLE

FILE NO. 2018-D20

June 3, 2020

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<b>General Items</b>					
1	1	LS	Mobilization	\$ 5,000.00	\$ 5,000.00
<b>Paving</b>					
2	11	TON	6" Mineral Aggregate Base (Type A, Grade D)	\$ 43.00	\$ 473.00
3	5	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 175.00	\$ 875.00
4	13	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 290.00	\$ 3,770.00
<b>Erosion Control</b>					
5	1	LS	Erosion Control & Seeding	\$ 4,000.00	\$ 4,000.00
				<b>TOTAL</b>	<b>\$ 14,118.00</b>

  
David Harris  
Civil Engineer I  
City of Kingsport

June 3, 2020  
Date



**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: JESSICA HARMON, ASSISTANT TO CITY MANAGER**

**DATE: JUNE 18, 2020**

**SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR WEST PARK LOT 9 - EXTENSION**

**FILE NUMBER: 2020-201-00022**

---

The City currently holds an Irrevocable Letter of Credit for the West Park Lot 9 Subdivision Plat. This letter of credit totals \$12,146 and is to cover the cost of the remaining improvements. Those improvements include road extension and top coat at the site of the lot.

The City Engineering Division has reviewed the project and has found that the value of the Irrevocable Letter of Credit is still valid. The project is ongoing with active construction. If extended, this Irrevocable Letter of Credit will have an expiration date of June 18, 2021. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to March 18, 2021.

Staff Recommends approval of the extension of an Irrevocable Letter of Credit in the amount of \$12,146.00, as calculated by the City Engineering Division, to cover all remaining improvements contingent upon approval by the City Attorney.

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

FILE NO. ' 2020-D2

June 3, 2020

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



**David Harris  
Civil Engineer I  
City of Kingsport**

**June 3, 2020**

Date

<b>Property Information</b>	Division of Margaret Dickenson and Johnny Skeens		
<b>Address</b>	1169 Bloomingdale Pike		
<b>Tax Map, Group, Parcel</b>	TM 30N, Group B, Parcels 18.10		
<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>	+/- 1.03		
<b>Major or Minor / #lots</b>	Minor – 2	<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> Margaret Dickenson and Johnny Skeens <b>Address:</b> 1169 Bloomingdale Pike <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> johnny_skeens@yahoo.com <b>Phone Number:</b> N/A		<b>Name:</b> Culbertson Surveying <b>Address:</b> PO box 190 <b>City:</b> Nickelsville <b>State:</b> VA <b>Zip Code:</b> 24271 <b>Email:</b> cubsurvey4u@gmail.com <b>Phone Number:</b> 276-479-3093	
<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>• <b>Plat meets the minimum subdivision regulations</b></li> </ul> <p>A request for final re-plat of lot 1 &amp; 2 for property located inside the City Limits has been received. The property is located off of Bloomingdale Pike.</p> <p>The submitted plat divides the 1.03+/- acre tract into two lots. Lot 1 will be 0.36 acres. Lot 2 will be 0.67 acres. Lot 1 and 2 are zoned R1-B. The owner is requesting a variance to section 3.1 of the Subdivision Regulations. This section states that the physical surroundings or condition of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience. This is a landlocked parcel, so for it to conform to the Subdivision Regulations the owner reconfigured the lot to meet the minimum 8ft side yard of 1167 Bloomingdale Pike and requested a variance of 9.9ft to meet road frontage regulations.</p> <p><b><u>Staff recommends final plat approval of the Division Margaret Dickenson and Johnny Skeens property. It is staff's opinion that the requested variance, which gets rid of the landlocked parcel, will lessen the degree of nonconformance with the subdivision regulations.</u></b></p>			
<b>Planner:</b>	Garland	<b>Date:</b> 6/01/20	
		<b>Meeting Date:</b>	<b>June 18, 2020</b>



# CULBERTSON SURVEYING

P.O. Box 190 • Nickelsville, VA 24271  
Office: (276) 386-2200



June 5, 2020

Dear Kingsport Planning Commission,

We are asking for a Variance, to your regulations, to allow for a lot to have 40.10 Feet of Road Frontage on Bloomingdale Pike. House number 1169 is situated on Parcels 0300 B 018.10 and 0300 B 017.20. Parcel 0300 B 018.10 was a lot created on May 16th, 1991 without any road frontage. By combining all of Parcel 0300 B 018.10 and a portion of 0300 B 017.20, house number 1169 would be a stand alone lot. The minimum Fifty (50) Feet Road Frontage Clause is not possible because of the distance from the Adjoining Property and the main Dwelling is only 48.10 Feet. Your consideration, in this matter, will be greatly appreciated in solving this family division.

Thank you,

Larry M. Culbertson  
Tennessee RLS 883

Larry M. Culbertson, C.L.S.  
Virginia & Tennessee  
(276) 479-3093

Michael Culbertson, C.L.S.  
Tennessee  
(276) 479-3001

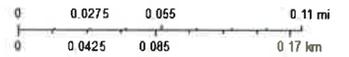
Site Map



6/1/2020, 11:45:07 AM

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

1:2,257



Web AppBuilder for ArcGIS

Zoning Map



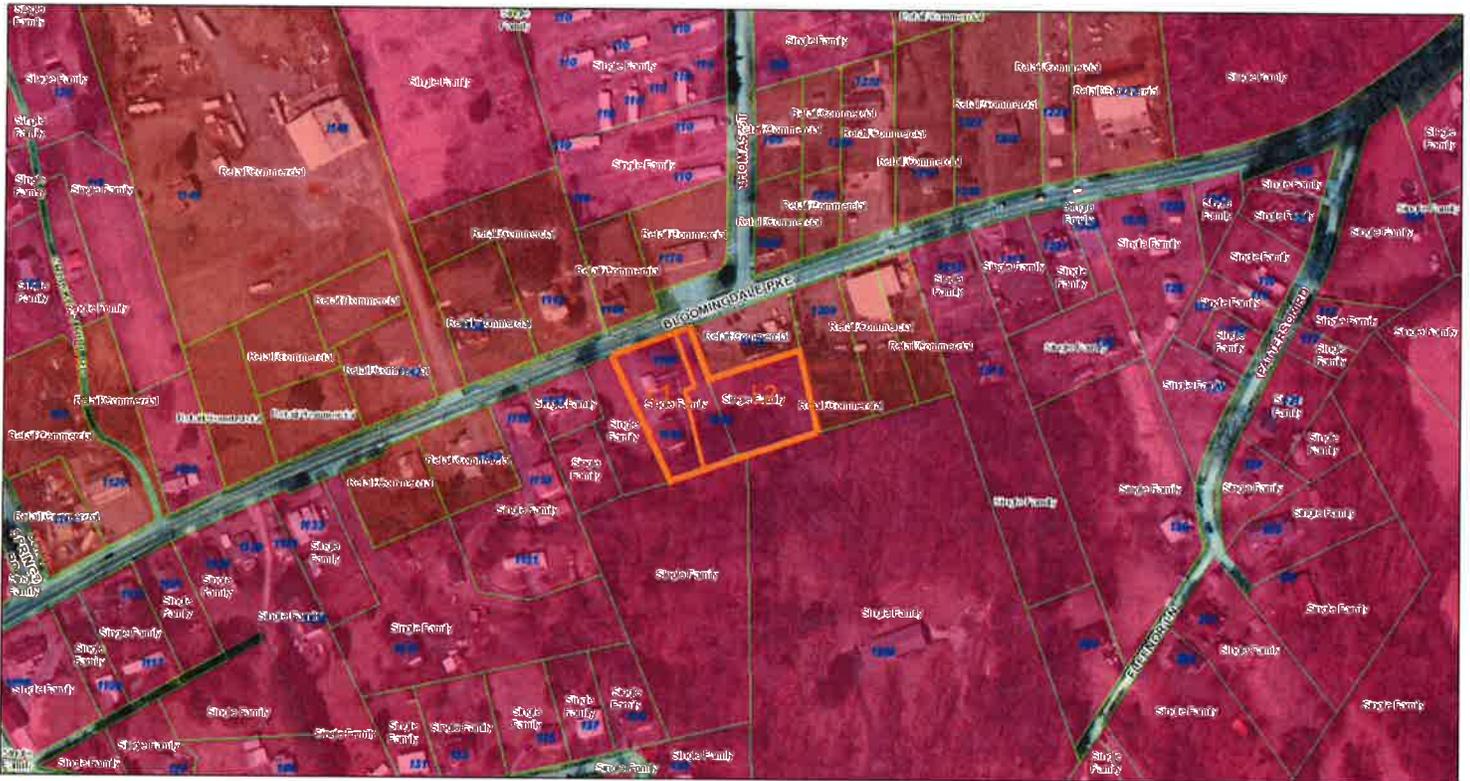
6/1/2020, 11:46:16 AM

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-1	R-1	R-3A	UAE
Railroad_ROW	Parcels	TA-C	AR	B-4P	M-2	PD	R-1A	R-3B	



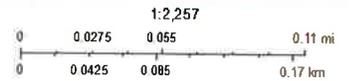
Web AppBuilder for ArcGIS

Future Land Use



6/1/2020, 11:47:25 AM

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



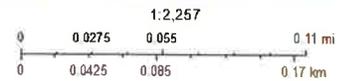
Web AppBuilder for ArcGIS

Aerial with Utilities



6/1/2020, 11:48:49 AM

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

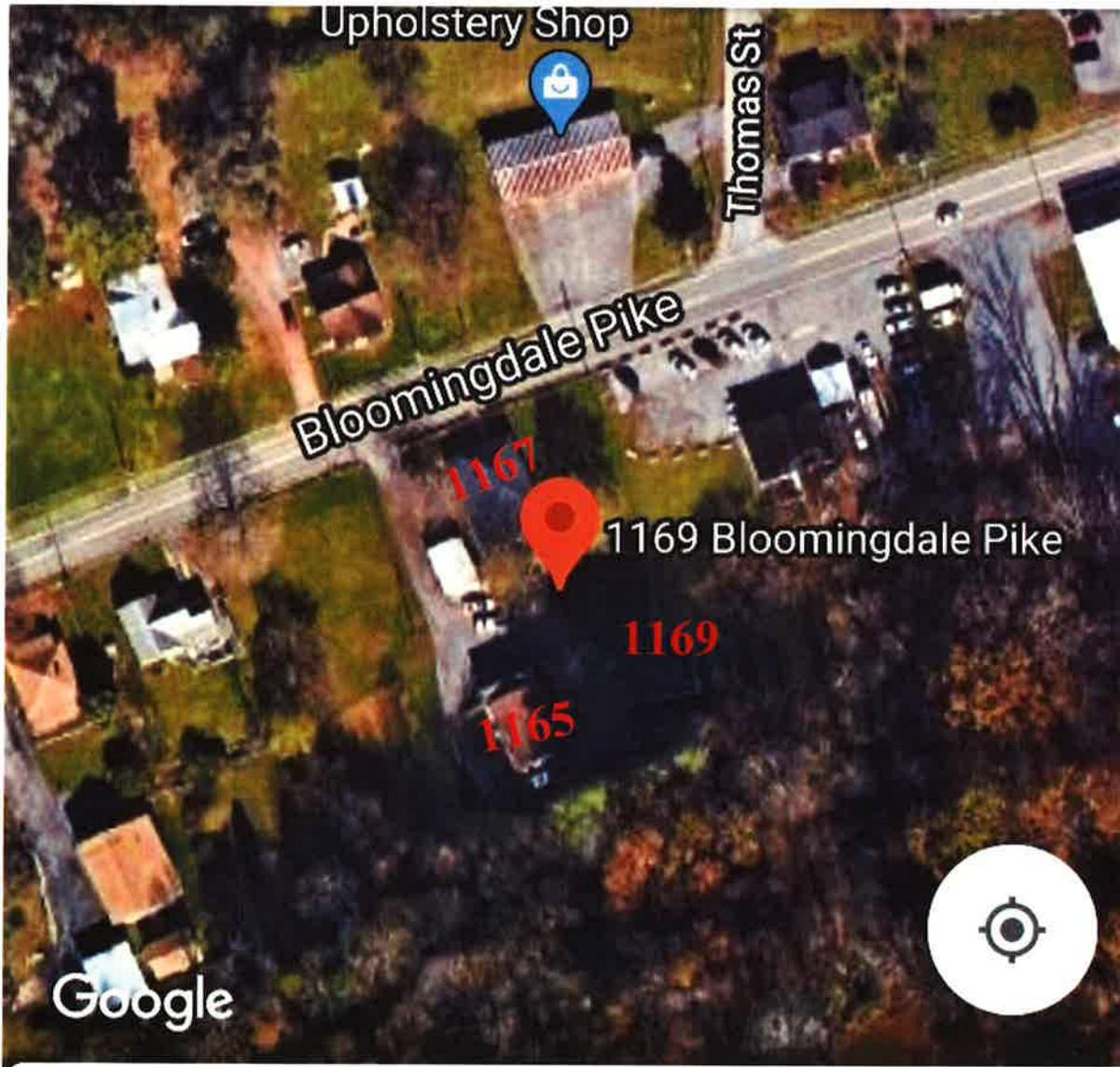


Web AppBuilder for ArcGIS





**1169 Bloomingdale Pike**



**Aerial of 1169 Bloomingdale Pike**

**CONCLUSION**

Staff recommends final plat approval of the re-plat of lot 1 & 2 and the 9.9 foot street frontage variance.

**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number 20-101-00004**

**Breckenridge Trace Rezoning**

<b>Property Information</b>			
<b>Address</b>		Breckenridge Trace	
<b>Tax Map, Group, Parcel</b>		Map 120, a portion of parcel 3	
<b>Civil District</b>		14	
<b>Overlay District</b>		Gateway (not applicable to residential development)	
<b>Land Use Designation</b>		Industrial	
<b>Acres</b>		40 +/-	
<b>Existing Use</b>		<b>Existing Zoning</b>	M-1R and P-1
<b>Proposed Use</b>		<b>Proposed Zoning</b>	R-1B
<b>Owner /Applicant Information</b>			
<b>Name:</b> William Bailey <b>Address:</b> 1314 Woodlawn Ave <b>City:</b> Johnson City <b>State:</b> TN <b>Zip Code:</b> 37601 <b>Phone:</b> (423)416-0520		<b>Intent:</b> <i>To rezone from M-1R (Light Manufacturing Restricted District) and P-1 (Professional Offices District) to R-1B (Single Family Residential District) to accommodate a future residential subdivision.</i>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:</p> <p><i>The site for this proposed R-1B district has unique topography that would allow a natural buffer to adjacent industrial zone and use.</i></p> <p><i>The R-1B zone proposal for this area will provide a secluded area for single family home development.</i></p> <p><b>Staff Field Notes and General Comments:</b></p> <p><i>The rezoning site contains a 100 foot wide powerline easement running parallel to Breckenridge Trace.</i></p> <p><i>A future traffic study will identify any developer-required street upgrades necessary for the use.</i></p>			
<b>Planner:</b>	Ken Weems	<b>Date:</b>	June 8, 2020
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>June 18, 2020</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

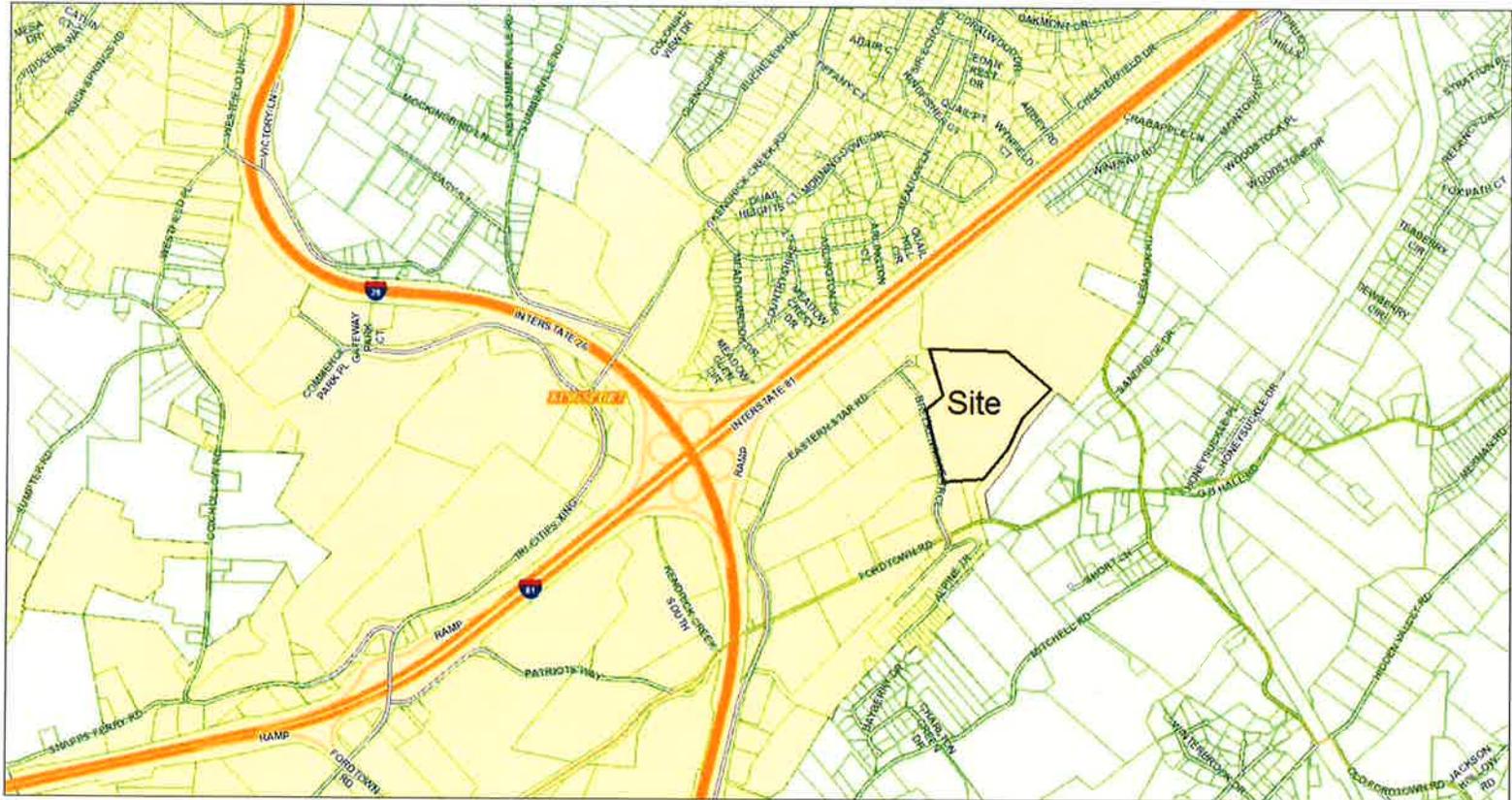
**PROPERTY INFORMATION**

<b>ADDRESS</b>	Breckenridge Trace
<b>DISTRICT</b>	14
<b>OVERLAY DISTRICT</b>	Gateway
<b>EXISTING ZONING</b>	M-1R and P-1
<b>PROPOSED ZONING</b>	R-1B
<b>ACRES</b>	40 +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	single family development

**INTENT**

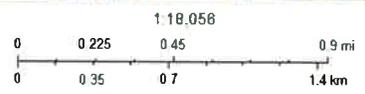
*To rezone from M-1R (Light Manufacturing Restricted District) and P-1 (Professional Offices District) to R-1B (Single Family Residential District) to accommodate a future single family residential subdivision.*

Vicinity Map  
 ArcGIS Web Map



6/8/2020, 11:29:11 AM

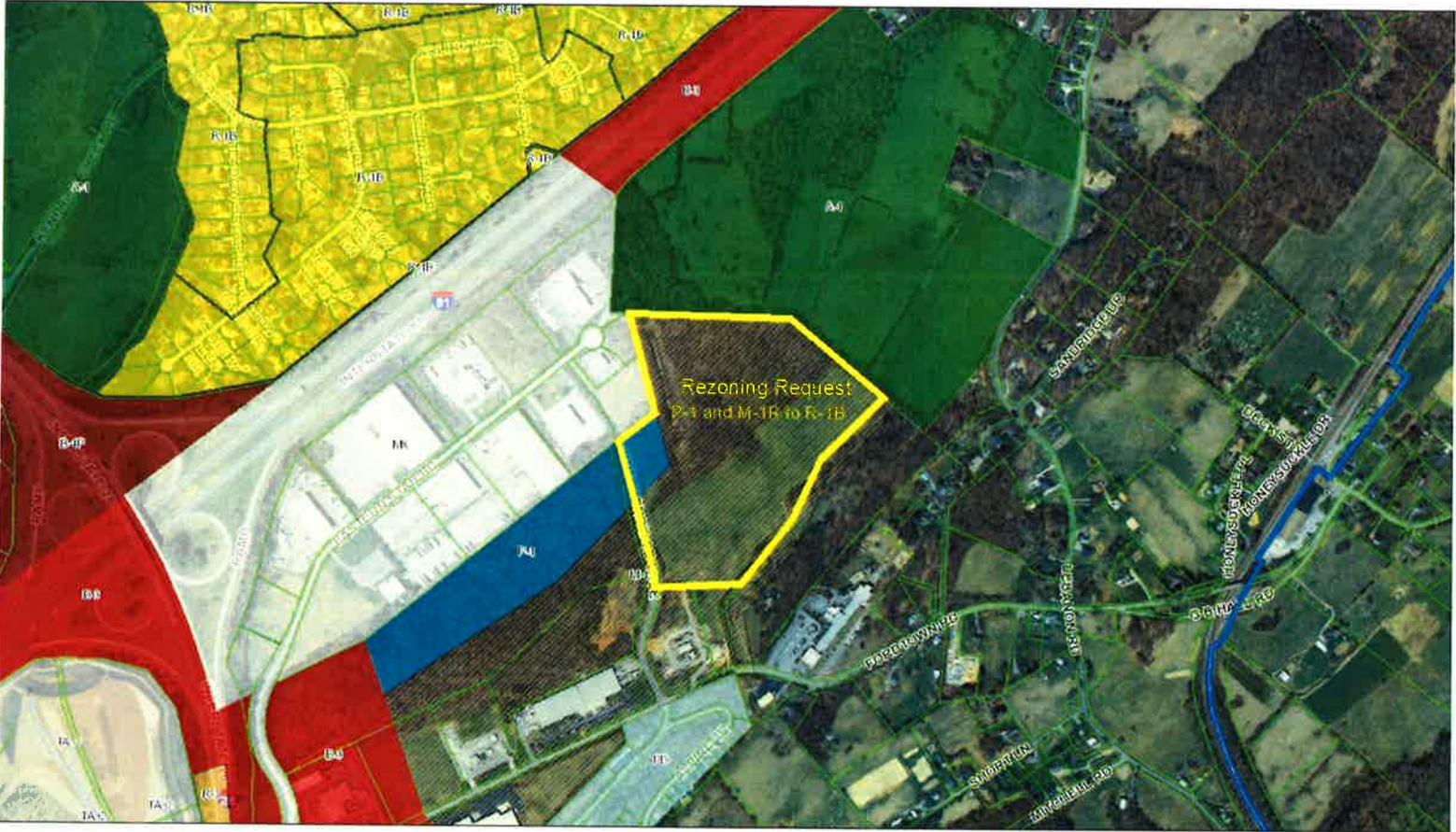
- |  |  |                                     |
|--|--|-------------------------------------|
| Sullivan County Parcels                  | <input type="checkbox"/> Street_ROW      | <input type="checkbox"/> River      |
| <input type="checkbox"/> Lake_Pond       | <b>Hawkins County Parcels</b>      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

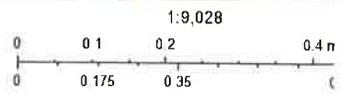
Surrounding Zoning Map

ArcGIS Web Map



120, 9:16:03 AM

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



Web AppBuilder

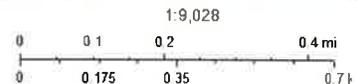
Future Land Use Plan 2030  
Designation: Industrial

ArcGIS Web Map



020, 11:31:09 AM

- |                   |                        |                 |                   |
|-------------------|------------------------|-----------------|-------------------|
| an County Parcels | Street_ROW             | River           | Industrial        |
| Lake_Pond         | Hawkins County Parcels | Street_ROW      | Retail/Commercial |
| Parcel_Conflict   | Lake_Pond              | Future Land Use | Public            |
| Parcels           | Parcel_Conflict        | Agri/Vacant     | Utilities         |
| Railroad_ROW      | Parcels                | Single Family   |                   |
| River             | Railroad_ROW           | Multi-Family    |                   |



Web AppBuilder for ArcGIS

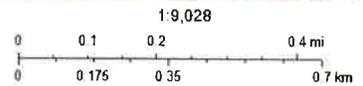
Aerial

ArcGIS Web Map



5/28/2020, 9:17:23 AM

- |  |  |   |
|--|--|---|
| <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 checked="" type="checkbox"/> Urban Growth Boundary |
| <input type="checkbox"/> Parcels                 | <input type="checkbox"/> Parcel_Conflict         |   |
| <input checked="" type="checkbox"/> Railroad_ROW | <input type="checkbox"/> Parcels                 |   |
| <input type="checkbox"/> River                   | <input checked="" type="checkbox"/> Railroad_ROW |   |



Web AppBuilder for ArcC

**From Breckenridge Trace Facing South (Toward Fordtown Rd)**



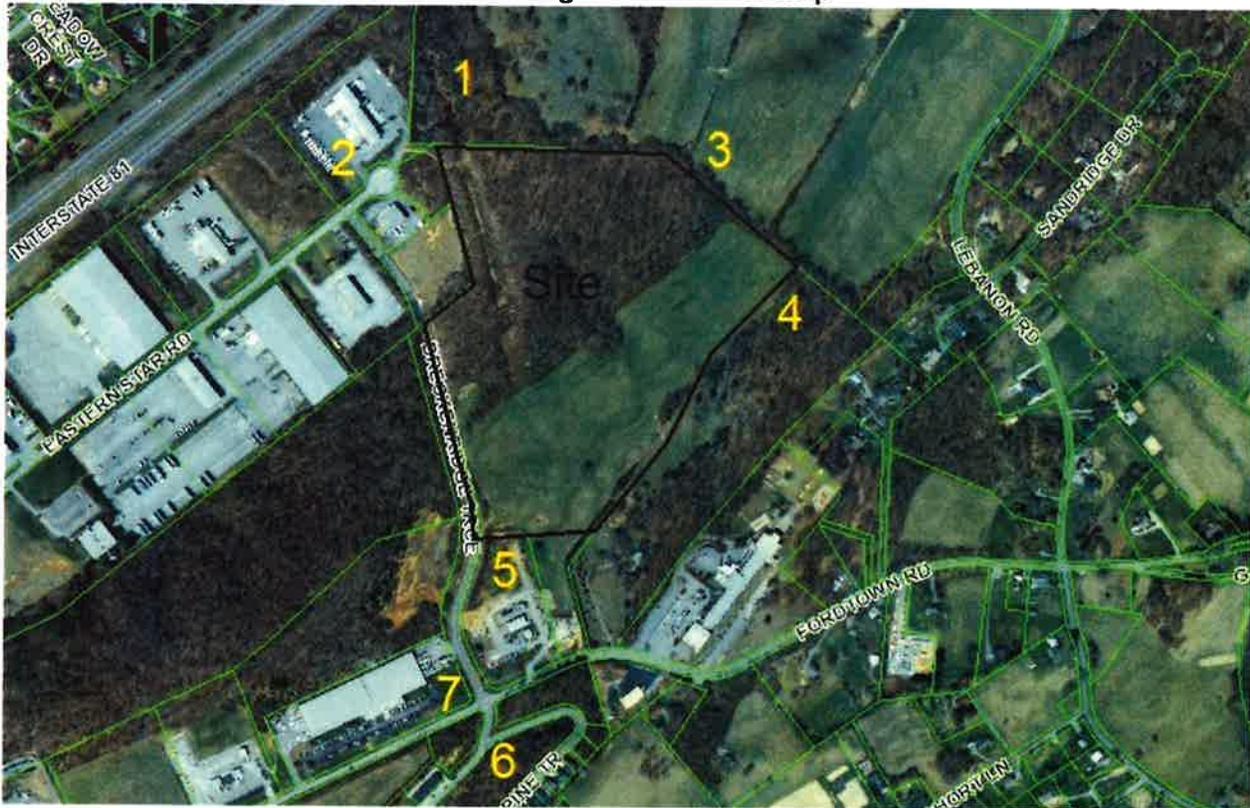
**From Breckenridge Trace Facing North (Toward Eastern Star Rd)**



Existing Vacant Rezoning Site



Existing Uses Location Map



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City A-1</u> <u>Use: cattle farm</u>	Annexed in 2012
Further North and Northwest	2	<u>Zone: City MX</u> <u>Use: distributing company</u>	n/a
East	3	<u>Zone: City A-1</u> <u>Use: cattle farm</u>	Annexed in 2012
Further East	4	<u>Zone: City M-1R</u> <u>Use: single family</u>	n/a
Southeast and South	5	<u>Zone: City M-1R</u> <u>Use: landscaping business</u>	n/a
Further South	6	<u>Zone: City PD</u> <u>Use: Breckenridge Planned Dev</u>	n/a
West	7	<u>Zone: City M-1R</u> <u>Use: industrial building (former LPI)</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.

1. **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 that can be considered a transition between agricultural to the east, industrial to the north, and commercial to the south.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The results of a pending traffic impact study will identify any necessary improvements to existing streets. The secluded nature of the rezoning site limits impact on adjacent and nearby property.
3. **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 proposed residential zone is reasonable as well, with topographic separation existing between the rezoning site and adjacent manufacturing uses.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The R-1B zone does not conform to the future land use plan.

**Proposed use:** single family residential

**The Future Land Use Plan Map recommends** industrial 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 conditions of the property, with the isolating terrain features, provide supporting grounds for approval of the site as a single family development.
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.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1B zone will contain the same use as the nearby Breckenridge Planned Development.

#### CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from M-1R and P-1 to R-1B. The proposed R-1B zone and future single family homes on the site will be topographically buffered from adjacent, more land-use intense zones.

Rezoning Report

Kingsport Regional Planning Commission

File Number 20-101-00005

Cleek Road Rezoning

<b>Property Information</b>			
Address	2380-2392 Cleek Road		
Tax Map, Group, Parcel	Map 47, Parcel 54		
Civil District	10		
Overlay District	n/a		
Land Use Designation	Single Family		
Acres	1.864 +/-		
Existing Use	vacant	Existing Zoning	A-1
Proposed Use	Single Family Development	Proposed Zoning	R-1B
<b>Owner /Applicant Information</b>			
Name: John Rose Address: 1017 Hill Rd City: Blountville State: TN Phone: (423)579-2449		Zip Code: 37617  Intent: <i>To rezone from A-1 (Agricultural District) to R-1B (Single Family Residential District) to accommodate single family home development.</i>	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:  <i>The site for this proposed R-1B district is identified in the 2030 Land Use Plan as appropriate for single family land use.</i>  <i>The site is surrounded by R-1B zone and uses.</i>			
<b>Staff Field Notes and General Comments:</b>			
<i>The rezoning site is mostly surrounded by either Cleek Road or Orebank Road. The proposed lot layout will contain double frontage on both streets.</i>			
Planner:	Ken Weems	Date:	June 8, 2020
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>June 18, 2020</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

**PROPERTY INFORMATION**

<b>ADDRESS</b>	2380-2392 Cleek Road
<b>DISTRICT</b>	10
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	A-1
<b>PROPOSED ZONING</b>	R-1B
<b>ACRES</b>	1.864 +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	single family development

**INTENT**

*To rezone from A-1 (Agricultural District) to R-1B (Single Family Residential District) to accommodate single family home development.*

Vicinity Map

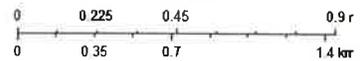
ArcGIS Web Map



6/10/2020, 4:49:33 PM

- |  |  |                                     |
|--|--|-------------------------------------|
| <b>Ilwaco 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    |                                     |

1:18,056



Web AppBuilder for Arc

Surrounding Zoning Map

ArcGIS Web Map

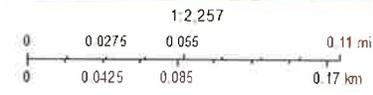


020, 4:51:49 PM

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

- Railroad\_ROW
- River
- Street\_ROW
- City Zoning
- <Null>
- T&C

- |      |      |      |       |       |      |       |
|------|------|------|-------|-------|------|-------|
| R-5  | B-1  | B-4P | MX    | PMD-1 | R-1B | R-4   |
| GC   | B-2  | BC   | P-1   | PMD-2 | R-1C | Split |
| B-2E | B-3  | GC   | P-D   | PUD   | R-2  | TA    |
| A-1  | B-3  | M-1  | PBD-3 | PVD   | R-3  | TA-C  |
| A-2  | B-4  | M-1R | PBD/* | R-1   | R-3A | UAE   |
| AR   | B-4P | M-2  | PD    | R-1A  | R-3B |       |



Web AppBuilder for ArcGIS

**Future Land Use Plan 2030  
Designation: Single Family**

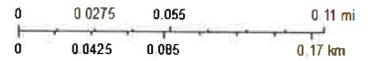
ArcGIS Web Map



6/10/2020, 4:52:56 PM

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

1:2,267



Web AppBuilder for ArcGIS

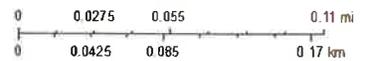
Aerial  
ArcGIS Web Map



6/8/2020, 4:53:54 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

1:2,257



Web AppBuilder for ArcGIS

**Facing the Intersection of Cleek Rd and Orebank Rd**



**Facing South (Toward Orebank Rd)**



Facing Rezoning Site from Cleek Rd



Rezoning Site with Orebank Rd in background



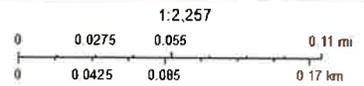
Existing Uses Location Map

ArcGIS Web Map



6/8/2020, 4:55:44 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
- Street\_ROW
- Street\_ROW
- Parcels



Web AppBuilder for ArcGIS

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: vacant</u>	n/a
Further North and	2	<u>Zone: County A-1</u> <u>Use: farm</u>	n/a

Northwest			
East	3	<u>Zone: County R-1</u> <u>Use: apartment building</u>	n/a
Further East	4	<u>Zone: City R-1B</u> <u>Use: single family</u>	n/a
Southeast and South	5	<u>Zone: City R-1B</u> <u>Use: single family</u>	n/a
Further South	6	<u>Zone: City R-1B</u> <u>Use: single family</u>	n/a
West	7	<u>Zone: City A-1</u> <u>Use: vacant</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.

1. **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 that is the same as all uses surrounding it.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No adverse uses are proposed.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property will most benefit from the density afforded in the R-1B zone for this predominately single family developed area.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The R-1B zone conforms to the future land use plan.

**Proposed use:** single family residential

**The Future Land Use Plan Map recommends** single family residential

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 conditions of the property support approval for single family use of the rezoning area.

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 surrounding zoning.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1B zone will match all the abutting R-1B zone in the area.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from A-1 to R-1B. The proposal conforms to the 2030 future land use plan and matches all the existing R-1B zone in the vicinity.



May 8, 2020

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of the Joshua C. Snapp Property, located off of Cooks Valley 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,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a circular stamp or seal.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission

Agreement is hereby granted for the use of the restrictions defined in Division of the Joshua C. Snapp Property (Cooks Valley) and in adjacent County. These restrictions are intended to be enforceable against the estate of the grantor and his heirs, assigns, and assigns forever. The restrictions shall be in full force and effect from the date of recording of this plat and shall not be subject to any modification or release by the grantor or his heirs, assigns, and assigns forever. The restrictions shall be in full force and effect from the date of recording of this plat and shall not be subject to any modification or release by the grantor or his heirs, assigns, and assigns forever. The restrictions shall be in full force and effect from the date of recording of this plat and shall not be subject to any modification or release by the grantor or his heirs, assigns, and assigns forever.

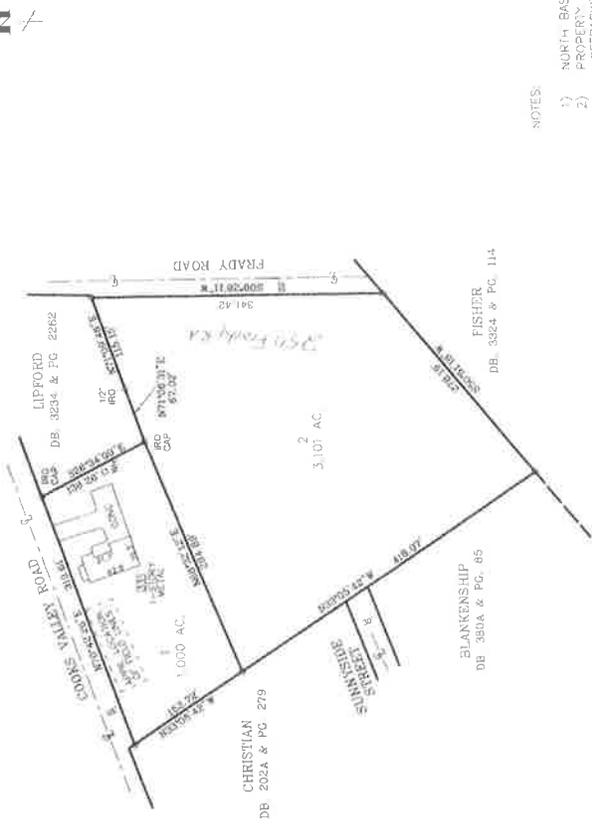
4-23-2020  
 David L. Barr  
 Professional Engineer  
 State of Tennessee

- The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:
- A permit for the installation of the subsurface sewage disposal system must be obtained from the local health department.
  - The system must be installed in accordance with the Tennessee Department of Health's (TDH) rules and regulations.
  - The system must be installed in a location that is not in a flood plain, wetland, or other environmentally sensitive area.
  - The system must be installed in a location that is not in a residential zone.
  - The system must be installed in a location that is not in a commercial zone.
  - The system must be installed in a location that is not in an industrial zone.
  - The system must be installed in a location that is not in a public utility zone.
  - The system must be installed in a location that is not in a transportation zone.
  - The system must be installed in a location that is not in a recreation zone.
  - The system must be installed in a location that is not in a public safety zone.
  - The system must be installed in a location that is not in a public works zone.
  - The system must be installed in a location that is not in a public utility zone.
  - The system must be installed in a location that is not in a transportation zone.
  - The system must be installed in a location that is not in a recreation zone.
  - The system must be installed in a location that is not in a public safety zone.
  - The system must be installed in a location that is not in a public works zone.

LOCATION MAP  
 NOT TO SCALE



SEE NOTE 1



06/08/2020 - 02:51:28 PM  
 20008589  
 FEDERAL PLAT  
 PLAT NUMBER  
 PAGE 1 OF 1  
 REG FEE 1.00  
 COPY FEE 2.00  
 AVG FEE 3.00  
 TOTAL 6.00  
 SHEENAR TINSLEY  
 COUNTY CLERK



DAVID L. BARR  
 TENNESSEE R.L.S. NO. 1814  
 439 LOWELL JONES ROAD  
 PINEY FLATS, TENNESSEE  
 (615) 539-4289

CERTIFICATE OF COMPLETION  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN ACCORDANCE WITH THE ZONING ORDINANCES AND DEPARTMENTAL RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF HAMILTON, TENNESSEE, AND THAT THE PROPERTY IS IN FULL COMPLIANCE WITH THE ZONING ORDINANCES AND DEPARTMENTAL RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF HAMILTON, TENNESSEE.

APR 29 20  
 David L. Barr  
 Professional Engineer

CERTIFICATE OF ACCURACY  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN ACCORDANCE WITH THE ZONING ORDINANCES AND DEPARTMENTAL RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF HAMILTON, TENNESSEE, AND THAT THE PROPERTY IS IN FULL COMPLIANCE WITH THE ZONING ORDINANCES AND DEPARTMENTAL RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF HAMILTON, TENNESSEE.

APR 23 20  
 David L. Barr  
 Professional Engineer

CERTIFICATE OF APPROVAL OF STREETS  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN ACCORDANCE WITH THE ZONING ORDINANCES AND DEPARTMENTAL RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF HAMILTON, TENNESSEE, AND THAT THE PROPERTY IS IN FULL COMPLIANCE WITH THE ZONING ORDINANCES AND DEPARTMENTAL RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF HAMILTON, TENNESSEE.

APR 24 20  
 David L. Barr  
 Professional Engineer

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN ACCORDANCE WITH THE ZONING ORDINANCES AND DEPARTMENTAL RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF HAMILTON, TENNESSEE, AND THAT THE PROPERTY IS IN FULL COMPLIANCE WITH THE ZONING ORDINANCES AND DEPARTMENTAL RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF HAMILTON, TENNESSEE.

APR 24 20  
 David L. Barr  
 Professional Engineer

CERTIFICATE OF APPROVAL OF RECORDING  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN ACCORDANCE WITH THE ZONING ORDINANCES AND DEPARTMENTAL RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF HAMILTON, TENNESSEE, AND THAT THE PROPERTY IS IN FULL COMPLIANCE WITH THE ZONING ORDINANCES AND DEPARTMENTAL RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF HAMILTON, TENNESSEE.

APR 24 20  
 David L. Barr  
 Professional Engineer

- NOTES:
- NORTH-BASED ON 5/26/34/00'E AS SHOWN N.D.E. 3234, PG. 2262.
  - PROPERTY IS ZONED R-1.  
 FRONT 30'  
 REAR 30'  
 SIDE 12'
  - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0665D EFFECTIVE DATE 09/29/2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - ACAD FILE: SNAPP.DWG
  - FIELD INFORMATION: ELECTRONICALLY DATA COLLECTED
  - TAX MAP 0480, B, PERCILLS 028 00
  - DEED REFERENCE D.B. 2003, PG. 179
  - 5/8" ROK RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - ALL RIGHT-OF-WAYS AND PROPERTY CORNERS WERE ESTABLISHED BY DEEDS OF RECORD.
  - PROPERTY SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS RECORDED OR UNRECORDED.
  - UNRECORDED EASEMENT: THIS IS A CATEGORY 1 SURVEY AND THE RAUD OF PRECISION IS BETTER THAN 1:10,000
  - THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - STRUCTURE NO. 331 WAS BUILT PRIOR TO 1952.



- LEGEND
- IRO IRON ROAD OLD
  - D.B. DEED BOOK
  - P.C. PLAT CORNER
  - APPR. APPROXIMATE
  - WELL WELL HOUSE
  - CONC. CONCRETE
  - 1223 911 ADDRESS CENTERLINE

DIVISION OF THE JOSHUA C. SNAPP PROPERTY	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	4.31
ACRES NEW ROAD	0
MILES NEW ROAD	0
OWNER	SNAPP
SUBDIVISOR	DAVID BARR
CIVIL DISTRICT	7
CLOTHING	100
PIROR	50
PIROR	100
PIROR	200

SCALE 1" = 100'



May 20, 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 Bridwell Property, located off of Wembeck 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 black ink, appearing to read "Ken Weems", is written over a faint, circular stamp or watermark.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





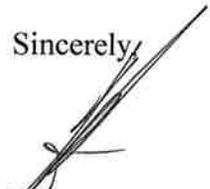
May 20, 2020

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 Free & Craddock Property, located off of Skyview 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

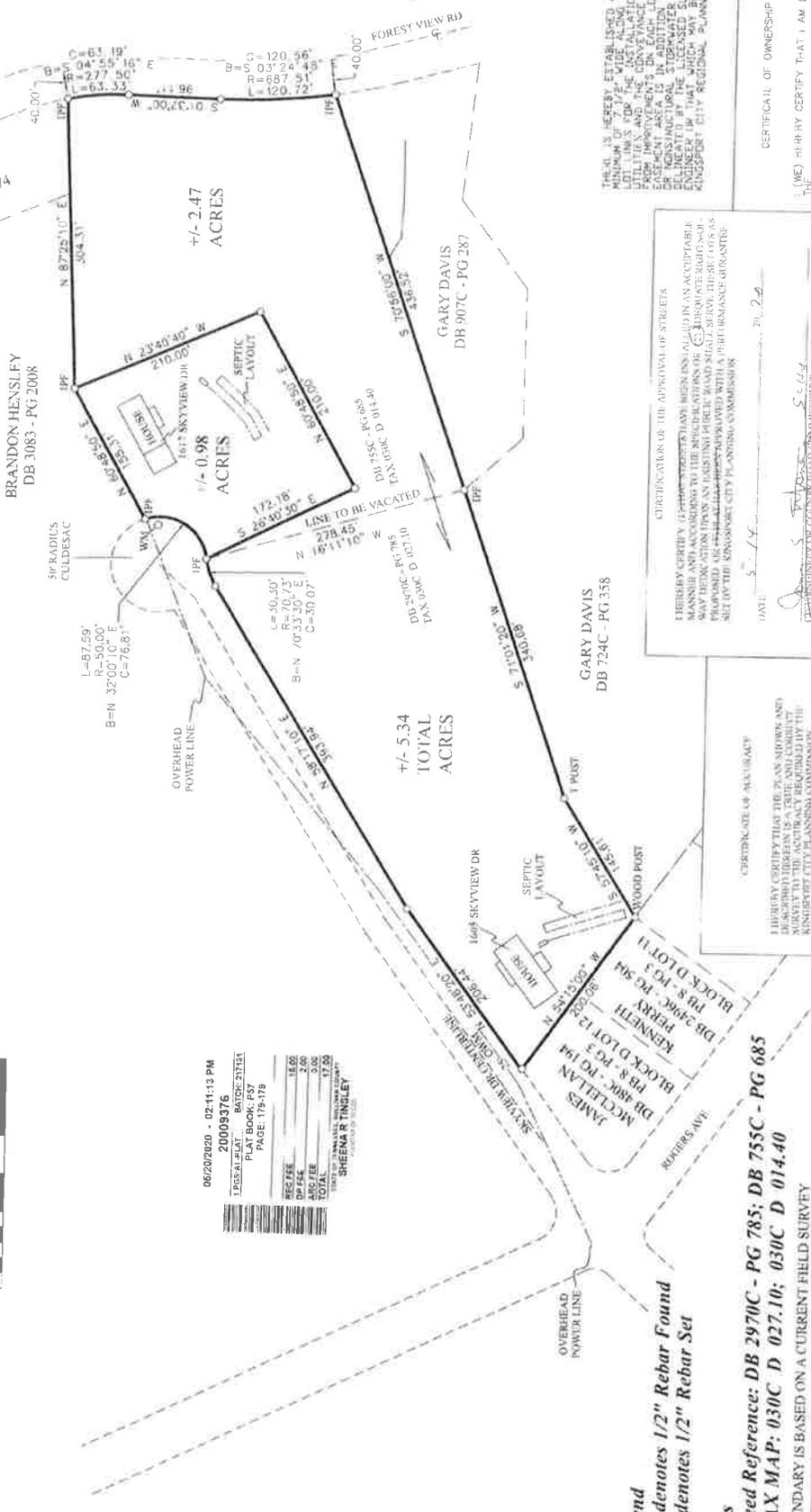
CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT  
 THEREBY HEREBY ALLOT THE ADDRESSES, AS NOTED ON THE FINAL  
 PLAT, AND APPROVED AS ASSIGNED.  
 DATE: 5-11-11  
 CITY OF KNOXVILLE, TENNESSEE, CIVIL ENGINEER OF 911 ADDRESSING  
 OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM  
 I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM HAS BEEN  
 INSTALLED OR PROPOSED FOR INSTALLATION IN ACCORDANCE WITH THE  
 REQUIREMENTS OF THE TENNESSEE PUBLIC WATER UTILITY  
 SYSTEM, AND IS HEREBY APPROVED AS SHOWN.  
 DATE: 5-11-11  
 AUTHORIZING AGENT: Fred A. Adams  
 AUTHORIZED REPRESENTATIVE



06/20/2020 - 02:11:13 PM  
 20009376  
 SHEENA R. TINSLEY  
 PLAT BOOK: 657  
 PAGE: 179-178

DATE	06/20/2020
TIME	02:11:13 PM
PROJECT	20009376
PLAT BOOK	657
PAGE	179-178
SCALE	1/8" = 10'
DATE	06/20/2020
TIME	02:11:13 PM
PROJECT	20009376
PLAT BOOK	657
PAGE	179-178



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

**Notes**  
 1. Dead Reference: DB 2970C - PG 785; DB 755C - PG 685  
 2. TAX MAP: 030C D 027.10; 030C D 014.40  
 BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

**SURVEY FOR:**  
**GARY & DEBRA FREE**  
 AND  
**WILLIAM & JO ANN CRADDOCK**  
 Date: 05-08-2020  
 File: FREE-G.DWG  
 Drawn By: CAG  
 Scale: 1" = 80'  
 Eleventh (11th) Civil District  
 Sullivan County, TN  
 Culbertson Surveying  
 P.O. Box 190, Nickelsville VA 24271  
 (276) 479-3093  
 Drawing Number: 7085

CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN EXAMINED  
 WITH THE TAX MAPS AND RECORDS OF THE COUNTY OF KNOX, TENNESSEE  
 AND THE CITY OF KNOXVILLE, TENNESSEE, AND THAT THE SAME ARE IN ACCORDANCE  
 WITH THE REQUIREMENTS OF THE TENNESSEE PUBLIC WATER UTILITY SYSTEM,  
 AND THAT THE AMOUNTS OF TAXES AND FEES HAVE BEEN PLACED AS SHOWN HEREON.  
 DATE: 5-11-11  
 SURVEYOR: Sheena R. Tinsley  
 I HEREBY CERTIFY THAT THIS IS A CATEGORICAL  
 SURVEY AND THE RATIO OF PRECISION OF THE  
 UNADJUSTED SURVEYS IS: 1/2000  
 DATE: 5/11/20  
 SECRETARY OF KNOX COUNTY PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 (ONE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF  
 THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE)  
 HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE  
 STREET, ESTABLISHING BUILDING LINES, AND DEDICATE ALL  
 PUBLIC OR PRIVATE USE, AS NOTED.  
 DATE: 5-11-11  
 OWNER: Gary & Debra Free  
 OWNER: William & Jo Ann Craddock



May 28, 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 Lot 19 Hunts Crossing – Phase Two, located off of Shadyside 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 black ink, appearing to be "Ken Weems", written over a set of diagonal lines that serve as a signature guide.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





May 28, 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 Echo Valley Section B, located off of Beechwood 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 black ink, appearing to read "Ken Weems", is written over a horizontal line.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



Building Division Monthly Report  
May 2020

<b>RESIDENTIAL PERMITS</b>	<b>COUNT</b>	<b>CONSTRUCTION COST</b>
ACCESSORY STRUCTURES	14	\$281,830
ADDITIONS	2	\$80,000
ALTERATIONS	12	\$130,482
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	7	\$1,453,210
RESIDENTIAL ROOF	8	\$47,032
<b>COMMERCIAL PERMITS</b>		
ADDITIONS	4	\$1,110,000
ALTERATIONS		
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL	1	\$6,654,672
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	4	\$102,560
COMMUNICATION TOWER		
COMMERCIAL ROOF	3	\$63,835
<b>TOTAL</b>	<b>55</b>	<b>\$9,923,621</b>
<b>OTHER MISC PERMITS</b>		
BANNERS		
DEMOLITIONS	3	
MOVE STRUCTURE		
SIGNS	9	
TENTS		
<b>TOTAL PERMITS ISSUED</b>	<b>67</b>	
<b>ESTIMATED CONSTRUCTION COST YEAR-TO-DATE</b>		<b>\$36,246,176</b>