

KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

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

July 23, 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 JUNE 15, 2020, THE REGULAR MEETING HELD ON JUNE 18, 2020, AND THE CALLED MEETING HELD ON JUNE 30, 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.

07-01 Shady View 3 Lot Minor – (2020-201-00032)

The Kingsport Regional Planning Commission is requested to grant final plat approval of the Division of the Paul H. Cross, Jr and Mary Alice Cross property. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Garland)

07-02 Joy Estates 4 Lot Final– (2020-201-00023)

The Kingsport Regional Planning Commission is requested to grant final plat approval of the resubdivision of Lots 1 & 2 Joy Estates. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Garland)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

07-03 Joy Estates Right-of-Way Vacating – (2020-401-00006)

The Kingsport Regional Planning Commission is requested to approve the vacating of the right-of-way of Old Cleek Road. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Garland)

07-04 Robert Earl Jones Property, Water Variance– (2020-201-00024)

The Kingsport Regional Planning Commission is requested to grant final plat approval of the Subdivision of a Part of the Robert Earl Jones, ET UX, and the variance to the public water requirement. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Garland)

07-05 Homer Dal Rogers Minor Final, Water Variance – (2020-201-00027)

The Kingsport Regional Planning Commission is requested to grant final plat approval for the Subdivision of Part of the Revision of the Homer Dal Rogers property and the variance to the public water requirement. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Garland)

07-06 718 Bell Ridge Road Annexation – (2020-301-00003)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Bell Ridge Road Annexation. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Poczobut)

07-07 869 Cooks Valley Road Annexation – (2020-301-00002)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Cooks Valley Road Annexation. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Poczobut)

07-08 Bell Ridge Road County Rezoning – (2020-101-00008)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission to rezone from R-1 to R-2. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Poczobut)

07-09 E Street Rezoning – (2020-101-000007) The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from B-3 to R-3. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Weems)

07-10 Mitchell Road Rezoning – (2020-101-00006) The Kingsport Regional Planning Commission is requested to send a positive 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, 14th Civil District of Sullivan County. (Weems)

07-11 Miller Parke Phase 1 Preliminary – (2020-201-00026)

The Kingsport Regional Planning Commission is requested to approve the Miller Parke Phase 1 Preliminary Plat with associated variances. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Garland)

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

VIII. OTHER BUSINESS

07-12 PC Officer Nominating Committee: Receive Recommendation from Nominating Committee and hold July PC Officer Election

07-13 Receive, for informational purposes only, the June 2020 Building Department report.

07-14 Receive, for informational purposes only, the 2nd Quarter 2020 Building Department Report.

IX. ADJOURNMENT

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

Kingsport City Hall, Council Room
& Via Facebook Live
225 West Center Street, Kingsport, TN 37660

June 15, 2020

12:00 noon

Members Present

Mark Selby
Pat Breeding
Sharon Duncan
John Moody
James Phillips
Phil Rickman

Members Absent

Sam Booher, Chairman
Beverley Perdue
Paula Stauffer

Staff Present

Ken Weems, AICP
Savannah Garland
Elizabeth Poczobut
Jessica Harmon
David Harris

Visitors

none

At 12:00 p.m., Ken Weems called the meeting to order. Mr. Weems stated: "A determination by the Commission that meeting electronically is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." The Commission virtually affirmed the statement. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the May 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

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, 7th Civil District of Sullivan County. Staff described the location of the request as the Chase Meadows development off of Fall Creek Road. Staff stated that the proposal relocates 626 square feet of open space. The purpose of the request is so that two units can conduct home expansions. Staff noted that the open space in question has been relocated to the rear of the development. No official action was taken.

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, 7th Civil District of Hawkins County. Staff presented the details of the case to the Commission. Staff stated that remaining improvements amount to \$14,118 and are still valid. Staff noted the extension will be until March 18, 2021. No official action was taken.

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, 7th Civil District of Hawkins County. Staff presented the details of the case to the Commission. Staff stated that remaining improvements amount to \$12,146 and are still valid. Staff noted the extension will be until March 18, 2021. No official action was taken.

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, 11th Civil District of Sullivan County. Staff presented item to the Commission. Staff noted that the proposal contains a 9.9 foot street frontage. Staff stated that the proposal does provide street frontage to a formerly landlocked parcel. Staff stated that the 9.9 foot variance is the smallest variance possible without creating a nonconforming use for the side yard setback of the existing house on the adjacent lot. No official action was taken.

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, 14th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the owner-requested rezoning contains 40 acres located off Breckenridge Trace. The proposal is for the R-1B district and a future single family subdivision proposal is expected in the near future for the property. Staff noted the topography of the area and how it provides a buffer from the adjacent industrial uses. No official action was taken.

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, 10th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the owner-requested rezoning contains 1.86 acres at the intersection of Cleek Road and Orebank Road. Staff stated that the rezoning applicant desires to construct single family homes at the site. Staff noted that the proposal conforms to the future land use plan. No official action was taken.

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

VIII. OTHER BUSINESS

- 06-09** Nominating committee for July officer elections. Staff noted that the Chairman would select a nominating committee during the regular meeting Thursday night. No official action was taken.
- 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.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:40p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

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

June 18, 2020

5:30 p.m.

Members Present

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

Members Absent

Mark Selby
Paula Stauffer

Staff Present

Ken Weems, AICP
Savannah Garland
Elizabeth Poczobut
David Harris
Jessica Harmon

Visitors

Michael Duncan
Johnny Skeens
John Rose
William Bailey

At 5:30 p.m., Chairman Booher called the meeting to order. The Chairman read the statement: "A determination by the Commission that meeting electronically is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." The Commission affirmed the statement by roll call vote (7-0 affirmed). The Chairman welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman asked for approval of the agenda. A motion was made by Phil Rickman, seconded by Pat Breeding, to approve the agenda as presented. The motion was approved unanimously by roll call vote, 7-0. Chairman Booher asked for approval of the minutes of the work session held on May 18, 2020 and the regular meeting held on May 21, 2020. A motion was made by Beverley Perdue, seconded by John Moody, to approve the minutes for both the May 18, 2020 work session and the May 21, 2020 regular meeting as presented. The motion was approved unanimously by roll call vote, 7-0.

IV. CONSENT AGENDA

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, 7th Civil District of Sullivan County. Staff stated that a presentation is ready if needed. With no presentation requested, a motion was made by Phil Rickman, seconded by Sharon Duncan, to approve the consent agenda. The motion passed unanimously by roll call vote, 7-0.

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, 7th Civil District of Hawkins County.

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, 7th Civil District of Hawkins County.

V. UNFINISHED BUSINESS

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, 11th Civil District of Sullivan County. Staff presented item to the Commission. Staff noted that the proposal contains a 9.9 foot street frontage. Staff stated that the proposal does provide street frontage to a formerly landlocked parcel. Staff stated that the 9.9 foot variance is the smallest variance possible without creating a nonconforming use for the side yard setback of the existing house on the adjacent lot. A motion was made by Sharon Duncan, seconded by Beverley Perdue to approve the final subdivision and associated 9.9 foot street frontage variance. The motion passed unanimously by roll call vote, 7-0.

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, 14th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the owner-requested rezoning contains 40 acres located off Breckenridge Trace. The proposal is for the R-1B district and a future single family subdivision proposal is expected in the near future for the property. Staff noted the topography of the area and how it provides a buffer from the adjacent industrial uses. Michael Duncan asked whether Breckenridge Trace would have street lights added to it. Staff replied that Breckenridge Trace would not have street lights added to it. Michael Duncan asked if Fordtown Road would be paved. Staff stated that Fordtown Road would be paved once it comes up on the paving schedule, but not as a result of the subdivision being built. Michael Duncan asked if the subdivision developer would buffer from his existing landscape business. Staff stated that the developer would not be required to buffer his single family development from the existing landscaping business. A motion was made by James Phillips, seconded by John Moody, to send a positive recommendation to rezone the property to the Kingsport Board of Mayor and Aldermen. The motion passed by roll call vote, 6-0-1 with Pat Breeding abstaining.

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, 10th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the owner-requested rezoning contains 1.86 acres at the intersection of Cleek Road and Orebank Road. Staff stated that the rezoning applicant desires to construct single family homes at the site. Staff noted that the proposal conforms to the future land use plan. Staff further noted that the R-1B zone is the same single family zone found along the entirety of Orebank Road that is inside city limits. A motion was made by Pat Breeding, seconded by Phil Rickman, to send a favorable recommendation to rezone the property to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously by roll call vote, 7-0.

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

VIII. OTHER BUSINESS

- 06-09** Nominating committee for July officer elections. Chairman Booher formed the nominating committee by selecting Beverley Perdue, Sharon Duncan, and John Moody to serve.
- 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

There being no further business the meeting adjourned at approximately 6:20 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission

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

City Hall, Council Room
225 West Center Street, Kingsport, TN 37660

June 30, 2020

12:00 PM

Members Present

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

Members Absent

Mark Selby
Pat Breeding

Staff Present

Ken Weems
Jessica Harmon
Savannah Garland
Elizabeth Poczobut
Dave Harris

Visitors

Jody Stewart
Jonathan Lewis
Karla Karst

At Noon, Chairman Sam Booher called the meeting to order. The Chairman read the statement: "A determination by the Commission that meeting electronically is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." The Commission affirmed the statement by roll call vote (7-0 affirmed). The Chairman welcomed the visitors and called for approval of the agenda. Beverley Perdue made a motion to approve the agenda, seconded by John Moody. The motion passed unanimously, 7-0 by roll call vote.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. NEW BUSINESS

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

The Kingsport Regional Planning Commission is requested to approve the final plat for the replat of lot 6 in the West Park Development and the dedication of right-of-way to be called Port Drive. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. Staff presented the details of the item to the Commission. Staff described the location of the proposal as being the road that enters the West Park development off of Netherland Inn Road and an extension of Lewis Lane off of Stone Drive. Staff noted that several variances have been requested. The variances are to right-of-way width, narrowing down to 40' at the shortest width, a 29 foot pavement width approval, and no sidewalks. The developer has

agreed to apply a 2 inch asphalt coating to the existing street. Staff noted that all variances are consistent with the remainder of the development. Staff also noted that the developer has agreed for the Greenbelt to be extended along Port Drive in the future. Staff further details the letter of credit associated with the project. A motion was made by John Moody, seconded by Phil Rickman, to approve the replat and street dedication along with the associated variances. The motion passed 6-0-1 by roll call vote, with Chairman Booher abstaining.

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

The Kingsport Regional Planning Commission is requested to approve an irrevocable letter of credit in the amount of \$342,328.14, as calculated by the City Engineering Division, to cover all remaining improvements. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. The Commission considered the irrevocable letter of credit for the associated improvement for Port Drive. A motion was made by Phil Rickman, seconded by James Phillips, to accept the letter. The motion passed 6-0-1 by roll call vote, with Chairman Booher abstaining.

07-03 Granby Place – (2020-201-00030)

The Kingsport Regional Planning Commission is requested to approve final plat of the Granby Place Subdivision as well as the associated variance. The property is located inside the corporate limit of the City of Kingsport, 12th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that a total of 33 new lots will be created along Granby Road. Staff noted that a variance of sidewalk on only one side of Granby Road has been requested. Staff discussed the necessary letter of credit need to gain final approval of the final subdivision proposal. A motion was made by Sharon Duncan, seconded by Phil Rickman to grant final approval along with the sidewalk variance. The motion passed 6-0-1 by roll call vote, with John Moody abstaining.

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

The Kingsport Regional Planning Commission is requested to approve an irrevocable letter of credit in the amount of \$149,375.94, as calculated by the City Engineering Division, to cover all remaining improvements. The property is located inside the corporate limit of the City of Kingsport, 12th Civil District of Sullivan County. The Commission considered the irrevocable letter of credit for the associated improvement for Granby Road. A motion was made by Beverley Perdue, seconded by Paula Stauffer, to accept the letter. The motion passed 6-0-1 by roll call vote, with John Moody abstaining.

NEW BUSINESS

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

V. OTHER BUSINESS

None

VI. ADJOURNMENT

Kingsport Regional Planning Commission
June 30, 2020, Called Meeting

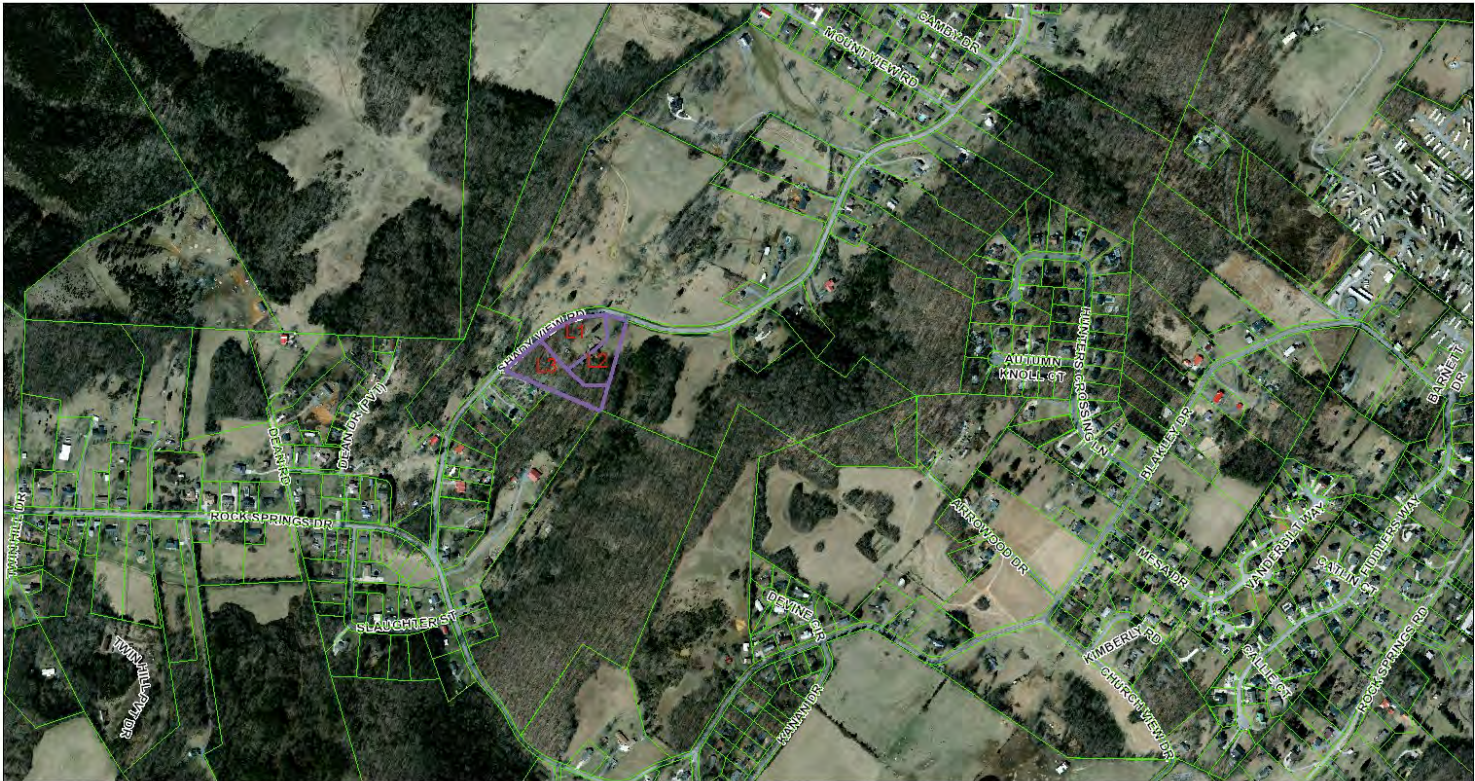
There being no further business the meeting adjourned at approximately 12:20p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Property Information	Division of Paul H. Cross Jr. and Mary Alice Cross		
Address	1097 Shady View Road		
Tax Map, Group, Parcel	TM 105, Parcels 025.00		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 6.100		
Major or Minor / #lots	Minor - 3	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Paul H. Cross, Jr. & Mary Alice Cross Address: 1097 Shady View Road City: Kingsport State: TN Zip Code: 37660 Email: lisacrosskpt@gmail.com Phone Number: N/A		Name: Appalachian Surveying Consultants, P.A. Address: 1265 Old Asheville, Hwy City: Greenville State: TN Zip Code: 37743 Email: bbartlett.appalachiansurvey.com Phone Number: 828-243-7280	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> Plat meets the minimum subdivision regulations <p>A request for final plat for property located inside the City Urban Growth Boundary has been received. The property is located off Shady View road.</p> <p>The submitted plat divides the 6.100+/- acre tract into three lots. Lot 1 will be 1.733 acres. Lot 2 will be 1.588 acres, and lot 3 will be 2.780 acres. The parcels are zoned County A-1. All lots meet the minimum requirements of the Subdivision Regulations.</p> <p><u>Staff recommends final plat approval of the Division of the Paul H. Cross, Jr. & Mary Alice Cross based upon conformance to the Minimum Subdivision Regulations.</u></p>			
Planner:	Garland	Date: 7/1/20	
		Meeting Date:	July 23, 2020

Site Map



7/2/2020, 8:54:04 AM

- Sullivan County Parcels**

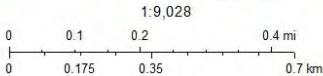
 - Lake_Pond
 - Parcel_Conflict
 - Parcels
 - Railroad_ROW
 - River
- Hawkins County Parcels**

 - Lake_Pond
 - Parcel_Conflict
 - Parcels
 - Railroad_ROW
- Street_ROW

River

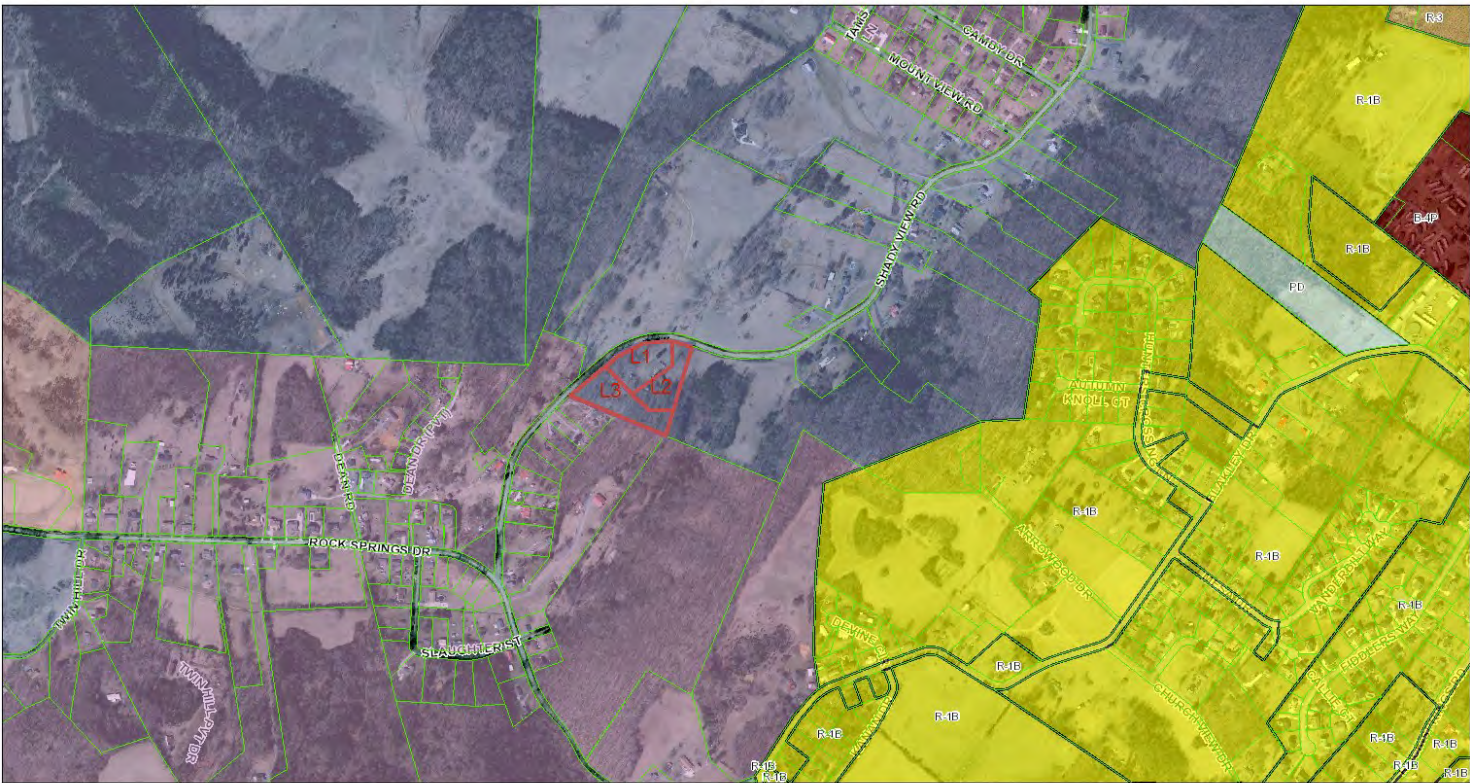
Street_ROW

Urban Growth Boundary



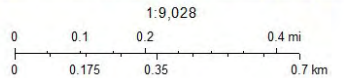
Web AppBuilder for ArcGIS

A-1 County Zoning



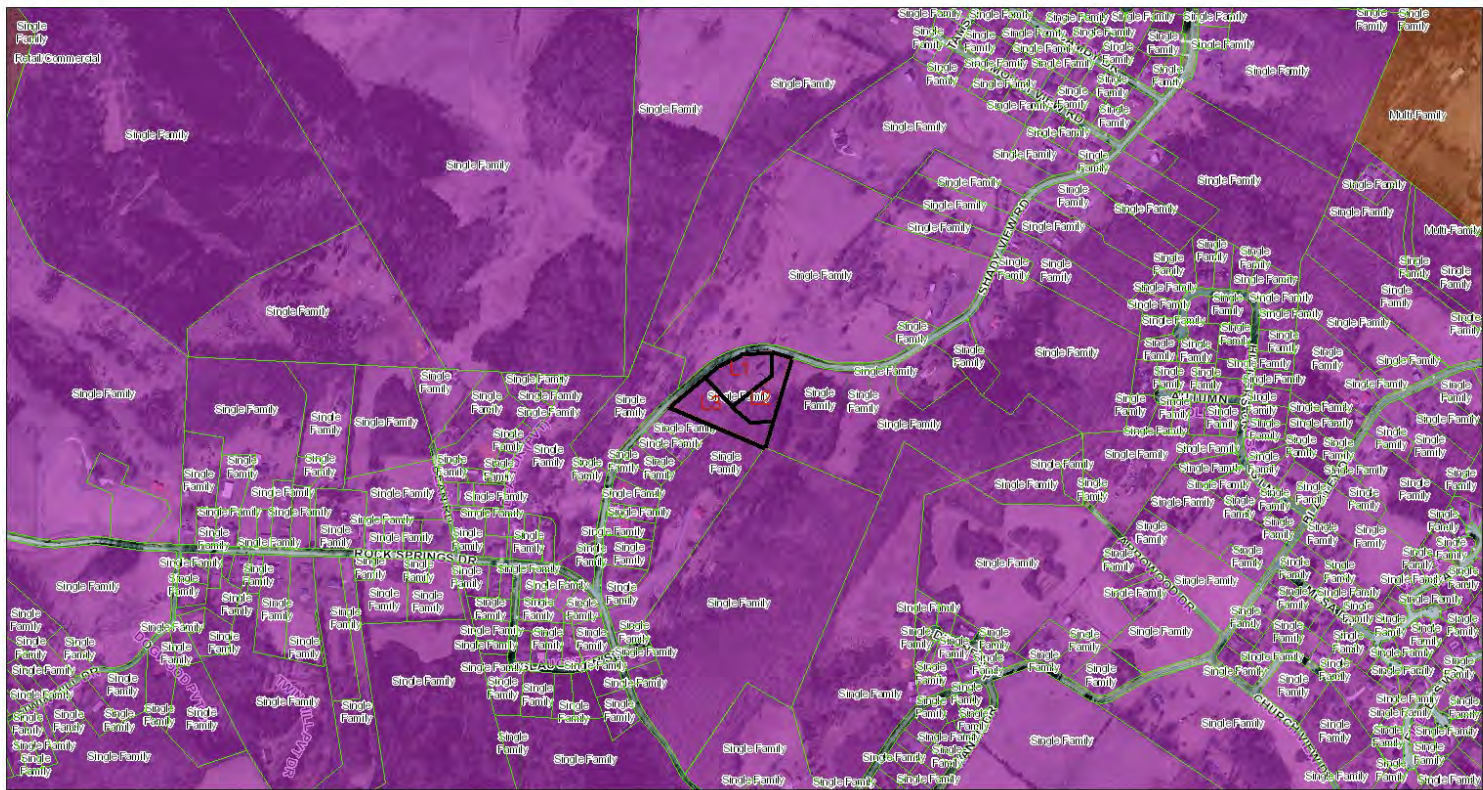
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Sullivan County Parcels	Street_ROW	River	R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4
Lake_Pond	Hawkins County Parcels	Street_ROW	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcel_Conflict	Lake_Pond	Urban Growth Boundary	B-2E	B-3	GC	P-D	PUD	R-2	TA
Parcels	Parcel_Conflict	City 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	T/C	AR	B-4P	M-2	PD	R-1A	R-3B	



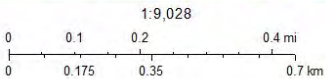
Web AppBuilder for ArcGIS

Future Land Use



7/2/2020, 9:01:56 AM

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



Web AppBuilder for ArcGIS

This aerial map displays a residential neighborhood with property boundaries outlined in green. A specific triangular area is highlighted with a black border and red numbers 1, 2, and 3, indicating the subject property. The map also shows various streets, including Slaughter, Knoll St, and others, and features a blue line representing a waterway or flood zone.

Sullivan County Parcels

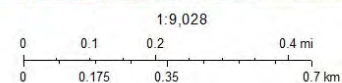
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River

Hawkins County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW

Legend

- Street_ROW
- River
- Street_ROW
- Water Lines
- Sewer Mains
- Urban Growth Boundary



Web AppBuilder for ArcGIS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on July 23, 2020

Front Driveway view of 1097 Shady View Rd.



Eastern side of 1097 Shady View Rd

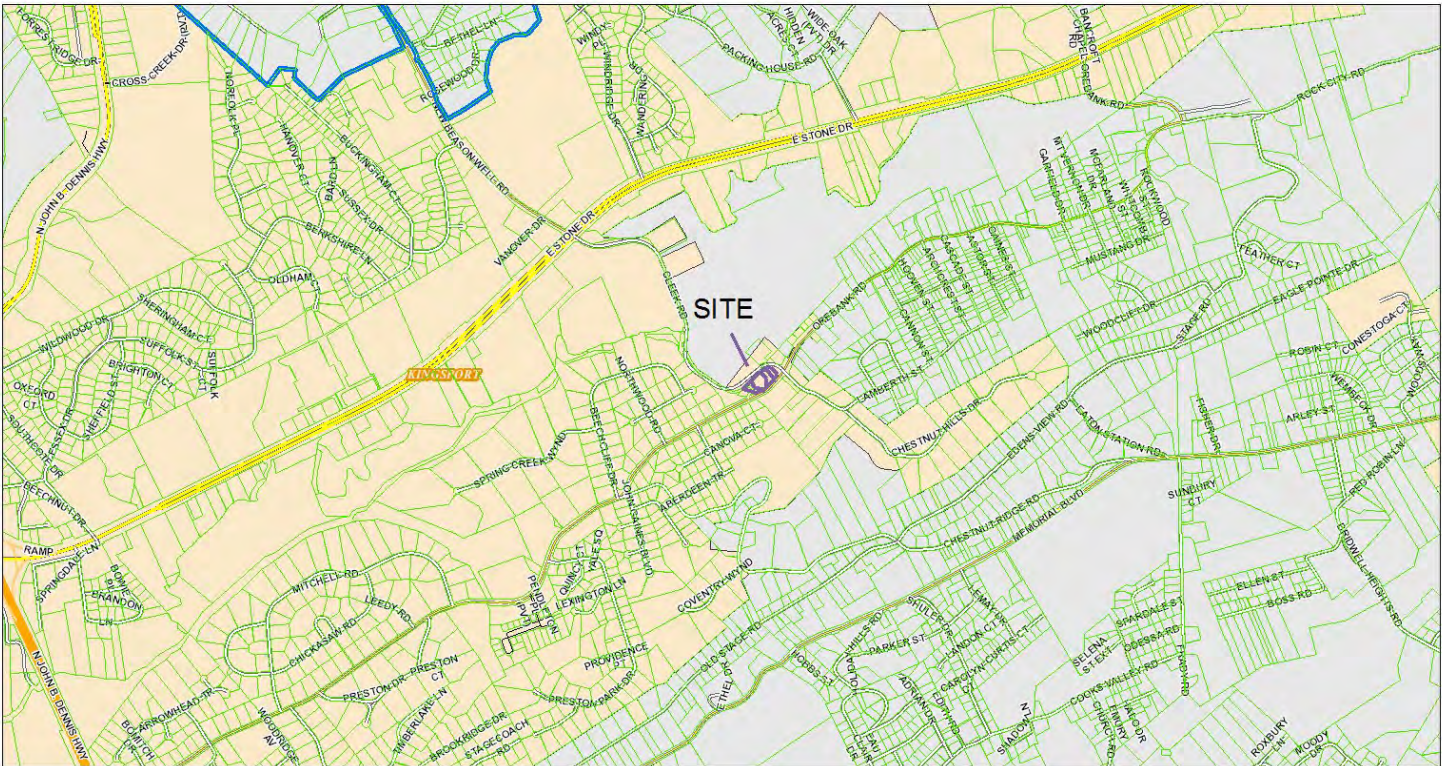


CONCLUSION

Staff recommends final plat approval of the division of Paul H. Cross, Jr. & Mary Alice Cross based upon conformance to the Minimum Subdivision Regulations.

Property Information	Resubdivision of lots 1 & 2 Joy Estates		
Address	2384 Cleek Road		
Tax Map, Group, Parcel	TM 47, Parcels 54.00		
Civil District	10 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 1.864		
Major or Minor / #lots	Minor - 4	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Promise Land Construction Address: 1017 Hill Road City: Blountville State: TN Zip Code: 37617 Email: Phone Number: 423-579-2449		Name: Alley & Associates, Inc. Address: 243 E. Market St. City: Kingsport State: TN Zip Code: 37660 Email: Bsauceaman@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • Plat meets the minimum subdivision regulations <p>A request for final resubdivision of lots 1 & 2 for property located inside the City Limits has been received. The property is located off of Cleek road and Orebank Road.</p> <p>The submitted plat divides the 1.864+/- acre tract into four lots. Lot 1R will be 0.366 acers. Lot 2R will be 0.780 acres, lot 3 will be 0.440 acres, and lot 4 will be 0.278 acres. Lots 1R and 2R will be accessed from Cleek rd. and lots 3 and 4 will have addresses and entrances off of Orebank rd. The parcel required a storm water management plan, notice of intent, and a storm water prevention pollution plan that was met by the developer.</p> <p>All lots are zoned A-1, but are currently in the re-zoning process to become R-1B. The re-zoning will be in effect Sept. 1, 2020. All lots meet the minimum requirements of the Subdivision Regulations as well as the City Zoning Codes.</p> <p><u>Staff recommends final plat approval of the resubdivision of lots 1 & 2 Joy Estates property based upon conformance to the Minimum Subdivision Regulations.</u></p>			
Planner:	Garland	Date: 6/17/20	
		Meeting Date:	July 23, 2020

Site Map



6/17/2020, 11:42:29 AM

- Sullivan County Parcels

Lake_Pond

 Parcel_Conflict
-
- Parcels

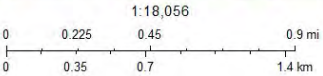
Street_ROW

River

Street_ROW

Urban Growth Boundary

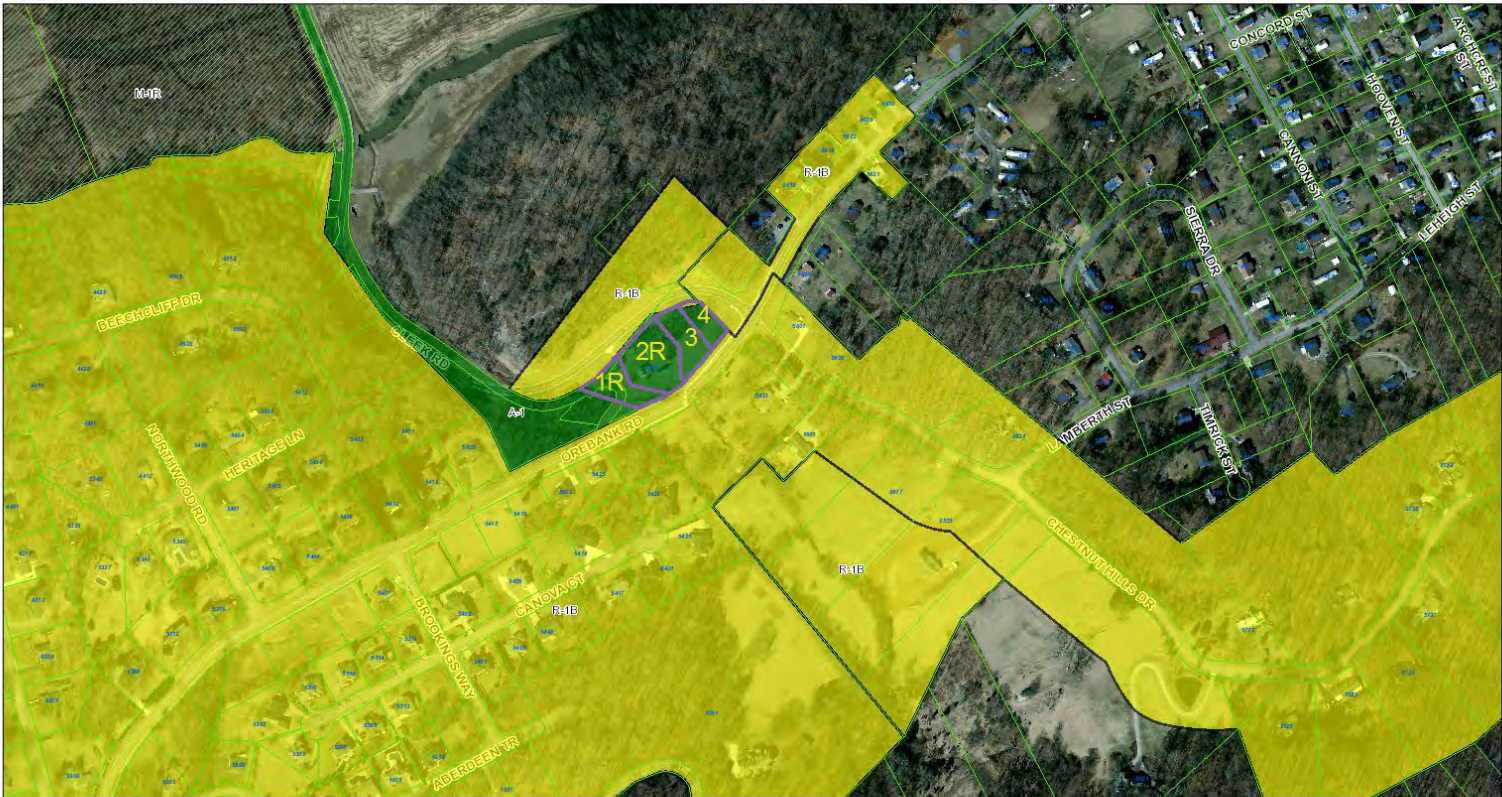
Hawkins County Parcels

 Lake_Pond

Web AppBuilder for ArcGIS

Going through a re-zoning process to be R-1B

Zoning



Future Land Use



6/17/2020, 11:51:46 AM

Kpt 911 Address

Sullivan County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

Street_ROW

Urban Growth Boundary

Agri/Vacant

Single Family

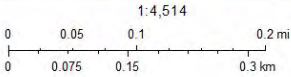
Multi-Family

Industrial

Retail/Commercial

Public

Utilities



Web AppBuilder for ArcGIS

Utilities





Corner of Orebank and Cleek Rd. South View



View from Cleek Rd.



North front end of property



CONCLUSION

Staff recommends final plat approval of the resubdivision of lots 1 & 2 Joy Estates based upon conformance to the Minimum Subdivision Regulations.

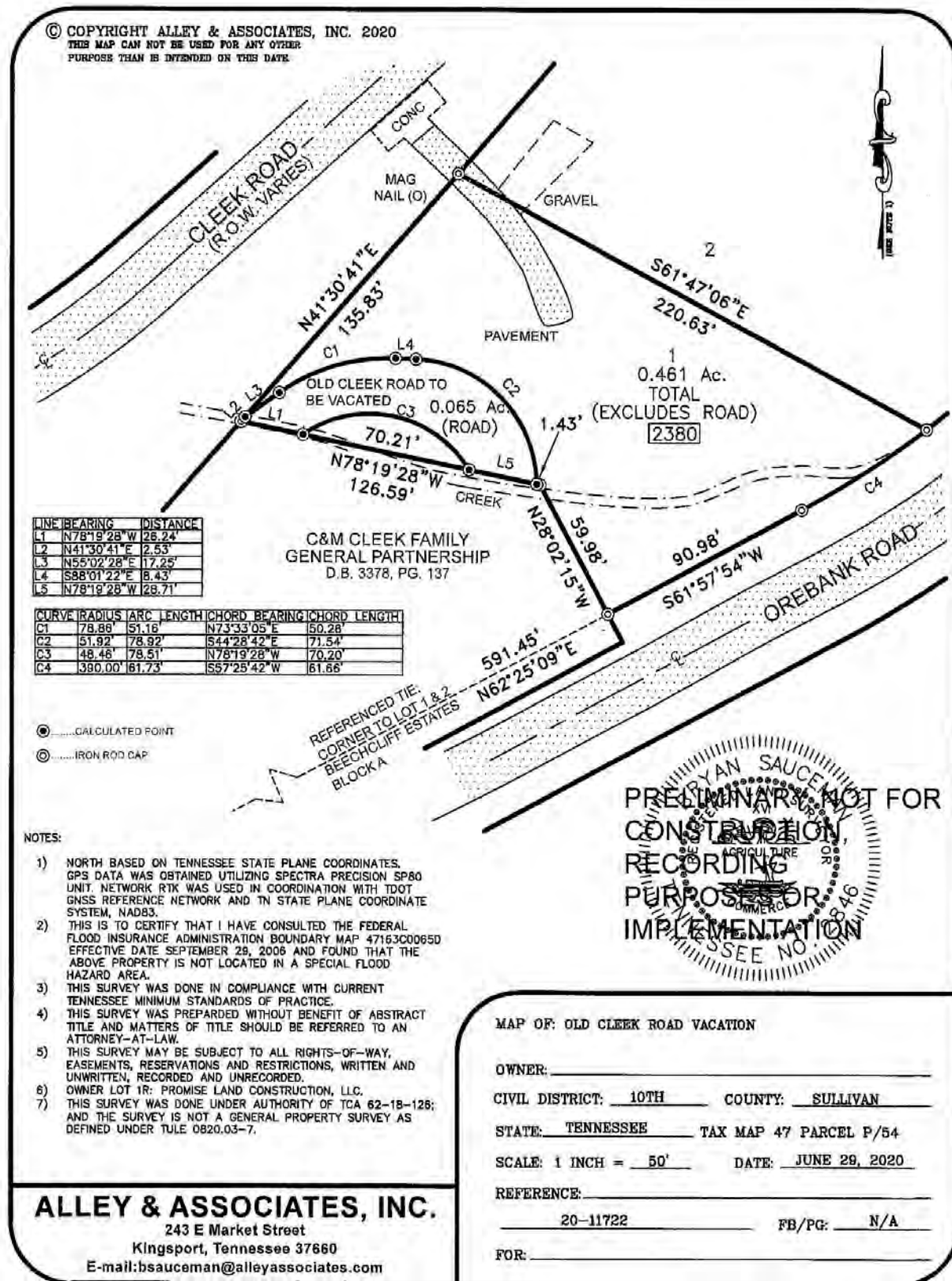
Property Information	Right-of –Way Vacating		
Address	2384 Cleek Road		
Tax Map, Group, Parcel	R-O-W on TM 47, Parcels 54.00		
Civil District	10 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 0.065		
Applicant #1 Information		Surveyor Information	
Name: John Rose Address: 1017 Hill Road City: Blountville State: TN Zip Code: 37617 Phone Number: (423) 575-2449		Name: Alley & Associates Address: 243 E. Market St. City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: (423) 392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends sending a favorable recommendation to the Planning Commissioners to vacate a portion of Old Cleek road:</p> <ul style="list-style-type: none"> Request was reviewed by all utility providers and city departments <p>Staff Field Notes and General Comments:</p> <p>The applicant for this request owns the property to the subject area. The request vacating area consists of approximately 0.065 acres (2,831 sq feet). The area is part of the Old Cleek road. The road was realigned and this portion of the right-of-way was not needed for the new road construction. The applicant owns the property on either side of this section of Old Cleek Road.</p>			
Planner:	Garland	Date: 6/17/20	
Planning Commission Action		Meeting Date:	July 23, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Old Cleek Road****ADDRESS** **2384 Cleek Road****DISTRICT, LAND LOT** **Sullivan County****10th Civil District, TM 47, Parcels 54.00****OVERLAY DISTRICT** **N/A****CURRENT ZONING** **A-1****PROPOSED ZONING** **R-1B****ACRES** +/- 0.065**EXISTING USE** **Street Right-of-Way****PROPOSED USE** **Residential****PETITIONER 1: John Rose****1017 Hill Road Blountville, TN 37617****INTENT**

The applicant is requesting that the portion of the old Cleek Road right-of-way located behind their property be vacated by the City of Kingsport. The purpose of this request is to eliminate the large curve in the property line. The area requested to be vacated is approximately 2,831 square feet. The applicant owns the property on both sides of the Old Cleek Rd portion. This area is part of the old 30' road way that was left over after Cleek road was realigned.

This request has been reviewed by all City Departments and they have approved the request as there are no City utilities within that area. The City Departments have responded that there is no need to keep this portion of the old Cleek Road open for public access.

Staff recommends approval of the vacating of a portion of the old Cleek Road right-of-way as the City staff see no future use for the property.



Legal Description

Beginning at an iron rod with cap, said rod being a corner to lot 1 Joy Estates Subdivision (P.B. 57, PG. 156) and C&M Cleek Family General Partnership (Deed Book 3378, Page 137). Thence along the sideline of Cleek Road, North 41 Degrees 30 Minutes 41 Seconds East, a distance of 2.53 feet to a point. Thence leaving said sideline the following four calls: North 55 Degrees 02 Minutes 28 Seconds East, a distance of 17.25 feet to a point; thence with a curve to the right with an arc length of 51.16 feet, a radius of 78.86 feet, and a chord of North 73 Degrees 33 Minutes 05 Seconds East, a distance of 50.26 feet to a point; Thence South 87 Degrees 59 Minutes 34 Seconds East, a distance of 8.43 feet to a point and with a curve to the right with an arc length of 78.92 feet, a radius of 51.92 feet, and a chord of South 44 Degrees 28 Minutes 42 Seconds East, a distance of 71.54 feet to a point, said point being located on the line of lot 1 Joy Estates and the C&M Cleek Family General Partnership. Thence along lot 1 and Cleek, North 78 Degrees 19 Minutes 28 Seconds West, a distance of 28.71 feet to a point. Thence leaving said property line with a curve to the left, an arc length of 78.51 feet, a radius of 48.46 feet, and a chord of North 78 Degrees 19 Minutes 28 Seconds West, a distance of 70.20 feet to a point in the line of C&M Cleek and lot 1 Joy Estates. Thence with said property line, North 78 Degrees 19 Minutes 28 Seconds West, a distance of 26.24 feet to the point of beginning, containing 0.065 acres, more or less.



6/25/2020, 2:05:16 PM

Sullivan County Parcels

☐ Lake_Pond

Parcel Conflict

Parcels

☐ Railroad POW

☐ Railroad_ROW
☐ River

 River☐ Street_ROW

Hawkins County Par

Lake_Pond

☐ Parcel Confli☐ Parcels☐ Railroad BO

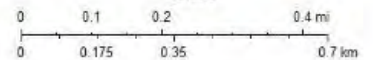
Kaliyuga_Rom

☐ River☐ Street ROW

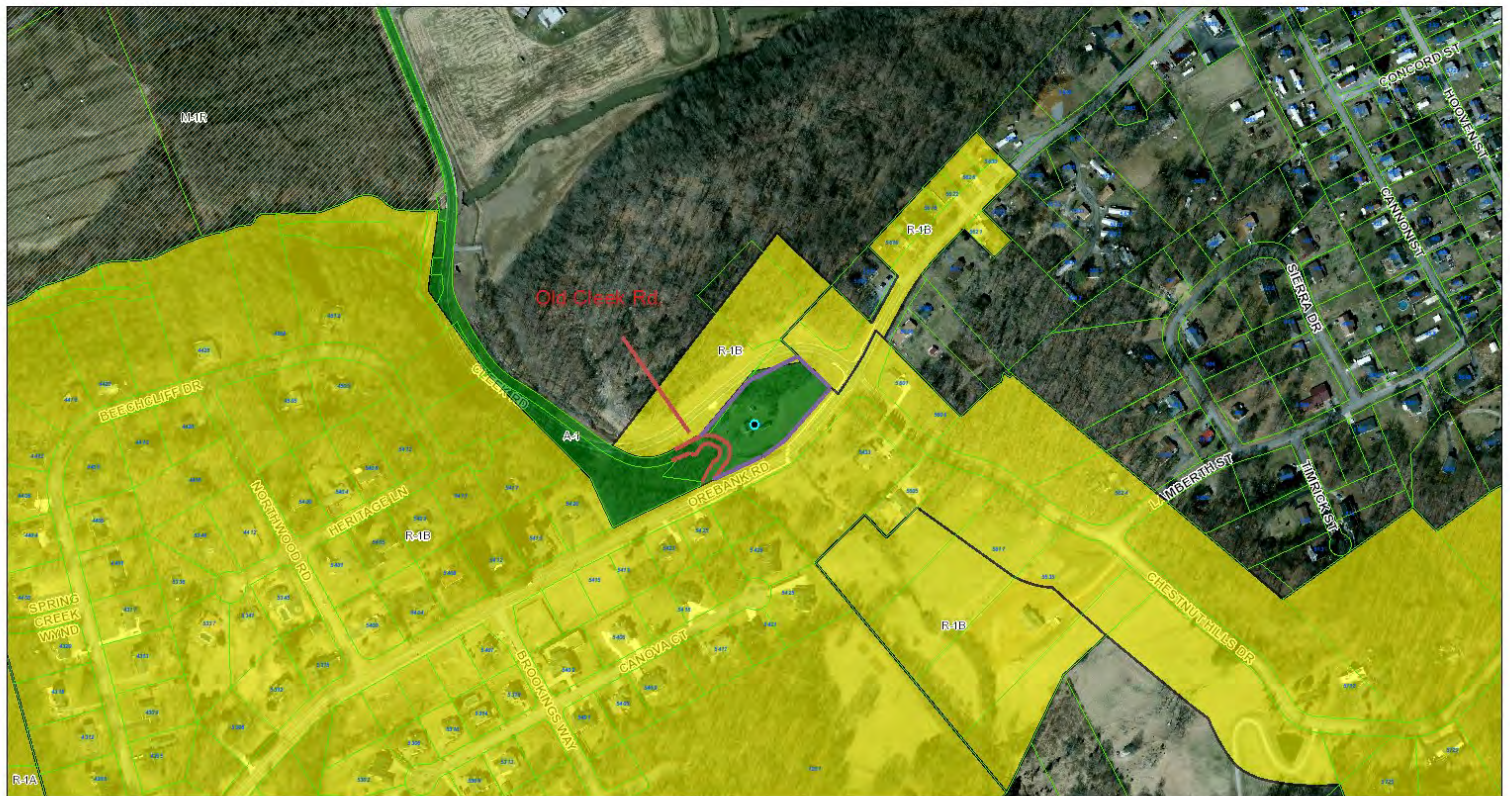
Urban Growth Boundary

 Urban Growth

1:9,028

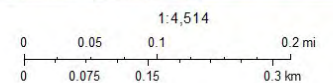


Zoning



6/25/2020, 2:07:32 PM

Kpt 911 Address	River	Railroad_ROW	T/C	AR	B-4P	M-2	PD	R-1A	R-3B
Sullivan County Parcels	Street_ROW	River	R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4
Lake_Pond	Street_ROW	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



Web AppBuilder for ArcGIS

Future Land Use

**RECOMMENDATION:**

Staff recommends approval for the vacating of the right-of way off Old Cleek road located on tax map 47 Parcel 58.

Property Information	Subdivision of a Part of The Robert Earl Jones, ET UX., Property		
Address	Childress Ferry Road		
Tax Map, Group, Parcel	TM 78 Parcel 29		
Civil District	7th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 1.380		
Major or Minor / #lots	Minor	Concept Plan	
Two-lot sub	YES	Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Robert Earl Jones, ET UX. Address: 1653 Childress Ferry Rd City: Blountville State: TN Zip Code: 37617 Email: N/A Phone Number:		Name: Saxon & Associates Address: 129 Otari Drive City: Kingsport State: TN Zip Code: 37664 Email: N/A Phone Number: 423-245-9926	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> • One variance is requested to the public water requirement. • With approval of variance, the plat meets the Minimum Subdivision Regulations. Staff Field Notes and General Comments: The property lies within the Urban Grown Boundary for the City of Kingsport along Childress Ferry Road. The Kingsport Subdivision Regulations require that all new lots have a public water supply. The cost to extend public water to this property exceeds \$15,000. Therefore the owners have requested a variance to allow the plat to be recorded with no public water. A functional well currently serves the property. Staff recommends approval of the final plat for the Division of the Robert Earl Jones property and the variance to the public water requirement to meet minimum Subdivision Regulations.			
Planner:	Garland	Date: 06/16/20	
Planning Commission Action		Meeting Date:	July 23, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Subdivision of a part of The Robert Earl Jones Property
ADDRESS	Childress Ferry Road
DISTRICT, LAND LOT	7th Civil District, TM 78 Parcel 29
OVERLAY DISTRICT	N/A
EXISTING ZONING	County A-1
PROPOSED ZONING	No Change
ACRES	1.380
EXISTING USE	Vacant
PROPOSED USE	Vacant

PETITIONER: Robert Earl Jones
ADDRESS: 1653 Childress Ferry Road Blountville, TN 37617

REPRESENTATIVE: Daniel Saxon
PHONE: 423-245-9926

INTENT

The applicant is requesting final plat approval for the subdivision of the property located in the 7th Civil District and more fully described as Tax Map 78 Parcel 29.

The property is within the Kingsport Urban Grown Boundary along Childress Ferry Road. The submitted plat would create one new lot accessed by Childress Ferry Road. No Sewer is available to the property. The existing home is served by a Sanitary Sewage Disposal System (septic).

No public water is available to the property as well. Estimates from the Water/Sewer Division state that the cost to extend water to this property could easily exceed \$15,000. Due to the wide span of several streams and solid rock it would be very difficult to extend the water system. Although there is existing water on either end of this non served spot the two cannot be connected because they are on separate pressure zones. The Kingsport Subdivision Regulations call for every new lot to have a public water supply. The owners are requesting a variance to these regulations to allow them to subdivide the lot without public water.

While extending the waterline is possible, City staff would have to perform continual maintenance on this line and flush out the water since it would be located at the end of a line.

Staff recommends approval of the final plat for the Division of the Robert Earl Jones property and the variance to the public water requirement to meet minimum Subdivision Regulations.

Location

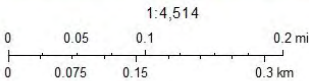


Zoning



6/16/2020, 11:06:56 AM

Kpt 911 Address	River	Railroad_ROW	A-2	M-2	R-1	Split
Sullivan County Parcels	Street_ROW	River	AR	PBD-3	R-2	
Lake_Pond	Hawkins County Parcels	Street_ROW	B-1	PBD/SC	R-2A	
Parcel_Conflict	Lake_Pond	Urban Growth Boundary	B-3	PMD-1	R-3	
Parcels	Parcel_Conflict	Sull Co Zoning	B-4	PMD-2	R-3A	
Railroad_ROW	Parcels	A-1	M-1	PUD	R-3B	



Web AppBuilder fc

Aerial with Utilities



6/16/2020, 11:09:51 AM

- Kpt 911 Address

Sullivan County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

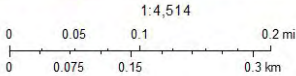
Street_ROW

Sewer Manholes

Water Lines

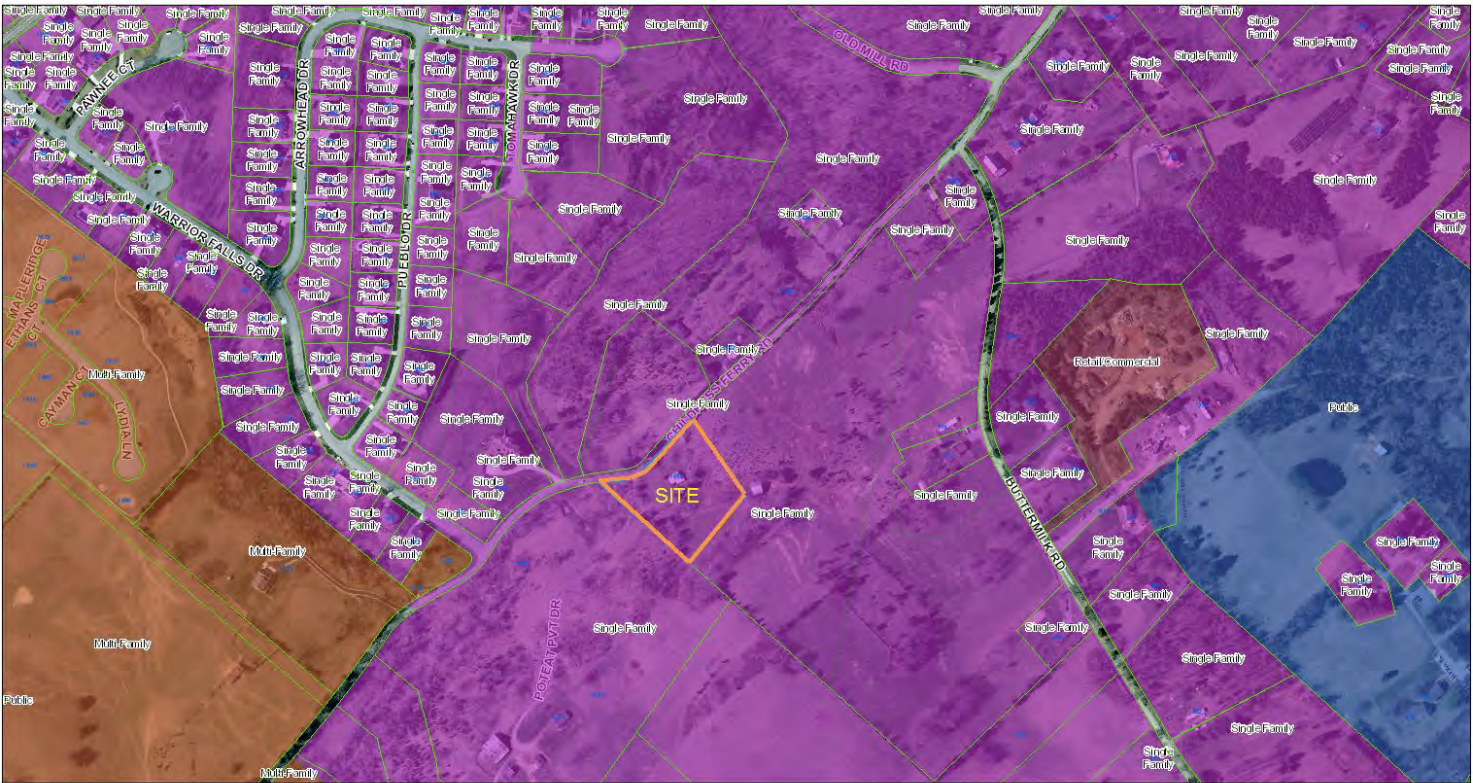
Sewer Mains

Urban Growth Boundary



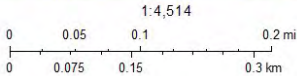
Web AppBuilder for ArcGIS

Future Land Use



6/16/2020, 11:26:21 AM

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



Web AppBuilder for ArcGIS

[illegible]

1653 Childress Ferry Rd
1549 Childress Ferry Rd (Mailing Address)
Blountville, TN 37617
June 12, 2020

Kingsport Regional Planning Commission
201 W Market Street
Kingsport, TN 37660

Ref.: Request for Variance, 1653 Childress Ferry Road, Tax Map 78, Parcel 29.00

Ladies/Gentlemen:

My wife and I are the owners of a small farm on Childress Ferry Road. I am 85 years old and I am in the process of giving parts of my property to my children. My daughter wants a log house and 1.380 acres of land that fronts on Childress Ferry Road, lying at the northwest corner of my farm, as shown on the Plat of Subdivision being presented. This log house was my grandfather's home, is more than 100 years old, and is served by a well more than 100 years old that once served three families at the same time. There is no public water service for this property and the estimate to run water to it is about \$17,000 due to a creek crossing and solid rock. I can ill afford to pay that amount.

My request is that you grant me a variance to approve my Subdivision Plat with the understanding that no public water serves the property.

Many thanks for your kind consideration of my request,



Robert Earl Jones

View from gravel driveway off Childress Ferry Rd.



View facing East



Corner of Fall Creek and Childress Ferry Rd. facing the parcel



CONCLUSION

Staff recommends approval of the final plat for the Subdivision of a part of the Robert Earl Jones, ET UX., property and the variance to the public water requirement to meet minimum Subdivision Regulations.

Property Information	Revision of Part of The Homer Dal Rogers Property		
Address	570 & 409 Henry Harr Road		
Tax Map, Group, Parcel	TM 64 Parcel 28.10 & 28.20		
Civil District	7th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential & Industrial		
Acres	+/- 2.744		
Major or Minor / #lots	Minor	Concept Plan	
Two-lot sub	YES	Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Patsy Ford, Michael & Tammy Apple Address: 570 & 409 Henry Harr road City: Blountville State: TN Zip Code: 37617 Email: N/A Phone Number: N/A		Name: Steve Lyons Address: 112 Industrial Road, Suite 3 City: Gray State: TN Zip Code: 37615 Email: lyonssurv@gmail.com Phone Number: 423-477-2947	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> One variance is requested to the public water requirement. With approval of variance, the plat meets the Minimum Subdivision Regulations. Staff Field Notes and General Comments: The property lies within the Urban Grown Boundary for the City of Kingsport along Henry Harr Road. The Kingsport Subdivision Regulations require that all new lots have a public water supply. The closest water line is 4,000 feet away and the cost to extend public water to this property exceeds \$40,000. Therefore the owners have requested a variance to allow the plat to be recorded with no public water. A functional well currently serves the property. Staff recommends approval of the final plat for the Revision of part of the Homer Dal Rogers property and the variance to the public water requirement to meet minimum Subdivision Regulations.			
Planner:	Garland	Date: 06/22/20	
Planning Commission Action		Meeting Date:	July 23, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Revision of part of the Homer Dal Rogers property
ADDRESS	Henry Harr Road
DISTRICT, LAND LOT	7th Civil District, TM 64 Parcel 28.10 & 28.20
OVERLAY DISTRICT	N/A
EXISTING ZONING	County A-1
PROPOSED ZONING	No Change
ACRES	2.744
EXISTING USE	Vacant
PROPOSED USE	Vacant

PETITIONER: Patsy Ford, Michael & Tammy Apple
ADDRESS: 570 & 409 Henry Harr Road Blountville, TN 37617

REPRESENTATIVE: Steve Lyons
PHONE: 423-477-2947

INTENT

The applicant is requesting final plat approval for the subdivision of the property located in the 7th Civil District and more fully described as Tax Map 64 Parcel 28.10 & 28.20.

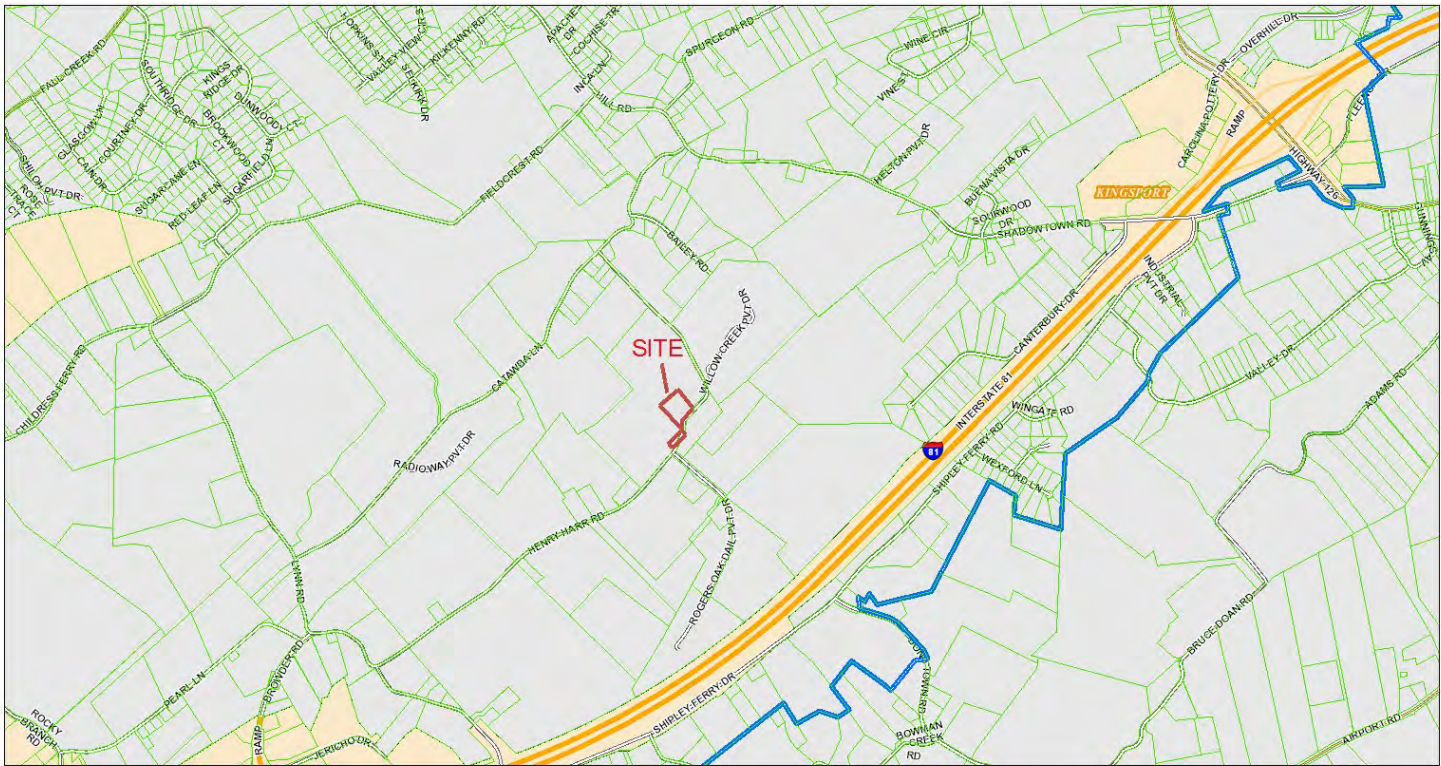
The property is within the Kingsport Urban Grown Boundary along Henry Harr Road. The submitted plat would extend the backyard of 570 Henry Harr road and an ingress egress easement will be relinquished and deeded back to 409 Henry Harr road. No Sewer is available to the property. The existing home is served by a Sanitary Sewage Disposal System (septic).

No public water is available to the property as well. Estimates from the Water/Sewer Division state that the cost to extend water to this property could easily exceed \$40,000. The closest water line is 4,000 feet away. The Kingsport Subdivision Regulations call for every new lot to have a public water supply. The owners are requesting a variance to these regulations to allow them to revision the lot without public water.

While extending the waterline is possible, City staff would have to perform continual maintenance on this line and flush out the water since it would be located at the end of a line. It was noted that the City might not have the pressure to get the water there. A functional well currently serves the property.

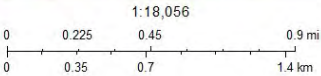
Staff recommends approval of the final plat for the Revision of part of the Henry Dal Rogers property and the variance to the public water requirement to meet minimum Subdivision Regulations.

Site Map



6/23/2020, 9:22:20 AM

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



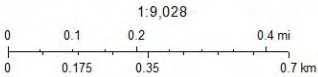
Web AppBuilder for ArcGIS

Zoning



6/23/2020, 9:25:54 AM

Sullivan County Parcels		Street_ROW	River	AR	PBD-3	R-2
Lake_Pond	Hawkins County Parcels	Street_ROW		B-1	PBD/SC	R-2A
Parcel_Conflict	Lake_Pond	Urban Growth Boundary		B-3	PMD-1	R-3
Parcels	Parcel_Conflict	Sull Co Zoning		B-4	PMD-2	R-3A
Railroad_ROW	Parcels	A-1		M-1	PUD	R-3B
River	Railroad_ROW	A-2		M-2	R-1	Split



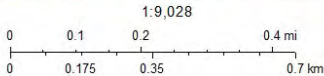
Web AppBuilder for ArcGIS

Utilities



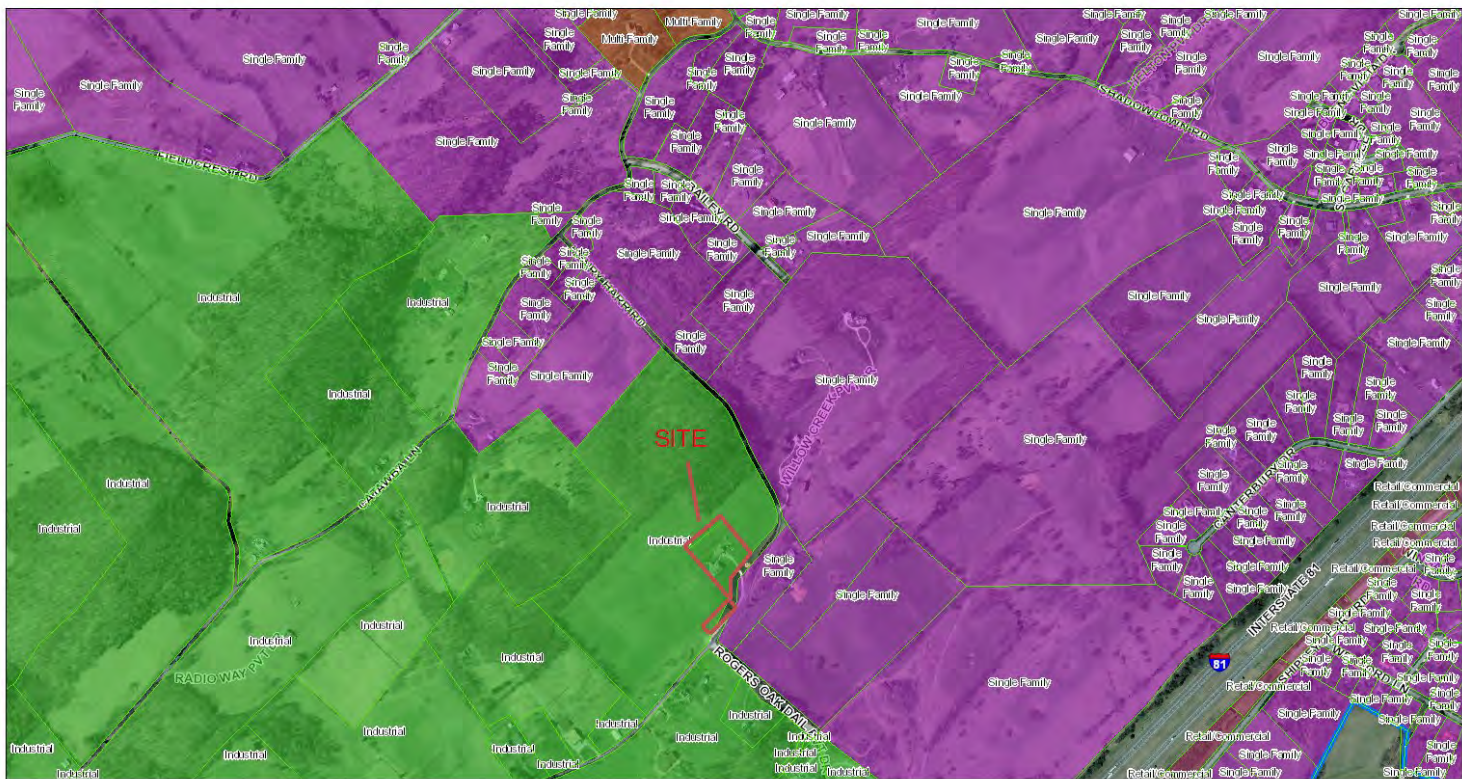
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- | | | |
|--|--|--|
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| <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Water Lines |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> Sewer Mains |
| <input type="checkbox"/> Parcels | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Urban Growth Boundary |
| <input type="checkbox"/> Railroad_ROW | <input type="checkbox"/> Parcels | |
| <input type="checkbox"/> River | <input type="checkbox"/> Railroad_ROW | |



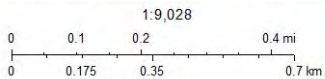
Web AppBuilder for ArcGIS

Future Land Use



6/23/2020, 9:29:28 AM

- | | | | |
|--------------------------------|-------------------------------|-----------------------|-------------------|
| Sullivan County Parcels | Street_ROW | River | Multi-Family |
| Lake_Pond | Hawkins County Parcels | Street_ROW | Industrial |
| Parcel_Conflict | Lake_Pond | Urban Growth Boundary | Retail/Commercial |
| Parcels | Parcel_Conflict | Agri/Vacant | Public |
| Railroad_ROW | Parcels | Single Family | Utilities |
| River | Railroad_ROW | | |



Web AppBuilder for ArcGIS



[illegible]

apple variance.txt

570 Henry Harr Road
Blountville, TN. 37617
July-2nd-2020

Kingsport Regional Planning Commission
201 W Market Street
Kingsport, TN. 37660

Ref.: Request for Variance, 570 Henry Harr Road, Blountville, TN. 37617
Tax Map 064 Parcel 028.20

Ladies/ Gentleman

We are the owners of 2.515 acre tract of land located at 570 Henry Harr Road in Blountville, Tennessee improved with house and Garage. The property is currently serviced by a private well. The property was carved out of a larger tract in 2016, approved by the Kingsport Planning Commission and recorded in Plat Book 53 Page 441 in the register's office at Blountville Tennessee.

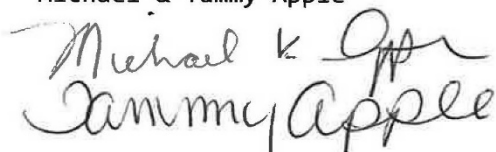
The property was granted a right of way easement for ingress & egress along a portion of Henry Harr Road as shown on the recorded plat. It is our desire along with Patsy Ford the owner of the surrounding land to swap this easement for a strip of land to be added to our existing parcel consisting of 0.229 acres and shown on the new plat.

We have been informed that the public water is not available to this property at the present time and is infact about 4000 feet away. We understand that in order to have the plat signed and approved for the Kingsport Regional Planning Commission to add this additional property to our existing parcel we will need a variance for subdivision approval.

Our request is that the planning commission grant a variance to approve the addition to our property through the subdivision plat with the understanding that public water does not serve this property.

Please consider our request.
Thanks

Michael & Tammy Apple

Handwritten signatures of Michael K. Apple and Tammy Apple. The signature for Michael K. Apple is written in a cursive style, and the signature for Tammy Apple is written in a more stylized, cursive script.

570 Henry Harr Rd.



409 Henry Harr Rd.



CONCLUSION

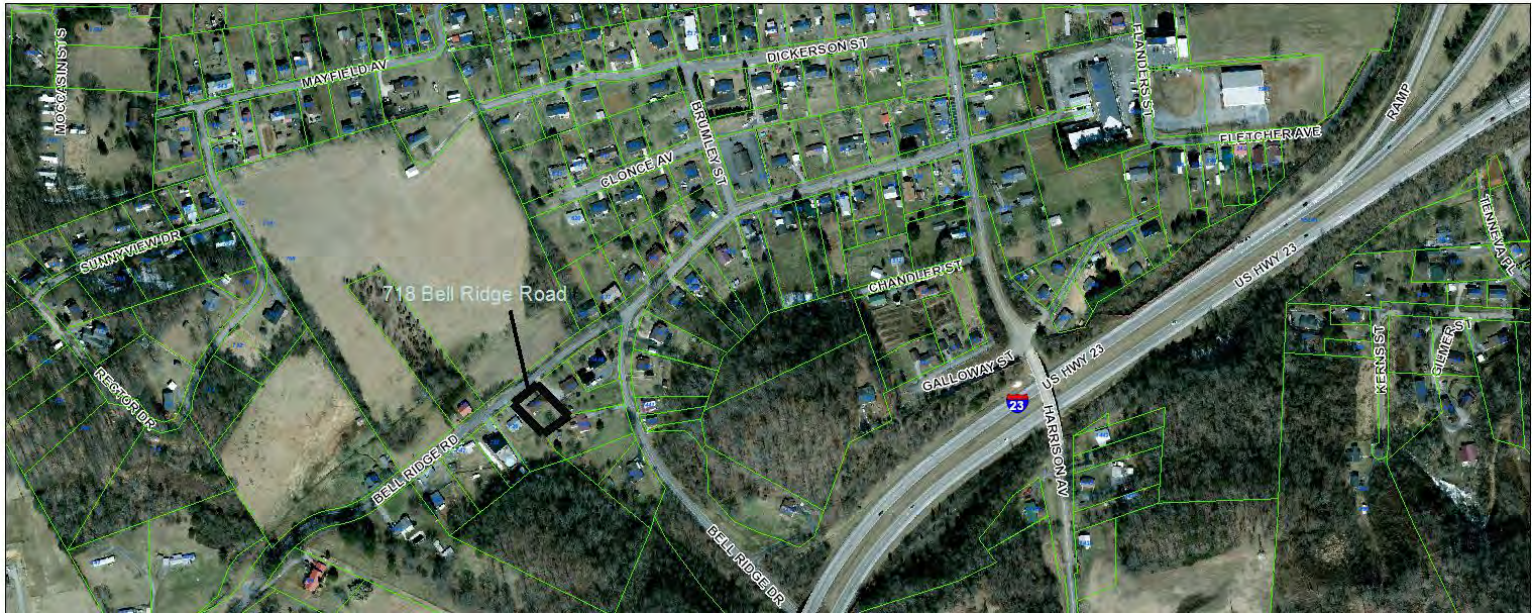
Staff recommends approval of the final plat for the Subdivision of a part of the Revision of part of the Homer Dal Rogers property and the variance to the public water requirement to meet minimum Subdivision Regulations.

Kingsport Regional Planning Commission
Annexation Report

File Number 20-301-00003

Property Information	718 Bell Ridge Road Annexation		
Address	718 Bell Ridge Road		
Tax Map, Group, Parcel	012N A 029C 020.00		
Civil District	12 th		
Overlay District	n/a		
Land Use Plan Designation	Single Family Residential		
Acres	0.30 +/-		
Existing Use	Single Family	Existing Zoning	County R-1
Proposed Use	Single Family	Proposed Zoning	City R-1B
Owner Information		Owner Information	
Name: Jody & Elizabeth Winegar Address: 718 Bell Ridge Road City: Kingsport State: TN Zip Code: 37660 Email: jodywinegar@kingsporttn.gov Phone Number: 423.863.3481			
Planning Department Recommendation			
<p>RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i> • <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.</i> • <i>Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i> <p>Staff Field Notes and General Comments: This is a property owner-requested annexation submitted by Mr. & Mrs. Winegar. The reason for the request is due to the currently failing private subsurface sewage disposal system on the property. The property is currently served city water. The annexation proposal's projected revenues will exceed projected costs within seven years.</p>			
Planner:	Elizabeth Poczobut	Date:	June 15, 2020
Planning Commission Action		Meeting Date:	July 23, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Location Map



Zoning Map



Future Land Use Map



View of Annexation Site from Bell Ridge Road



View of Site in Proximity to City Limits



Kingsport Regional Planning Commission
Annexation Report

File Number 20-301-00003

Cost

718 Bell Ridge Road

Cost Estimate/ tax records as of June 2020

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$445.99	\$86,600 appraisal
State Shared	X	\$300	\$100.00 x 3 residents
Stormwater	X	\$42	
Water & Sewer Rev (loss) *	\$1950	H2O: \$(312.72) Sewer: \$390.72	5,000 gallon/month avg (rate reductions) *Property currently on City water and Private SSDS*
Total	\$1950	\$865.99	

Expenses	One Time	Recurring (Annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	
Transit Service	0.00	0.00	
Street Lighting	0.00	0.00	
Traffic Controls	0.00	0.00	
Streets & Sanitation	0.00	0.00	
Subtotal	0.00	0.00	
Capital Budget			
Water	0.00	0.00	
Sewer	\$5650	0.00	Pump & force main installation
Streets	0.00	0.00	
Subtotal	\$5650	0.00	
Grand Total	\$5650		

Google Earth Aerial



CONCLUSION

The Kingsport Planning Division recommends sending a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and Plan of Services for the Bell Ridge Road Annexation based on the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

RESOLUTION NO. _____

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE 718 BELL RIDGE ROAD ANNEXATION OF THE CITY OF KINGSPORT, TENNESSEE

WHEREAS, before any territories may be annexed under Tennessee Code Annotated §6-51-102, the governing body shall have previously adopted a plan of services setting forth the identification and timing of municipal services; and

WHEREAS, before any such plan of services shall have been adopted, it must have been submitted to the local planning commission for study and a written report; and

WHEREAS, a plan of services for the proposed 718 Bell Ridge Road annexation was submitted to the Kingsport Regional Planning Commission on July 23, 2020, for its consideration and a written report; and

WHEREAS, prior to the adoption of a plan of services, the City shall hold a public hearing; and

WHEREAS, a public hearing was held August 18, 2020; and

WHEREAS, notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the municipality a minimum of fifteen (15) days prior to the hearing; and

WHEREAS, notice of the time and place of the public hearing was published in the Kingsport Times-News on August 3, 2020; and

WHEREAS, the City of Kingsport, pursuant to the provisions of Tennessee Code Annotated, §6-51-102 has endeavored to annex a portion of the 12th Civil District of Sullivan County, Tennessee, commonly known as the 718 Bell Ridge Road Annexation, said area being bounded and further described as follows:

BEGINNING at a fence post on the southeasterly side of River Road said post being Gott and Gilliam corner; thence running along the southeasterly side of the River Road S 54° 30' W. 100 feet to a stake; thence leaving said road and running a new line S. 44° 30' E. 150.5 feet to a stake; thence N. 54° 30' E. 100 feet to a fence post the same being Gott and Gilliam's corner; thence running along the Gilliam line N. 44° 30' W. 150.5 feet to the point of BEGINNING, and being all of Tax Map 012N , Group A, C-Map 029C, Parcel 020.00 as shown on the August 2019 Sullivan County Tax Maps.

AND WHEREAS, the City of Kingsport deems it advisable to adopt a Plan of Services for the proposed annexation area. Now, therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF KINGSPORT, TENNESSEE, AS FOLLOWS:

SECTION I. That a Plan of Services for the 718 Bell Ridge Road Annexation as bounded and described above is hereby adopted, subject to an enactment of an annexation resolution for the annexation area, the said Plan of Services to be as follows:

**718 Bell Ridge Road Annexation
Plan of Services**

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs

including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.

- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- C. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- D. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- E. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those

not currently receiving City water will be required to obtain a water-tap in order to obtain City water.

- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.
- C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant has been the recipient of the EPA Partnership for Safe Drinking Water award for nine consecutive years.
- D. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of American Electric Power and is currently available.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer serves the annexation site. At properties where sewer services must be extended, the upgrades will be complete within five (5) years of the effective date of the annexation.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.

- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Wastewater Treatment Plant is the recipient of multiple operations excellence awards.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.

- D. Routine Right of Way maintenance is also provided on the effective date of annexation. Tasks include Mowing, Tree Maintenance and Weed Control by certified personnel as needed to respond to routine maintenance requests and emergencies.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking

and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that AEP install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation.

10. Zoning Services

- A. The area will be zoned R-1B (Single Family Residential).
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

Maintenance of existing storm sewer systems within the public ROW is provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

SECTION II. This Resolution shall be effective from and after its adoption, the public welfare requiring it.

ADOPTED this the 18th day of June 2018.

ATTEST:

PATRICK W. SHULL, Mayor

SIDNEY H. COX
City Recorder

APPROVED AS TO FORM:

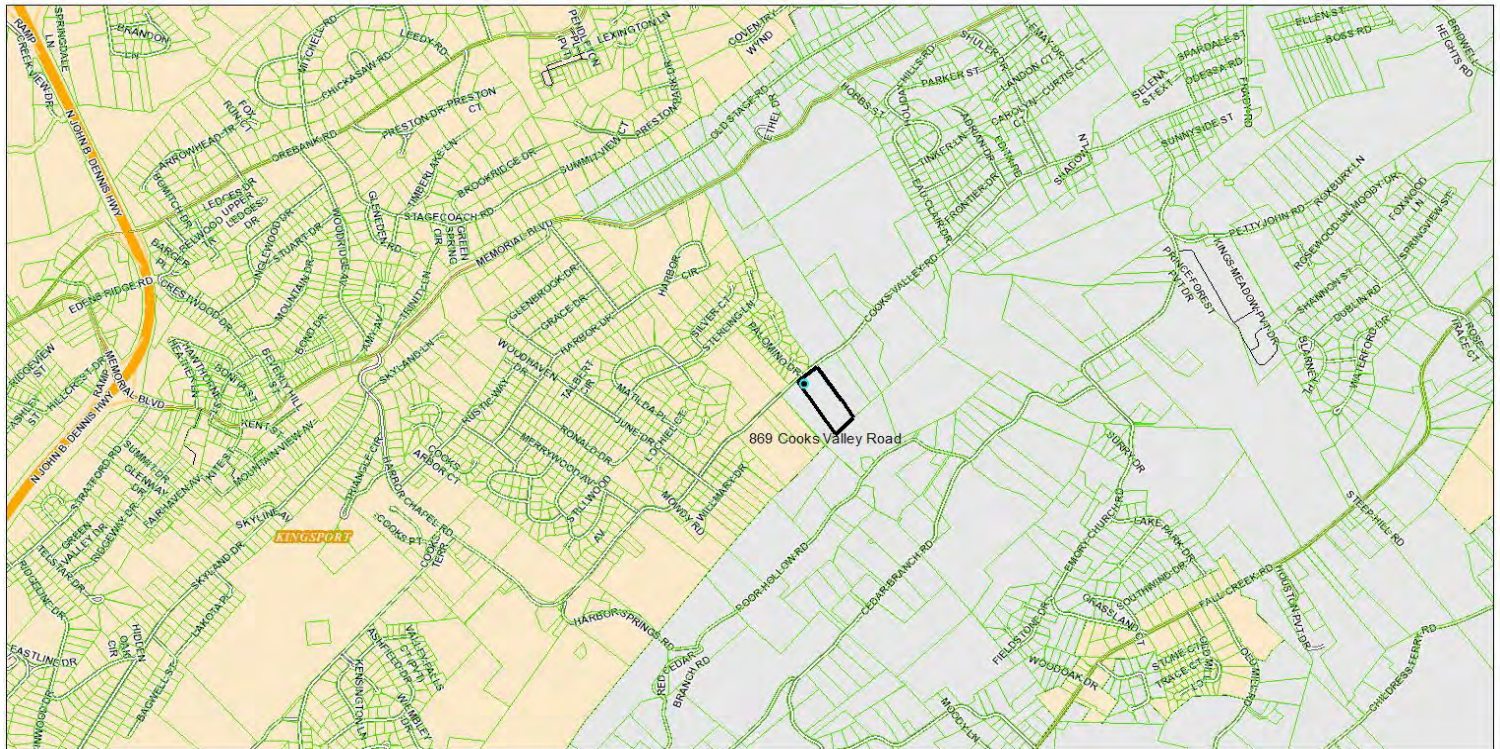
J. MICHAEL BILLINGSLEY, City Attorney

Kingsport Regional Planning Commission
Annexation Report

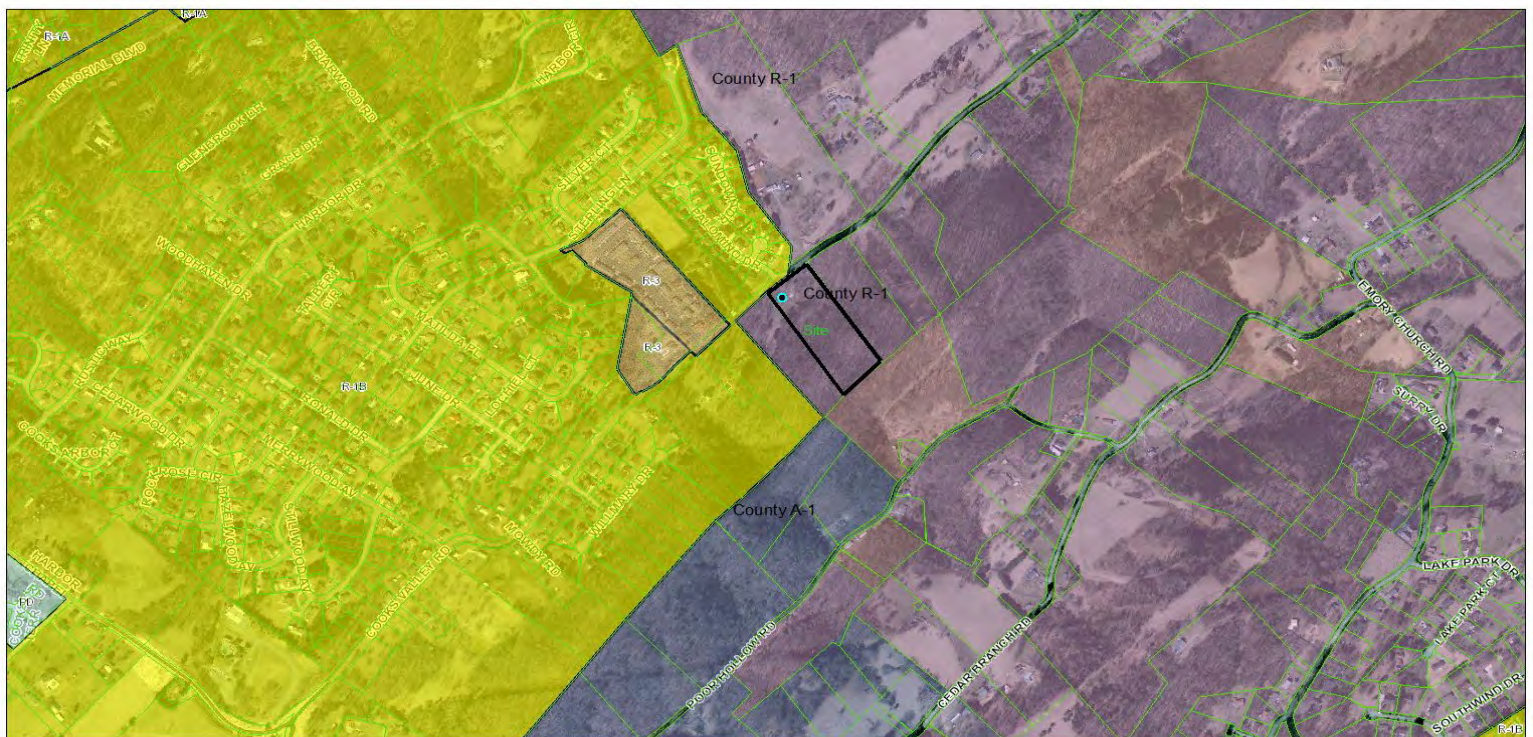
File Number 20-301-00002

Property Information	869 Cooks Valley Road Annexation		
Address	869 Cooks Valley Road		
Tax Map, Group, Parcel	Tax Map 062, Parcel 035.20		
Civil District	07 th		
Overlay District	n/a		
Land Use Plan Designation	Single Family Residential		
Acres	7.09 +/-		
Existing Use	Single Family	Existing Zoning	County R-1
Proposed Use	Single Family	Proposed Zoning	City R-1B
Owner Information		Owner Information	
Name: Kirstin Morton Address: 869 Cooks Valley Road City: Kingsport State: TN Zip Code: 37664 Email: kirstin.c.morton@gmail.com Phone Number: 203.216.7404			
Planning Department Recommendation			
<p>RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i> • <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.</i> • <i>Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i> <p>Staff Field Notes and General Comments: This is a property owner-requested annexation submitted by Ms. Kirstin Morton. The reason for the request is for city services and school availability for future children. Both city water and sewer are available to the property. The annexation proposal conforms with the annexation policy as infrastructure is in place and there is no known cost to the City. The parcel is across from the Palomino Acres Subdivision.</p>			
Planner:	Elizabeth Poczubut	Date:	June 16, 2020
Planning Commission Action		Meeting Date:	July 23, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Location Map



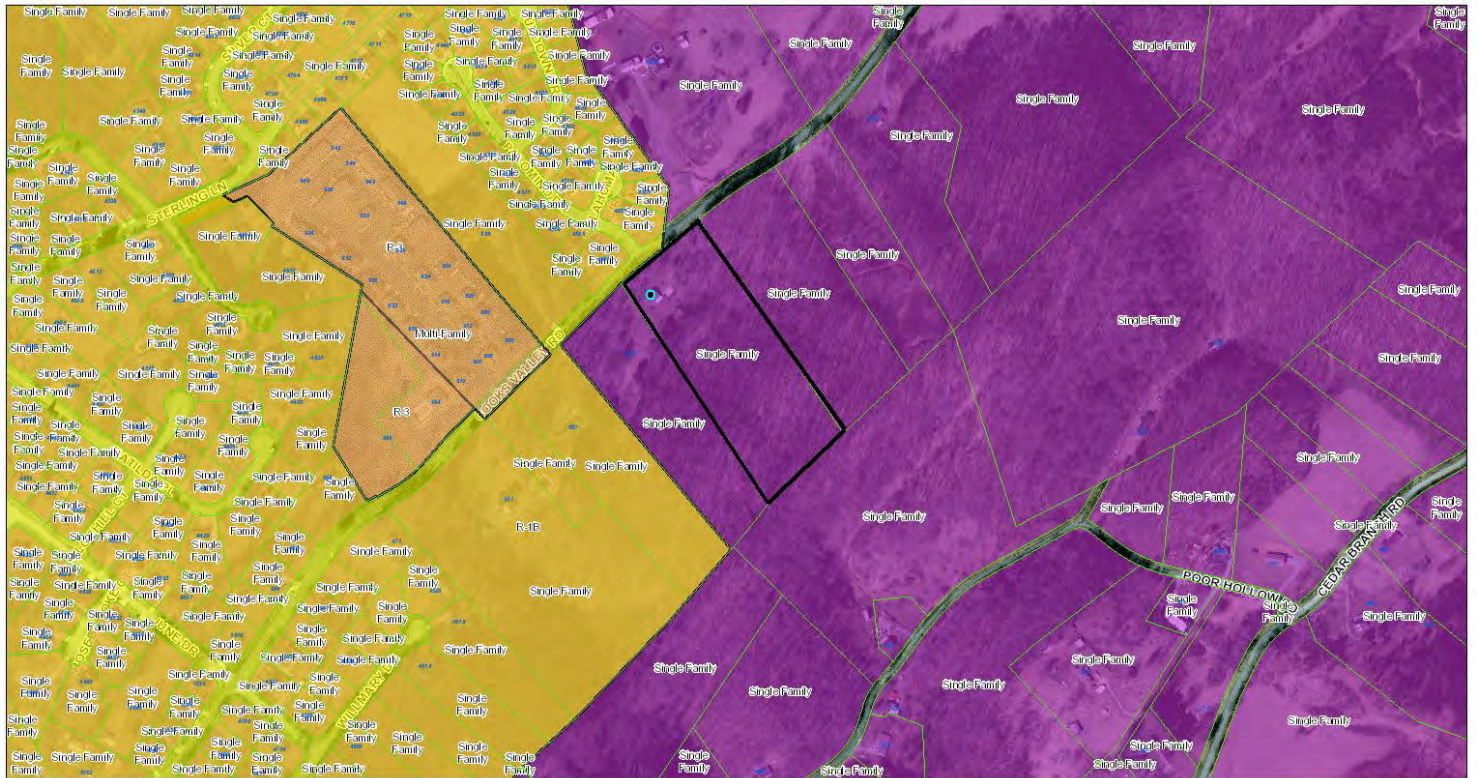
Zoning Map



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Future Land Use Map



View of Annexation Site from Cooks Valley Road



View of Palomino Acres Subdivision from Annexation Site



Kingsport Regional Planning Commission
Annexation Report

File Number 20-301-00002

Cost

869 Cooks Valley Rd

Cost Estimate/ tax records as of June 2020

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$553.47	\$107,400 appraisal
State Shared	X	\$200	\$100.00 x 2 residents
Stormwater	X	\$42	
Water & Sewer Rev (loss) *	\$1950	H2O: \$(312.72) Sewer: \$390.72	5,000 gallon/month avg (rate reductions) *Property currently on City water and Private SSDS*
Total	\$1950	\$873.47	

Expenses	One Time	Reoccurring (annual)
Operating Budget		
Police & Fire Service	0.00	0.00
Transit Service	0.00	0.00
Street Lighting	0.00	0.00
Traffic Controls	0.00	0.00
Streets & Sanitation	0.00	0.00
Subtotal	0.00	0.00
Capital Budget		
Water		0.00
Sewer	0.00	0.00
Streets	0.00	0.00
Subtotal	0.00	0.00
Grand Total	0.00	\$0

Google Earth Aerial



CONCLUSION

The Kingsport Planning Division recommends sending a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and Plan of Services for the Cooks Valley Road Annexation based on the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

RESOLUTION NO. _____

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE 869 COOKS VALLEY ROAD ANNEXATION OF THE CITY OF KINGSPORT, TENNESSEE

WHEREAS, before any territories may be annexed under Tennessee Code Annotated §6-51-102, the governing body shall have previously adopted a plan of services setting forth the identification and timing of municipal services; and

WHEREAS, before any such plan of services shall have been adopted, it must have been submitted to the local planning commission for study and a written report; and

WHEREAS, a plan of services for the proposed 869 Cooks Valley Road annexation was submitted to the Kingsport Regional Planning Commission on July 23, 2020, for its consideration and a written report; and

WHEREAS, prior to the adoption of a plan of services, the City shall hold a public hearing; and

WHEREAS, a public hearing was held August 18, 2020; and

WHEREAS, notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the municipality a minimum of fifteen (15) days prior to the hearing; and

WHEREAS, notice of the time and place of the public hearing was published in the Kingsport Times-News on August 3, 2020; and

WHEREAS, the City of Kingsport, pursuant to the provisions of Tennessee Code Annotated, §6-51-102 has endeavored to annex a portion of the 07th Civil District of Sullivan County, Tennessee, commonly known as the 869 Cooks Valley Road Annexation, said area being bounded and further described as follows:

BEGINNING at an iron pipe in the southerly side of Cook's Valley Road, distant 282.02 feet northeasterly from corner of Hyche Property, an original corner, thence with the side of said road, N. 50° 24' E. 68.23 feet to a point; thence continuing with the side of said road, N. 56° 18' E. 281.77 feet to an iron pipe, corner to Morley in the line of Little; thence with the line of Little, S. 46° 29' W. 358.38 feet to an iron pin, corner to Broyles in the line of Little; thence with the divisional line of Broyles, N. 30° 00' W. 910.11 feet to the point of BEGINNING, and being all of parcel 035.20, Tax Map 062 as shown on the August 2019 Sullivan County Tax Maps.

AND WHEREAS, the City of Kingsport deems it advisable to adopt a Plan of Services for the proposed annexation area. Now, therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF KINGSFORT, TENNESSEE, AS FOLLOWS:

SECTION I. That a Plan of Services for the 869 Cooks Valley Road Annexation as bounded and described above is hereby adopted, subject to an enactment of an annexation resolution for the annexation area, the said Plan of Services to be as follows:

**869 Cooks Valley Road Annexation
Plan of Services**

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.

- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- C. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- D. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- E. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.
- C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant has been the recipient of the EPA Partnership for Safe Drinking Water award for nine consecutive years.
- D. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of American Electric Power and is currently available.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer serves the annexation site. At properties where sewer services must be extended, the upgrades will be complete within five (5) years of the effective date of the annexation.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines to provide sewer service to our customers.

- D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Wastewater Treatment Plant is the recipient of multiple operations excellence awards.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.

- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance is also provided on the effective date of annexation. Tasks include Mowing, Tree Maintenance and Weed Control by certified personnel as needed to respond to routine maintenance requests and emergencies.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and

concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that AEP install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation.

10. Zoning Services

- A. The area will be zoned R-1B (Single Family Residential).
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

Maintenance of existing storm sewer systems within the public ROW is provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

SECTION II. This Resolution shall be effective from and after its adoption, the public welfare requiring it.

ADOPTED this the 18th day of June 2018.

ATTEST:

PATRICK W. SHULL, Mayor

SIDNEY H. COX
City Recorder

APPROVED AS TO FORM:

J. MICHAEL BILLINGSLEY, City Attorney

Kingsport Regional Planning Commission
Rezoning Report

File Number 2020-101-00008

Bell Ridge Road-Shoemaker Rezoning

Property Information			
Address		Near 840 Bell Ridge Road	
Tax Map, Group, Parcel		029G, A, 012.00	
Civil District		12	
Overlay District		Not applicable	
Land Use Designation		Single Family Residential	
Acres		1.28 +/-	
Existing Use	Residential (1 Single-Family Home)	Existing Zoning	R-1
Proposed Use	To subdivide for Residential	Proposed Zoning	R-2
Applicant Information			
Name: Darrell Shoemaker Address: 2117 Saint Eric's Court City: Kingsport State: TN Zip Code: 37660 Email: dshoe41966@gmail.com Phone Number: 423-765-8130		Intent: To rezone from R-1 to R-2 to allow for smaller lot sizes.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The zoning change is compatible with surrounding single family zoning • The zoning change will provide an appropriate transition to the existing rural single family neighborhood • The zoning change will allow for the proposed construction. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • The rezoning area consists of a vacant 1.28 acre lot. • Re-Zoning to R-2 will permit the lot to be divided into five (5) individual lots with city water and sewer, rather than three (3) under the R-1 requirements. 			
Planner:	Elizabeth Poczubot	Date:	July 07, 2020
Planning Commission Action		Meeting Date:	July 23, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Near 840 Bell Ridge Road. Kingsport, TN 37660
DISTRICT	12
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	R-1
PROPOSED ZONING	R-2
ACRES	1.28+/-
EXISTING USE	Residential (vacant)
PROPOSED USE	Residential (cottage-style homes)

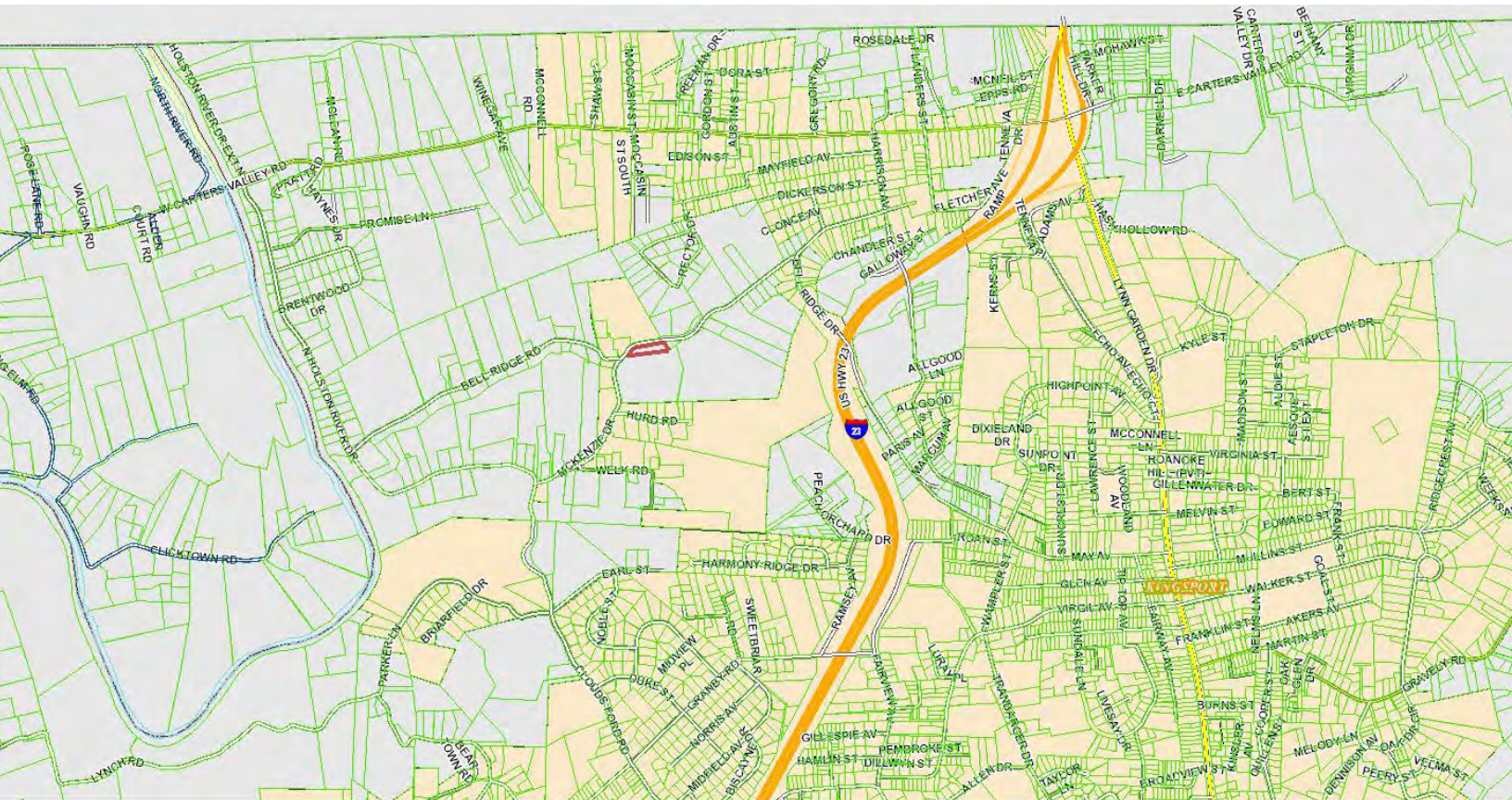
PETITIONER
ADDRESS **2117 Saint Eric's Court**

REPRESENTATIVE
PHONE **(423) 765-8130**

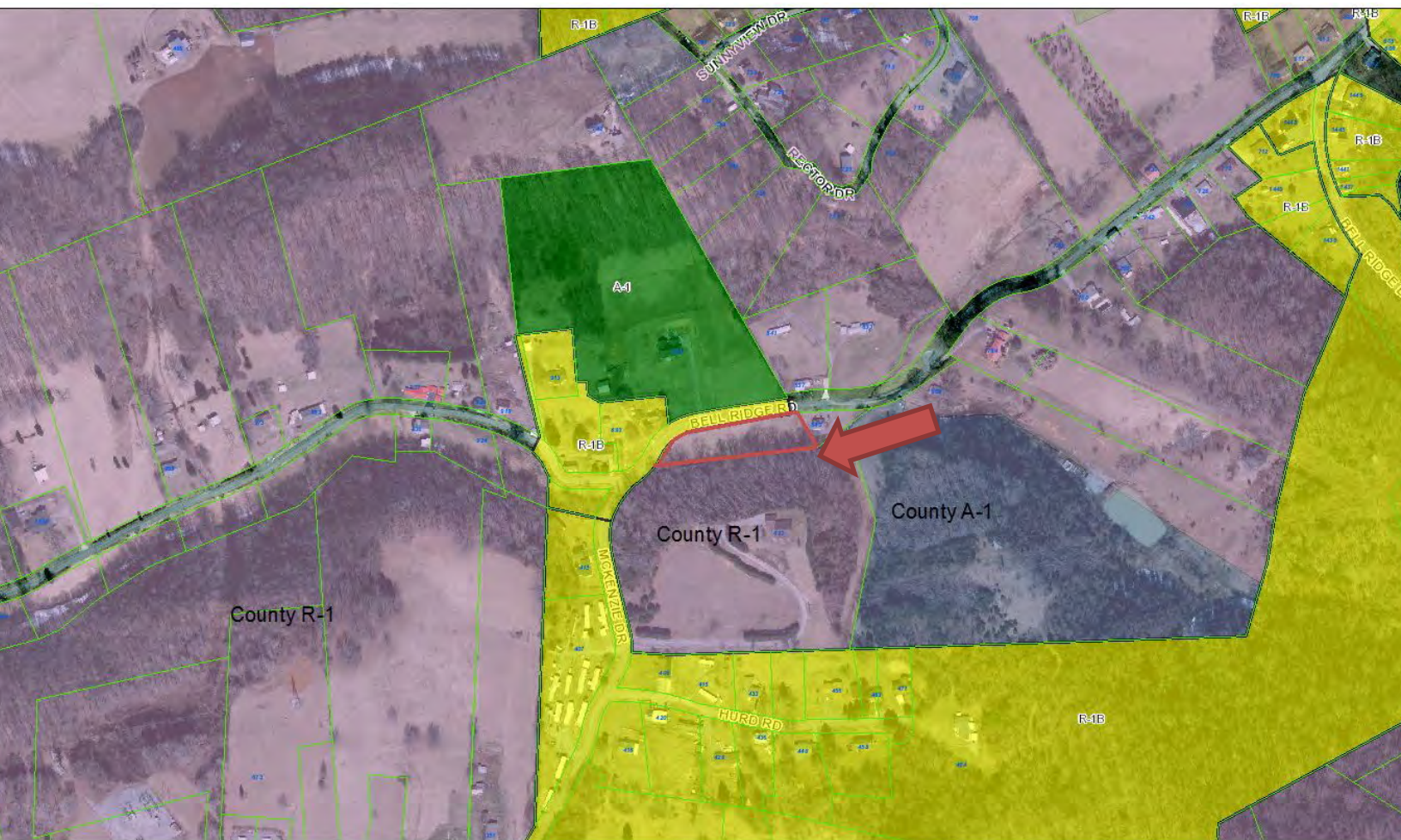
INTENT

To rezone from R-1 to R-2 to allow for smaller lot sizes. Owner intends to subdivide and build cottage-style homes.

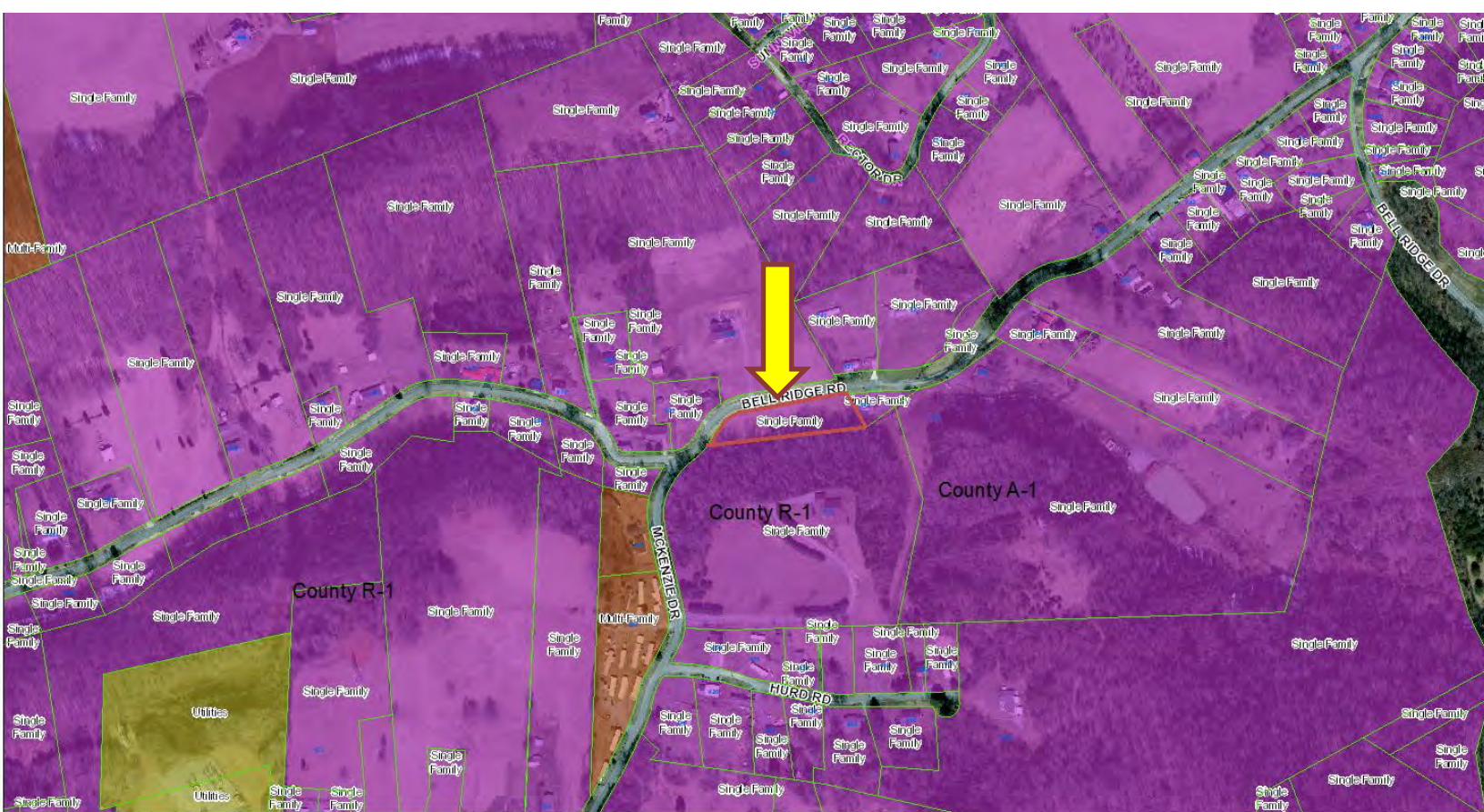
Vicinity Map



Surrounding Zoning Map



Future Land Use Plan 2030



Aerial



View from Bell Ridge Road

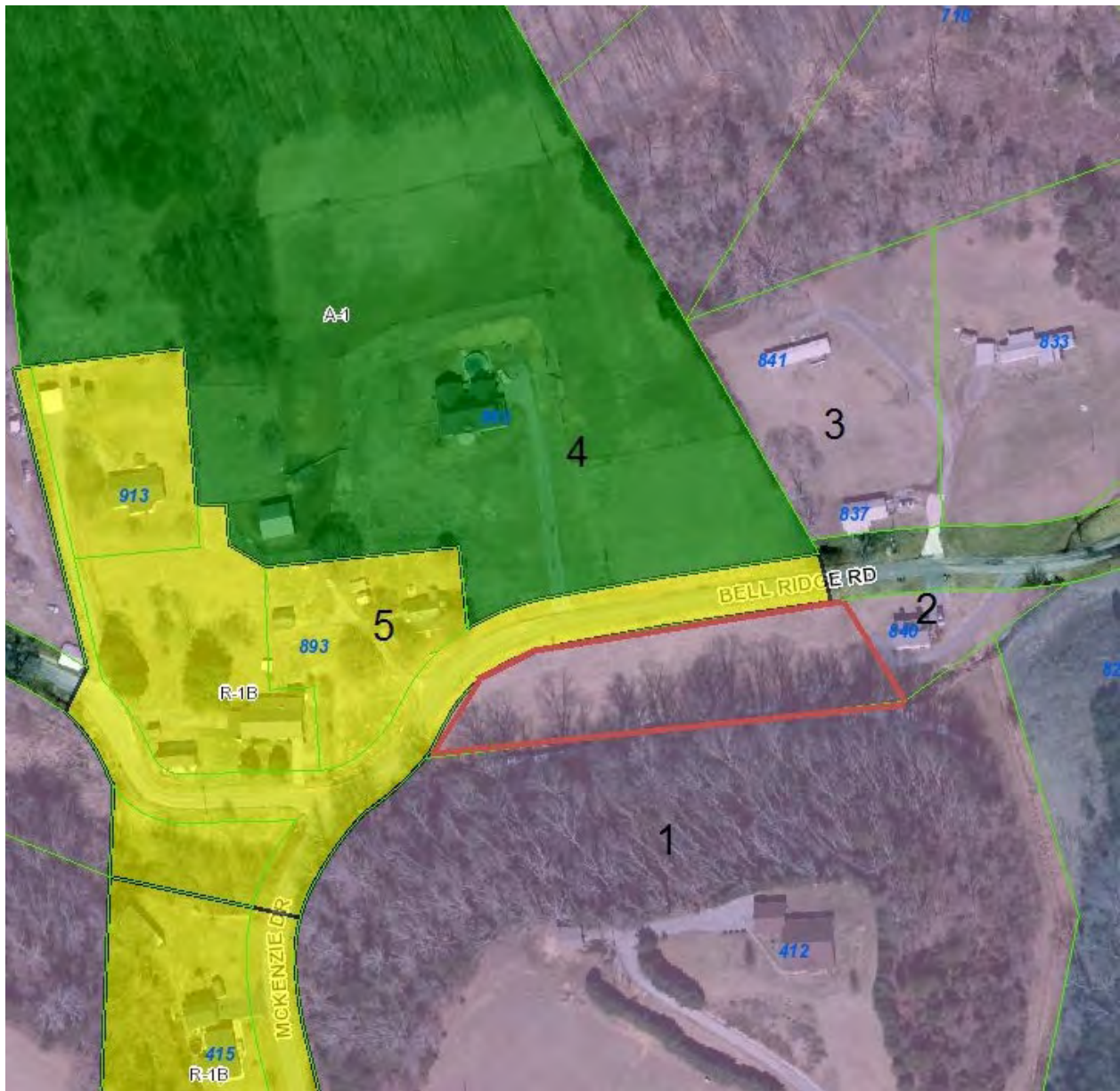
View from
West-East



View from
East-West



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number 2020-101-00008

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
South	1	<u>Zone: County R-1</u> Use: Single Family Residential Dwelling	No prior action known
East	2	<u>Zone: County R-1</u> Use: Single Family Residential Dwelling	No prior action known
Northeast	3	<u>Zone: County R-1</u> Use: One Single Family Residential Dwelling & One Mobile Home	No prior action known
North	4	<u>Zone: City A-1</u> Use: One single-family residential unit and farm acreage	No prior action known
West/ Northwest	5	<u>Zone: City R-1B</u> Use: 3 Single Family Residential Dwelling	No prior action known

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, 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 will permit a use that is suitable for the use and development of adjacent property. The adjacent properties are single family residences in a rural area. The addition of some smaller, single-family lots would be suitable in this context.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** There is no reasonably foreseeable adverse impact on adjacent or nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. The same reasonable economic use is acknowledged for the R-2 zone as well.
4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The land use plan addresses the rezoning site as appropriate for low-density single-family residential.

Future Land Use Plan Map: The proposal does conform to the city's future land use plan. The proposal does conform to the county's future land use as well.

Proposed use/density: Cottage style homes on individual lots.

The Future Land Use Plan Map recommends: City future land use plan recommends single family use.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting

grounds for the zoning change, as the area is quite rural and adequately spaced from surrounding properties. The property also already has access to City water and sewer.

- 7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed.
- 8. Whether the change will create an isolated district unrelated to similar districts:** The proposed rezoning is similar in nature to the existing surrounding single family use zones.
- 9. Whether the present district boundaries are illogically drawn in relation to existing conditions?** The current district boundaries are logically drawn for a single family use.
- 10. Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to the individual.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1 to R-2. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

E Street Rezoning

Property Information			
Address		2214 & 2218 E Center St.	
Tax Map, Group, Parcel		Map 61D, Group G, Parcels 21, 22, 23, 24	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Retail/ Commercial	
Acres		0.68 +/-	
Existing Use	4 apartment units	Existing Zoning	B-3
Proposed Use	Addition of 7 apartment dwelling units	Proposed Zoning	R-3
Owner /Applicant Information			
Name: ATAY LLC, Jody Stewart Address: 2218 E. Center St. City: Kingsport State: TN Zip Code: 37662 Phone: (423)367-8082		Intent: <i>To rezone from B-3 (Highway Oriented Business District) to R-3 (Low Density Apartment District) to accommodate the addition of 7 apartment dwelling units.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons: <i>The site is currently contains the legal, nonconforming use of 4 apartment dwelling units. The rezoning will make the current use conform to zoning and provide for the addition of 7 apartment dwelling units for a total of 11.</i> <i>The applicant is proposing a new parking lot in the rear of the property that will provide adequate parking for all 11 units (4 existing and 7 new).</i>			
Staff Field Notes and General Comments: <i>The site is currently going through the process of having dilapidated single family homes razed. Space is adequate for the proposed total of 11 apartment dwelling units and the accompanying parking lot proposal built to city standard.</i>			
Planner:	Ken Weems	Date:	July 8, 2020
Planning Commission Action		Meeting Date:	July 23, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	2214 & 2218 E Center St.
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	B-3
PROPOSED ZONING	R-3
ACRES	.68 +/-
EXISTING USE	4 apartment dwelling units
PROPOSED USE	the addition of 7 apartment dwelling units

INTENT

To rezone from B-3 (Highway Oriented Business District) to R-3 (Low Density Apartment District) to accommodate the addition of 7 apartment dwelling units.

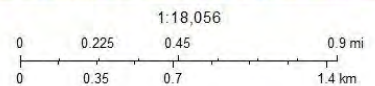
Vicinity Map

ArcGIS Web Map



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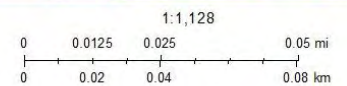
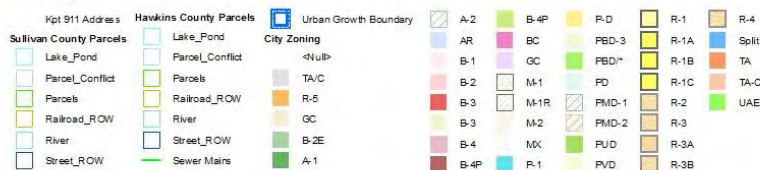
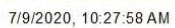
- | | | |
|---------------------------------------|--|---|
| Sullivan County Parcels | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> River |
| <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Parcel_Conflict |
| <input type="checkbox"/>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



Web AppBuilder for ArcGIS

File Number 20-101-00007

ArcGIS Web Map



Web AppBuilder for ArcGIS

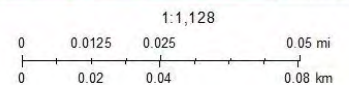
Future Land Use Plan 2030
Designation: Retail/ Commercial

ArcGIS Web Map



7/9/2020, 10:29:35 AM

Kpt 911 Address	River	Railroad_ROW	Future Land Use	Public
Sullivan County Parcels	Street_ROW	River	Agri/Vacant	Utilities
Lake_Pond	Hawkins County Parcels	Street_ROW	Single Family	
Parcel_Conflict	Lake_Pond	Sewer Mains	Multi-Family	
Parcels	Parcel_Conflict	Urban Growth Boundary	Industrial	
Railroad_ROW	Parcels		Retail/Commercial	



Web AppBuilder for ArcGIS

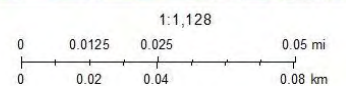
Aerial

ArcGIS Web Map



7/9/2020, 10:31:33 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	
Railroad_ROW	Parcels	



Web AppBuilder for ArcGIS

Rezoning Site



East View (Toward Memorial Blvd)



Northern View (Future Parking Lot)



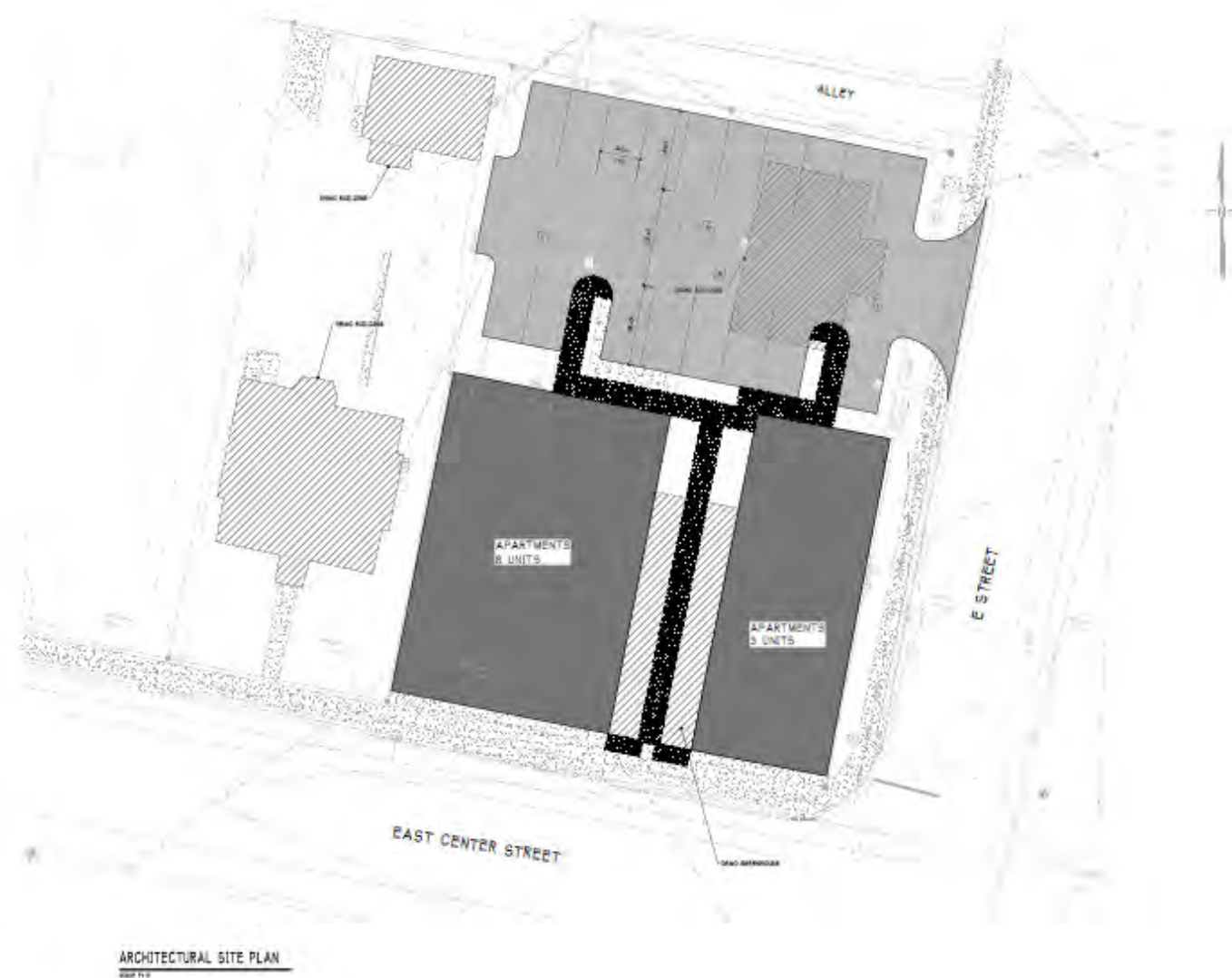
Southern View (Across E Center St.)



Western View (Toward Eastman Rd)



Site Plan



Site Plan

PROPOSED APARTMENTS FOR:
JOHN STEWART
EAST CENTER STREET
KINGSPORT, TENNESSEE

Revised:

Date:

Project Number:
220021

Sheet Number:
C100

BRUCE E. HUTTON
ARCHITECT, P.C.
1010 HARRISON AVENUE, SUITE 100, KINGSPORT, TENNESSEE 37663
PH: 423-246-1111 FAX: 423-246-1112

Existing Uses Location Map

ArcGIS Web Map



7/9/2020, 10:34:28 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
Street_ROW

1:1,128
0 0.0125 0.025 0.05 mi
0 0.02 0.04 0.08 km

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: single family</u>	n/a
Further North and Northwest	2	<u>Zone: City R-1B</u> <u>Use: single family</u>	n/a

Kingsport Regional Planning Commission

Rezoning Report

File Number 20-101-00007

East	3	<u>Zone: City B-1</u> <u>Use: salon</u>	n/a
Further East	4	<u>Zone: City B-1</u> Use: single family	n/a
Southeast and South	5	<u>Zone: City B-3</u> Use: apartments (nonconforming)	n/a
Further South	6	<u>Zone: City R-3</u> Use: recently constructed apartememts	n/a
West	7	<u>Zone: City B-3</u> <u>Use: tire service business</u>	n/a

Standards of Review

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

- Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal would permit a use that is consistent with many surrounding properties. The same rezoning and action was conducted directly across E Center Street two years ago.
- Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No adverse uses are proposed.
- Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic benefit as currently zoned. The proposed zone has an equal economic benefit in that it will provide suitable housing in the area.
- Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposal does not conform with the land use plan, however the apartment use on the site has been conducted for a long time. The rezoning will allow the use to expand.

Proposed use: multifamily residential

The Future Land Use Plan Map recommends retail/ commercial

- 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 the multifamily use in the area. The owner is in the process of razing two single family units that are also located on the property.

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. A benefit can be derived from the multifamily zone proposal since it abuts single family zoning and use to the north.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-3 zone will match the R-3 zone located directly across E. Center St.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from B-3 to R-3. The proposal will allow expansion of the existing multifamily use.

Kingsport Regional Planning Commission
Rezoning Report

File Number 20-101-00006

Mitchell Road Rezoning

Property Information			
Address	977 Mitchell Road		
Tax Map, Group, Parcel	Map 119, Parcel 050.20		
Civil District	14		
Overlay District	Gateway		
Land Use Designation	Single Family		
Acres	3.25 +/-		
Existing Use	Single family	Existing Zoning	A-1
Proposed Use	9-lot single family subdivision	Proposed Zoning	R-1B
Owner /Applicant Information			
Name: Ricky Vaughn Address: PO Box 5713 City: Kingsport State: TN Zip Code: 37663 Phone: (423)384-3247		Intent: <i>To rezone from A-1 (Agricultural District) to R-1B (Residential District) to accommodate subdivision of the parcel into 9 single family lots.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:</p> <p><i>The proposal conforms to the 2030 Land Use Plan designation of "single family."</i></p> <p><i>The single family proposal will match the existing land uses in the area.</i></p> <p>Staff Field Notes and General Comments:</p> <p><i>The site contains an existing single family home and is well suited for a minor single family subdivision.</i></p>			
Planner:	Ken Weems	Date:	July 8, 2020
Planning Commission Action		Meeting Date:	July 23, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	977 Mitchell Road
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	A-1
PROPOSED ZONING	R-1B
ACRES	3.25 +/-
EXISTING USE	single family
PROPOSED USE	9 parcel single family subdivision

INTENT

To rezone from A-1 (Agricultural District) to R-1B (Residential District) to accommodate subdivision of the parcel into 9 single family lots.

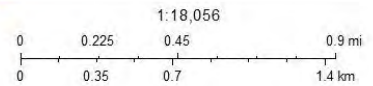
Vicinity Map

ArcGIS Web Map



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Sullivan County Parcels	Street_ROW	River
Lake_Pond	Hawkins County Parcels	Street_ROW
Parcel_Conflict	Lake_Pond	Urban Growth Boundary
Parcels	Parcel_Conflict	
Railroad_ROW	Parcels	
River	Railroad_ROW	



Web AppBuilder for ArcGIS

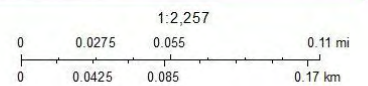
Surrounding Zoning Map

ArcGIS Web Map



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Kpt 911 Address	River	Railroad_ROW	T/C	AR	B-4P	M-2	PD	R-1A	R-3B
Sullivan 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



Web AppBuilder for ArcGIS

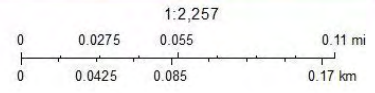
Future Land Use Plan 2030
Designation: Single Family

ArcGIS Web Map



7/10/2020, 4:34:43 PM

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



Web AppBuilder for ArcGIS

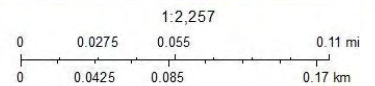
Aerial

ArcGIS Web Map



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



Web AppBuilder for ArcGIS

Rezoning Site



East View from Rezoning Site



West View from Rezoning Site



**North View (Toward
Kingsport)**



Existing Uses Location Map

ArcGIS Web Map



7/10/2020, 4:37:37 PM

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

1:2,257
0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

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 A-1</u> <u>Use: single family</u>	n/a
Further North and Northwest	2	<u>Zone: City A-1</u> <u>Use: single family</u>	n/a

Kingsport Regional Planning Commission

Rezoning Report

File Number 20-101-00006

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

Standards of Review

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

- Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal would permit a use that is consistent with the surrounding properties, but at a higher density.
- Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No adverse uses are proposed.
- Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic benefit as currently zoned. The proposed zone has an equal economic benefit in that it will provide a higher rate of suitable housing in the area.
- Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposal conforms with the land use plan designation of single family.

Proposed use: single family residential

The Future Land Use Plan Map recommends single family

- 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 the single family subdivision use on the property.

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. A benefit can be derived from the single family residential zone since it will bring much needed single family housing to the area.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1B zone will create an isolated district. The use, however, is considered furtherance of the future land use plan.

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 future land use plan.

Property Information	Miller Parke Preliminary Phase 1		
Address	Valley Parke Road		
Tax Map, Group, Parcel	TM 120, Part of Parcel 3.00		
Civil District	14 th Civil District		
Overlay District	N/A		
Land Use Designation	Industrial		
Acres	5.680		
Major or Minor / #lots	Major - 38	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Integrity Building Group, LLC Address: City: Kingsport State: TN Zip Code: 37664 Email: N/A Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: Bsauceman@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Preliminary Subdivision Approval for the following reasons: <ul style="list-style-type: none"> Two variances have been requested Staff Field Notes and General Comments: The property lies inside the City Limits along Breckenridge Trace. The submitted plat creates 38 new lots and a future road of 1.406 acres (0.22 miles) is to be built. The location is zoned M-1R and P-1, but it is currently going through the re-zoning process to be R-1B. This re-zoning will take effect Aug. 1, 2020. The owner is requesting two variances. The two variances are no sidewalks and no curbs. The applicant's variance letter states: 1.) Our proposed design will allow us to better meet the new storm water regulations and 2.) Provide walking area further removed from vehicular traffic.			
Planner:	Garland	Date: 06/18/20	
Planning Commission Action		Meeting Date:	July 23, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Miller Parke Phase 1 Preliminary
ADDRESS	Valley Parke Road
DISTRICT, LAND LOT	14th Civil District, TM 102, Part of Parcel 3
OVERLAY DISTRICT	N/A
EXISTING ZONING	M-1R (Light Manufacturing) and P-1 (Professional Offices)
PROPOSED ZONING	R-1B (Residential)

ACRES 5.680 – 38 lots – 0.22 miles of new streets

EXISTING USE Vacant

PROPOSED USE Single Family Residential

PETITIONER: Integrity Building Group, LLC
ADDRESS: 1562 Crescent Dr. Kingsport, TN 37664

REPRESENTATIVE: Bryan Sauceman
PHONE: 423-392-8896

INTENT

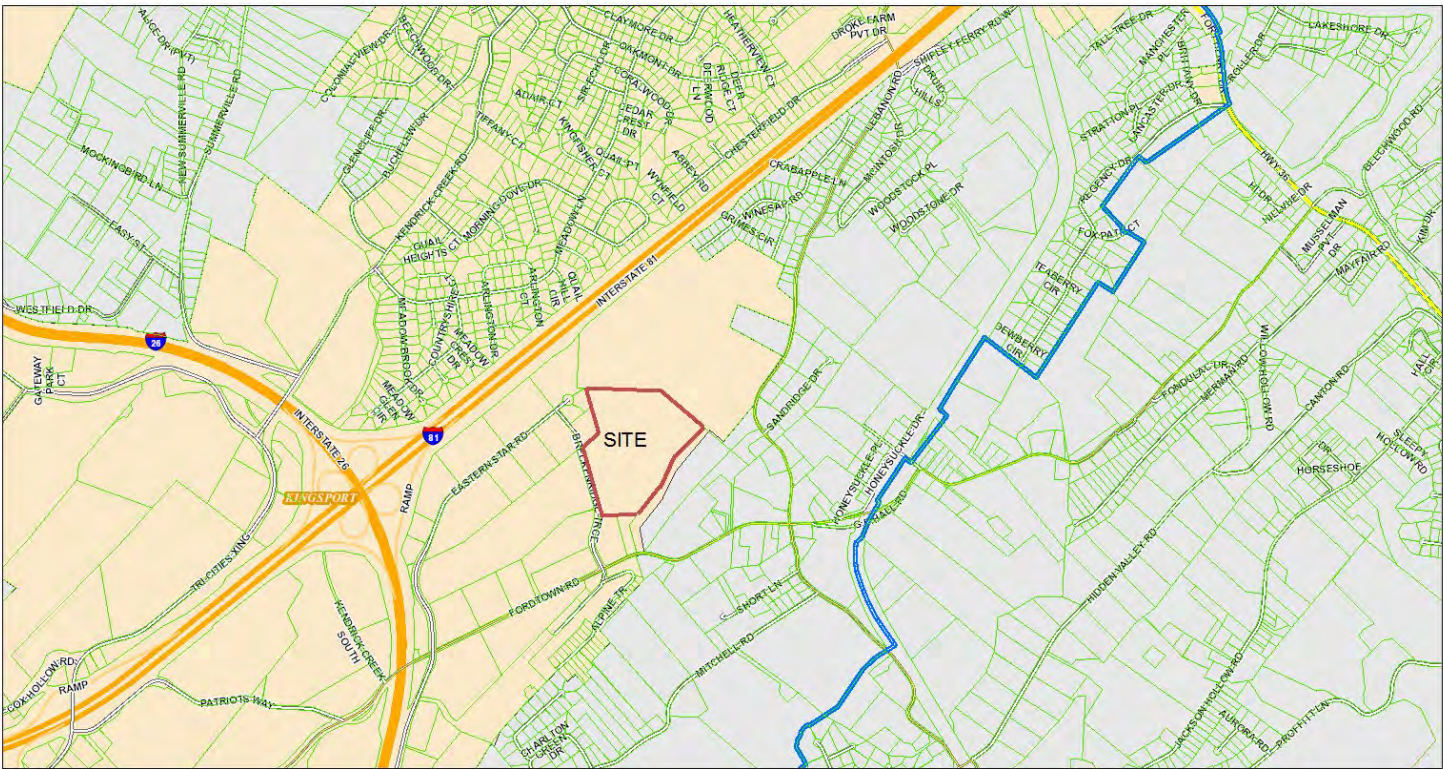
The applicant is requesting a preliminary plat approval for the subdivision of the property located in the 14th Civil District and more fully described as Tax Map 10, part of Parcel 3.

The submitted plat would create thirty-eight lots along Breckenridge Trace. These lots will be utilized for single family residential homes. The property is zoned M-1R and P-1, however it is currently in the re-zoning process to be R-1B. This re-zoning will be in effect Aug. 1, 2020. The lots submitted meet the standards set forth in the R-1B Zoning District which allows lots a minimum of 7,500 square feet per lot.

The owner is requesting two variances to reference to section 6-3 of the Subdivision Regulation. The two variances are no sidewalks and no curbs. The applicant's variance letter states: 1.) Our proposed design will allow us to better meet the new storm water regulations and 2.) Provide walking area further removed from vehicular traffic.

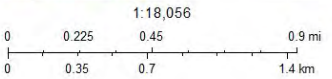
Staff recommends approval of the Miller Parke Phase 1 Preliminary Plat and the two variances based upon the conformance with the subdivision regulations.

Site Map



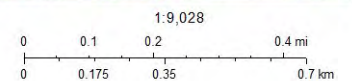
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- | | | |
|--|--|---|
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| <input type="checkbox"/> Lake_Pond | Hawkins County Parcels | <input type="checkbox"/> Street_ROW |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Lake_Pond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



Web AppBuilder for ArcGIS

 Sullivan County Parcels	 Street_ROW	 River
 Lake_Pond	 Hawkins County Parcels	 Street_ROW
 Parcel_Conflict	 Lake_Pond	 Urban Growth Boundary
 Parcels	 Parcel_Conflict	 City Zoning
 Railroad_ROW	 Parcels	 <Null>
 River	 Railroad_ROW	 T/A



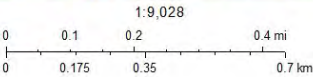
Web AppBuilder for ArcGIS

Future Land Use



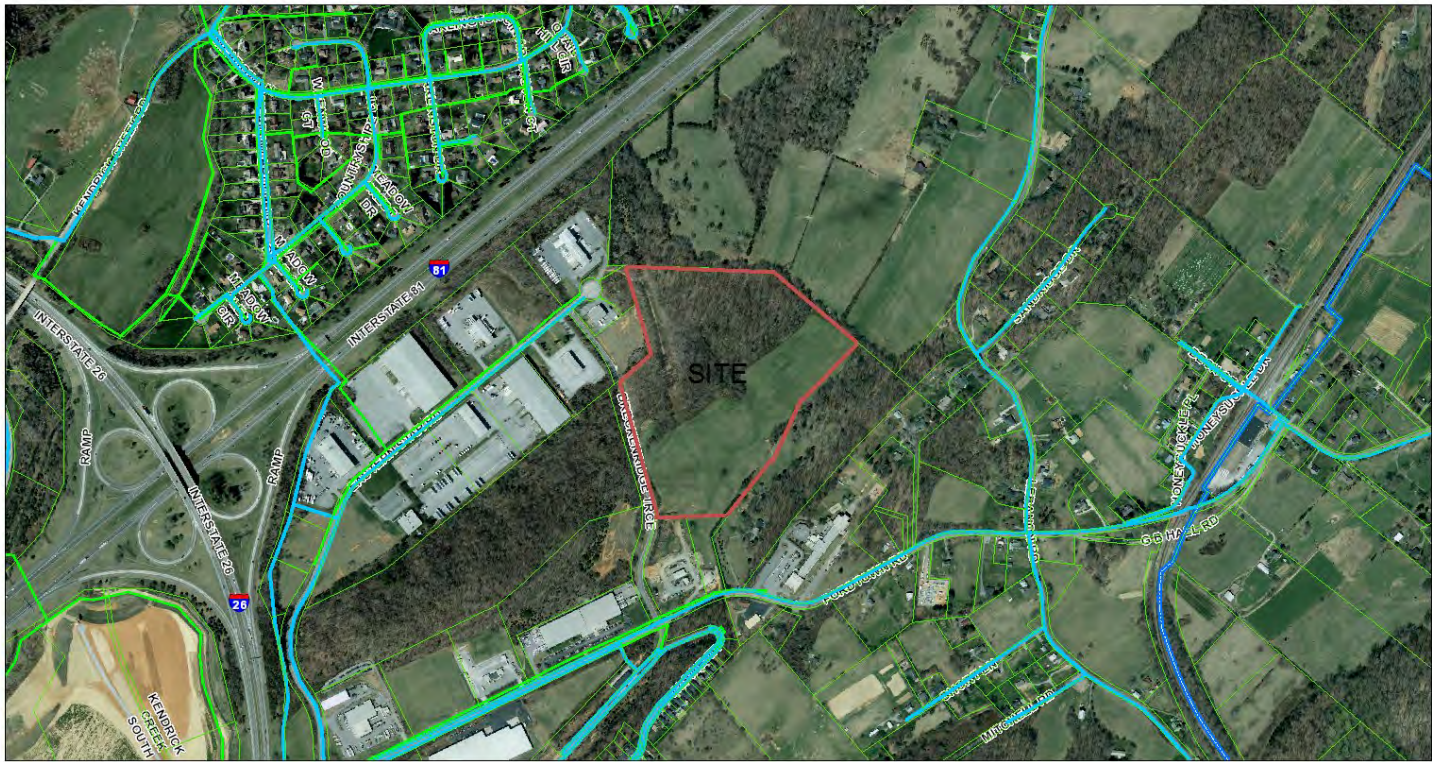
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- | | | | |
|--|--|---|--|
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| <input type="checkbox"/> Lake_Pond | Hawkins County Parcels | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Lake_Pond | <input checked="" type="checkbox"/> Urban Growth Boundary | <input type="checkbox"/> Retail/Commercial |
| <input type="checkbox"/> Parcels | <input type="checkbox"/> Parcel_Conflict | Future Land Use | <input type="checkbox"/> Public |
| <input type="checkbox"/> Railroad_ROW | <input type="checkbox"/> Parcels | <input type="checkbox"/> Agri/Vacant | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> River | <input type="checkbox"/> Railroad_ROW | <input type="checkbox"/> Single Family | |



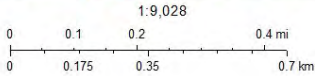
Web AppBuilder for ArcGIS

Utilities



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- | | | |
|--|--|--|
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| <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> Street_ROW | <input type="checkbox"/> Water Lines |
| <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Lake_Pond | <input type="checkbox"/> Sewer Mains |
| <input type="checkbox"/> Parcels | <input type="checkbox"/> Parcel_Conflict | <input type="checkbox"/> Urban Growth Boundary |
| <input type="checkbox"/> Railroad_ROW | <input type="checkbox"/> Parcels | |
| <input type="checkbox"/> River | <input type="checkbox"/> Railroad_ROW | |



Web AppBuilder for ArcGIS

BRIDGE OVER TENNESSEE RIVER

PLAN VIEW

CROSS SECTION

LOCATION MAP

NOTES

1) NORTH BASED ON ENGLISH SINE PLANE.

2) THIS IS A BRIDGE IN THE AREA OF THE TENNESSEE RIVER.

3) THE BRIDGE IS 200 FEET LONG AND 20 FEET WIDE.

4) THE BRIDGE IS TO BE BUILT ON A SPECIAL FLOOD HAZARD AREA.

5) THE BRIDGE IS TO BE BUILT ON A SPECIAL FLOOD HAZARD AREA.

6) THE BRIDGE IS TO BE BUILT ON A SPECIAL FLOOD HAZARD AREA.

7) THE BRIDGE IS TO BE BUILT ON A SPECIAL FLOOD HAZARD AREA.

8) THE BRIDGE IS TO BE BUILT ON A SPECIAL FLOOD HAZARD AREA.

9) THE BRIDGE IS TO BE BUILT ON A SPECIAL FLOOD HAZARD AREA.

10) THE BRIDGE IS TO BE BUILT ON A SPECIAL FLOOD HAZARD AREA.

11) THE BRIDGE IS TO BE BUILT ON A SPECIAL FLOOD HAZARD AREA.

Integrity Building Group, LLC

June 15, 2020

To: City of Kingsport Planning

Attn: Savannah Garland

We request that Miller Parke subdivision be constructed with open swales in lieu of standard pipes and curb inlets. We request that the constructed improvements, be accepted by the City of Kingsport.

This would require that the City grant two variances in relation to the roadway cross section;

No Sidewalks

No Curbs

6-3 Variances....

3.2 Unique Conditions

The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable, generally, to other property, and have not been created by any person having an interest in the property. A variance shall not be based exclusively upon a desire for financial gain.

We request these variances based on the following items.

1. Our proposed design will allow us to better meet the new storm water regulations.
2. Provide walking area further removed from vehicular traffic.

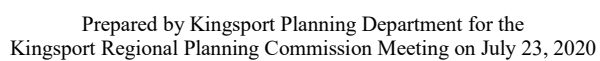
A stone mobility path will be constructed for pedestrian use during phase 2 & 3 of Miller Parke

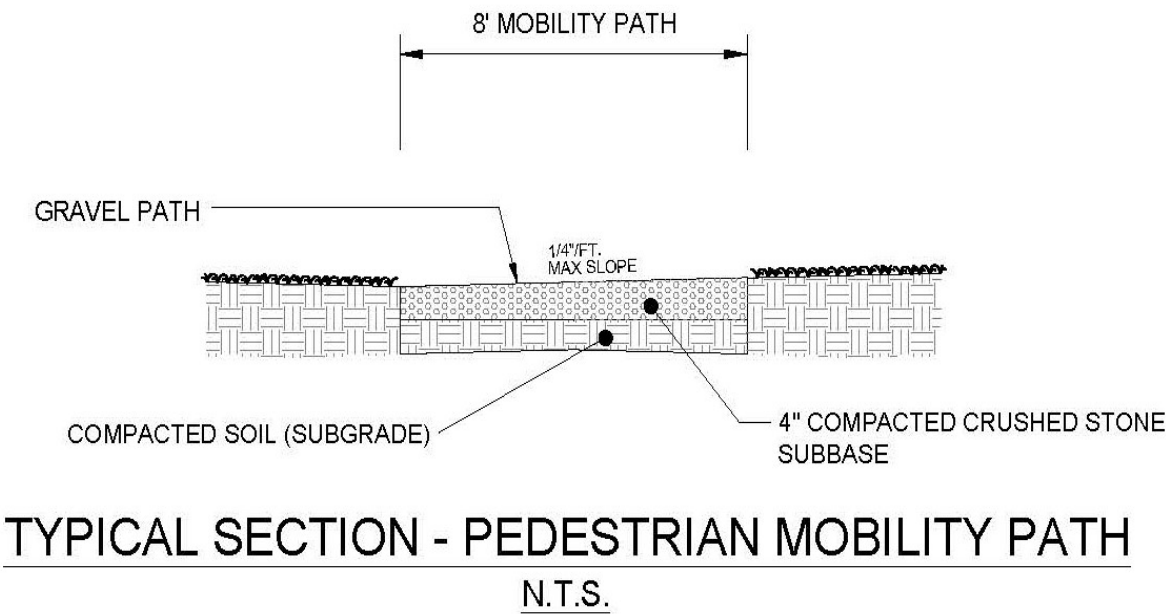
Thank you for your consideration of this matter.

Sincerely,

Darin E. Karst

Darin E. Kars





The developer needs to use the area that the mobility path will be located in, as a barrow site to develop the entire subdivision. This will make the area where the path is located more accessible and flatter for the residents.

SITE PICTURES

View from Breckenridge Trce



North facing view



East facing View



South facing View



CONCLUSION

Staff recommends approval of the Miller Parke Phase 1 Preliminary Plat based upon the conformance of the Subdivision Regulations.

Building Division Monthly Report

June 2020

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	26	\$456,978
ADDITIONS	3	\$71,203
ALTERATIONS	31	\$510,409
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	1	\$1,500,000
RESIDENTIAL ROOF	11	\$78,814
<u>COMMERCIAL PERMITS</u>		
ADDITIONS	1	\$727,489
ALTERATIONS	5	\$2,405,200
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS	1	\$138,000
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING	2	\$148,000
FOUNDATION ONLY		
COMMUNICATION TOWER		
COMMERCIAL ROOF	1	\$17,500
TOTAL	82	\$6,053,593
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS	3	
MOVE STRUCTURE		
SIGNS	4	
TENTS		
TOTAL PERMITS ISSUED	89	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$42,299,769

City of Kingsport
Building Division
2nd Quarter Summary 2019-2020

	2ND QUARTER 2019			2ND QUARTER 2020	
RESIDENTIAL PERMITS	COUNT	COST		COUNT	COST
ACCESSORY STRUCTURES	37	\$413,218		50	\$768,527
ADDITIONS	9	\$467,892		8	\$265,103
ALTERATIONS	21	\$661,700		54	\$1,016,819
NEW CONDO					
NEW DUPLEX	4	\$595,680			
NEW GROUP HOME					
NEW MULTI-FAMILY					
NEW SINGLE-FAMILY	16	\$3,326,445		11	\$3,579,850
RESIDENTIAL ROOF	18	\$125,575		35	\$269,914
COMMERCIAL PERMITS					
ADDITIONS	4	\$3,680,427		1	\$727,489
ALTERATIONS	17	\$7,469,053		12	\$3,900,500
CHURCH RENOVATIONS					
SCHOOL RENOVATIONS	1	\$65,208		1	\$138,000
NEW HOTEL/MOTEL				1	\$6,654,672
NEW INDUSTRIAL					
NEW PROFESSIONAL/MEDICAL/BANK					
NEW PUBLIC WORKS/UTILITY				2	\$2,622,782
NEW RETAIL/RESTAURANT/MALL					
NEW SERVICE STATION					
NEW SOCIAL/RECREATIONAL					
NEW SCHOOL/LIBRARY/MUSEUM					
NEW OTHER NON-HOUSEKEEPING SHELTERS	2	\$15,450			
GRADING				3	\$473,000
FOUNDATION ONLY	2	\$48,885		5	\$137,560
COMMERCIAL ROOF	6	\$112,659		6	\$139,910
COMMUNICATION TOWER	1	\$25,000			
TOTAL	138	\$17,007,192		189	\$20,694,126