

KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: September 3, 2020
Council Room, City Hall

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

PUBLIC HEARING:

Case: 20-701-00012 – Property located at 2133 Southcote Drive, Control Map 47H, Group B, Parcel 022.00 requests an 18 foot departure from the rear yard variance to Sec 114-133(1) for the purpose of constructing a treehouse in the side yard. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner: Keith Davis
2133 Southcote Dr.
Kingsport, TN 37660
765.465.0786

Representative: Keith Davis

Case: 20-701-00013 – Property located at 2225 Maxwell Avenue, Control Map 016D, Group N, Parcel 009.00 requests reestablishment of a nonconforming use to Sec 114-8(4) for the purpose of constructing a duplex on the property. The property is zoned R-1C, Residential District.

INTERESTED PARTIES:

Owner: Eastern Eight Community Development Corp.
214 E. Watauga Ave.
Johnson City, TN 37601
423.232.5097

Representative: Tim Williams

Case: 20-701-00014 – Property located at 2301 Netherland Inn Road, Control Map 45J, Group B, Parcel 002.20 requests a 90 foot departure from the rear yard variance to Sec 114-133(1) for the purpose of constructing a garage in the front yard. The property is zoned PVD, Planned Village District.

INTERESTED PARTIES:

Owner: Matt Davis
2301 Netherland Inn Rd
Kingsport, TN 37660
865.323.6723

Representative: Matt Davis

Case: 20-701-00015 – Property located at 921 Broad Street, Control Map 046G, Group D, Parcel 018.00

requests a special exception to Sec 114-191(c)7 for the purpose of operating a rehabilitation center in the existing building. The property is zoned P-1, Professional Offices District.

INTERESTED PARTIES:

Owner: Terry Graybeal
109 A D Murray Rd
Jonesborough, TN 37659
423.791.1239

Representative: Don Royston

Case: 20-701-00016 – Property located at 610 Arch Street, Control Map 46H, Group J, Parcels 010.00,

011.00, and 011.10 requests a 10 foot variance to Sec 114-600(d)2 for the purpose of eliminating the parking lot landscaping strip requirement and an 8 foot variance to Sec 114-563(5) for the purpose of moving required new apartment building parking closer to Arch Street. The property is zoned R-4, Medium Density Apartment District.

INTERESTED PARTIES:

Owner: James Phillips
832 Ridgefields Road
Kingsport, TN 37660
423.863.3998

Representative: James Phillips

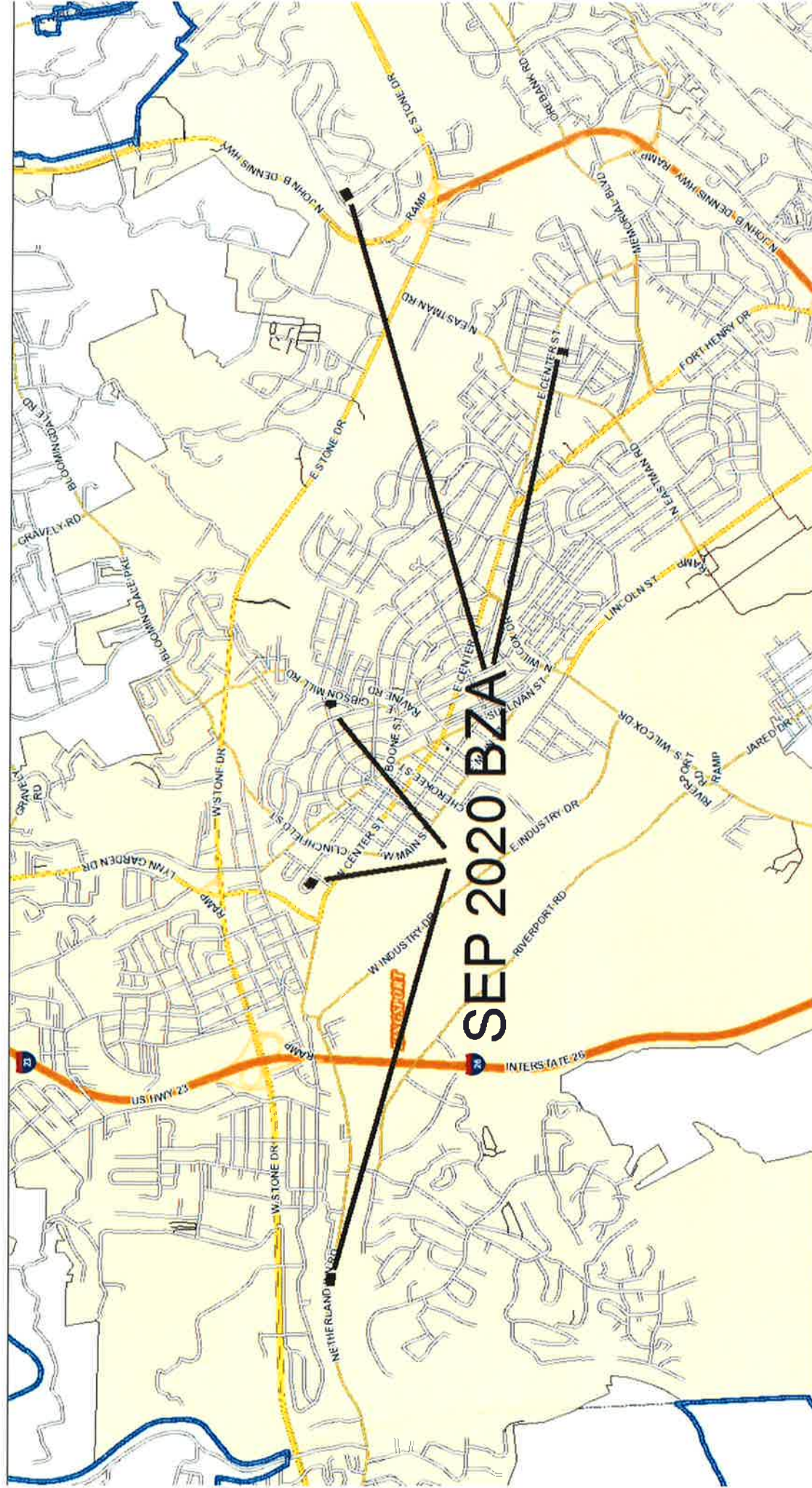
BUSINESS:

Approval of the August 6, 2020 regular meeting minutes.

Stating for public record, the next application deadline is September 15, 2020 at noon, and meeting date (Thursday, October 1, 2020).

ADJUDICATION OF CASES:

ADJOURNMENT:



REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, September 3, 2020 will be conducted beginning at NOON in the Kingsport City Hall Council Room, 225 W. Center Street, Kingsport, Tennessee.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following cases:

Case: 20-701-00012 – Property located at 2133 Southcote Drive, Control Map 47H, Group B, Parcel 022.00 requests an 18 foot departure from the rear yard variance to Sec 114-133(1) for the purpose of constructing a treehouse in the side yard. The property is zoned R-1B, Residential District.

Case: 20-701-00013 – Property located at 2225 Maxwell Avenue, Control Map 016D, Group N, Parcel 009.00 requests reestablishment of a nonconforming use to Sec 114-8(4) for the purpose of constructing a duplex on the property. The property is zoned R-1C, Residential District.

Case: 20-701-00014 – Property located at 2301 Netherland Inn Road, Control Map 45J, Group B, Parcel 002.20 requests a 90 foot departure from the rear yard variance to Sec 114-133(1) for the purpose of constructing a garage in the front yard. The property is zoned PVD, Planned Village District.

Case: 20-701-00015 – Property located at 921 Broad Street, Control Map 046G, Group D, Parcel 018.00 requests a special exception to Sec 114-191(c)7 for the purpose of operating a rehabilitation center in the existing building. The property is zoned P-1, Professional Offices District.

Case: 20-701-00016 – Property located at 610 Arch Street, Control Map 46H, Group J, Parcels 010.00, 011.00, and 011.10 requests a 10 foot variance to Sec 114-600(d)2 for the purpose of eliminating the parking lot landscaping strip requirement and an 8 foot variance to Sec 114-563(5) for the purpose of moving required new apartment building parking closer to Arch Street. The property is zoned R-4, Medium Density Apartment District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9485 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 8/24/2020



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: August 19, 2020

RE: 2133 Southcote Drive

The Board is asked to consider the following request:

Case: 20-701-00012 – Property located at 2133 Southcote Drive, Control Map 47H, Group B, Parcel 022.00 requests an 18 foot departure from the rear yard variance to Sec 114-133(1) for the purpose of constructing a treehouse in the side yard. The property is zoned R-1B, Residential District.

ArcGIS Web Map



9/2020, 11:39:47 AM

- Kpt 911 Address
- livan 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

1:1,128



APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name DAVIS First KEITH M.I. E Date 7/21/2020
Street Address 2133 SOUTHCOTE Dr. Apartment/Unit # N/A
City KINGSPORT State TN ZIP 37660
Phone 765-465-0786 E-mail Address keith.e.davis@hotmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 47H Group: B Parcel: 22 Lot: 19
Street Address 2133 SOUTHCOTE Dr. Apartment/Unit # NA
Current Zone R-1B Proposed Zone NO CHANGE
Current Use SINGLE FAMILY Proposed Use NO CHANGE

REPRESENTATIVE INFORMATION:

Last Name SAME AS APPLICANT First _____ M.I. _____ Date _____
Street Address _____ Apartment/Unit # _____
City _____ State _____ ZIP _____
Phone _____ E-mail Address _____

REQUESTED ACTION:

18 FOOT VARIANCE TO LOCATE A TREEHOUSE IN THE SIDE YARD

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: [Signature]

Date: 7/21/2020

Signed before me on this 21st day of July, 2020.

a notary public for the State of Tennessee

County of Sullivan

Notary Anne M. Adamson

My Commission Expires 11-27-2023



Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

- TREES AT THE REAR OF THE LOT ARE ON A STEEP GRADE, THEREFORE MAKING A TREE HOUSE UNSAFE.
- FUTURE DECK WILL BE LOCATED WHERE THE ONLY ~~OTHER~~ REAR ACCESSABLE TREE IS LOCATED

b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

- WOULD HAVE NO SAFE AREA TO BUILD A TREEHOUSE
- WOULD HAVE TO ~~MOV~~ ATTACH THE TREEHOUSE TO THE TREE INSTEAD OF HAVING IT SUPPORTED BY THE GROUND.

c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

THIS LOCATION HAS BEEN DEEMED THE SAFEST LOCATION ALONG WITH BEING DISCREETLY PLACED.

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

THE TREEHOUSE WILL BE PLACED BEHIND TALL CREPE MYRTLES. AND NEATLY THE TREEHOUSE WILL NEATLY AND PROFESSIONALLY BUILT. TREEHOUSE WILL STILL BE FAR ENOUGH FROM THE ROAD AND BACK FROM THE FRONT OF THE HOUSE THAT IT WILL BE DISCRETE.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

PROPERTY LINE

12' 7"

11'

TREE

TREE HOUSE

18' VARIANCE REQUEST

12' 8" FROM HOUSE

17"

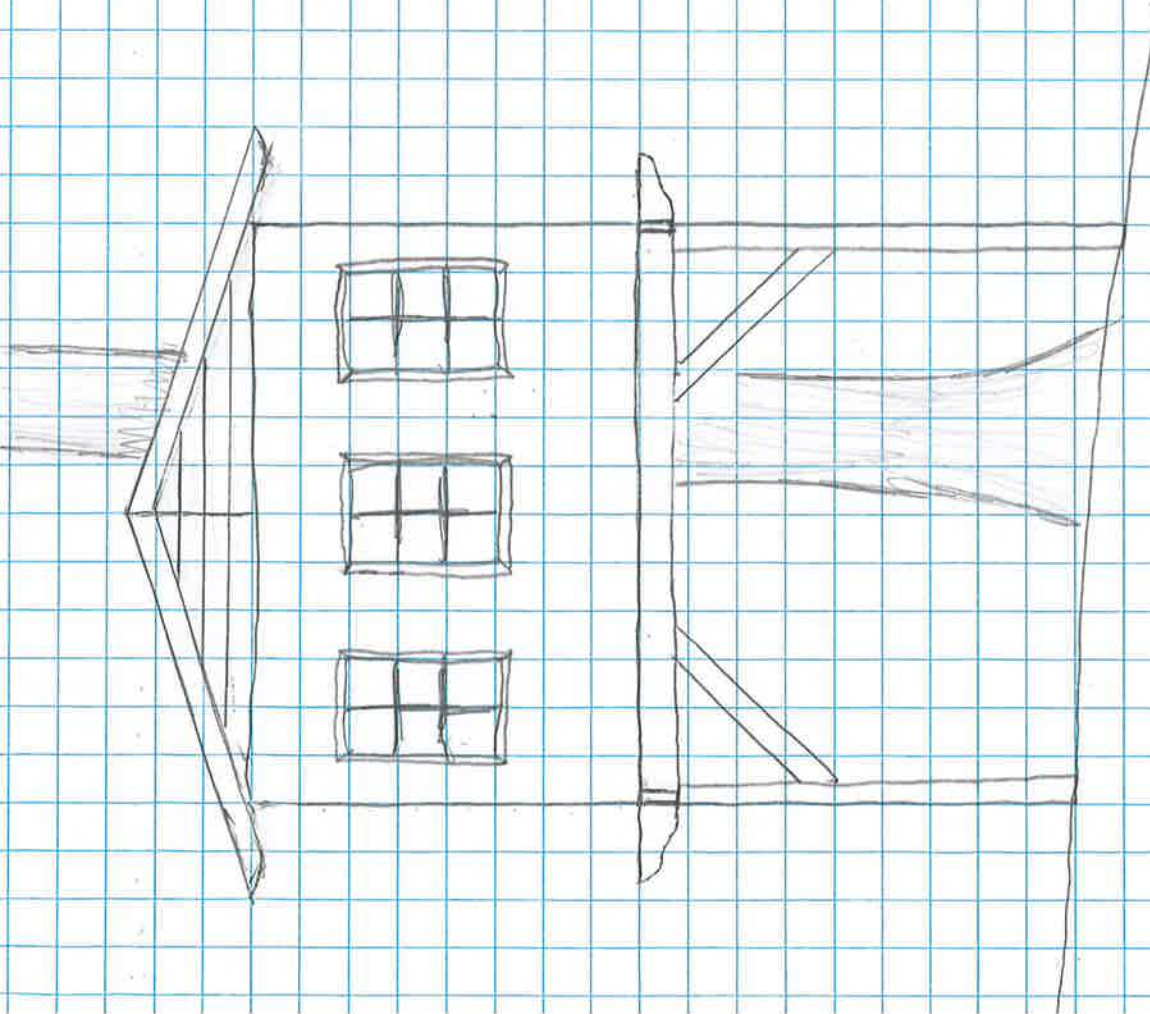
MAIN HOUSE

REAR HOUSE PLAIN

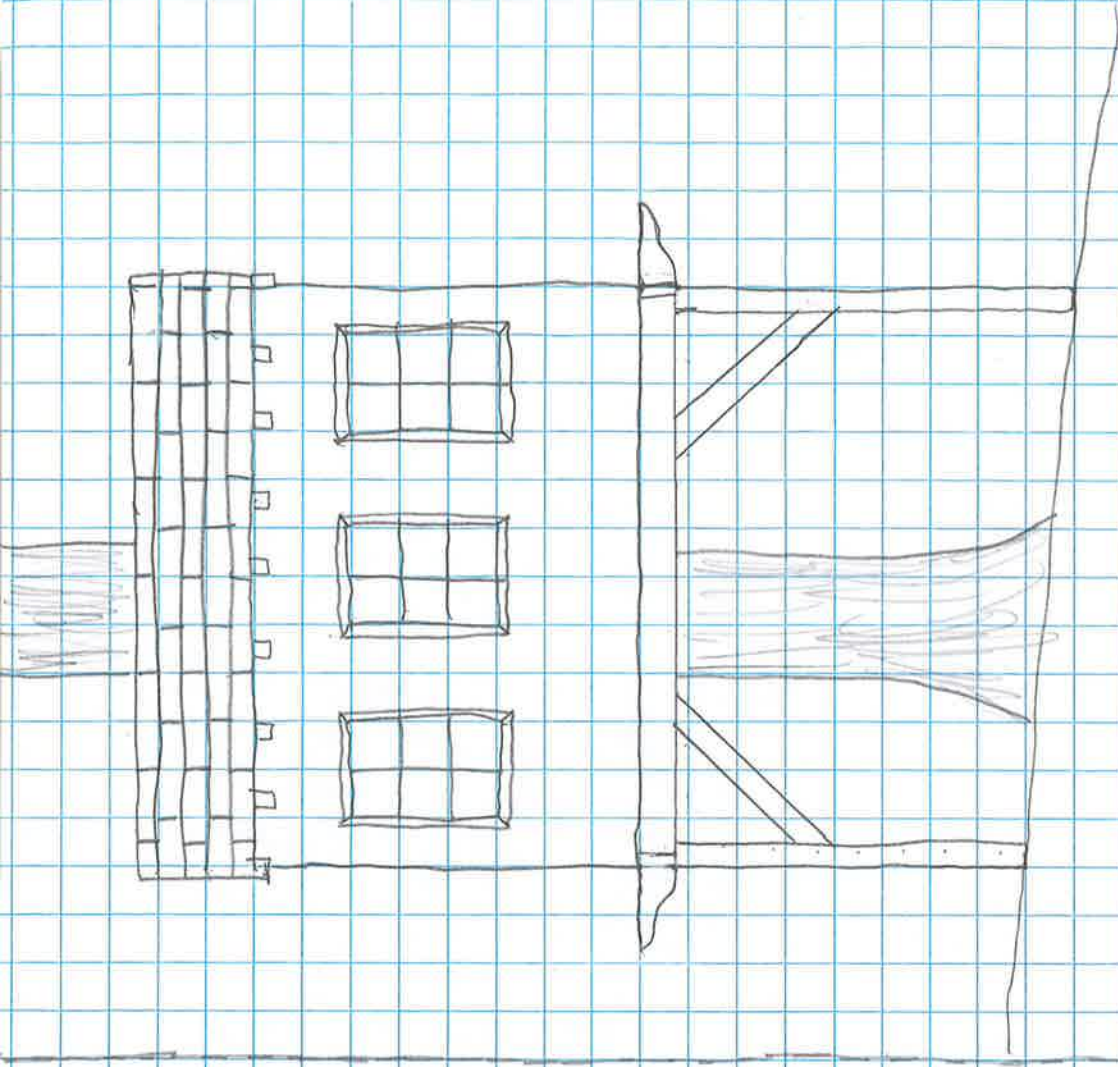
DECK

FRONT 2133 SOUTHCOTE

FENCE



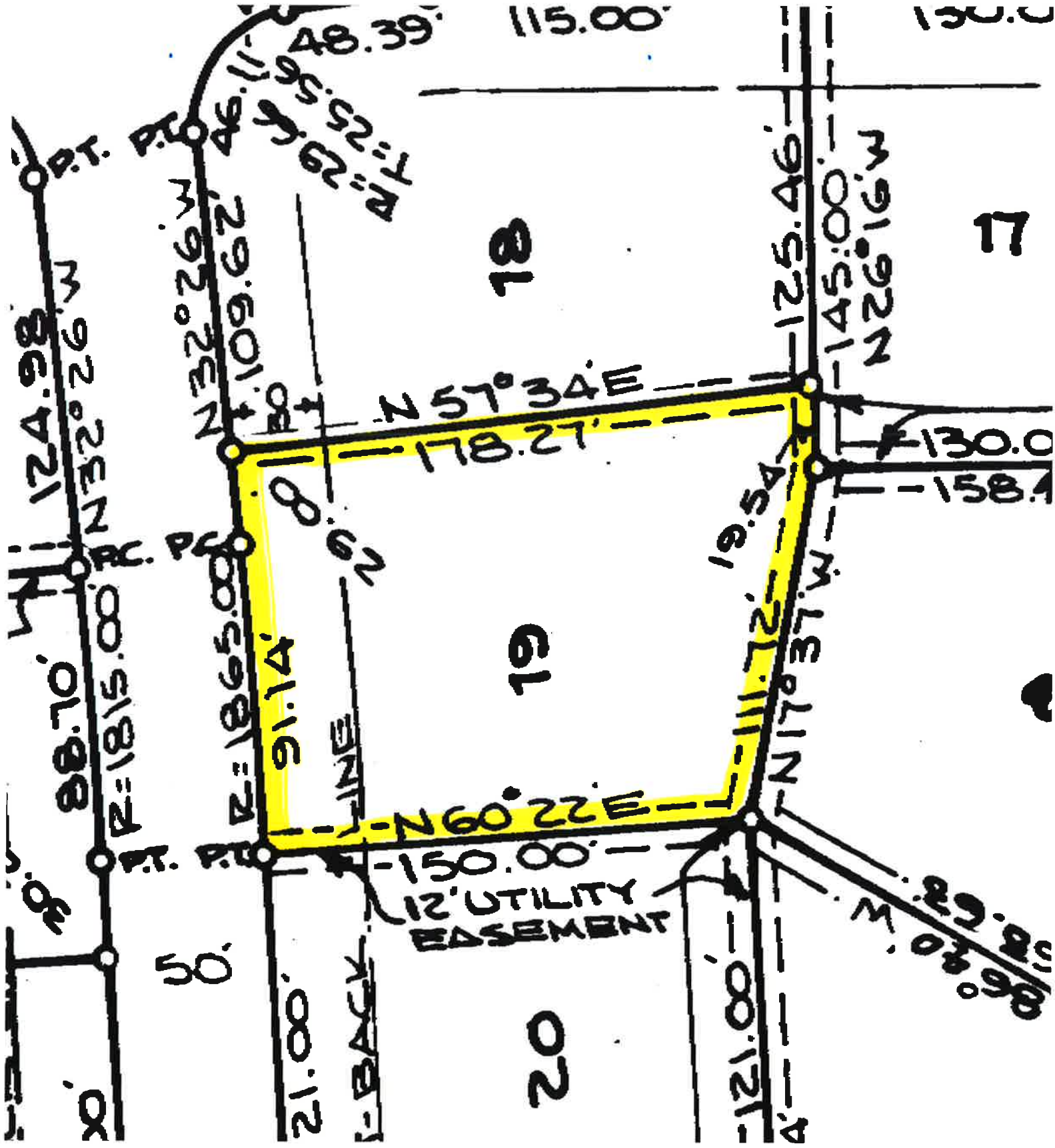
2133 Southcote Dr.
Main House Side View



2133 Southcote Dr.
Road Side View

*THIS VIEW IS OBSTRUCTED BY FENCING & GREPE MYRTLES

PRESTON HEIRS





TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: August 19, 2020

RE: 2225 Maxwell Ave.

The Board is asked to consider the following request:

Case: 20-701-00013 – Property located at 2225 Maxwell Avenue, Control Map 016D, Group N, Parcel 009.00 requests reestablishment of a nonconforming use to Sec 114-8(4) for the purpose of constructing a duplex on the property. The property is zoned R-1C, Residential District.

Satisfactory evidence has been provided by the applicant that a multifamily structure resided on the subject parcel in recent past. Reestablishment of a nonconforming use is being applied for consistent with Sec 114-8(4) of city code:

(4)

Discontinuance. When a nonconforming use of any building or land has ceased for a period of one year, it shall not be reestablished or changed to any use not in conformity with this chapter without the written approval of the board of zoning appeals.

The applicant proposes duplex construction on the site, while adhering to the R-1B zone setback standards.

ArcGIS Web Map



9/20/20, 11:37:56 AM

- Kpt 911 Address
- Ivan 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

1:1,128



ArcGIS Web Map



9/2020, 11:36:54 AM

1:1,128



	Kpt 911 Address		River		Railroad_ROW		TAC		AR		B-4P		M-2		PD		R-1A		R-3B
	Ivan County Parcels		Street_ROW		Hawkins County Parcels		R-5		B-1		B-4P		MX		PMD-1		R-1B		R-4
	Lake_Pond		Parcel_Conflict		Lake_Pond		GC		B-2		BC		P-1		PMD-2		R-1C		Split
	Parcel_Conflict		Parcel_Conflict		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		City Zoning		A-2		B-4		M-1R		PBD/		R-1		R-3A		UAE

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Eastern Eight Community Development Corp. Trent	First	Sherry	M.I.		Date	6/23/2020
Street Address	214 E. Watauga Ave			Apartment/Unit #			
City	Johnson City	State	TN	ZIP	37601		
Phone	423-232-5097	E-mail Address	strent@e8cdc.org				

PROPERTY INFORMATION:

Tax Map Information	Tax map: 16D	Group: N	Parcel: 009.00	Lot: 9	
Street Address	2225 Maxwell Avenue			Apartment/Unit #	
Current Zone	Commercial	Proposed Zone	Residential		
Current Use	Vacant	Proposed Use	Duplex w/ 2 units		

REPRESENTATIVE INFORMATION:

Last Name	Williams	First	Tim	M.I.		Date	6/23/2020
Street Address	214 E. Watauga Ave			Apartment/Unit #			
City	Johnson City	State	TN	ZIP	37601		
Phone	423-360-7449	E-mail Address	twilliams@e8cdc.org or jtaylor@e8cdc.org				

REQUESTED ACTION:

Proposal to construct 2 new accessible duplex units for moderate income individuals or families.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature:

Date:

6/23/2020

Signed before me on this 23rd day of June, 2020,

a notary public for the State of Tennessee

County of Washington

Notary

My Commission Expires 09-28-2022



Purpose:

Eastern Eight CDC acknowledges the need for quality, affordable rental housing with a lack of 2-bedroom units Kingsport. These type units are highly desirable and assimilate very well into our market. Eastern Eight proposes to build a 2 unit (duplex), 2-bedroom on 2225 Maxwell Street, Kingsport, TN.

Eastern Eight's goal is to spur development in areas that need attention. Most market rate developers will not invest in neighborhoods that are declining.

The Maxwell duplex will be built directly behind 12 units of affordable rental housing that we completed recently on Center Street.

The project will serve as an affordable rental housing option for moderate, low, and very-low income households. The project will also target elderly, special need, or veteran households. These units will all be one level and will incorporate visibility features such as wider doors and one zero step entrance, if possible.

Eastern Eight feels that this housing development will continue to improve underutilized properties in the community and will become an asset to the surrounding neighborhood and spur further affordable housing development in that area of the community.

Request:

The Maxwell Street lot was previously cleared of a blighted and abandoned multi-family structure. We have included some before pictures in our packet. Currently the property is zoned for residential use. Eastern Eight is requesting the City of Kingsport allow a zoning variance for a single level, multi-family structure for use as 2 unit, 2-bedroom duplex.

Building Materials:

Materials used to build the units will include wood framing, vinyl siding, 30 yr. architectural shingle roofing, HVAC and meet all required codes for Sullivan County and City of Kingsport. We have enclosed an example of our current specifications for building, to be revised as necessary.

Information Enclosed:

- Application & Fee
- Survey
- Plot Plan
- Sample Plan
- Sample Specifications
- Before demo pictures
- Contact Information

A

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 47163C0045D, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

-O/H-
 15' ALLEY WAY
 R/W
 LT
 N 11°13'43" E 145.00'
 LOT 9
 0.17 AC±
 S 11°13'43" W 145.00'
 25'
 R/W
 20'
 MAXWELL AVE
 E ST
 REC
 EAST
 2222
 KING
 TAX
 PAR
 KING

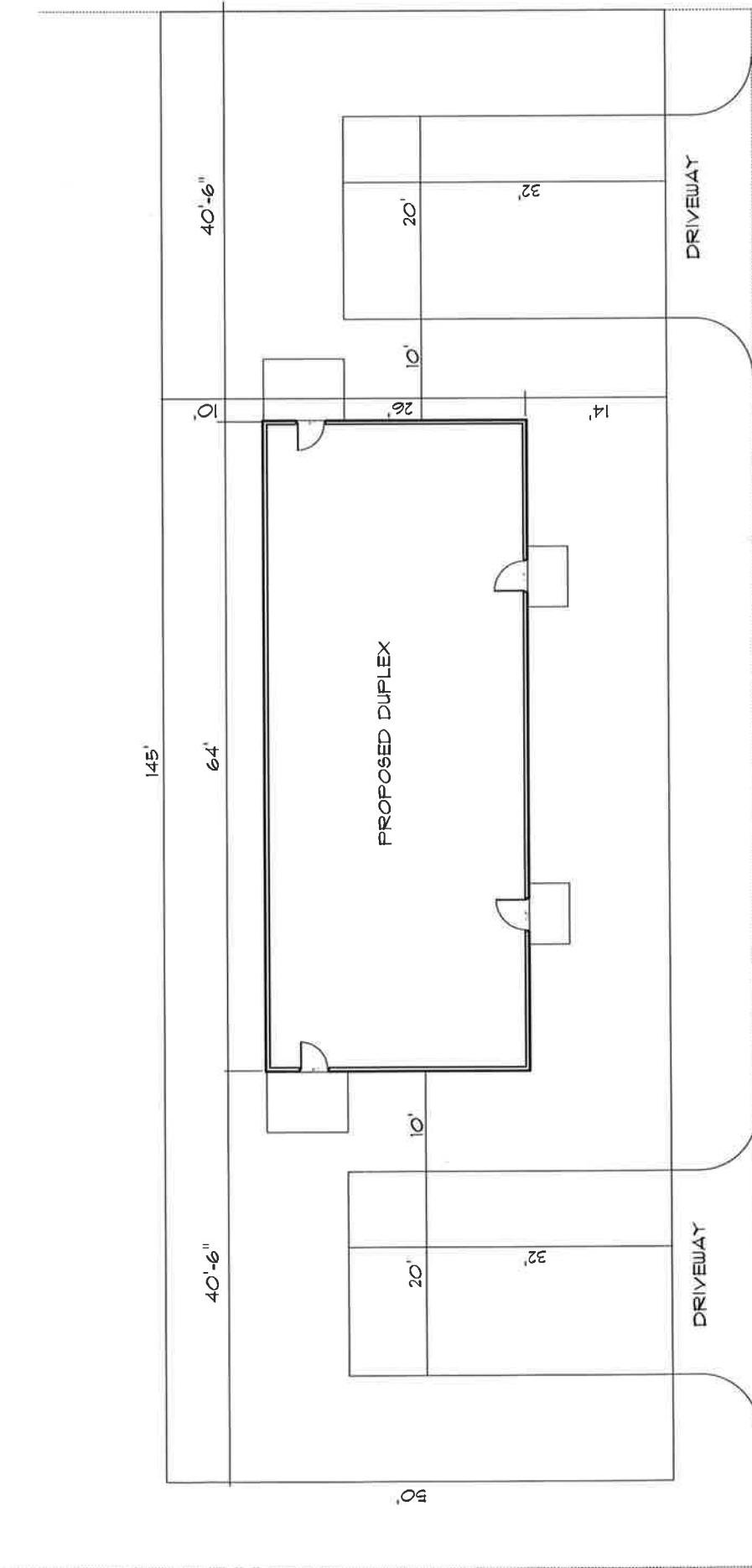
● IRON PIN OLD
 ○ P.K. NAIL
 -O/H- OVER HEAD UTILITIES

LINE	BEARING	DISTANCE
L1	S 78°46'17" E	50.00'
L2	N 78°46'17" W	50.00'

TPSi TN. PROFESSIONAL
SURVEYING INC.

2909 E. OAKLAND AVE. SUITE 102
JOHNSON CITY TN. 37601 423-915-1138

15' ALLEY WAY



MAXWELL AVE

E STREET



Plan Number 86926 | Order Code: 00WEB

COOLhouseplans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526



Plan Number: 86926

Order Code: 00WEB

- ▶ 1536 Total Living Area
- ▶ 768 Main Level
- ▶ 2 Bedrooms
- ▶ 1 Full Bath(s)
- ▶ 64' Wide x 24' Deep

- ▶ 5 Sets: \$989.00
- ▶ 8 Sets: \$1,064.00
- ▶ Reproducible Set: \$989.00
- ▶ PDF File: \$989.00
- ▶ Materials List: \$125.00
- ▶ Additional Sets: \$50.00

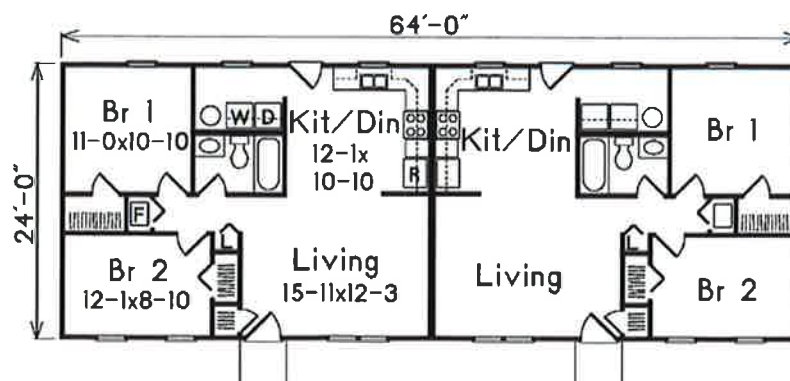
Available Foundation Types:

- ▶ Crawlspace
- ▶ Slab



Plan Number 86926 | Order Code: 00WEB | Front Elevation

[REVERSE PLAN](#)



Plan Number 86926 | Order Code: 00WEB | First Floor Plan

Bid Submittal Specifications and Requirements

214 Watauga Avenue, Johnson City, TN 37601

Telephone – 423.232.5097 • Fax – 423.926.0034

Project:

Address: Maxwell Street Property

Description:

Unit Plan: 2 Bedroom Duplex

Revised 04.8.2020

SCOPE OF WORK

The bidder proposes to furnish and pay for all materials, labor, tools, permits, fees, all required inspections (see below) and any other items necessary to perform the work as outlined in the entire Contract agreement. This includes, but is not limited to these instructions to bidders, any general conditions and specifications, plans, drawings, agreement forms, bonds, change orders and reference material specifically detailed to comprise the "Contract." The above referenced project shall be completed in an expedient, professional and workmanlike manner consistent with accepted home building practices and standards under the supervision and oversight of **Eastern Eight Community Development Corporation** (hereinafter referred to as E8.) Green building initiatives are encouraged but must be evaluated by E8 Project Manager.

GENERAL CONDITIONS

The 2012 International Residential Code is the E8 minimum standard. Check with the County or city you are building in for code requirements in the area the home is to be built. Some jurisdictions have started using later IRC codes. It will be the responsibility of the contractor to meet the requirements of the prevailing IRC relative to the city or county construction site during all phases of construction. If the plans given to the Contractor, do not comply with IRC codes for any reason it is the responsibility of the contractor to make the E8 Project Manager aware of the oversight. If the Contractor should build to the plan and it does not comply with current IRC codes, it will be at the Contractor's sole expense to correct the error to pass the prevailing IRC inspection. E8, as required by some funding sources, may have some requirements and/or specifications that may exceed IRC the minimum. These are outlined in subsequent specifications. If there is a discrepancy between the specifications and the plans, please consult with E8 Project Manager, if not on both plan and specifications/requirements, does not mean it doesn't have to be done. Depending on certain circumstances, i.e. wet or freezing weather conditions, material/product substitutions, change in subcontractors, excessive delays, etc., additional evaluation will be conducted by E8 Project Manager and adjustments or modifications may be required.

Inspections:

E8 will conduct inspections in tandem with typical local jurisdiction requirements. E8 will have some requirements that will be more stringent than local codes. The contractor is required to provide E8 with all inspection reports during the building process. If this process is not followed, E8 has the right to invoke a stop work order until relevant inspections are provided. Contractor will also notify Project Manager regarding upcoming inspections. In addition to the typical inspections (footer before pouring, framing prior to insulation' etc.) The following list identifies other checks and/or assessments of which the contractor must be aware and the PM, with the contractor, will be verifying.

E8 Checks/Assessments/Alerts:

Foundation:

- Verify suitability of soil in bottom of footer.
- Condition of poured footer before block started i.e. mud, standing water, square and level.
- 8" FHA cap block should be used on final/top course on all 8" block foundations.
- Confirmation of openings and/or automatic foundation vent placement.
- Inspect surface of block before any stucco or waterproofing.
- Verify rebar placement in block before filling cores (basement with 12" block over maximum backfill).
- Check installation of galvanized anchor bolts for spacing and placement.
- Check conditions before footer drain installation and waterproofing i.e. mud, construction debris, etc.

Framing/Interior:

- Crawl space should be free of debris and leveled before floor system installation.
- Foam sill seal under PT sill plates.
- Galvanized nails or approved screws must be used in fastening of any material to PT lumber.
- Consult with E8 rep if quality of material is considered sub-standard.
- Quality and workmanship of framing i.e. square, clean cuts, tight joints, neatness, etc.
- Proper management of job site i.e. material management, safety hazards, cleanliness, etc.
- Verify special requirements for insulation behind tubs or showers on outside walls before installation.
- Conformation of window and door sizes and placement.
- FOLLOW PLANS** for door type, size and swing. Any deviation from plan must be approved by PM.
- Be aware of jamb sizes when ordering windows and doors (2x4 or 2x6).
- DO NOT** fasten truss bottom cord to any interior partitions; exterior wall only, with approved fasteners.
- Practices to minimize cracking in drywall corners and butt joints are encouraged.

Exterior:

- Final rough grade must be approved by E8 before any finish grade and lawn work is initiated.
- Downspout drain configuration approved by E8 before any sidewalls, landings, or driveways are installed.
- Concrete walks, landings and driveways will be inspected after formed and reinforcement is in place.

Some of the above may be verified with a photo; others will require actual inspections by the E8 Project Manager. These instructions and inspections are meant to inform and advise the contractor of E8's expectations and to ensure quality construction practices and procedures to avoid potential problems later.

BIDDING PROCEDURES

Each bid shall be submitted in a sealed envelope with the general contractor's license and insurance information included with the bid. In addition, the prime contractor must also list the business name, license and insurance information for the Electrical, Plumbing, and HVAC sub-contractors. Any prime contractor proposing to conduct electrical, plumbing, or HVAC work must be licensed in that trade and must include the specific license number, classification, and expiration date on the front of the envelope. Contractor will submit bid using form at end of specifications/requirements Prime contractor and all sub-contractors must have evidence of proper and current license with appropriate monetary limit and a current certificate of insurance, or the bid will be excluded.

Upon submittal of his/her first bid the contractor agrees to having received, reviewed and accepts the terms and instructions in the **Bid Submittal Specifications and Requirements**. This document's information is an integral part of the building process and to insure compliance with E8 requirements. The contractor will obtain all necessary permits, obtain all inspections required by laws, regulations, or public authority having jurisdiction. Contractor shall obtain certificates of such inspections and shall submit same to the E8 representative before final payment is made and shall pay all fees, permit fees, charges, and other expenses in connection with this project. Contractor shall provide E8 with either a performance bond or \$1,000 cash bond to be retained until the completion of the 1-year warranty period.

E8 has established a limit for a contractor to have a maximum of 3 projects going at one time. E8 reserves the right to determine; if a contractor has been behind schedule (in violation), the number of projects may be reduced

from 3. If the contractor has proven their ability to handle 3 at a time with good quality and in a timely manner, additional houses may be granted.

The Contractor may be removed from the approved bidders list by action of E8 if it is deemed by E8 that the contractor is trying to cover up poor workmanship, purchasing unapproved materials, purchasing materials for a non-E8 job on an E8 account, poor performance, delays in executing the contract in a timely manner, or in general being uncooperative.

*******Contractor must include copy of W-9, Certificate of Insurance, and Contractor's License with bid, IF Eastern Eight CDC does NOT have this information on file*******

Contract Award/Construction Phase:

A minimum of three (3) bids must be received by E8 for contract to be awarded. If less than three bids are received, the Request for Bids will again be solicited in order to reach the three-bid requirement. The bids will be revealed in an open forum with representatives of E8 present. Bidders are welcome but not required to be present if they so choose. The contract is generally awarded to the lowest bidder if quotes are within percentage guidelines established by E8. However, E8 reserves the right to delay the contract award for further vetting and reference inquiries, should it be deemed necessary.

The Contractor shall not commence any work until a written "Notice to proceed" is received from E8. Contract work shall begin within 15 calendar days upon the signing of the "Notice to Proceed" order and be complete within 120 days. There will be a monetary penalty of \$100 a day for any days past the 120 day deadline. A contract extension may be submitted in writing and considered by E8, with allowances for abnormal weather and circumstances deemed beyond the contractor's control, at the sole discretion of E8.

Contractor Completion/Final Payment Phase:

Final payment will only be made after E8 has completed a final inspection, project is considered 100% complete, (including punch list items,) and accepted by the homeowner.

The Contractor must furnish the following documentation with their request for final payment:

- Satisfactory "Release of Liens" by the Contractor covering any subcontractors, laborers, and material suppliers for E8 files.
- Executed and notarized "Notice of Completion" with documentation of recording at county courthouse.
- Completed and signed documentation that all punch list items from homebuyer walk-through have been satisfactorily completed.
- All related building permit documents, inspection reports and a final certificate of occupancy from the building official.
- Any additional paperwork as may be required by certain funding sources.

The Contractor will leave their phone number and business address with the homeowner for future warranty items. While the General Contractor has the responsibility for all warranty claims, it may be beneficial to provide contact information for trades sub-contractors, i.e. electrical, plumbing, HVAC etc., The Contractor will be allowed 15 days to resolve the warranty items and the contractor and homeowner must sign off on any warranty item list that it has been satisfactorily complete and turned into E8. Failure to address these issues in a timely manner may qualify as grounds for removal from approved bidder list.

NOTES/ADDENDUMS

Bid Submittal Form (please print)

Project: _____

Address: _____

Contractor Information (please print)

Name _____

Address _____

Email _____ Contact # _____

Contract price

1. I propose, as general contractor named above, to furnish all materials, labor, fees etc. for the listed project. The project shall be constructed in strict conformity with all plans and specifications provided by **Eastern Eight Community Development Corp.** Contractor shall comply with all laws, statutes, zoning requirements, or regulations of any government or public agency. Contractor will adhere to the 2012 International Residential Code or building codes or requirements that may supersede 2012 IRC as per Eastern Eight or local authorities.

2. Total sum _____

Examinations and Investigations

3. I acknowledge that I have performed the following:

A. Carefully examined the drawings, specifications and documents including any addendums as provided by Eastern Eight.

B. Examined the job site on which the project is to be constructed.

C. Determined to my own satisfaction all conditions or limitations that exist or that may arise, and any difficulties that may be encountered in the construction of the project.

D. Made the bid on the basis of above and not on any representations or promises made by E8CDC or any of its agents.

The following documents shall be attached and incorporated into this bid form:

COPY OF TENNESSEE CONTRACTORS LICENSE
CERTIFICATE OF INSURANCE (WORKERS COMP & GENERAL LIABILITY)

Bidders Signature _____ Date _____

SPECIFICATIONS AND REQUIRMENTS

Building permits and Fees:

Contractor to obtain all required Federal, State and/or Local building permits, water and sewer taps (or septic permits) necessary to complete the project.

- 5/8" water tap Connection fee Only
- Sewer taps Connection fee Only
- Septic permit If applicable

Power poles: Contractor will be responsible to install service to the house, Contractor to have the temporary utilities in his name and maintain service until punch list is signed off by E8. If the closing is delayed, the Contractor will be reimbursed from the point of the final punch list is signed off, until closing.

Site Work / General Requirements:

A sign must be placed on lot with address plainly displayed. Contractor shall include and maintain pedestrian and vehicle access to surrounding properties, sidewalks, and streets at all times. Gravel on driveway and erosion control procedures are mandatory and shall always include silt fencing and straw bales to be in place. House shall be located on the site as per surveyor drawings or site plan provided by E8. Include a positive drainage of 1" to 12" ratio, 4' from the foundation. All backfill and areas of finish grade shall be completed to provide a minimum of 8" of exposed foundation below the start of any wood or siding materials. Site work shall include the area designated in the site plan, to include house seat, septic tank and field lines, or sewer or water taps, etc. No debris will be buried on the site. All trash and construction debris to be hauled off regularly or placed in an onsite dumpster for commercial pick-up (recommended). Trash or debris are not to be left piled up on site. Provide proper temporary barricades for protection of job personnel and the public. Remove barricades when no longer required. Site work to include entire lot.

Miscellaneous:

Contractor is to place a combination key box on the front door during the construction process and provide E8 with access code; E8 will give the contractor authorization of when lock box can be removed.

It is Contractors responsibility to provide E8 with selections from their suppliers for homeowners to choose from or they will be required to purchase from E8 suppliers. Any items installed not per selection sheet must be removed and rectified to comply with selection sheet at contractor's expense. If there is a discrepancy between the E8 specifications and the plans, consult with E8 representative. If an item is not in the specifications and/or the plans, that does not mean it doesn't have to be done.

Contractor must have a port-o-john on site from the time they sign notice to proceed until they complete the punch list. **No smoking inside the house.**

Working Hours:

Contractor and their sub-contractors shall maintain working hours between 7 AM and 7 PM Monday through Saturday as to be respectful to neighbors.

Conduct of Work:

Contractor shall always conduct self in a professional manner and maintain a neat and orderly job site. Upon completion of daily work, contractor will organize materials and dispose of trash and construction debris. E8 may charge for labor services to clean job site if such services are required and implemented. E8 will provide an opportunity to the Contractor to clean the job site before such cleaning services are implemented; a written one-week notice will be given. Contractor is responsible for the actions of their sub-contractors and employees on the job site at all times.

Change Orders- STRICTLY ENFORCED:

If a change order is required due to unforeseen circumstances, the contractor is required to obtain 3 quotes in writing and get approval in writing from an Eastern 8 CDC manager. If a change order is not approved in writing by Eastern 8 the change order may not be considered valid and therefore may not be paid. If it is deemed viable by Eastern 8 representative, there may be a 15% mark up on the cost of the change order. It is at the sole discretion of the E8 representative. All invoices and documentation (receipts, permits etc.) must be presented before payment is made.

Warranty:

Contractors warranty will start from the date the punch list is completed and approved by E8.

Energy Star Certified: 3.0 HERS Score Required (YES) (NO)
(Verify with E8 if total compliance is required)

This home shall be constructed to meet the criteria of the Energy Star 3.0 certified home program requirements for new residential construction. The Contractor shall incorporate Energy Star qualified products and building practices. Contractors are advised to visit www.energystar.gov for product specifications and procedures. Some requirements and specifications may be more stringent than what is considered to be standard building practices.

The Contractor shall be educated and trained and have the necessary knowledge and ability to meet Energy Star program requirements and guidelines for new construction. E8 shall be required to obtain the services of a certified Home Energy Rater to schedule and coordinate the necessary testing and inspections during the construction process. The contractor shall provide final documents to E8, stating the construction meets the requirements of an Energy Star certified Home. Eastern Eight is responsible to hire a HERS rater and cover the costs incurred for their services.

Building Envelope Sealing: (Energy Star)

All joints, seams, mechanical penetrations, electrical, plumbing, framing connections, areas around window and door assemblies, all sources of air leakage throughout the building envelope shall be caulked, sealed (foamed) or weather stripped, wrapped or otherwise sealed to limit uncontrolled air movement between and through unconditioned to conditioned space. Behind any tub/shower located on an exterior, the wall must be insulated and covered with 7/16" OSB and 6 ml plastic or house wrap. All seams must be taped or caulked. All areas such as front porch ceiling opening to the attic space shall have 7/16" OSB (screwed, not nailed) and covered with house wrap. Approved material must be installed behind all electrical panels.

NOTES/ADDENDUMS

1. Foundations

1.1 Footers:

Conduct all necessary excavation and install a continuous concrete footing system with the bottom a minimum of 18" below finish grade. Acceptable soil: 1. Undisturbed clay or similar. 2. Compacted fill (95% compaction required) free from vegetation and topsoil, 2009 IRC R401.4. Install 2 runs (continuous) #4 rebar lapped a min. of 24" and wire tied. Approved rod chairs or plastic supports must be used (no wood in footing). Pour continuous concrete footing using minimum 3000 psi concrete. Electrical ground wire (4 AWG or larger) shall be attached to a 20' piece of rebar located in the footing near electrical service location. Should steps in the footer be necessary due to soil conditions or topography, they shall not exceed 24" in height and concrete should overlap minimum of 16".

Footing measurements:

- | | |
|--|---------------------|
| ▪ 8" block (most crawl space foundations.) | 24" wide, 8" thick |
| ▪ 12" block (typical basement foundation.) | 24" wide, 10" thick |
| ▪ Girder support piers (post or block) | 24"x24"x12" thick |
| ▪ Deck and porch posts | 24"x24"x12" thick |

All foundation footings, piers, and pads will require these footer dimensions.

1.2 Crawl Space:

Standard wall height shall be a minimum of five (5) courses of 8" block whenever possible. The top course required to be 8x8x16 FHA cap block or a 4x8x16 solid cap. Access door to be a minimum of 36" wide and 30" tall clear opening; door must be suitable for exterior use and painted or stained to match the color scheme of the house. Door must be weather tight and securable. Opening to be located as per the foundation plan or wherever feasible as to avoid negative slope and drainage toward door. Crawl space must be leveled and raked free of debris and covered with 6 mil poly vapor barrier. All voids and cavities must be filled in with dirt around the piers and the footings. Barrier must run up the block wall a minimum of 8" and secured with a pressured treated 1x4. Area must include 1 switch with 1 U.L. approved exterior single bulb fixture with glass globe and a GFI outlet. Waterproofing must be applied to the exterior of the block that will be below grade. Footer drains either gravel less Drain Star system or 4" corrugated pipe with slits wrapped with pipe sock with a minimum of 16" of gravel to cover. Automatic foundation vents must be installed per 2012 IRC. Piers consist of 8" block, single stacked, with mortar, up to 3 courses. More than 3 courses must be double stacked, with mortar and rotating 90 degrees per course keeping cells aligned. Exposed foundation above final grade to be finished with "drawn" brick to compliment outside color scheme.

1.3 Basement:

Foundation walls shall be constructed to 13 courses of block to provide a minimum of 96" clear basement ceiling height. Cover entire ground space with 6 mil plastic vapor barrier before pouring concrete. Foundation walls to follow the 2012 IRC code as per unbalanced fill. If needed, fill block with #4 rebar 32" OC minimum, doweled 6" into the footer, with the entire block cavities filled with 3000 psi concrete. Footer drains same as crawl space.

Install galvanized foundation bolts (1/2" dia. extending a minimum of 7" into block) at 4' OC (maximum) and within 1'0" of all corners. Required on all foundations.

1A. Alternative Foundation/Floor

1A.1 Concrete Slabs:

Where grade allows. Typical footing and block foundation wall with ledger block as top course. Formed foundations must have a minimum 18" turned down edge. Foam insulation board installed as per code. Install 4" of #57 stone on compacted solid soil or undisturbed solid base; Install 4" of concrete (min 3000 psi). Concrete shall be placed and finished to meet ACI standards and practices. Garages, carports or any other part of slab considered to be exterior and subject to the elements, must have final finish elevation a minimum of 2" lower and sloped away (if possible) from the main floor considered to be heated living space. Saw control joints 1" deep; (slabs should not be greater than 15x15 without a control joint section). Coarse aggregates in concrete supporting wood flooring shall be 3/4" screen crushed limestone or similar type material (river gravel or pea gravel not acceptable). Fly Ash: Class C or F with carbon content less than 5%. Building slabs must maintain a +/- 1/4" variation to level.

Anchor bolts shall be placed in the slab, before curing takes place. Maintain records of concrete placement; record date, location, quantity and air temperature high and low for 7 days. Do not permit cold joints to occur. During colder months, protect concrete from freezing for 7 days. Defective concrete: concrete not conforming to required specifications or tolerances shall be removed and replaced at the sole expense of the contractor.

2. Main Structure

2.1 Floor Framing:

Install 2" x 8" pressure treated sill plate, with Styrofoam strip seal, between foundation and sill plate. Installed sill plate flush with outside of block. Typical: Joists should be 2x10, #2 or better, SYP 16" OC. Install ¾" tongue and groove code approved subfloor, glued and nailed. Lumber that is not treated must be protected with flashing against masonry products. Note: Check plans for the specific floor system to be used. Crawl space homes do not use floor trusses on 1st floor. Be aware of local fire code requirements pertaining to engineered "I" joists and floor trusses.

2.2 Exterior Wall Framing:

Install 2"x4" or 2"x6" (verify on plans and with PM) nominal studding #2 or better by a lumber grading inspection agency that has been approved by an accreditation body that complies with DOC PS 20. Studs shall be 16" O. C. with a single bottom and double top plates sealed and caulked to eliminate all outside air infiltration. All corners and T's to be consistent with 3.0 Energy Star building code. Install 7/16" OSB exterior wall sheathing vertically across studs, fasten with 8d nails minimum 8" apart per stud. OSB must start at the sill plate (use galvanized fasteners in PT sill plate) and go vertically 8'; the fill pieces to be at the top. OSB must extend to the corners with no framing exposed. OSB must run up to cover the 12" truss heel height as well. Be sure to follow mfg. guidelines for proper spacing between panels. Tape all joint locations that occur between framing. Cover with Tyvek brand (no substitutions) house wrap and tape seams. Zip wall system is an acceptable method if all joints are taped according to manufacturer's specifications. Install solid 2x10 headers over windows and exterior doors as required. All framing must meet specifications stipulated in the 2012 IRC chapter six. **Ladder T's are an easy way to meet insulation requirements, conventional T's are not to be used in exterior walls.**

2.3 Interior Partitions

All interior partitions are framed with 2x4 stud grade lumber spaced 16" O.C. A 2x6 wall shall be used between bathrooms (or near as possible) to facilitate proper venting and drain lines. Conventional T's are allowed in interior partitions. Solid 2x10 headers are not required over door openings unless wall is load bearing; cripples 16" O.C. are allowed. Care should be taken to make sure partitions are plumb, straight, and square.

2.4 Roof System:

INSTALL TRUSS SYSTEMS PER MANUFACTURES SPECIFICATIONS. INSTALL HURRICANE FASTENERS THROUGH TOP PLATES INTO TRUSSES ON EXTERIOR WALLS ONLY. Trusses must have 12" heel height if 3.0 energy star guidelines are being used. 6/12 pitch gable roof system with 18" overhang, or as per plan. Trusses to be set 24" OC with 7/16" OSB installed with "H" clips. Gable trusses must have horizontal stiff back on them at mid span. 2x4 outriggers spaced 24" OC must go back 2 trusses to support barge rafters. Use 2x6 sub-fascia boards. Hurricane straps or approved screws are required on each truss at load bearing points. Attic access must be built up 12" around opening to prevent blown insulation from falling in opening; to be in the hallway or the bedroom; not permitted to be located in the closets (some walk-in closets may be acceptable). Synthetic felt to be installed over roof sheathing with adequate amount of button caps to secure felt in place until shingles are installed.

2.5 Shingles:

30 Year AR Architectural Shingles. **Color per selection sheet.** Installation method as per manufacturers' specifications. Install full shingle cap over continuous ridge vent. All roof edges to have metal drip edge. All valleys to have ice and water shield (verify with PM, photos will suffice) and roof penetrations to have rubber boots. Shingles to extend a minimum of 1" beyond outer most part of drip edge at all eaves and rakes.

2.6 Windows:

All windows must be Energy Star qualified.

Install single-hung vinyl insulated windows with screens. All windows in sleeping rooms must meet EMERGENCY egress code sizes. Section R612.2 in the 2012 IRC, where the opening of the window is 72" above the finish grade or surface below; the lowest part of the clear opening of the window shall be no less than 24" above the finished floor of the room in which the window is located or have tempered glass and child locks. All windows flanges must be taped in an approved method. Windows must be Low E, a DP rating of 35 or greater. U factor .34 or less, SHGC .29 or less or per city or county code. New construction only; no replacement windows.

2.7 Exterior Doors:

All doors to be double bored. Exterior door hardware: 1 dead bolt per door to be keyed alike, door handle: lever type and keyed same as deadbolt (Satin Nickel to match interior). Front door to be 6 panel fiberglass with peep hole located 60" AFF, back door to be 9-lite fiberglass door. Door between garage and basement or garage and the house to be 6 panel steel exterior door with 20-minute fire rating with self-closing hinge (2012 IRC- R302.5.1). Provide exterior doors that meet or exceed the National Fenestration Rating Council (NFRC), rating and labeled for a SHGC of .40 or less. Temporary door locks to be used throughout the construction process. **Contractor will install the permanent door locks after the final punch list is complete.**

2.8 Plumbing Rough-In:

Plumb home to 2012 IRC standards. Install main shut-off valve accessible from inside unit ahead of all fixtures. Install 2 frost free exterior hose bibs; (18" above grade) hose bibs must be secured. Install 3/4" PEX main supply lines to plumb house to 2012 IRC and install necessary materials to connect to new main supply line. Install 1/2" branch supply lines with 3/8" fixture supply with chrome brass cutoffs to each fixture. 5' fiberglass shower/tub combination to be installed in baths or as per plan specifications.

Energy Conservation: Install escutcheon plates over all pipes passing through surfaces after sealing all penetrations and voids with caulk or spray foam

2.9 Electrical Rough-In:

Install 200 AMP U.L. approved breaker type panel box with weather head, mast and meter center. Wire house to code. Install phone jacks and cable jacks in all bedrooms and in the living room (1 each). Caulk and seal all locations where the wiring and related connectors and devices penetrate the building envelope. The bath exhaust shall be Energy Star qualified and have a rating of 80 CFMs and a noise rating of 1.5 Sones or less. Approved material and wrap must be installed behind panel box. Kitchen must have approved exhaust for HERS rating. Front door doorbell with chime. If possible, conceal ground wire so as not to be exposed (visible on outside of home). Rough wire for smoke/carbon monoxide as per code requirements.

2.10 HVAC Rough-In

Install one electric heat pump system, minimum 15 SEER (must meet Energy Star 3.0 standards), sized to unit by a licensed Energy Star certified HVAC contractor to manufacturer's specifications. Provide homeowner with a minimum 5-year manufacturer's warranty parts and 1-year labor. Install insulated main metal supply duct with insulated flex branch lines; metal duct return air to meet Energy Star standards. Register ducts in each room shall be caulked to the subfloor. Entire system must be designed and installed to meet Energy Star standards. Dryer vent must be hard piped in solid metal slip joint pipe; no screws, taped together. Light/Vent bath fans must be vented to the outside

2.11 Insulation:

Attic: Install R-38 blown-in fiberglass attic insulation. Baffles to be installed at the roof edges.

Wall: Install R-19 (2x6 walls) or R-15 (2x4 walls) wall insulation with vapor barrier. Insulation flaps to be stapled on the face of the studs to reduce air infiltration.

Floor: Install R-19 insulation. Must be pushed up tight against the floor.

2.12 Siding:

Install Tyvek (or equal) house wrap; seams must be taped. If using approved zip wall system, house wrap will not be required. Before siding is started, all Energy Star and Building Envelope procedures must be followed. Metal starter strip must be used and hang down below the sill plate and 1/2" over the masonry. Install vinyl siding, minimum .40 thickness, with necessary trim to finish all areas. All corners to have corner caps on the bottoms.

2.13 Overhang, Soffit, and Fascia:

Install 2x6 sub-fascia boards on all gables and eaves. Wrap with vinyl coated aluminum trim coil. Install perforated vinyl soffit material with trim to finish all areas. Caulk all joints and seams.

2.14 Foundation Finish:

Stucco – Drawn on Brick – color per selection sheet

2.15 Gutters:

Install 5" seamless aluminum gutters with 3x4 down spouts to service entire dwelling. Downspouts will be required to be piped away from home a minimum of 10' but are required to be piped as far as grade requires for proper drainage. This pipe will be 4" thin wall PVC with all joints and fittings glued. All downspouts to have adapters to fit into the 4" pipe. Do not place open pipe onto downspout. No downspouts to spill onto the driveway.

3. Interior

3.1 Ceiling Coverings:

Install 5/8" or 1/2" light weight no sag drywall for all ceilings, tape, textured (splatter knock down) no popcorn or "stomped" finishes. Fasteners as per code requirements no more than 12" spacing and no closer than 12" to walls in ceiling application (helps to prevent cracking of tape joints between ceiling and walls. Corner clips also recommended). Finish with 2 coats of paint (see painting). Install one attic access minimum 22" x 30" located in the hallway or as per plans.

3.2 Interior Wall Coverings:

Install drywall for all interior walls. Fasteners as per 2012 IRC requirements no more than 16" spacing. Install 1/2" M.R. or antibacterial drywall for wet areas. Tape and finish minimum three coats. Sand smooth and feather all edges. Finish all painted surfaces with a minimum of one prime coat and one topcoat or as needed for proper coverage. Sheetrock all walls and ceiling in garages, if unit has garage, fire code gypsum board as required.

3.3 Painting:

Finish all drywall surfaces with a minimum of one prime coat and two topcoats of flat enamel; if coverage is not adequate then an additional topcoat must be used. Walls must be sanded smooth and the dust wiped clean. Interior doors and trim shall have 2 topcoats of white satin latex, if factory primed. Ceilings to have 2 coats of white flat ceiling latex. Front doors to have 2 coats of satin exterior latex. No high VOC paints are allowed.

3.4 Interior Doors:

All doors to be 6-panel pre-hung Masonite interior hollow core door units with brushed nickel hinges, hardware and base or hinge stops with 356 casing. 6-panel Bi-hinge doors to be installed at closets as per plan. If hinge stops are needed, install the type that brace against the door hinge; not the door itself. All doors must be shimmed on the strike side 3 places at the strike, 12" down from header, 12" AFF. Hinge side to be shimmed also, if hinges are not tight to the jack stud. Use lever type locksets on all interior doors. Door swings, sizes, and configuration MUST comply with plans unless changes are approved by PM

3.5 Interior Trim:

Install 3- 1/4" base trim w/shoe mold to finish all areas that are not carpeted. Caulk and paint. 2 finish coats of paint on all trim, 356 2 1/4" casing around all windows and exterior doors, extension jambs to be installed on windows and sanded smooth.

3.6 Closets:

All closets will include one full-length 1"x12" shelf with hanging provision, shelf brackets spaced 32" o.c (Must hit stud). Linen closet to have minimum of three full width and full depth finished shelves. Manufactured white vinyl closet system (Closet Maid or equal). Install one full length 12" shelf to be located above the washer/dryer (manufactured white wire shelving).

3.7 Lights and Other Fixtures:

Install ceiling mounted, U.L. approved two bulb fixtures with glass globe, brushed chrome finish, controlled by wall mounted switch located at the strike side of the door in each interior room. Install ceiling or wall mounted, U.L. exterior approved single bulb fixture with glass globe at front porch, with interior wall switch. All bathrooms install 80 cfm light/vent combination unit, vented to exterior of unit in the soffit. Each function to have a separate switch. All fixtures to have a separate wall switch. 52" Energy Star rated fan located in the living room and the master bedroom. All fixtures to be Energy Star qualified. Light/Vent bath fans must be Energy Star rated, 80 CFM. All light bulbs to be LED/energy efficient. All 3 bulb vanity lights to be located at 80" AFF. Kitchen exhaust installed per 3.0 energy code. Install duplex wall outlets, switches, and fixtures of white color. Install GFCI in bathrooms, kitchen, and exterior. Install stove outlet to be mounted into the wall and a dryer outlet to be installed into the wall. Electrical panel to be clearly identified for all circuits. Caulk all openings where the drywall meets the electrical and fixture boxes. **Smoke Detectors:** Install U.L. approved hardwired interconnected smoke/carbon monoxide detectors located in each bedroom and hallway and/or other locations as required by current prevailing electric or building code.

3.8 Cabinets:

Install wood pre-finished in stock cabinets with Formica countertop. Cabinet finish, door style, and countertop per selection sheet. Cabinets to include all standard hardware, handles, etc. Where cabinets join, joints must be flush, and cabinets screwed together (min. 2 screws). Predrilling required. Kitchen counter tops must be caulked to the wall. No gaps from the wall to the countertop greater than 1/4" allowed before caulking. Install one 30"x22" or as per plan, wood vanity to match kitchen cabinets with a cultured marble top and single sink bowl. 30x36 mirror above bathroom vanities. Bathroom counter tops must be caulked to the wall. All ends of the toe kicks must be colored to match the cabinets. Cabinet touch-up kit must be left on site.

3.9 Plumbing fixtures:

Water Heater: Install one U.L. approved Energy Star 50-gallon electric water heater, E63-50R-045DOV (American Standard or equal) (.93 energy factor min.). Install expansion tank and electrical disconnect. Extend drain line for P/T valve to exterior to within 6" of finish grade. Install water sense brushed nickel faucets with 10-year manufactures warranty at sink and tub/shower. Install American Standard water saver, or equal toilet. An 8" deep stainless-steel double bowl sink and metal single lever faucet w/spray with 10-year manufactures warranty. Bathroom accessories such as toilet paper holder, towel ring, towel bar, with brushed nickel finish to be installed, location as per plans.

3.10 Floor Covering:

Floors must be properly prepared prior to flooring installation. This shall include scraping, sweeping and vacuuming to insure as smooth, suitable surface. Install approved LVP floor in kitchen, living room, hallway, baths, and laundry area. All LVP must be installed per manufacturer's specifications. All bedrooms to receive FHA approved carpet with 7/16" 6 lb. pad per attached selections. Accuply or commercial grade underlayment is required. E8 to provide color selections. Other flooring configurations and locations may apply according to plans and specifications.

3.11 Appliances:

Provide 30" self-cleaning smooth top electric range (with anti-tip in installed) and microwave range hood, 21 cu ft frost free, side by side refrigerator with icemaker, and mid-grade dishwasher. New appliances to have manufacturer's warranty and be **Energy Star** rated and installed as per manufacturer specifications.

4. Porches / Decks

4.1 Front Porch:

Install front porch as per plan. Masonry porches to have footings, block and finish consistent with main foundation. Pour concrete slab 4" thick over compacted fill and 4" of gravel. Elevated slabs to have a minimum of 1-1/2" overhang on outlying edges. Apply medium broom finish. Front porch roof supports 2x10 SYP beam with 7/16" OSB between the 2x10 members supported with 6x6 pressure treated posts. The beams must be inset into the walls 3" with 3" of framing support under the beams inside the framed wall. Handrails shall be installed per 2012 IRC if needed.

4.2 Back deck:

To be installed as per plan framed with pressure treated 2"x10" joists with 5/4" pressure treated decking boards. 6x6 posts setting on concrete piers, Railing for the rear deck to be pressure treated; all surfaces to be smooth, sanded if necessary. 36-38" high or per local code with no more than 4" of space between pickets. Rails only needed if deck is over 30" AFG. (per code)

4.3 All Decks:

Band shall be notched into the posts. Approved joist hangers must be used. Vinyl flashing shall be installed against the house before the ledger board is secured. Ledger board must be secured with 1/2" galvanized carriage bolts 32" OC. Steps to grade as needed, 36" wide minimum clearance in the rear, 48" wide minimum clearance for the front. 48" PT wood stairs will have a minimum of 4 stringers. Landing at the bottom of the steps to be 4" thick concrete to match the width of the steps and extending 3' past the last tread. Steps to be 2x12 PT stringers with 2x6 PT treads. Handrails to be 36-38" or to local code. Bands to be double and notched into the 6x6 so both bands rest on the 6x6. Decking boards and stair treads must be secured with deck screws. All fasteners must be approved for pressure treated lumber.

5. Other Outside

5.1 HVAC Finish:

A 4" concrete pad shall be poured at the location of outside unit. Pad should be tied into foundation wall with #4 rebar and supported on opposite side with 8-10" poured columns. Must be of adequate size for pre-formed pad. Install outdoor unit on a code approved, level and structurally sound solid prefab unit base, set a minimum of 4" above concrete pad (see Parged/Decks) on approved supports. Provide owner with a minimum 5-year manufacturer's warranty parts and 1-year labor. The outside condensing unit to be located as per plan. Entire system to be designed, installed and labeled that the system qualifies to meet the Energy Star rating for energy efficiency. All duct work to have a minimum of R-6 insulation, or greater as required by local code. All connections to be sealed using U.L. approved metal reinforced tape or Mastic. Install **programmable** thermostat.

5.2 Sewer or Septic and Water line:

Install new 3/4" main supply line from meter at street (over 100' must use 1") water pressure to be between (30-70 psi) contractor is responsible to meet the psi requirements. 4" PVC line from unit to sewer tap at the road OR 4" PVC line from unit to septic tank. Install septic in accordance with State of Tennessee Department of Environment and Conservation requirements. Accurately record the location of all underground utilities and provide to E8 with closing documents.

5.3 Driveway/Sidewalk:

Contractor to complete asphalt-based driveway with 4" base gravel, 2" when compacted, topcoat. Concrete drive may be required; contractor will be advised at pre-bid meeting. Front sidewalk will be concrete, 4' wide and running from front steps to driveway as per site plan. One run, continuous, #4 rebar on each outside edge. Control joints shall be tooled every 5' in the sidewalk. Landings or stoops to be 4" concrete.

ALL CONCRETE (FLOORS, LANDINGS, SIDEWALKS, DRIVEWAYS) MUST BE INSPECTED BY THE PM BEFORE BEING POURED

5.4 Landscaping:

Landscaping will be completed after finish grade to lot. After final grade is established, a smoothing/leveling device must be used on the entire yard; no ruts or low spots will be allowed. Finish grade shall consist of 2-4" of topsoil. The final earthwork shall consist of grass seeding and a fertilizer mix that is compatible with the region and cover of clean wheat straw. Any area steeper than 3:1 slope requires erosion control matting. The final restored site shall be free of all voids, pockets, construction debris, all rocks and dirt clods that are larger than 2" in diameter. All disturbed areas shall be finished in such a condition that is suitable for mowing with a push mower. Contractor is responsible for watering to establish growth. Mulch used in bed areas to be 4" thick. (See landscape plan). Landscape fabric or weed barrier (NO PLASTIC) must be used under mulch. Contractor should install a minimum 10 shrubs in mulched area around home. Complete area from property line to property line to be finished.

5.5 Mailbox/911 address:

Contractor to provide and install a USPS compliant mailbox. Location may need to be approved by the USPS. 3" black house numbers must be installed on the front of the home.

5.6 Cleaning:

Final cleaning to include, but not limited to, windows, floors, cabinet and vanities, sinks and lavatories, toilets, showers, etc. House should be move in ready.

Completion

Contractor responsible for obtaining and providing Notice of Completion, Certificate of Occupancy and all inspections, sub list and all supplier and manufacturer information to E8 before final payment will be made. Leave ½ gallon of each: Ceiling paint, trim paint, wall paint, with each being labeled. Cabinet touch up kit must be left on site. Job will not be considered complete until all the above are completed and turned into the Eastern 8 CDC office and the punch list is signed off and accepted by an E8 representative. Contractor responsible for being ready for inspections when notifying E8 representative. The final punch list should have less than 10 items, when the E8 inspector returns, list should be complete. If E8 inspector must return more than once or the first list is extensive (or not ready for inspection) there will be a trip charge of \$100 per trip. This amount will be deducted from the final payment of the contract. The contractor must have all paperwork completed before the final punch list will be deemed complete. All warranty information, CO, NOC filed, all inspection papers, and a TERMITE LETTER BY A CERTIFIED AND LICENSED COMPANY, is required before job is considered complete. Contractors warranty will start from the date the punch list is completed and approved by E8.

6/1/2020

Returned WWU to Admin W/DH APPROVAL



WORK WRITE-UP / ESTIMATE

THIS SUBMITTAL WAS REVIEWED FOR GENERAL CONFORMITY TO THDA HOME OPERATIONS MANUAL PROPERTY STANDARDS AND THE ADOPTED CODES. THE GRANTEE AND CONTRACTOR ARE RESPONSIBLE FOR CONFORMING TO THE WORKING AGREEMENT BETWEEN THE STATE OF TENNESSEE THDA AND GRANTEE FOR THE HOME INVESTMENT PARTNERSHIPS PROGRAM.

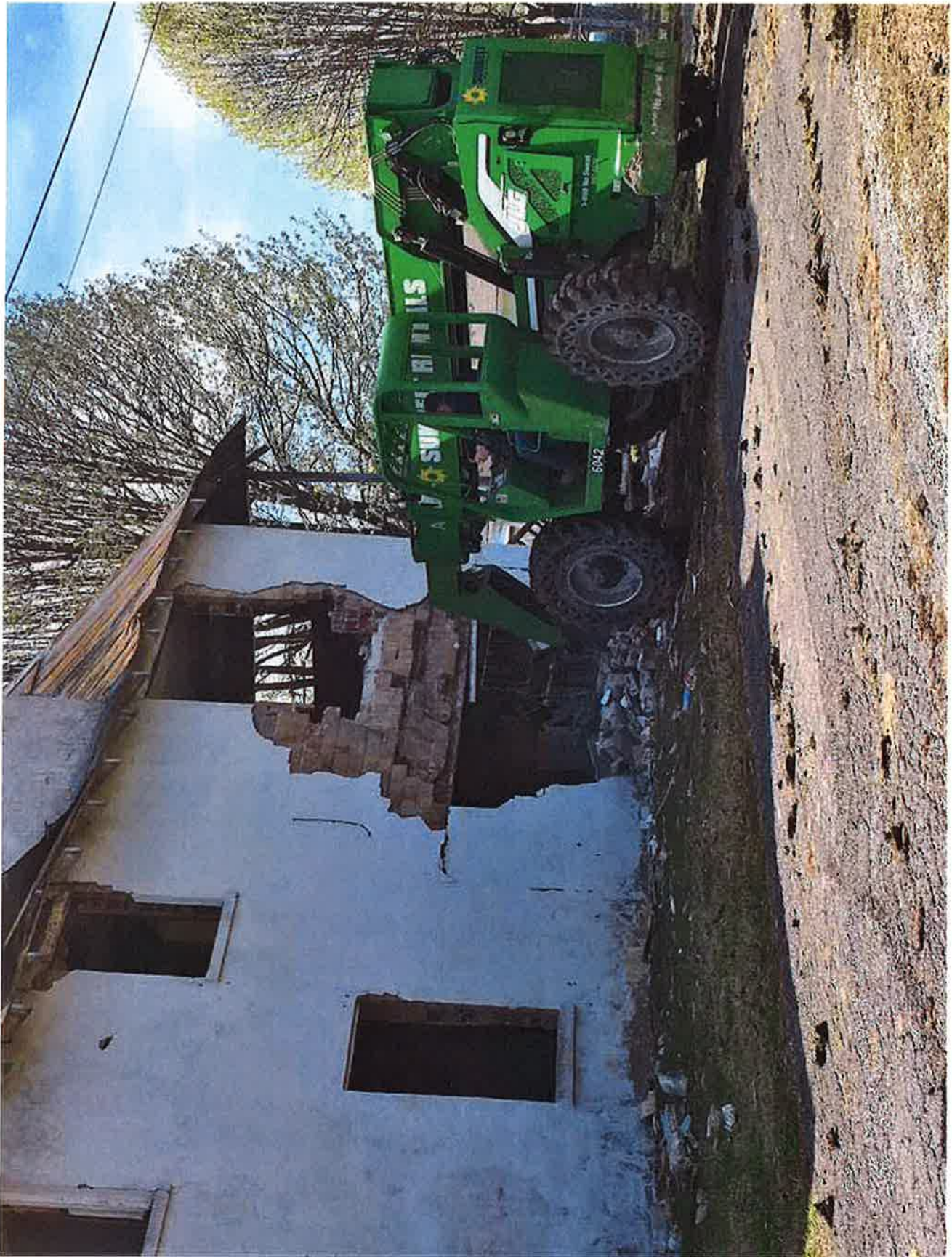
THIS WORK WRITE UP IS NOW APPROVED AND RELEASED FOR BIDDING.

TENNESSEE HOUSING DEVELOPMENT AGENCY (THDA)
502 DEADERICK STREET – 2ND FLOOR
NASHVILLE, TN 37243

REVIEWER: *Dwayne Hicks, MCP*

DATE: JUNE 1, 2020









1532 E St
Kingsport, TN 37664

(Previous address - 2225 Maxwell Ave.)

PROPERTY DETAILS

 **BUILDING TYPE**
Multi-Family Residence /
Apartment

 **COUNTY**
SULLIVAN

 **UNITS**
4

UNITS

e.g. 123

SEARCH

ADDRESS
1532 E St, No Unit
Kingsport, TN 37664

DETAILS
--

RESIDENTS
S**** Conley
L**** Hutchins
E**** Garland
W**** Absher

INCLUDES
  

SEE RESULTS

ADDRESS
1532 E St, Unit 1
Kingsport, TN 37664

DETAILS
--

RESIDENTS
T**** Guy
L**** Guy
L**** Guy

INCLUDES
  

SEE RESULTS

ADDRESS
1532 E St, Unit 2
Kingsport, TN 37664

DETAILS
--

RESIDENTS
J**** Hotter
G**** Curry

INCLUDES
  

SEE RESULTS

ADDRESS
1532 E St, Unit 3
Kingsport, TN 37664

DETAILS
--

RESIDENTS
D**** McGowan
R**** Hall
R**** Mckemie
S**** Bingham

INCLUDES
  

SEE RESULTS



NEARBY SEX OFFENDERS

No sex offenders found

NEIGHBORS

ADDRESS
1641 E St
Kingsport, TN 37664

DETAILS
Single Family House

RESIDENTS
0 residents

INCLUDES
  

SEE RESULTS



1532 E Street

Property Tax Data

Book:	249C
Page:	522

Identification Information
Receipt Year: 2010
Receipt Number: 85923
Property ID: 061D N 00900 000
County #: 82
City #:
Property Sale Information
Date: 6/1980
Last Sold Price:

Owner Information
Owner: White Frank &
Co-Owner/Agent: Elizabeth
Owner's Address: 2218 E Center Kingsport, TN 376640000

Address Information
Property Address: 2225 Maxwell Ave

Tax History (Amounts do NOT include interest)

Year	Receipt	Tax Amt	Tax Paid	Date Last Paid
2019	24588	\$85.00	\$85.00	11/14/2019
2018	24562	\$85.00	\$85.00	01/08/2019
2017	24655	\$640.00	\$640.00	11/30/2017
2016	24722	\$610.00	\$610.00	02/28/2017
2015	86427	\$610.00	\$665.00	08/18/2016
2014	86299	\$546.00	\$546.00	10/22/2014
2013	86224	\$546.00	\$546.00	10/23/2013
2012	86531	\$541.00	\$541.00	11/21/2012
2011	86217	\$494.00	\$494.00	12/27/2011
2010	85923	\$494.00	\$494.00	02/16/2011
2009	85319	\$494.00	\$494.00	02/22/2010
2008	84664	\$497.00	\$497.00	02/26/2009
2007	84350	\$497.00	\$497.00	11/30/2007
2006	83524	\$497.00	\$497.00	11/22/2006
2005	83154	\$497.00	\$497.00	12/28/2005
2004	82615	\$529.73	\$529.73	02/25/2005

Tax Amount shown below does NOT include any interest that may apply. Please click the add to cart button to see the final total or contact the tax office directly.

Status: PAID
Tax Amount: \$494.00
Values
Land: \$8,400.00
Improvements: \$49,600.00
Total Property: \$58,000.00
Assessed Value: \$23,200.00
Property Class
Type: Commercial
Acreage
Deeded:
Calculated: 000000

Please contact your local tax office for amounts owed on taxes prior to the current year.

Sale History

Date Amount

6/1980

Previously
rezoned property on
E. Street for 12
Eastern Eight townhomes.



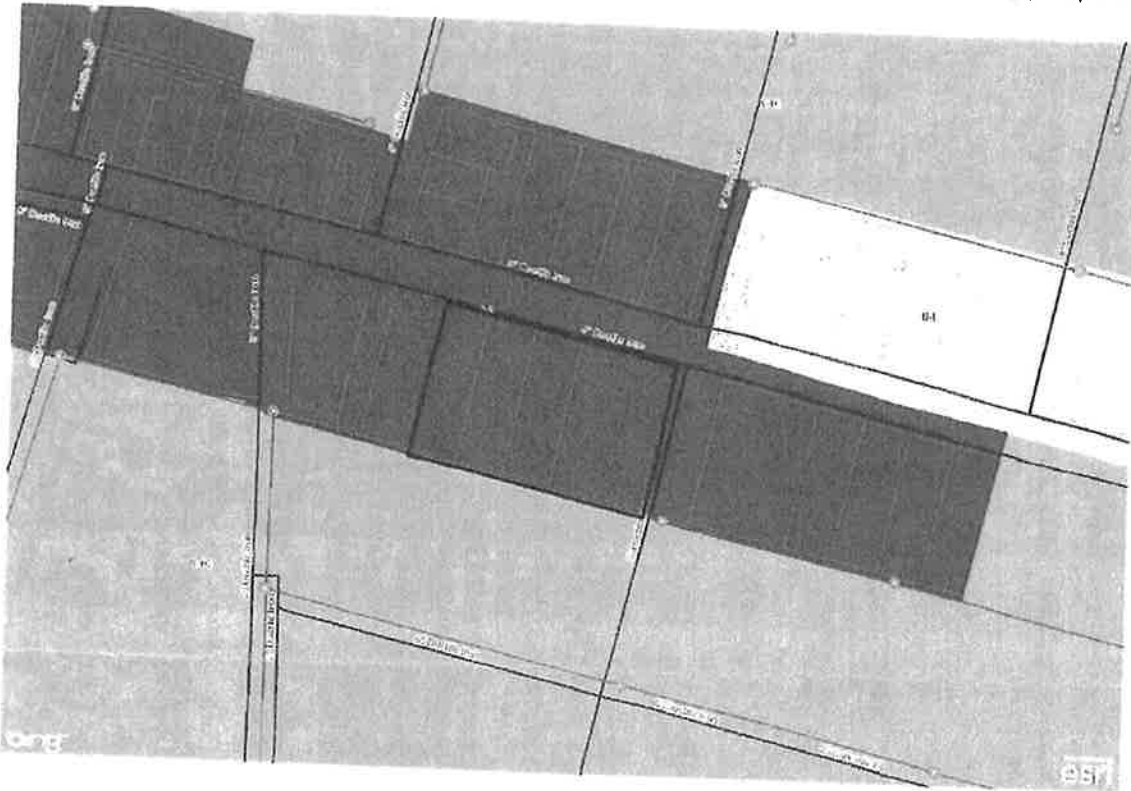
RECEIVED
6-15-17

June 11, 2017

Eastern Eight CDC
c/o Mr. David Crawford
214 E. Watauga Ave
Johnson City, TN 37601

Dear Mr. Crawford,

During their June 6, 2017 meeting, the BMA approved the "E Street" Rezoning on 2nd reading. The area will be rezoned from B-3 to R-3. The effective date of the rezoning is June 17, 2017. If you should have any additional questions or need anything else please contact us at (423)229-9485.



Thank You,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems, AICP
Zoning Administrator

Improvement Building | Development Services
201 W. Market St | Kingsport, TN 37660 | P: 423-229-9310

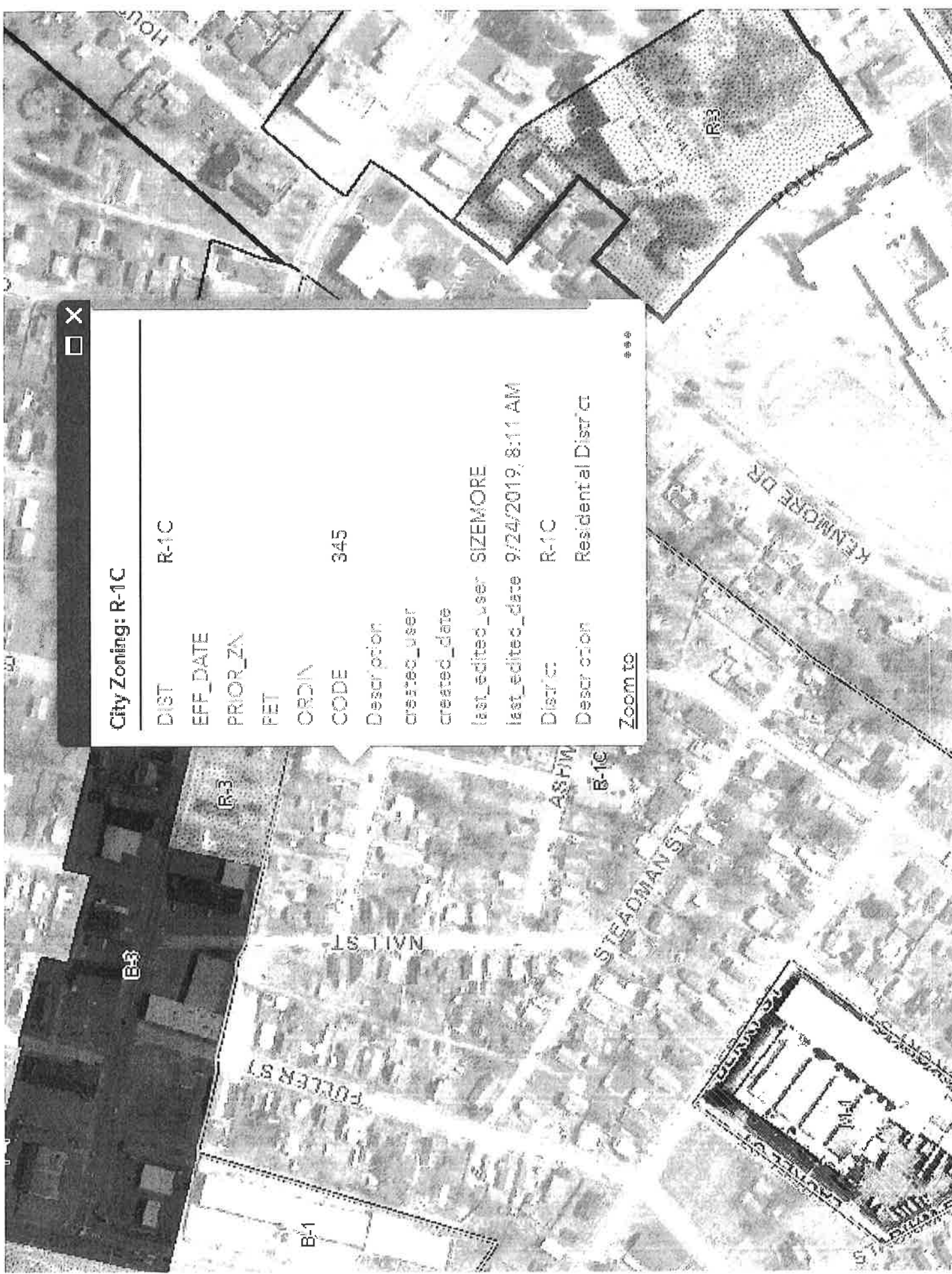
www.kingsporttn.gov



City Zoning: R-1C

DIST	R-1C
EFF_DATE	
PRIOR_ZN	
PET	
ORDIN	
CODE	345
Description	
created_user	SIZEMORE
created_date	
last_edited_user	SIZEMORE
last_edited_date	9/24/2019, 8:11 AM
District	R-1C
Description	Residential District

Zoom to



Contact Information:

Sherry Trent – Executive Director
(423)232-2042
strent@e8cdc.org

Jessica McMurray – Construction Manager
(423)232-2045
jtaylor@e8cdc.org

Tim Williams – Project Manager
(423)360-7449
twilliams@e8cdc.org



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: August 19, 2020

RE: 2301 Netherland Inn Rd

The Board is asked to consider the following request:

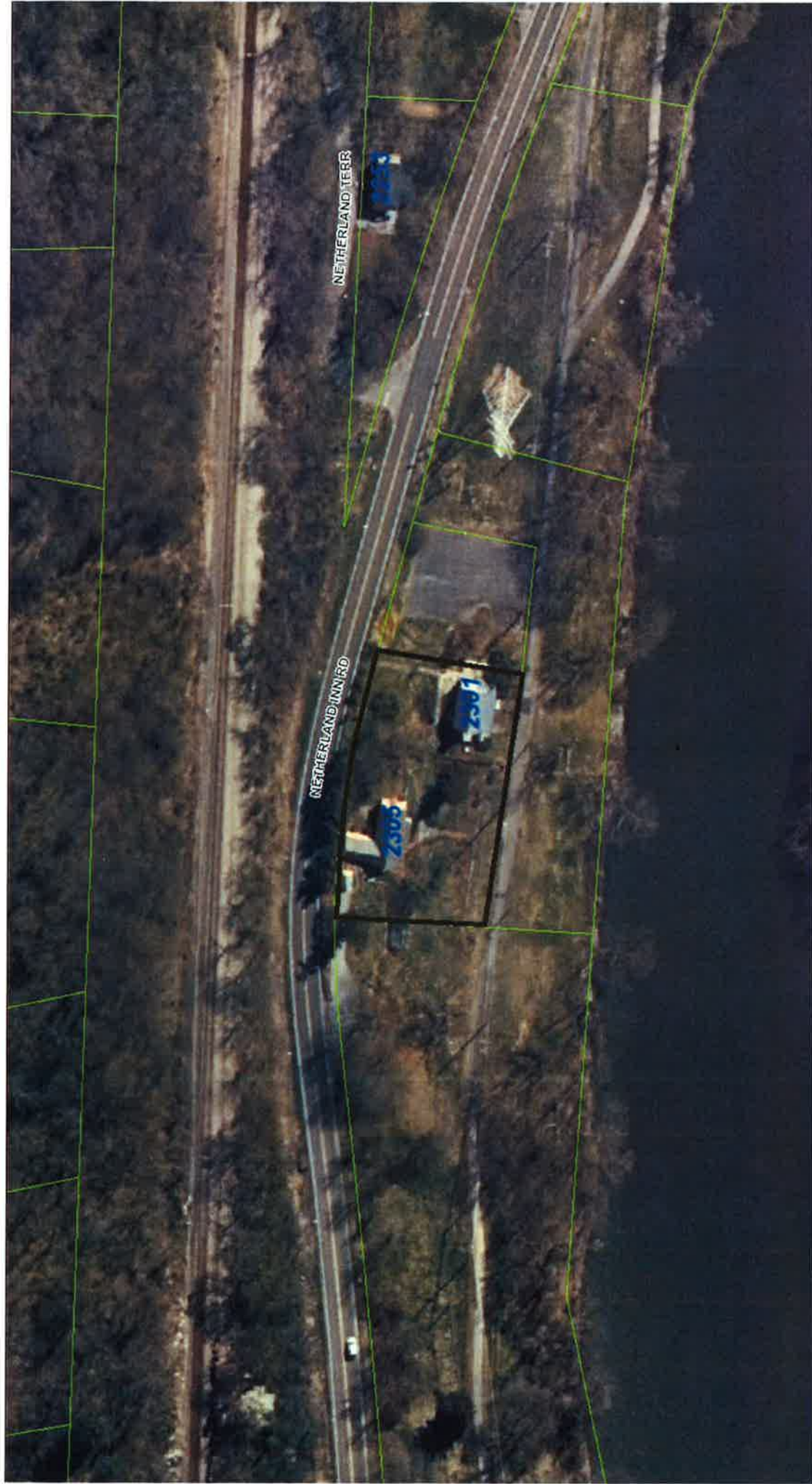
Case: 20-701-00014 – Property located at 2301 Netherland Inn Road, Control Map 45J, Group B, Parcel 002.20 requests a 90 foot departure from the rear yard variance to Sec 114-133(1) for the purpose of constructing a garage in the front yard. The property is zoned PVD, Planned Village District.

The proposal recently received in-house approval from the Historic Zoning Commission.

The subject parcel location and access is unique in the city. Access to the parcel was granted via easement from the city in 2019. The access connects from Netherland Inn Road via the greenbelt maintenance drive that terminates in the abutting city parking lot.

The 90 foot request is from the rear of the home as considered in the context of city zoning. The functional front of the home faces the South Fork of the Holston River and Greenbelt.

ArcGIS Web Map



9/2020, 11:32:07 AM

- Kpt 911 Address
- livan 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

1:1,128



ArcGIS Web Map



9/2020 11:32:47 AM

- | | | |
|----------------------------|-------------------------------|-----------------------|
| Kpt 9 11 Address | River | Railroad_ROW |
| Ivan 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 | </url> |

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

1:1 128



APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name **DAVIS** First **MATT** M.I. _____ Date **8-7-2020**
Street Address **2301 Netherland INN ROAD** Apartment/Unit # _____
City **KINGSPORT** State **TN** ZIP **37660**
Phone **865-323-6723** E-mail Address **MATTDAVISROCKYTOP@GMAIL.COM**

PROPERTY INFORMATION:

Tax Map Information Tax map **45J** Group: **B** Parcel: **2.20** Lot: **PLAT BOOK 2 PAGE 237A**
Street Address **2301 Netherland INN ROAD** Apartment/Unit # _____
Current Zone **PVD** Proposed Zone **PVD**
Current Use **RESIDENTIAL** Proposed Use **RESIDENTIAL**

REPRESENTATIVE INFORMATION:

Last Name _____ First _____ M.I. _____ Date _____
Street Address **APPLICANT** Apartment/Unit # _____
City _____ State _____ ZIP _____
Phone _____ E-mail Address _____

REQUESTED ACTION:

SEE ATTACHED

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: **Matt Davis**

Date: **8/10/20**

Signed before me on this **10th** day of **August**, 20**20**

a notary public for the State of **Tennessee**

County of **KNOX**

Notary **Heather M. Sharp**

My Commission Expires **6-06-2023**



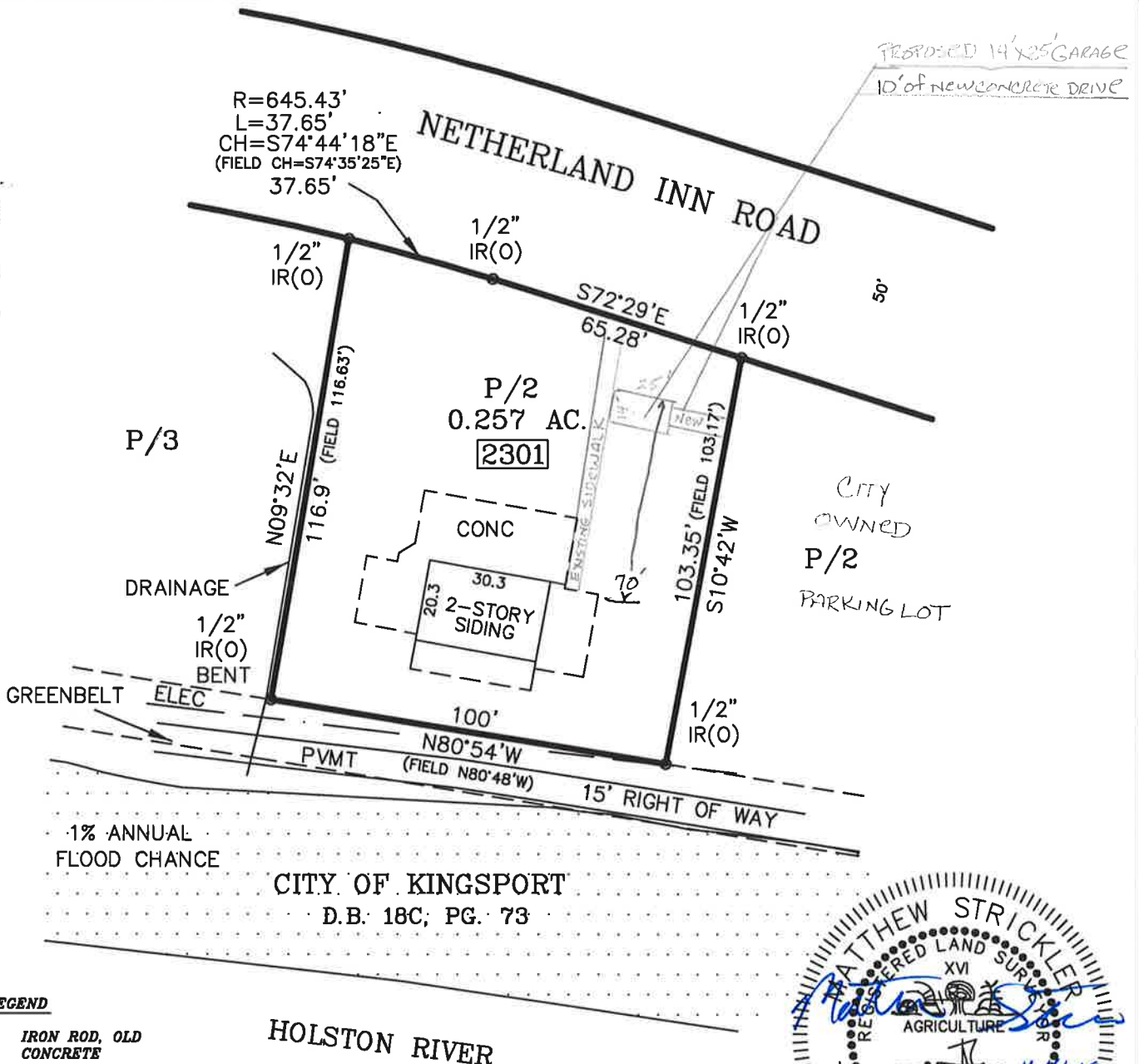
Request for Variance
2301 Netherland Inn Road

The reason for a variance request for my property is to build a single car garage in what is technically the front yard of the property but in practicality is the back yard. Although the property address is Netherland Inn Road, it is not directly accessible from Netherland Inn Road. A guardrail runs in front of the property along Netherland Inn Road. The only access is via a city owned service road and the greenbelt. Deeded access was requested and approved by the City of Kingsport in December of 2019.

The functional "front" of the property faces the greenbelt and the river. This is the public view of the home. The proposed garage would be constructed on the opposite side of the home. (See recent survey of the property with proposed building in pencil. Satellite view of property also included.)

The proposed building will be a 14'W x 25'Lx 8'H metal frame building constructed on a poured concrete slab. The exterior of the building will be horizontal clapboard of the width used on the existing home and painted the matching color. The roof will be metal similar in kind and color of the existing home. One walk-in door will be on the rear of the building facing the existing sidewalk. The garage door will be a standard sized 8'W x 7'H metal overhead door with hardware to give the appearance of a "carriage house" style.

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2019
THIS MAP CAN NOT BE USED FOR ANY OTHER
PURPOSE THAN IS INTENDED ON THIS DATE

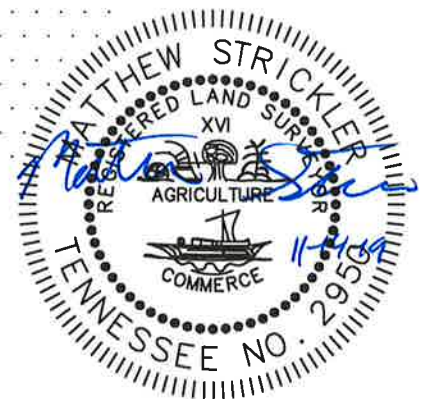


LEGEND

IR(0)	IRON ROD, OLD
CONC	CONCRETE
AC	ACRES
ELEC	ELECTRIC
PVMT	PAVEMENT
R=	RADIUS
L=	LENGTH
CH=	CHORD
723	911 ADDRESS

NOTES:

- 1) NORTH BASED ON S10°42'W PER REFERENCED PLAT.
- 2) PROPERTY IS ZONED PVD (PLANNED VILLAGE DISTRICT) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) THIS IS TO CERTIFY THAT I HAVE CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 4) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



MAP OF: PART OF LOT 2, MAP NO. 3, OF PART OF
EQUITABLE LIFE ASSURANCE SOCIETY PROPERTY

OWNER: MATTHEW DAVIS

CIVIL DISTRICT: 12TH COUNTY: SULLIVAN

STATE: TENNESSEE TAX MAP 45J "B" PARCEL 2.20

SCALE: 1 INCH = 40' DATE: NOVEMBER 14, 2019

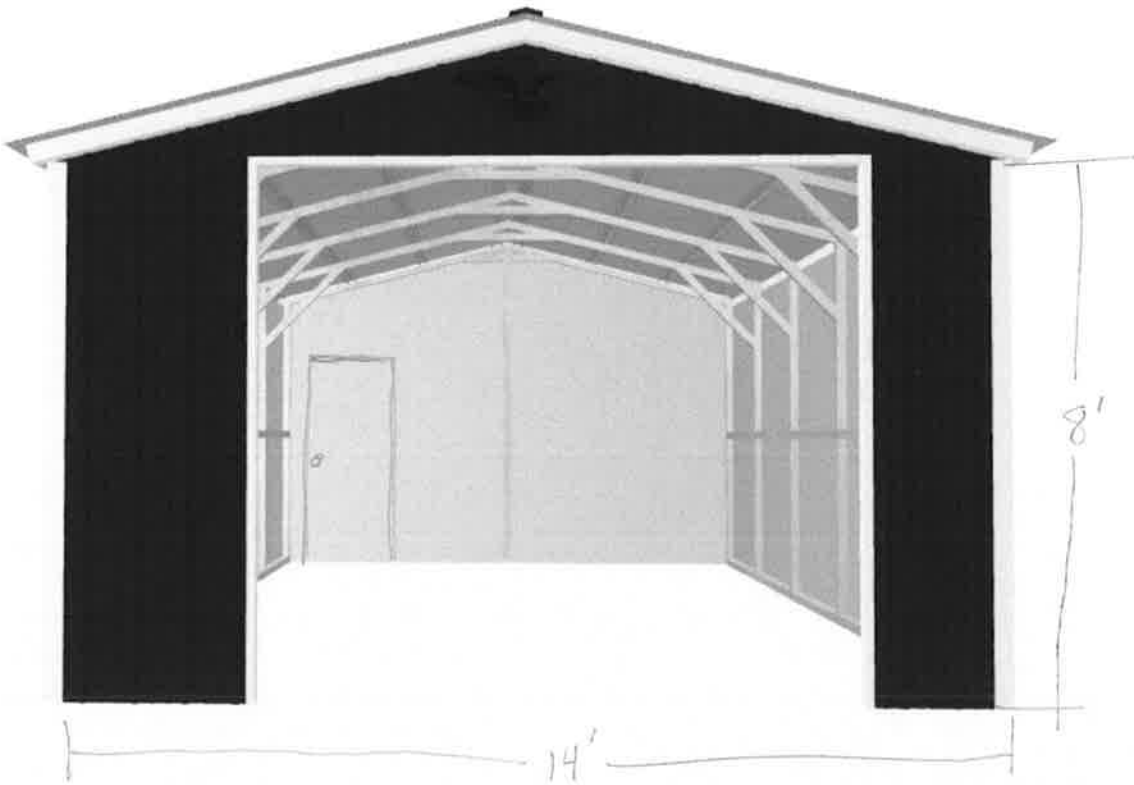
REFERENCE: PLAT BOOK 2, PAGE 237A

19-11636 FB/PG: N/A

FOR: OWNER

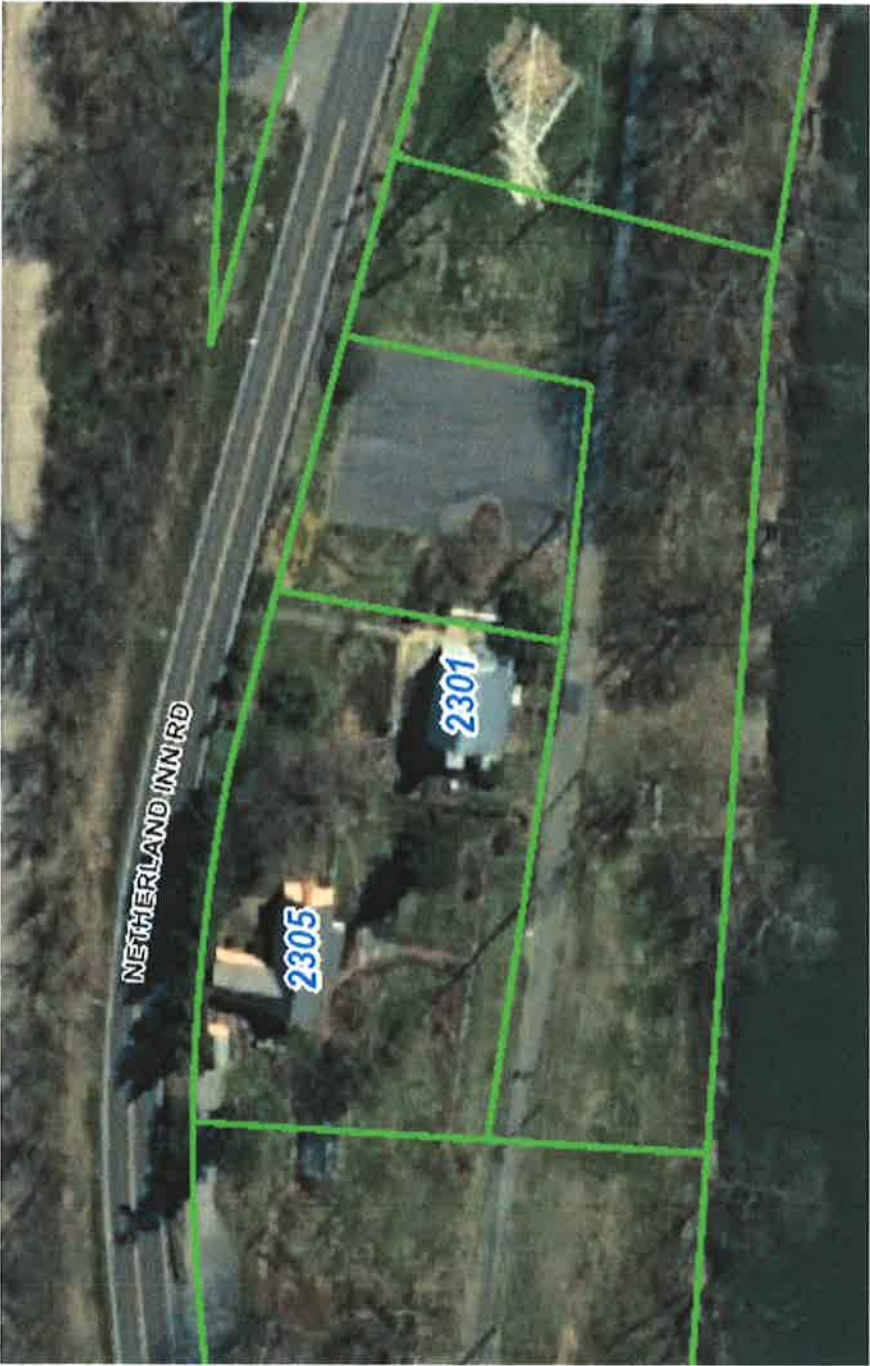
ALLEY & ASSOCIATES, INC.

**243 E Market Street
Kingsport, Tennessee 37660
E-mail: mstrickler@alleyassociates.com**



14' W x 25' L x 8' H

- ACTUAL ROOF PITCH SHOWN
- METAL FRAMING VISIBLE
- SIDING PICTURED IS INCORRECT,
ACTUAL WILL BE HORIZONTAL CLAPBOARD





PICTURE TO SHOW STYLE OF DOOR
AND EXTERIOR LIGHTING ONLY.
(ROOF PITCH AND SIDING INCORRECT)



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: August 19, 2020

RE: 921 Broad Street

The Board is asked to consider the following request:

Case: 20-701-00015 – Property located at 921 Broad Street, Control Map 046G, Group D, Parcel 018.00 requests a special exception to Sec 114-191(c)7 for the purpose of operating a rehabilitation center in the existing building. The property is zoned P-1, Professional Offices District.

ArcGIS Web Map



9/2020, 11:35:17 AM

Kpt 911 Address

San County Parcels

Lake Pond

Parcel Conflict

Target: Complex

Parcels

Railroad ROW

Railroad ROW

River

☐ ☐

Street ROW

 Urban Growth Boundary

025

—

4

0.05 mi

T

0.08 km

ArcGIS Web Map



9/2020, 11:35:48 AM

Kpt 911 Address

Ivan 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

City Zoning

<Null>

TAVC

R-5

GC

B-2E

A-1

A-2

AR

B-1

B-2

B-3

B-3

B-4

B-4P

BC

GC

M-1

M-1R

M-2

MX

P-1

P-D

PBD-3

PBD/*

PO

PMD-1

PMD-2

PUD

PVD

R-1

R-1A

R-1B

R-1C

R-2

R-3

R-3A

R-3B

R-4

Split

TA

TA-C

UAE

0

0.0125

0.025

0.05

mi

0

0.02

0.04

0.08

km

1:1,128

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name GRAYBEAL	First TERRY	M.I. A	Date 8/7/20
Street Address 109 A D MURRAY RD		Apartment/Unit #	
City JONESBOROUGH	State TN	ZIP 37659	
Phone 423-791-1239	E-mail Address Conchyjoe48@yahoo.com		

PROPERTY INFORMATION:

Tax Map Information	Tax map: 046G	Group: D	Parcel: 018.00	Lot:
Street Address 921 BROAD ST		Apartment/Unit #		
Current Zone P-1 PROFESSIONAL OFFICE		Proposed Zone NO CHANGE		
Current Use VACANT MEDICAL OFFICE BUILDING		Proposed Use REHABILITATION CENTER		

REPRESENTATIVE INFORMATION:

Last Name ROYSTON	First DON	M.I. S	Date 8/7/20
Street Address 1083 HIDDEN VALLEY RD		Apartment/Unit #	
City KINGSPORT	State TN	ZIP 37663	
Phone 423-292-0271	E-mail Address CDROYSTONCPA@GMAIL.COM		

REQUESTED ACTION:

SPECIAL EXCEPTION FOR A REHABILITATION CENTER IN THE P-1 DISTRICT

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature:

Jay Graybeal

Date:

8-14-2020

Signed before me on this 14th day of August, 2020

a notary public for the State of Tennessee

County of Sullivan

Notary Denece K. Meade

My Commission Expires 7/1/2024



Supplement to APPLICATION-Board of Zoning Appeals

Terry A Graybeal

921 Broad St., Kingsport, TN

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?

The proposed use of the building under the special exception requested will be a rehabilitation center and dual-purpose day & night shelter that will be owned and operated by Kingsport Homeless Ministries, Inc. a 501©3 organization. The day center & shelter upstairs will close for the night at approximately 5:00 pm daily. The night shelter will open approximately 7:00 pm daily downstairs with separate sleeping quarters for men and women. The night shelter will lock down at 10:00 pm each night with no one allowed to re-enter or leave the building. The center will be available for intake situations and situational counseling around the clock. We do not have any plans to be a food kitchen or duplicate other services currently in existence.

The rehabilitation and shelter will be staffed by trained professionals that will connect these individuals on a continual basis with case managers who will link specific needs to mental health, drug rehabilitation, and health professionals. The shelter will have daily spiritual counseling as a primary focus to support the leg up process for improving the lives of these individuals. The Ministry has worked for the past year to forge these alliances with the ETSU and Kings University schools of social work in the area and Frontier Health mental health providers.

This model is the same model employed by the joint efforts of the United Way of Kingsport and the City of Kingsport using Cares Act (Covid-19) funding to shelter a large group of these individuals during the period. During the process success stories continue in obtaining housing, gaining medical and mental health help, obtaining lost identification and benefits and especially in drug and alcohol rehabilitation.

The shelter will have a state-of-the-art security and video surveillance system with 24 hr. coverage.

The shelter will have full time security personnel and a zero-tolerance drug and alcohol policy.

The shelter will be fully sprinkled, upstairs and downstairs.

We do not know at this point what occupancy the ultimate fire code will allow. The site has been toured by the fire marshals and we await their report. We anticipate that we may have up to 35 or 40 maximum residents on white flag nights during the winter. There are no available approved low barrier shelters in Kingsport.

We have adequate parking for the staff and counselors and any homeless that happen to own automobiles. Additional vehicle count will be minimal.

With the advent of Covid-19 we will endeavor to operate in a controlled way to prevent the spread to the homeless population. We are looking at new temperature sensors as part of our security system to check each individual before they enter the building.

2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?

We feel that the area in close proximity to Holston Valley Medical center has a network of very accessible safe streets. We do not see any measurable increase in automobile traffic. The site has an abundance of on-site parking. In addition, the site is joined by parking lots on two sides and across the street in front of the building.

3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?

With the exception of adding fencing on three sides of the property, and the addition of an exterior fire exit door on the driveway side of the building, we do not plan any external structure changes at this time.

4. Will the use generate excessive noise, traffic, dust, etc.?

The proposed use of this property should not create excessive noise, traffic or anything else of disruption. We acknowledge that addition foot traffic will be noticed as the individuals move throughout the day. We feel having a rehabilitation day shelter and a night shelter for those in the community who previously have been barred from other housing or shelter will reduce the on-street population.

5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

We will be installing an 8 ft fence on three sides of the property. This vinyl solid panel privacy fence in a color that blends into the surroundings. The fence will have no gates for security and control of pedestrian traffic onto the side street where neighbors exist.

6. Are there any undesirable effect upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

There will be potentially an increase in pedestrian traffic on the Broad St side to the location as these individuals are linked with resources for treatment of mental health, drug addition, job placement and training and ultimately housing.



LOCATION MAP



Homeless Shelter

921 Broad Street
Kingsport, TN

New fence for:

**Cain
Rash
West**
Architects

1301 Regional Park Dr
Kingsport, TN 37660
Phone: (423) 346-7766
Fax: (423) 346-1413
www.cainrashwest.com

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Issue: 12 AUG 2020
Checked: NAME
Drawn: NAME
Project No:

921 Broad Street
Kingsport, TN

A-00



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: August 19, 2020

RE: 610 Arch Street

The Board is asked to consider the following request:

Case: 20-701-00016 – Property located at 610 Arch Street, Control Map 46H, Group J, Parcels 010.00, 011.00, and 011.10 requests a 10 foot variance to Sec 114-600(d)2 for the purpose of eliminating the parking lot landscaping strip requirement and an 8 foot variance to Sec 114-563(5) for the purpose of moving required new apartment building parking closer to Arch Street. The property is zoned R-4, Medium Density Apartment District.

The proposal is similar to the apartment parking configuration of the apartment building located at 646 Arch St.

The site is currently going through the process of being rezoned to an R-5 district to accommodate the proposed density of 14 units.

ArcGIS Web Map



9/2020, 11:34:36 AM

- Kpt 911 Address
- Ivan County Parcels**
 - Lake_Pond
 - Parcel_Conflict
 - Parcels
 - Railroad_ROW
- Hawkins County Parcels**
 - Lake_Pond
 - Parcel_Conflict
 - Parcels
 - Railroad_ROW
- Street_ROW**
- Urban Growth Boundary**
- Railroad_ROW**
- River**
- Street_ROW**
- Urban Growth Boundary**

ArcGIS Web Map



9/20/2020 11:33:28 AM

Kpt 911 Address

River

Street_ROW

Hawkins County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

Railroad_ROW

River

Street_ROW

Hawkins County Parcels

Lake_Pond

Parcel_Conflict

City Zoning

<Null>

TA-C

R-5

GC

B-2E

A-1

A-2

AR

B-1

B-2

B-3

B-3

B-4

B-4P

BC

GC

M-1

M-1R

M-2

MX

P-1

P-D

PBD-3

PBD/*

PD

PMID-1

PMID-2

PUD

PVD

R-1

R-1A

R-1B

R-1C

R-2

R-3

R-3A

R-3B

R-4

Split

TA

TA-C

UAE

0 0.0125 0.025 0.04 0.08 km

0 0.0125 0.025 0.04 0.08 mi

1:1,128

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Phillips First James M.I. W Date 8/13/2020
Street Address 832 Ridgefields Rd. Apartment/Unit #
City Kingsport State TN ZIP 37660
Phone 863-3998 E-mail Address miami04@yahoo.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address 610 Arch St Apartment/Unit #
Current Zone R4 Proposed Zone R5
Current Use Rental homes Proposed Use 14 Apartments

REPRESENTATIVE INFORMATION:

Last Name First M.I. Date
Street Address Apartment/Unit #
City State ZIP
Phone E-mail Address

REQUESTED ACTION:

See attached

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: [Signature]

Date: 8/13/2020

Signed before me on this 13 day of August, 2020

a notary public for the State of Tennessee

County of Sullivan

Notary Angela L. Marshall

My Commission Expires 9/25/22



We are requesting a variance to this piece of property because of how narrow the lot is. The majority of these lots in the Roller/Arch/Branch area are 120' in depth but for some reason this lot is only 108'. This prevents us from being able to get the required amount of parking and the required driveway depth while also having the 10' landscaping buffer.

We would like to build the same building we built at 406 Roller St., a 14-unit apartment building. This building will have 4 two bedroom units and 10 one bedroom units both upstairs and down.

The two variances that we are requesting are; 1. 10 foot variance for the purpose of shifting the parking lot closer to the street (Sec 114-563(5)) plus a 10 foot variance to section 114-600(d)(2) for the purpose of reducing parking perimeter landscaping strip.

2. Allowing the 4 landscaping trees to be moved to the locations shown on the plat instead of the landscaping strip. We will still plant the trees just in a different area.

We were granted a variance just like this when we built the 646 Arch St. building.

The need for the variance is caused by a narrower than normal lot, parking requirements, parking space size requirements, driveway size requirements, and landscaping requirements. When you put all of those together there is just not enough depth in this lot. We have demonstrated at the 646 Arch St. building that we can safely implement what we are asking for while providing plenty of off-street parking. Our goal is to not use on street parking on these narrow streets.

With this variance we will operate our parking lot just like the building at 646 Arch St., one way in and one exit. This parking lot allows the apartments traffic to safely exit and enter the narrow Arch St.

Once this apartment building is finished it will continue the revitalization of the Arch, Roller, & Branch St. area that we began 9 years ago. This will be our sixth apartment building in that area all operating this same way and helping beautify the area.

Please, see 406 Roller St for an example of what the building will look like when completed and 646 Arch St for an example of the same variance granted a few years ago.

610 ARCH STREET
KINGSPORT, TENNESSEE

ZONING (CURRENT): R-4 (MEDIUM DENSITY APARTMENT DISTRICT, 20 UNITS / ACRE)
ZONING (PROPOSED): R-5 (HIGH DENSITY APARTMENT DISTRICT, 40 UNITS / ACRE)

SIZE: 18,156 SF (0.42 ACRES) ±

SETBACKS: NONE

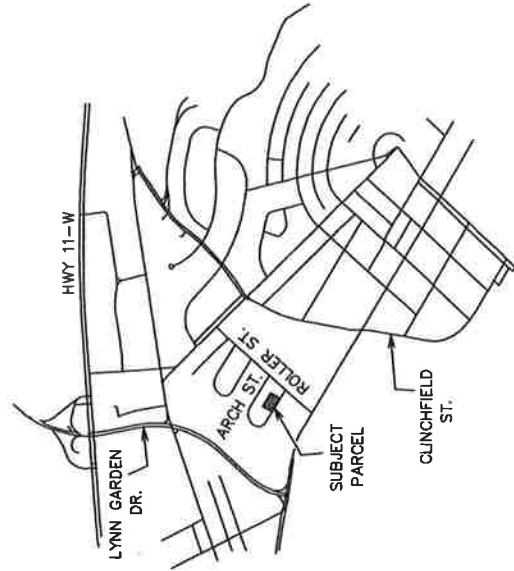
PROPOSED PAVED PARKING: 8,882 SF
(24 SPACES)

PROPOSED BUILDING:
2-STORY, 14 UNIT APARTMENT BUILDING
11,622 GSF
5,811 SF FOOTPRINT

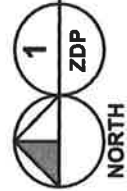
NOTE: THE SITE IS ESSENTIALLY FLAT SO
NO TOPOGRAPHIC INFORMATION HAS
BEEN PROVIDED

NEW CONC.
INGRESS/EGRESS RAMP
PER CITY OF
KINGSFORD
REQUIREMENTS (TYP.
FOR 2)

NOTE: OWNER TO PROVIDE 4 NEW TREES, MEETING LANDSCAPING REQUIREMENTS, AS SHOWN ON PLAN, IN LIEU OF LOCATING NEW TREES IN BUFFER



PROPERTY LOCATION - NTS



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

610 ARCH STREET
KINGSPORT, TENNESSEE

2020 - 0028
8/7/2020



MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

August 6, 2020, Regular Meeting

Noon
City Hall Council Room

Members Present:

Bill Sumner
Joe White
Calvin Clifton
Jeff Little
Tracey Cleek

Members Absent:

none

Staff Present:

Ken Weems, AICP

Visitors:

Clay McQuade
Gil Walden
Ray Moore
Jonathan Wocher
David Daffron
Alex Nieuwland

Chairman Sumner called the meeting to order.

Chairman Sumner stated: "A determination by the Board that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare, of all concerned in light of the COVID-19 virus." The Board affirmed this statement by roll call vote, 5-0.

Chairman Sumner explained the meeting procedures.

Ms. Alison Fields conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

Public Hearing:

Case: 20-701-00009 – Property located at 1325 Belmeade Drive, Control Map 46K, Group H, Parcel 002.00 requests a 14.4 foot rear yard variance to Sec 114-182e(1)e for the purpose of constructing an addition to the existing home. The property is zoned R-1A (Residential District).

Mr. Alex Nieuwland presented the case to the Board. Mr. Nieuwland stated that the irregular lot shape prevented him from adding to the rear of his home. Mr. Nieuwland stated the need for the addition is to accommodate his growing family. Mr. Nieuwland showed the Board the addition drawing, which he stated matched the existing home.

Chairman Sumner, seeing no one else wishing to speak, closed the public hearing.

Case: 20-701-00010 – Property located at 1805 E. Stone Drive, Control Map 047P, Group A, Parcel 004.00 requests a 340 square foot variance to Sec 114-533(8)b for the purpose of

providing additional wall signs for the building. The property is zoned B-3, Highway Oriented Business District.

Mr. Gil Walden presented the case to the Board. Mr. Walden stated that the requested wall sign additions were needed due to the extreme distance of the building from E Stone Dr. Mr. McQuade stated that if the building were separated into individual suites for separate businesses, then the overall allotment for the building would be higher than the overall requested amount with the variances.

Chairman Sumner, seeing no one else wishing to speak, closed the public hearing.

Case: 20-701-00011 – Property located at 1000 Jericho Drive, Control Map 078, Parcel 098.52 requests a 64 foot variance to allow an accessory structure in the front yard to Sec 114-133(2); a parking lot buffer strip variance of 4 feet to Sec 114-600(d)2; a variance to allow a second freestanding sign to 114-573(8)a; a 170 foot variance to freestanding sign height to Sec 114-533(8)a(4); and a 522 square foot variance for freestanding sign size to Sec 114-533(8)a(2). The property is zoned B-3, Highway Oriented Business District.

Mr. Jonathan Wocher presented the case to the Board. Mr. Wocher stated that the added large freestanding sign was needed similar for interstate visibility, similar to other signs in the area. Mr. Wocher stated that the landscape strip next to Airport Pkwy was necessary due to the space needed to locate their use. Mr. Wocher stated that their dumpster location needed to be located outside of the rear yard of the property due to the inability for Speedway to safely locate the dumpster in a safe manner in the rear yard.

Chairman Sumner, seeing no one else wishing to speak, closed the public hearing.

The Chairman opened the business portion of the meeting. Mr. Little made a motion to approve the regular meeting minutes from the July 2, 2020 meeting. Mr. Clifton seconded the motion. The motion passed, 5-0. Next, the Board stated for public record that the next application deadline is August 17, 2020 at noon for the meeting date of September 3, 2020.

Adjudication of Cases:

Case: 20-701-00009 – Property located at 1325 Belmeade Drive, Control Map 46K, Group H, Parcel 002.00

Chairman Sumner noted that the hardship for this item is the lot shape.

MOTION: made by Mr. Little, seconded by Mr. White, to grant the 14.4 foot rear yard variance.

VOTE: 4-0 to approve the request.

Case: 20-701-00010 – Property located at 1805 E. Stone Drive, Control Map 047P, Group A, Parcel 004.00

The Board acknowledged the hardship of the distance from E Stone Dr.

MOTION: made by Mr. Little, seconded by Chairman Sumner, to grant the 340 square foot variance to Sec 114-533(8)b for the purpose of providing additional wall signs for the building.

VOTE: 4-0 to approve the request.

Case: 20-701-00011 – Property located at 1000 Jericho Drive, Control Map 078, Parcel 098.52

Mr. Clifton asked the Chairman to consider each variance separately. The Board acknowledged the hardship of lot configuration and existing easements on the property.

MOTION: made by Mr. Little, seconded by Mr. White, to grant the 64 foot variance to allow an accessory structure (dumpster enclosure) in the front yard to Sec 114-133(2)

VOTE: 4-0 to approve the request.

MOTION: made by Mr. Clifton, seconded by Mr. Little, to grant the parking lot buffer strip variance of 4 feet on the Airport Parkway side of the lot to Sec 114-600(d)2.

VOTE: 4-0 to approve the request.

MOTION: made by Mr. White, seconded by Mr. Sumner, to grant the second freestanding sign to 114-573(8)a; a 170 foot variance to freestanding sign height to Sec 114-533(8)a(4); and a 522 square foot variance for freestanding sign size to Sec 114-533(8)a(2).

VOTE: 4-0 to approve the request.

MOTION: made by Mr. Little, seconded by Ms. Cleek, to grant the directional sign variances of 3 square feet each and the wall sign (canopy) variance of 60.62 square feet.

VOTE: 4-0 to approve the request.

With no further business the meeting was adjourned at 12:55 p.m.

Respectfully Submitted,

Ken Weems, AICP
Planning Manager