KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

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

September 17, 2020 5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

A determination by the Commission that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare, of all concerned in light of the COVID-19 virus.

II. APPROVAL OF THE AGENDA

- III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON AUGUST 17, 2020 AND THE REGULAR MEETING HELD ON AUGUST 20, 2020.
- **IV. CONSENT AGENDA** Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

09-01 Arch Street Rezoning – (2020-101-00007)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Board of Mayor and Alderman to rezone the Arch Street property from R-4 to R-5. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Weems)

09-02 North Park Rezoning – (2020-101-00008)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Board of Mayor and Alderman to rezone the North Park property from B-3 to R-3. The property is located inside the corporate limits of the City of Kingsport, 1st Civil District of Hawkins County. (Weems)

09-03 Stonegate Road Rezoning- (2020-101-00008)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Board of Mayor and Alderman to rezone the Stonegate Road property from B-3 to R-3. The property is located inside the corporate limits of the City of Kingsport, 11th and 12th Civil Districts of Sullivan County. (Weems)

09-04 Trushine Zoning Development Plan– (2020-102-00001)

The Kingsport Regional Planning Commission is requested to approve the Zoning Development Plan for 2227 Fort Henry Drive. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Weems)

09-05 Gibson Springs Phase III Preliminary – (2020-201-00015)

The Kingsport Regional Planning Commission is requested to approve the Preliminary Plat for the Gibson Springs Phase III Subdivision as well as the associated variances, based upon conformance to the Development Plan and the approved construction plans. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Garland)

09-06 Cherokee Bend Phase II Bond- (2020-201-00033)

The Kingsport Regional Planning Commission is requested approve the acceptance of the cash deposit guarantee of improvements in the amount of \$819.00, as calculated by the City Engineering Division, to cover all remaining improvements. (Garland)

09-07 Subdivision Regulation Amendment – (2020-801-00001)

The Kingsport Regional Planning Commission is requested to approve the proposed changes to the Minimum Subdivision Regulations. (Weems)

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

VIII. OTHER BUSINESS

- **09-08** Receive, a letter to certify the Division of the James E. Hood, located off of Twin Hills Dr.
- **09-09** Receive, a letter to certify the Division of the Kingsport Improvement Corp #4, located off of Arch St.
- **09-10** Receive, a letter to certify the Division of the Anthony Scott Tomlinson Property, located off of Kendrick St.
- **09-11** Receive, a letter to certify the Division of the Ward Property, located off of Summerville Road.
- **09-12** Receive, a letter to certify the Division of the AP Mann Property, located off of Bridwell Heights Rd.
- **09-13** Receive, a letter to certify the Division of Rock Spring Heights, located off of Shady View Rd.
- **09-14** Receive, a letter to certify the Division of the Regions Bank and Brewer Property, located off of Fort Henry Dr.
- **09-15** Receive, a letter to certify the Division of the Westpark Lot 7, located off of Port Dr.

Kingsport Regional Planning Commission September 17, 2020, Regular Meeting

- **09-16** Receive, a letter to certify the Division of the Westpark Lot 8, located off of Port Dr.
- **09-17** Receive, a letter to certify the Division of the Huntington Hill, located off of Birchhwood Dr.
- **09-18** Receive, a letter to certify the Division of the Charles and Marie Brooks property, located off of Clearwater Dr.
- **09-19** Receive, a letter to certify the Division of the Woodleaf Subdivision, located off of Springleaf Ct.
- **09-20** Receive, for informational purposes only, the August 2020 Building Department report.

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE KINGSPORT REGIONAL PLANNING COMMISSION

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

August 17, 2020 12:00 noon

Members Present
James Phillips
Sharon Duncan
John Moody
Beverley Perdue
Phil Rickman
Brad Blackwell

Members Absent Sam Booher Pat Breeding Paula Stauffer

Staff Present

Ken Weems, AICP Elizabeth Poczobut Savannah Garland David Harris **Visitors**

none

At 12:00 p.m., Ken Weems called the meeting to order. Mr. Weems stated: "A determination by the Commission that meeting electronically is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." The Commission affirmed the statement unanimously by roll call (6-0 affirmed). Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the July 2020 work session or regular meeting. Commissioner Duncan identified a minor typo. Mr. Weems stated that the corrected minutes would be presented during the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

08-01 Miller Parke Phase 1 Preliminary – (2020-401-00026)

The Kingsport Regional Planning Commission is requested to approve the Miller Parke Phase 1 Preliminary Plat along with the two variances of no sidewalks and no curbs. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff identified the vicinity of the development off Breckenridge Trace. Staff noted that the property was about to complete the rezoning process to City R-1B. Staff stated that the proposal would create 38 new single family home lots. Staff identified the street proposal, which requires variances for both sidewalks and curb and gutter. Staff noted that the proposal does include a compacted stone mobility path to be constructed in the middle of the development as a whole. Staff stated that the proposal is consistent with the stone mobility path that was approved for the Gibson Springs development. Staff noted that the construction plans for phase 1 are currently

being reviewed by the Engineering Department and should be close to being completed by meeting time. No official action was taken.

08-02 Division of the Vaughn Property – (2020-201-00025)

The Kingsport Regional Planning Commission is requested to approve the final plat approval of the Division of the Vaughn Property. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff stated that this proposal contains 9 lots to be located at the intersection of Mitchell Road and Pickens Road. Staff noted that the proposal may require a bond for sewer improvements and that staff was working with the developer and the Engineering Department to configure a bond estimate in time for approval during the regular meeting. Staff stated that the rezoning of the property to an R-1B district was nearing completion. No official action was taken.

08-03 Cherokee Bend Phase II Final- (2020-201-00033)

The Kingsport Regional Planning Commission is requested to approve the Cherokee Bend Phase II Final plat. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the proposal for phase 2 includes 16 new parcels along a street that is currently being constructed. Staff noted that final completion of the new street's construction is close and that it is being monitored by the Engineering Department for completion status. No official action was taken.

08-04 Oak Glen Drive Surplus Request– (2020-401-00007)

The Kingsport Regional Planning Commission is requested to declare 998 Oak Glen Drive as surplus property. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff noted that the property was acquired by the city at a tax sale recently and that there is no city use for the property. Staff recommended declaring the property as surplus. No official action was taken.

08-05 E. Center Street Surplus Request—(2020-301-00002)

The Kingsport Regional Planning Commission is requested to declare E. Center St. Tax map 61D Group F Parcel 20 as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff noted that this small piece of property has an active application for surplus. Staff noted that no city departments identified a use for the parcel and recommended a declaration of surplus. No official action was taken.

08-06 Planned Development Zone Zoning Text Amendment – (2020-101-00008)

The Kingsport Regional Planning Commission is requested to amend Chapter 114, Article III, Division 6 of Kingsport's Zoning Code to make various adjustments to the Planned Development (PD) zone. Staff outlined several change proposals for the PD zone. Staff noted that many meetings had taken place over the last several months with local realtors, builders, developers, bankers, and design professionals. These meetings resulted in some proposed changes that are geared towards making the PD zoning regulations more efficient. Staff proposes the elimination of the 25 foot front yard requirement and a reduction of the minimum open space requirement to 15%. Staff also proposed elimination of some construction plan requirements as part of the plan

submittal, stating that these same documents are already required for construction plan submittal. Staff believes the changes will provide more developer flexibility. No official action was taken.

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

VIII. OTHER BUSINESS

- **08-07** Receive, a letter to certify the Division of the Sue Ola Emmert Estate, located off of Cox Hollow Rd.
- **08-08** Receive, a letter to certify the Resubdivision of the Cherokee Bend Phase I, located off of Virginia Ave.
- **08-09** Receive, a letter to certify the Replat of the Bill Sumner Property, located off of Moreland Drive.
- **08-10** Receive, a letter to certify the Replat of Westpark Lot 6, located off of Port Drive.
- **08-11** Receive, a letter to certify the Granby Place Subdivision, located off of Granby Road.
- **08-12** Receive, a letter to certify the Consolidation of lots 12, 13, 14 Block 2 Bridwell Farm, located off of Bridwell Heights Road.
- **08-13** Receive, a letter to certify the Division of the Harrison Property, located off of Honeysuckle Drive.
- **08-14** Receive, a letter to certify the Division of Joy Estates lots 1 & 2, located off of Orebank Road.
- **08-15** Receive, a letter to certify the Division of the Ronnie Chase Property, located off of Pickens Rd.
- **08-16** Receive, a letter to certify the Division of Homer Dal Rogers Property, located off of Henry Harr Road.
- **08-17** Receive, a letter to certify the Division of the Riverwatch open space, located off of Silk Mill Place.
- **08-18** Receive, a letter to certify the Resubdivision of the Wilcox Business Center, located off of South Wilcox Drive.
- **08-19** Receive, a letter to certify the Division of the Cross Property, located off of Shady View Road.
- **08-20** Receive, a letter to certify the Division of the Robert Earl Jones Property, located off of Childress Ferry Road.
- **08-21** Receive, for informational purposes only, the July 2020 Building Department report.

Kingsport Regional Planning Commission August 17, 2020, Work Session

X. ADJOURNMENT

There being no further business	, the meeting was	adjourned at	approximately	12:50 p.m.
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Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE KINGSPORT REGIONAL PLANNING COMMISSION

City Hall 225 West Center Street, Kingsport, TN 37660

August 20, 2020 5:30 p.m.

Members Present
Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
James Phillips

Paula Stauffer

Members Absent

Staff Present
Ken Weems, AICP
Savannah Garland
Elizabeth Poczobut
David Harris

Phil Rickman Brad Blackwell

Visitors
Joe Begley
Jerry Coleman

At 5:30 p.m., Chairman Booher called the meeting to order. The Chairman stated: "A determination by the Commission that meeting electronically is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." The Commission affirmed the statement unanimously by roll call (8-0 affirmed). The Chairman welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman asked for approval of the agenda. Staff noted that construction plan approval for the Division of Vaughn Property was not complete yet and that the item would need to be pulled from the agenda. A motion was made by Commissioner Perdue, seconded by Commissioner Rickman, to approve the agenda as amended. The motion was approved by roll call vote, 8-0. Chairman Booher asked for approval of the minutes of the work session held on July 20, 2020 and the regular meeting held on July 23, 2020. A motion was made by Alderman Phillips, seconded by Commissioner Duncan, to approve the minutes for the July 20, 2020 work session and the July 23, 2020 regular meeting called meeting as presented. The motion was approved unanimously by roll call vote, 8-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

08-01 Miller Parke Phase 1 Preliminary – (2020-401-00026)

The Kingsport Regional Planning Commission is requested to approve the Miller Parke Phase 1 Preliminary Plat along with the two variances of no sidewalks and no curbs based upon the conformance with the subdivision regulations. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff identified the vicinity of the

development off Breckenridge Trace. Staff noted that the property was about to complete the rezoning process to City R-1B. Staff stated that the proposal would create 38 new single family home lots. Staff identified the street proposal, which requires variances for both sidewalks and curb and gutter. Staff noted that the proposal does include a compacted stone mobility path to be constructed in the middle of the development as a whole. Staff stated that the proposal is consistent with the stone mobility path that was approved for the Gibson Springs development. Staff noted that the construction plans for phase 1 are almost complete to the point that staff recommends a contingent preliminary approval, along with the associated variances. A motion was made by Alderman Phillips, seconded by Phil Rickman, to grant preliminary approval of Phase 1 along with the sidewalk and curb and gutter variances, contingent upon final approval of the construction plans. The motion passed 7-0-1 by roll call vote, with Pat Breeding abstaining.

08-03 Cherokee Bend Phase II Final (2020-201-00033)

The Kingsport Regional Planning Commission is requested to approve the Cherokee Bend Phase II Final plat based upon conformance with the Development Plan and the Minimum Subdivision Regulations. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the proposal for phase 2 includes 16 new parcels along a street that is currently being constructed. Staff noted that final completion of the new street's construction is close enough to warrant a contingent final for phase II. Staff noted that the final phase is consistent with the preliminary approval and does not require variance relief. A motion was made by Pat Breeding, seconded by Alderman Phillips, to grant contingent final approval for Cherokee Bend Phase II. The motion passed unanimously by roll call vote, 8-0.

08-04 Oak Glen Drive Surplus Request– (2020-401-00007)

The Kingsport Regional Planning Commission is requested to declare 998 Oak Glen Drive as surplus property. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff noted that the property was acquired by the city at a tax sale recently and that there is no city use for the property. A motion was made by Phil Rickman, seconded by Beverley Perdue, to declare the property surplus. The motion passed unanimously by roll call vote, 8-0.

08-05 E. Center Street Surplus Request—(2020-301-00002)

The Kingsport Regional Planning Commission is requested to declare E. Center St. Tax map 61D Group F Parcel 20 as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff noted that this small piece of property has an active application for surplus. Staff noted that no city departments identified a use for the parcel and recommended a declaration of surplus. A motion was made by Pat Breeding, seconded by Beverley Perdue, to declare the property surplus. The motion passed unanimously by roll call vote, 8-0.

08-06 Planned Development Zone Zoning Text Amendment – (2020-101-00008)

The Kingsport Regional Planning Commission is requested to amend Chapter 114, Article III, Division 6 of Kingsport's Zoning Code to make various adjustments to the Planned Development (PD) zone. Staff outlined several change proposals for the PD zone. Staff noted that many meetings had taken place over the last several months with local realtors, builders, developers, bankers, and design professionals. These meetings resulted in some proposed changes that are geared towards making the PD zoning regulations more efficient and flexible for developers. Staff proposes the elimination of the 25 foot front yard requirement and a reduction of the minimum open space requirement to 15%. Staff also proposed elimination of some construction plan requirements as part of the plan submittal, stating that these same documents are already required for construction plan submittal. Staff believes the changes will provide more developer flexibility. Alderman Phillips commented on the changes as positive in nature and a great way to maintain the city's competitive edge for a share of the local single family housing market. A motion was made by Alderman Phillips, seconded by Phil Rickman, to send a positive recommendation to the Board of Mayor and Alderman in support of the zoning text amendment. The motion passed unanimously by roll call vote, 8-0.

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

VIII. OTHER BUSINESS

- **08-07** Receive, a letter to certify the Division of the Sue Ola Emmert Estate, located off of Cox Hollow Rd.
- **08-08** Receive, a letter to certify the Resubdivision of the Cherokee Bend Phase I, located off of Virginia Ave.
- **08-09** Receive, a letter to certify the Replat of the Bill Sumner Property, located off of Moreland Drive.
- **08-10** Receive, a letter to certify the Replat of Westpark Lot 6, located off of Port Drive.
- **08-11** Receive, a letter to certify the Granby Place Subdivision, located off of Granby Road.
- **08-12** Receive, a letter to certify the Consolidation of lots 12, 13, 14 Block 2 Bridwell Farm, located off of Bridwell Heights Road.
- **08-13** Receive, a letter to certify the Division of the Joshua Sue Ola Emmert Estate, located off of Cox Hollow Rd.
- **08-14** Receive, a letter to certify the Division of the Harrison Property, located off of Honeysuckle Drive.
- **08-15** Receive, a letter to certify the Division of Joy Estates lots 1 & 2, located off of Orebank Road.
- **08-16** Receive, a letter to certify the Division of the Ronnie Chase Property, located off of Pickens Rd.

Kingsport Regional Planning Commission August 20, 2020, Regular Meeting

- **08-17** Receive, a letter to certify the Division of Homer Dal Rogers Property, located off of Henry Harr Road.
- **08-18** Receive, a letter to certify the Division of the Riverwatch open space, located off of Silk Mill Place.
- **08-19** Receive, a letter to certify the Resubdivision of the Wilcox Business Center, located off of South Wilcox Drive.
- **08-21** Receive, a letter to certify the Division of the Cross Property, located off of Shady View Road.
- **08-22** Receive, a letter to certify the Division of the Robert Earl Jones Property, located off of Childress Ferry Road.
- **08-23** Receive, for informational purposes only, the July 2020 Building Department report.

IX. ADJOURNMENT

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

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Rezoning Report

File Number 20-101-00007

Arch Street Rezoning

Property Information			
Address	606 Arch St., 610 Arch St., 614 Arch St., Kingsport, TN 37660		
Tax Map, Group, Parcel	Map 46H, Parcels 11, 11.1	0, 12	
Civil District	11		
Overlay District	n/a		
Land Use Designation	Single Family		
Acres	.42 acres +/-		
Existing Use	Vacant (Structures currently being razed)	Existing Zoning	R-4
Proposed Use	14 unit apartment bldg	Proposed Zoning	R-5
Owner /Applicant Inform	nation		
Name: James Phillips Address: 832 Ridgefields Rd City: Kingsport State: TN Zip Code: 37660 Phone: (423) 863-3998			R-4 (Medium Density R-5 (High Density Apartment ate a 14 dwelling unit apartment

Planning Department Recommendation

The Kingsport Planning Division recommends approval for the following reasons:

- The R-5 zone proposal is appropriate for the area and considered an extension of the existing R-5 zone to the northeast side of the rezoning area.
- The Arch Street area is transitioning from a single-family land use area to a multi-family land use area.

Staff Field Notes and General Comments:

- The proposal will allow the same use that is currently contained on the property that abuts the rezoning site on the northeast side. The appearance will be comparable as well.
- As of September 10, 2020, the planning department has not received any public comment about the rezoning.

Planner:	Ken Weems	Date:	September 8, 2020
Planning Commission	n Action	Meeting Date:	September 17, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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Rezoning Report File Number 20-101-00007

PROPERTY INFORMATION

ADDRESS 606 Arch St., 610 Arch St., 614 Arch St.

DISTRICT 11

OVERLAY DISTRICT n/a

EXISTING ZONING R-4 (Medium Density Apartment District)

PROPOSED ZONING R-5 (High Density Apartment District)

ACRES .42 +/-

EXISTING USE Vacant land with a remaining home scheduled to be razed

PROPOSED USE 14 unit apartment building

PETITIONER

ADDRESS 832 Ridgefields Rd, Kingsport, TN 37660

REPRESENTATIVE

PHONE (423) 863-3998

INTENT

Intent: To rezone from R-4 (Medium Density Apartment District) to R-5 (High Density Apartment District) to accommodate a 14 dwelling unit apartment building.

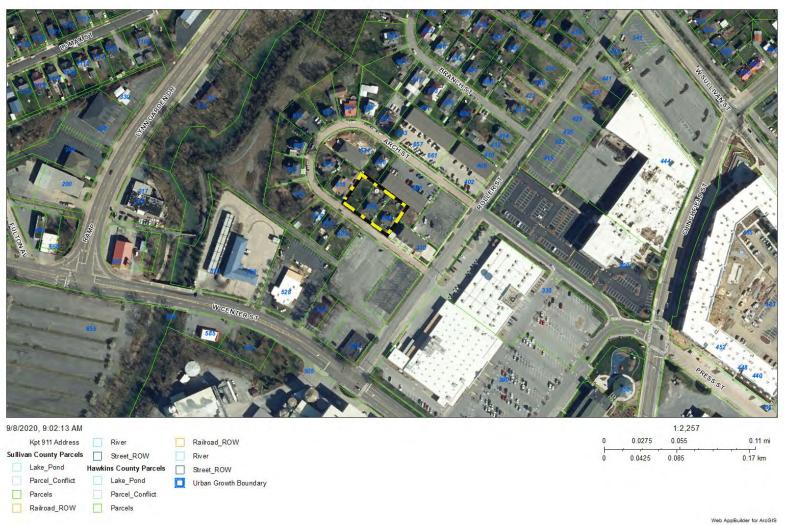
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Rezoning Report

File Number 20-101-00007

Vicinity Map

ArcGIS Web Map



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Rezoning Report

File Number 20-101-00007

Surrounding Zoning Map

ArcGIS Web Map



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Rezoning Report

File Number 20-101-00007

Future Land Use Plan 2030

ArcGIS Web Map



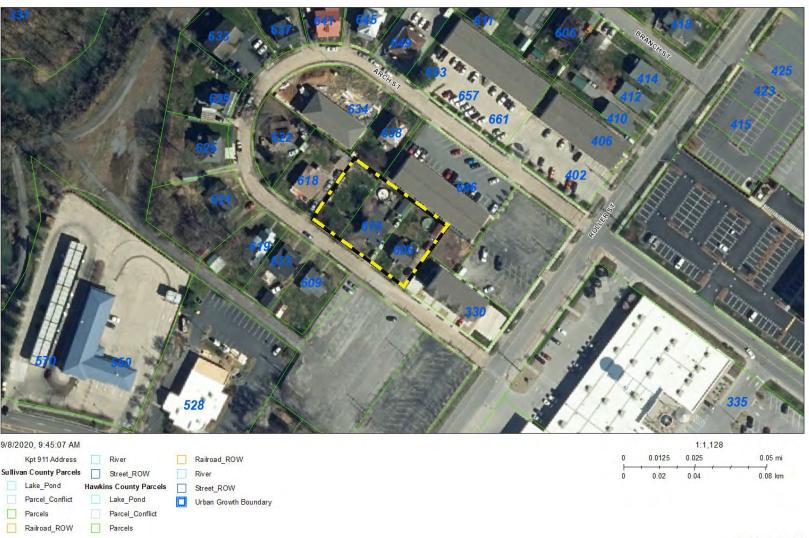
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Rezoning Report

File Number 20-101-00007

Aerial

ArcGIS Web Map

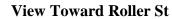


Web AppBuilder for ArcGIS

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Rezoning Report

File Number 20-101-00007





North View of Rear Area of the Rezoning Site (Dog Park on Right)



West View (Arch Street)



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Rezoning Report

Existing Zoning/Land Use Table

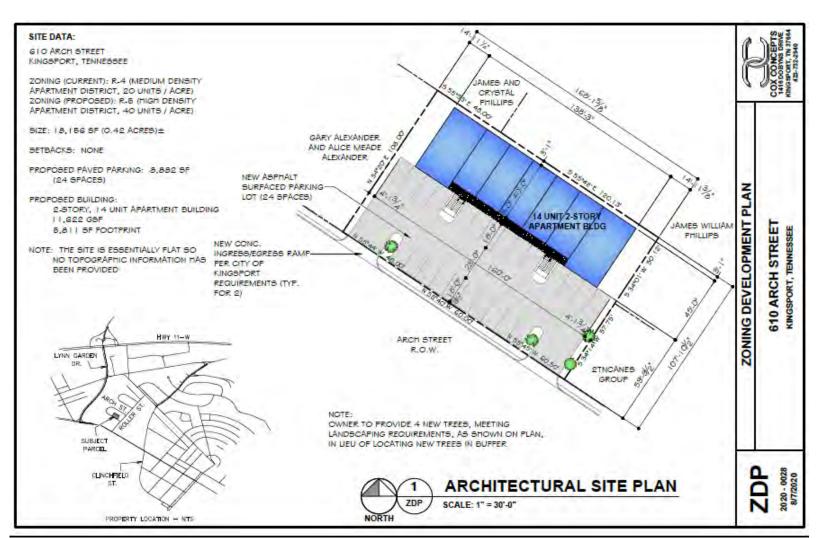
Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East,	1	Zone: City R-4	n/a
Northwest		Use: apartment building	
Further	2	Zone: City R-4	n/a
North and		Use: Single Family	
Northwest			
East	3	Zone: City R-4	n/a
		Use: parking lot	
Further	4	Zone: City B-2E	n/a
East		Use: Food City Shopping Center	
		Complex	
Southeast	5	Zone: City B-2E	n/a
and South		Use: parking lot	
Further	6	Zone: City B-3	n/a
South		Use: parking lot	
West	7	Zone: City R-4	n/a
		Use: single family	

EXISTING USES LOCATION MAP



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Zoning Development Plan



DEVELOPMENT STANDARDS: R-5

District minimum requirements:

- Maximum density is 40 dwelling units per acre/ proposed density= 33.9 du/acre
- Parking required: 1.5 spaces per unit/ site plan identified parking: 1.66 spaces per unit

The ZDP indicates compliance with the development standards in an R-5 District.

9/10/2020 Page 9 of 11

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property? The proposal will permit a use that is suitable with adjacent property as multi-family use and zone.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property? The adjacent and nearby property will not be adversely affected by the proposal. The proposed apartment units will be in keeping with the existing (recently constructed) apartments.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned? The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone with similar density calculations to the adjacent apartments.
- Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? The proposal will not cause a burdensome use of existing streets, transportation facilities, or schools.
- 5. Whether the proposal is in conformity with the policies and intent of the land use plan?

Proposed use: 14 unit apartment building

The Future Land Use Plan Map recommends Single Family

- 6. Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal? The existing conditions support approval of the proposed rezoning.
- 7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport? There are no adverse uses proposed.

Rezoning Report

File Number 20-101-00007

- **8.** Whether the change will create an isolated district unrelated to similar districts: The proposed rezoning will be an extension of the existing R-5 zone to the northeast.
- 9. Whether the present district boundaries are illogically drawn in relation to existing conditions? The present district boundaries are logically drawn as is in comparison to the existing conditions.
- 10. Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare? The change will not allow a special privilege to an individual as contrasted to the general welfare.

CONCLUSION

Staff recommends sending a positive recommendation to the BMA to rezone from R-4 to R-5. The proposal is in keeping with current and trending land use and density in the vicinity.

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on September 17, 2020

Rezoning Report

File Number 20-101-00008

Villas At North Park Rezoning

Property Information				
	4250, 4270, and 4280 W. Stone Dr., Kingsport, TN 37660			
Address	4250, 4270, and 4280 W.	Stone Dr., Kingspor	l, 1N 3/000	
Tax Map, Group, Parcel	Map 022, Parcels 73, 73.0	2, and 73.03		
Civil District	1			
Overlay District	n/a			
Land Use Designation	Retail/ Commercial			
Acres	7.6 acres +/-			
Existing Use	Vacant Existing Zoning B-3			
Proposed Use	86 townhouse units Proposed Zoning R-3		R-3	
Owner /Applicant Inform	nation			
Name: Carla Karst		Intent: To rezone from B-3 (Highway Oriented Business		
Address: 1504 Dobyns Dr.		District) to R-3 (Low Density Apartment District) to accommodate 86 townhouse units.		
City: Kingsport		accommodate 80 town	iniouse units.	
State: TN	Zip Code: 37664			

Planning Department Recommendation

Phone: (423) 967-1690

The Kingsport Planning Division recommends approval for the following reasons:

- The R-3 zone proposal is appropriate for the area and considered an extension of the existing R-3 zone north of the rezoning area.
- The development will be served by private drives off of W. Stone Drive.

Staff Field Notes and General Comments:

- The proposal will allow the same use that is currently contained on the property that abuts the rezoning site on the north side.
- As of September 10, 2020, the planning department has not received any public comment about the rezoning.
- Note that a portion of the maps are blacked out due to the nearby presence of BAE. Staff is working to regain the aerials in the same vicinity.

Planner:	Ken Weems	Date:	September 8, 2020
Planning Commission	n Action	Meeting Date:	September 17, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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Rezoning Report

File Number 20-101-00008

PROPERTY INFORMATION

ADDRESS 4250, 4270, and 4280 W. Stone Dr., Kingsport, TN 37660

DISTRICT 1

OVERLAY DISTRICT n/a

EXISTING ZONING B-3 (Highway Oriented Business District)

PROPOSED ZONING R-3 (Low Density Apartment District)

ACRES 7.6 +/-

EXISTING USE Vacant land

PROPOSED USE 86 townhouse units

PETITIONER

ADDRESS 1504 Dobyns Dr., Kingsport, TN 37664

REPRESENTATIVE

PHONE (423) 967-1690

INTENT

Intent: To rezone from B-3 (Highway Oriented Business District) to R-3 (Low Density Apartment District) to accommodate 86 townhouse units.

Vicinity Map

Vicinity Map

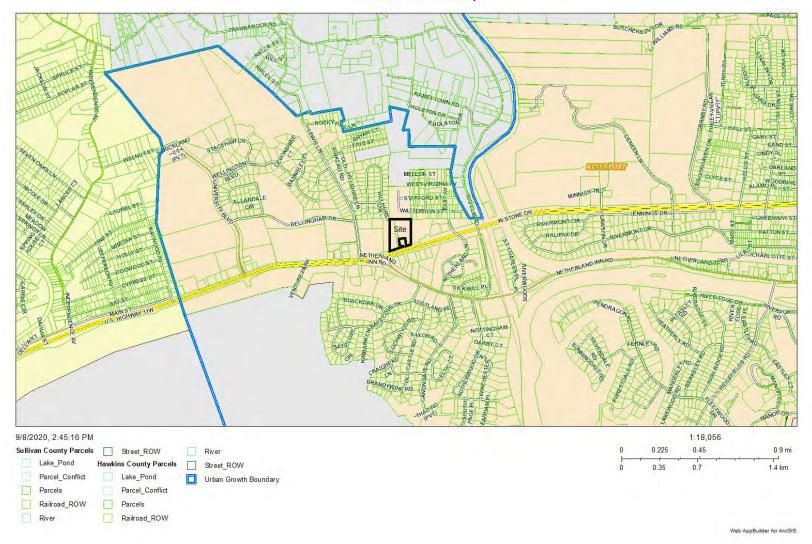
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Rezoning Report

File Number 20-101-00008

Vicinity Map

ArcGIS Web Map



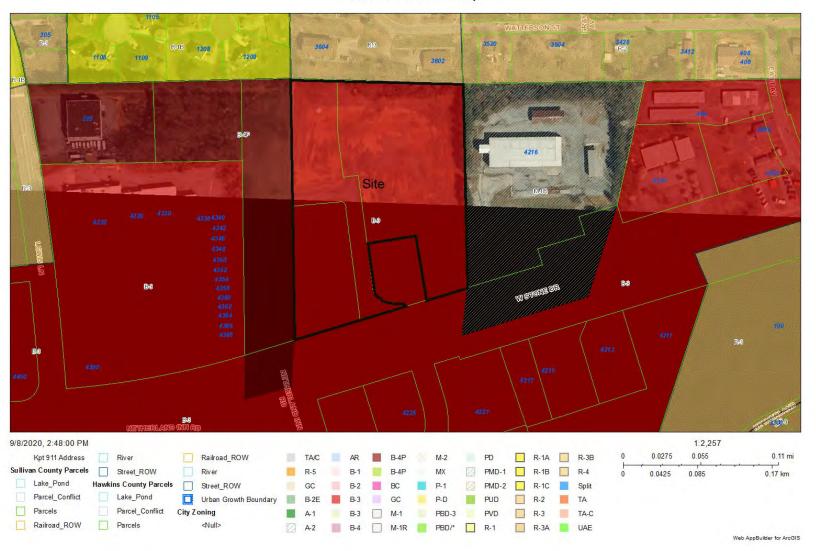
9/10/2020 Page 3 of 11

Rezoning Report

File Number 20-101-00008

Surrounding Zoning Map

ArcGIS Web Map



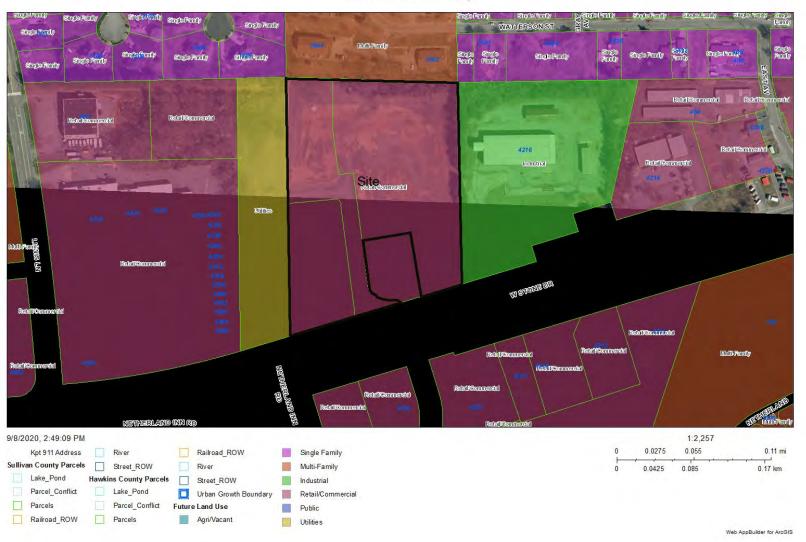
9/10/2020 Page 4 of 11

Rezoning Report

File Number 20-101-00008

Future Land Use Plan 2030

ArcGIS Web Map



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Rezoning Report

File Number 20-101-00008

Aerial

ArcGIS Web Map



9/10/2020 Page 6 of 11

Kingsport Regional Planning Commission File Number 20-101-00008

Rezoning Report

View Toward W. Stone Dr.



View of Abutting AEP Station



Northern Extent of Site



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on September 17, 2020

9/10/2020 Page 7 of 11

Existing Zoning/Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East,	1	Zone: City R-3	n/a
Northwest		Use: apartment development	
Further	2	Zone: City R-1B	n/a
North and		Use: Single Family	
Northwest			
East	3	Zone: City M-1R	n/a
		Use: vacant structure	
Further	4	Zone: City B-3	n/a
East		Use: Fitness Center	
Southeast	5	Zone: City B-3	n/a
and South		Use: vacant lot	
Further	6	Zone: City B-3	n/a
South		Use: parking lot	
West	7	Zone: City B-3	n/a
		Use: Verizon Store	

EXISTING USES LOCATION MAP



9/10/2020 Page 8 of 11

STELLOCATION MADE STELLOCATION

Zoning Development Plan

DEVELOPMENT STANDARDS: R-3

District minimum requirements:

- Maximum density is 15 dwelling units per acre/ proposed density= 11.3 du/acre
- Parking required: 1.5 spaces per unit/ site plan identified parking: 2 spaces per unit (one
 inside a private garage and one in the driveway) plus 28 additional parking spaces
 throughout the site

The ZDP indicates compliance with the development standards in an R-3 District.

Standards of Review

File Number 20-101-00008

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property? The proposal will permit a use that is suitable with adjacent property as a multi-family use and zone.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property? The adjacent and nearby property will not be adversely affected by the proposal.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned? The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone with similar density calculations to the adjacent apartments.
- 4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? The proposal will not cause a burdensome use of existing streets, transportation facilities, or schools.
- 5. Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal? The existing conditions support approval of the proposed rezoning.
- 6. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport? There are no adverse uses proposed.
- **7.** Whether the change will create an isolated district unrelated to similar districts: The proposed rezoning will be an extension of the existing R-3 zone to the north.
- 8. Whether the present district boundaries are illogically drawn in relation to existing conditions? The present district boundaries are logically drawn as is in comparison to the existing conditions.

Rezoning Report

File Number 20-101-00008

9. Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare? The change will not allow a special privilege to an individual as contrasted to the general welfare.

CONCLUSION

Staff recommends sending a positive recommendation to the BMA to rezone from B-3 to R-3. The proposal is a suitable proposal for the site.

9/10/2020 Page 11 of 11

Rezoning Report

File Number 20-101-00008

Stonegate Road Rezoning

Property Information				
Address	800 Stonegate Road, Kingsport, TN 37660			
Tax Map, Group, Parcel	Map 045C, Parcels 41.20,	230.20, and 23		
Civil District	11 and 12			
Overlay District	n/a			
Land Use Designation	Retail/ Commercial			
Acres	16 acres +/-			
Existing Use	Vacant (former Walmart and Car Wash)	Existing Zoning	B-3	
Proposed Use	77 single family and 14 townhouse apartments	Proposed Zoning	R-3	
Owner /Applicant Inform	nation			
Name: Carla Karst Address: 1504 Dobyns Dr. City: Kingsport State: TN Zip Code: 37664 Phone: (423) 967-1690		District) to R-3 (Low De	B-3 (Highway Oriented Business ensity Apartment District) to le family and 14 townhouse	

Planning Department Recommendation

The Kingsport Planning Division recommends approval for the following reasons:

- The R-3 zone proposal is appropriate for the area and considered an extension of the existing R-3 zone north of the rezoning area.
- The development will be served by Stonegate Road, Clinton Street, Riverside Avenue, and new public streets proposed internal to the development.
- A portion of the parent parcel for 800 Stonegate Road is already zoned R-3.

Staff Field Notes and General Comments:

- The proposal will allow the same use that is currently contained on the property that abuts the rezoning site on the north side.
- As of September 10, 2020, the planning department has not received any public comment about the rezoning.

Planner:	Ken Weems	Date:	September 10, 2020
Planning Commission	n Action	Meeting Date:	September 17, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

9/10/2020 Page 1 of 12

Rezoning Report

File Number 20-101-00008

PROPERTY INFORMATION

ADDRESS 800 Stonegate Road, Kingsport, TN 37660

DISTRICT 11 and 12

OVERLAY DISTRICT n/a

EXISTING ZONING B-3 (Highway Oriented Business District)

PROPOSED ZONING R-3 (Low Density Apartment District)

ACRES 16 +/-

EXISTING USE Vacant land (former Walmart and Car Wash businesses)

PROPOSED USE 77 single family and 14 townhouse apartments

PETITIONER

ADDRESS 1504 Dobyns Dr., Kingsport, TN 37664

REPRESENTATIVE

PHONE (423) 967-1690

INTENT

Intent: To rezone from B-3 (Highway Oriented Business District) to R-3 (Low Density Apartment District) to accommodate 77 single family and 14 townhouse apartments.

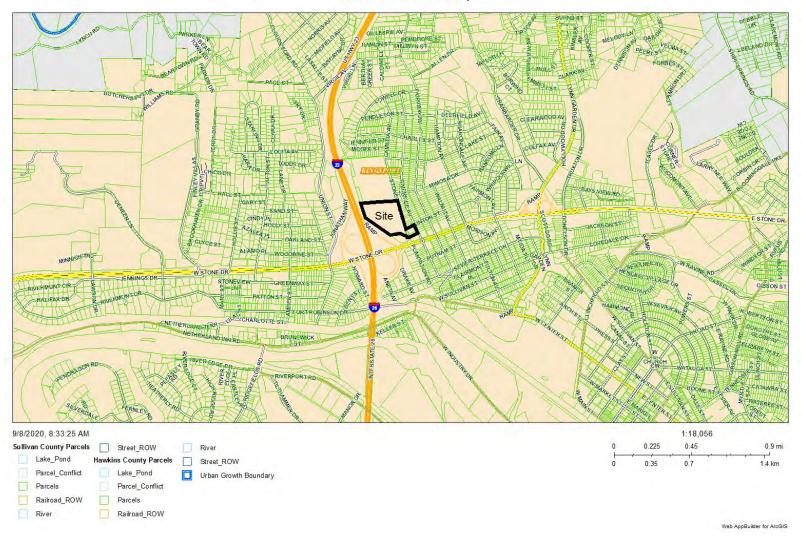
9/10/2020 Page 2 of 12

Rezoning Report

File Number 20-101-00008

Vicinity Map

ArcGIS Web Map



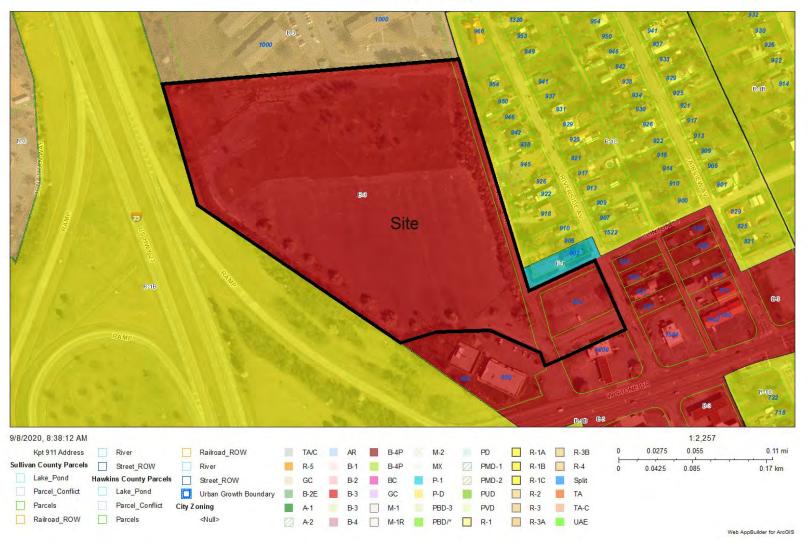
9/10/2020 Page 3 of 12

Rezoning Report

File Number 20-101-00008

Surrounding Zoning Map

ArcGIS Web Map



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Rezoning Report

File Number 20-101-00008

Future Land Use Plan 2030

ArcGIS Web Map



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Rezoning Report

File Number 20-101-00008

Aerial ArcGIS Web Map



9/10/2020 Page 6 of 12

Kingsport Regional Planning Commission File Number 20-101-00008

Rezoning Report

South of 800 Stonegate Road (Former Walmart)



North of the Former Car Wash



Northern View of 800 Stonegate Road (Former Walmart Area)



Stonegate Road and Eastern Boundary of 800 Stonegate Road (Former Walmart)



9/10/2020 Page 7 of 12

Kingsport Regional Planning Commission File Number 20-101-00008

Rezoning Report



Existing Zoning/Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action
			Variance Action
North, East,	1	Zone: City R-3	n/a
Northwest		Use: apartment development	
Further	2	Zone: City R-3	n/a
North and		Use: Vacant/ a portion of the parent	
Northwest		parcel that is being rezoned	
East	3	Zone: City R-1C	n/a
		Use: single family	
Further	4	Zone: City B-3	n/a
East		Use: restaurant	
Southeast	5	Zone: City B-3	n/a
and South		Use: gas station	
Further	6	Zone: City B-3	n/a
South		Use: strip center	
West	7	Zone: City R-1B	n/a
		Use: I-26 right-of-way	

9/10/2020 Page 8 of 12

Rezoning Report

File Number 20-101-00008

EXISTING USES LOCATION MAP

ArcGIS Web Map



9/10/2020 Page 9 of 12

Zoning Development Plan



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on September 17, 2020

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File Number 20-101-00008

DEVELOPMENT STANDARDS: R-3

District minimum requirements:

- Maximum density is 15 dwelling units per acre/ proposed density= 5.1 du/acre for the single family portion (former Walmart site) and 14.7 du/acre for the townhouse apartment site
- Parking required: 2 spaces per unit for single family with 2 spaces per single family unit provided & 1.5 spaces per multifamily unit required with 2 spaces per multifamily unit provided

The ZDP indicates compliance with the development standards in an R-3 District.

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property? The proposal will permit a use that is suitable with adjacent property as a multi-family use and zone.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property? The adjacent and nearby property will not be adversely affected by the proposal.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned? The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone with similar density calculations to the adjacent apartments.
- 4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? The proposal will not cause a burdensome use of existing streets, transportation facilities, or schools.
- 5. Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal? The existing conditions support approval of the proposed rezoning.

File Number 20-101-00008

- 6. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport? There are no adverse uses proposed.
- **7.** Whether the change will create an isolated district unrelated to similar districts: The proposed rezoning will be an extension of the existing R-3 zone to the north.
- 8. Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare? The change will not allow a special privilege to an individual as contrasted to the general welfare.

CONCLUSION

Staff recommends sending a positive recommendation to the BMA to rezone from B-3 to R-3. The proposal is a suitable proposal for the site.

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2227 Fort Henry Drive, Preliminary Zoning Development Plan/B-4P

Property Information				
Address	2227 Fort Henry Drive			
Tax Map, Group, Parcel	62I, H, 11			
Civil District	11			
Overlay District	n/a			
Land Use Designation	Retail			
Acres	+/- 1.45 acres			
Existing Use	restaurant	Existing Zoning	B-4P	
Proposed Use	Car wash	Proposed Zoning	Same	
Owner /Applicant Information				
Name: Kevin Young Address: 633 Red Oak Plantation Dr City: Kingsport			nt: To receive Preliminary Zoning Development Plan oval in a B-4P zone for a car wash use.	
State: TN	Zip Code: 37663			
Email: kevin.j.young@gmail.com				
Phone Number: (423) 341-4120				

Planning Department Recommendation

The Kingsport Planning Division recommends APPROVAL for the following reasons:

- The submitted preliminary zoning development plan meets the development standards of the B-4P zone without need for a variance.
- The future land use plan supports commercial development for the parcel.

Staff Field Notes and General Comments:

This B-4P District parcel currently contains Shoney's.

Planner:	Ken Weems	Date:	8 September 2020
Planning Commission Action		Meeting Date:	17 September 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for	
		Deferral:	

PROPERTY INFORMATION

ADDRESS: 2227 Fort Henry Drive

DISTRICT: 11th

OVERLAY DISTRICT: n/a EXISTING ZONING: B-4P

ACRES: +/- 1.45

EXISTING USE: restaurant

PROPOSED USE: car wash establishment

PETITIONER

ADDRESS 633 Red Oak Plantation Dr., Kingsport, TN 37663

REPRESENTATIVE

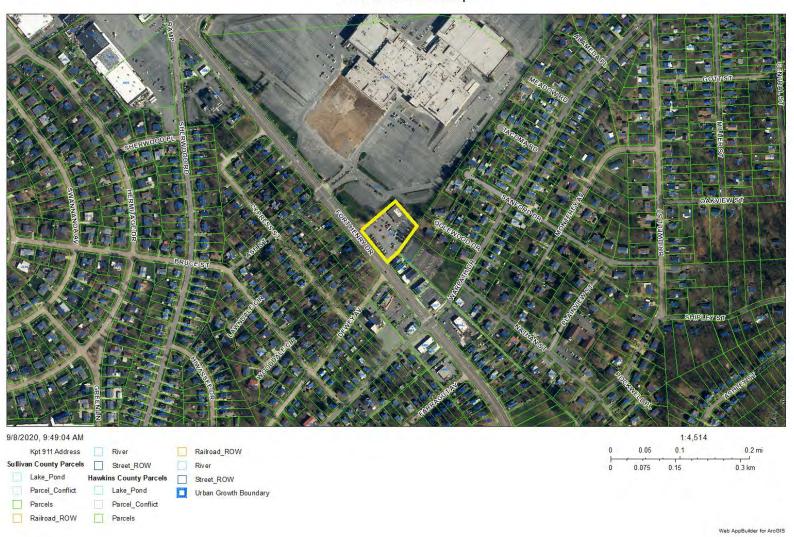
PHONE (423) 341-4120

INTENT

To receive Preliminary Zoning Development Plan approval in a B-4P zone for a car wash use.

LOCATION MAP

ArcGIS Web Map



CURRENT ZONING MAP

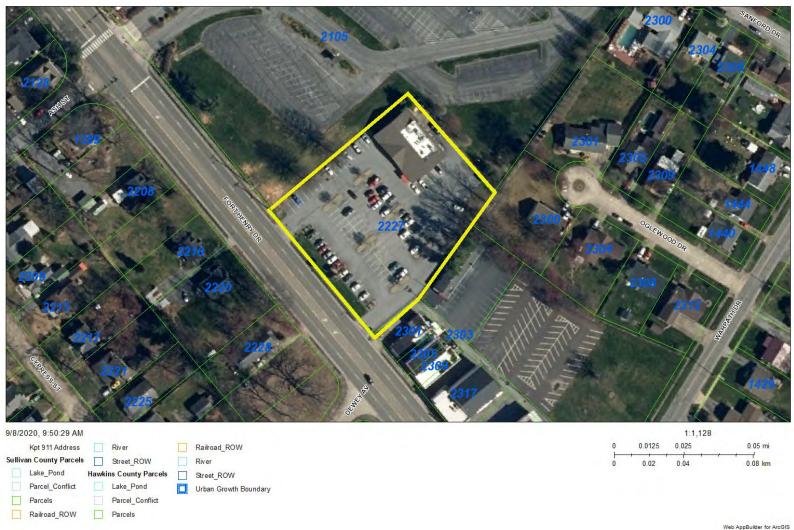
ArcGIS Web Map



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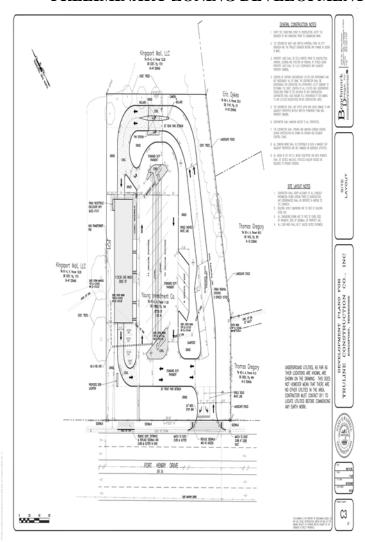
AERIAL

ArcGIS Web Map



Web Appender for Arc

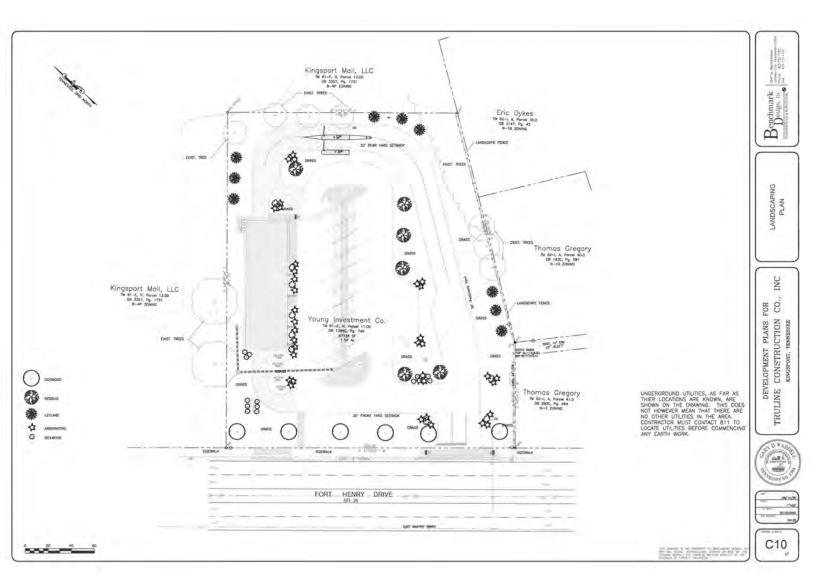
PRELIMINARY ZONING DEVELOPMENT PLAN



Landscaping Plan

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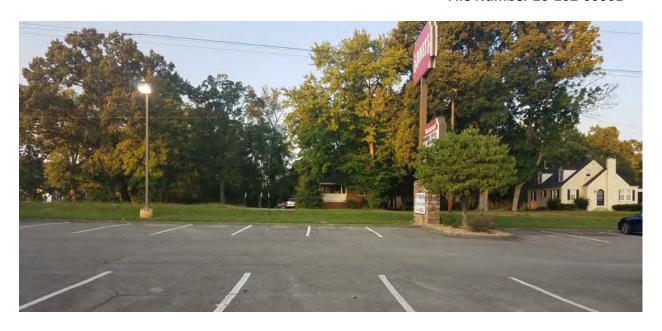
ZDP Report File Number 20-102-00001



Facing Fort Henry Dr

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on September 17, 2020

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Facing Fort Henry Mall



9/10/2020 Page 8 of 9

Page 9 of 9

PRELIMINARY ZDP ANALYSIS

Development Standards for the B-4P District:

- 30' development-free periphery yard buffering from existing residential uses
- Driveway access approved by TDOT and the City Traffic Dept
- 30% building ground coverage for the district as a whole
- Parking requirements dependent on specific uses in accordance with article VI of the zoning code
- The proposed landscaping plan conforms with B-4P standards

The ZDP indicates compliance with the development standards.

Description of Property Features & General Comments

The site currently contains a Shoney's restaurant. The site is proposed to be redeveloped into a TruShine Car Wash. The 30 foot periphery yard is maintained with the proposal on the southwest side of the parcel only (the only side of the parcel that contains the B-4P district boundary). This particular B-4P zone contains the Fort Henry Mall and other commercial entities on the other side of Memorial Boulevard. The landscaping plan has been approved by the City's Landscape Specialist. Planning Commission approval of the Preliminary ZDP is a requirement in B-4P zones.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.

Property Information	Gibson Springs Phase III Preliminary			
Address	Phillips Way			
Tax Map, Group, Parcel	TM 119, part of Parcel 21.00			
Civil District	14th Civil District			
Overlay District	N/A			
Land Use Designation	Residential			
Acres	3.779			
Major or Minor / #lots	Major - 18 Concept Plan			
Two-lot sub		Prelim/Final	Preliminary	
Owner /Applicant Information		Surveyor Information		
Name: Edinburgh Homes, INC.		Name: Alley & Associates, INC.		
Address: 1562 Crescent Drive		Address: 243 E. Market Street		
City: Kingsport		City: Kingsport		
State: TN Zip Code:37664		State: TN Zip Code: 37660		
Email: jrose8@gmail.com		Email: BSauceman@alleyassociates.com		
Phone Number: N/A		Phone Number: 423-392-8896		

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends Preliminary Subdivision Approval based on:

- The plat meets the intent of the City's minimum regulations for subdivisions.
- Two variances have been requested.
- Construction Plans have been approved.

Staff Field Notes and General Comments: The applicant is requesting preliminary plat approval for Phase III of the Gibson Springs Subdivision (formerly Edinburgh South) which is located in the 14th civil district and more fully described as part of Parcel 21 Tax Map 119 of the Sullivan County Tax Maps.

This is a new phase for this development and requires the construction document submittal at the time of submittal of the preliminary plat. Those documents have been submitted, reviewed, and approved by our Engineering Division. Phase II will consist of a new street extension from Philips Way leading to a cul-de-sac. This will be a 50' right-of-way with a modified street cross section utilizing the grass channels which match the previous phases of this development. No sidewalk is included on this section of street – as the development will have a mobility path that runs adjacent to the entire development which can be seen on the Development Plan. All lots conform to the minimum subdivision and zoning requirements and the plat shows the 25' periphery yard and the 25' setback from public streets.

Two variances have been requested for this subdivision. The first is to the street cross section to allow it to match the previous phase of the subdivision. The standard Residential Street calls for a 50' right-of-way with a 25' pavement width. The previous phase of development used the same cross section that is being proposed for this section.

The second variance is to the paving requirement for the mobility path. Within the PD District, mobility paths are

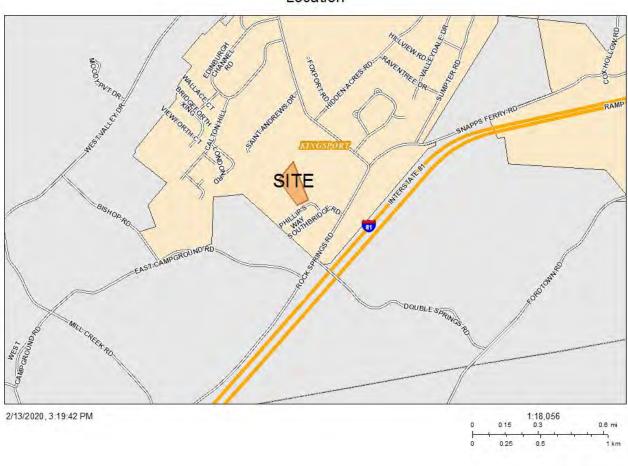
allowed as an alternative to construction of sidewalks, so long as they are paved with asphalt. The previous phase of development allowed for the mobility path to be constructed of compacted stone instead of asphalt by approving a variance. This request is being proposed for this phase as well. The mobility path is located in the power line easement running parallel to the development.

Staff recommends Preliminary Plat approval for Gibson Springs Phase III and the associated variances, based upon conformance with the Development Plan and approved construction plans.

Utilities: Utilities are available to the property.

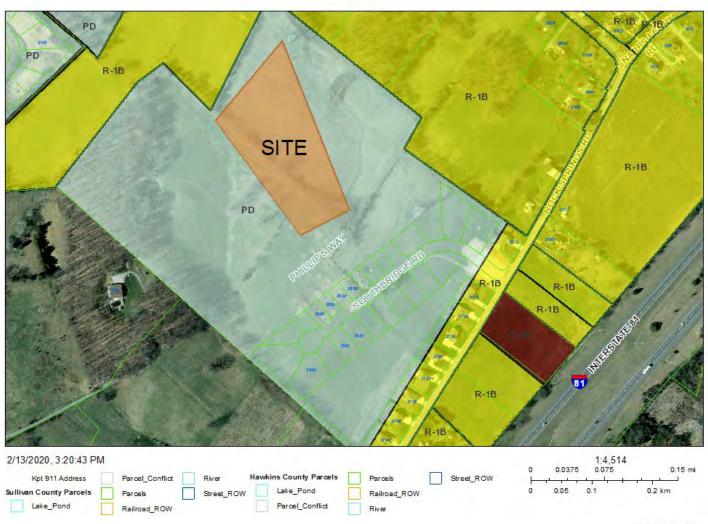
Meetin	Date: February 20, 2020
nner: Garland Date: 9	0/2020

Location



Web AppBuilder for ArcGiS

Zoning

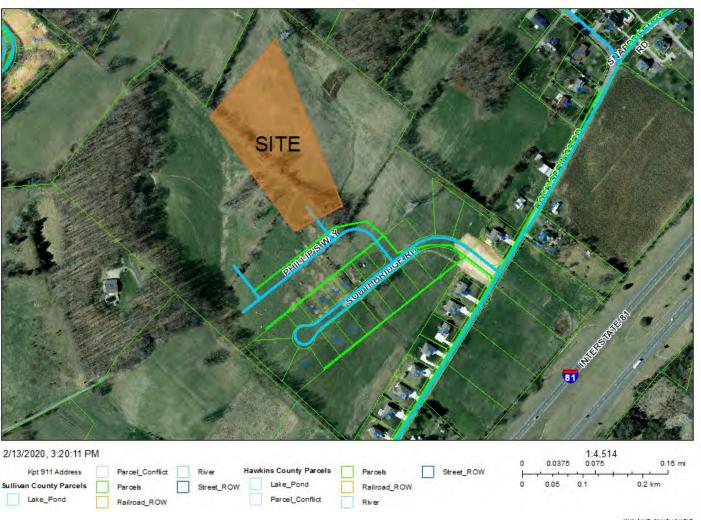


Web App Builder for ArcGIS

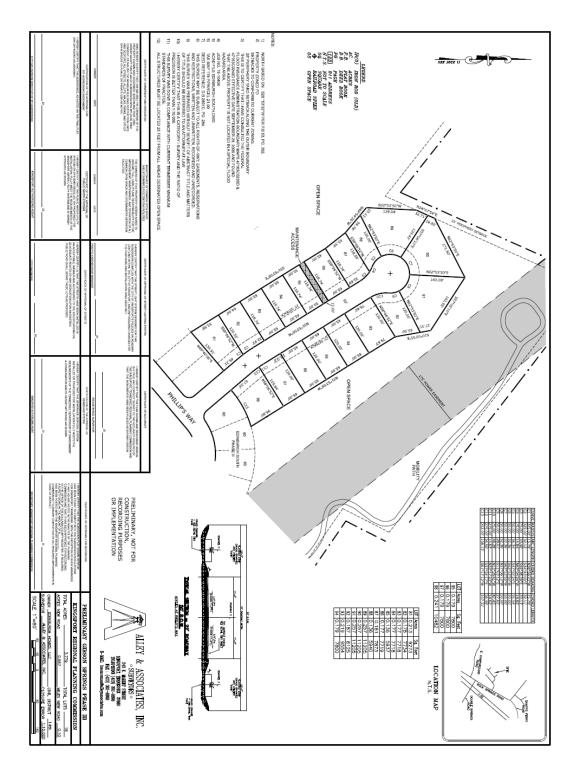
Future Land Use



Aerial



Web App Builder for ArcGIS



CONCLUSION

Staff recommends Preliminary Plat approval for the Gibson Springs Phase III Subdivision as well as the associated variances, based upon conformance to the Development Plan and the approved construction plans.



MEMORANDUM

To: Kingsport Regional Planning Commission

FROM: SAVANNAH GARLAND, PLANNER

DATE: SEPTEMBER 17, 2020

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR CHEROKEE BEND PHASE II

FILE NUMBER: 2020-201-00033

The City Engineering Division has calculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Cherokee Bend Phase II. The estimate is for the amount of \$819.00. A cash deposit from the developer will be made to the City for the amount matching that estimate. The remaining improvements include 6" concrete sidewalk 5'-6" wide.

This cash deposit guarantee of improements will have an expiration date of September 17, 2021.

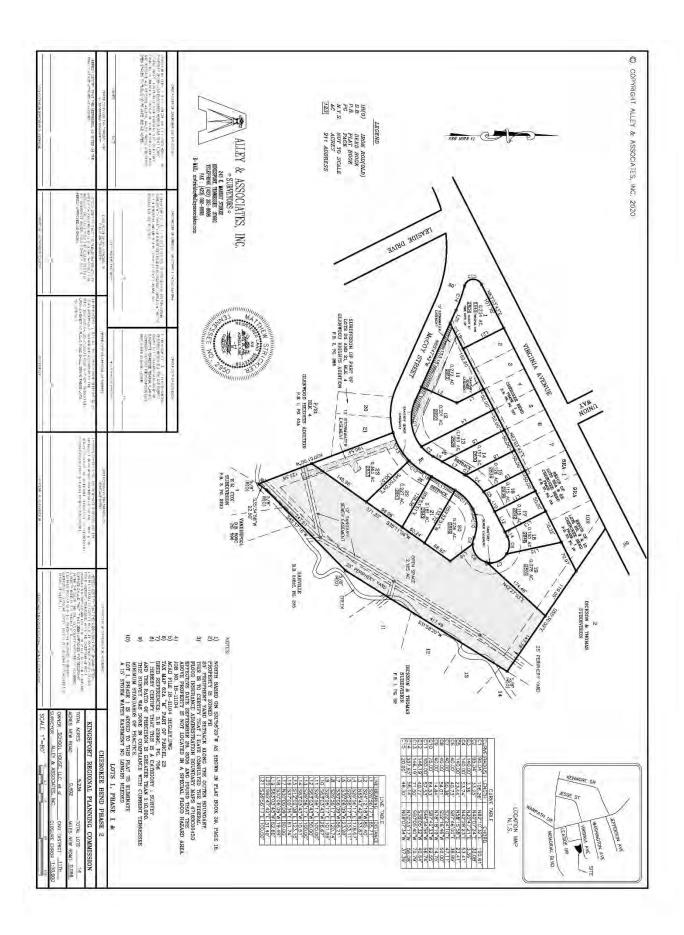
Staff recommends approval of the acceptance of the cash deposit guarantee of improvements in the amount of \$819.00, as calculated by the City Engineering Division, to cover all remaining improvements.

ENGINEERS ESTIMATE Cherokee Bend Phase 2

September 10, 2020

FILE NO. 2018-D17

ITEM NO.	QUANTITY UNI	T DESCRIPTION	UNIT COST	TOTAL COST
Sidewalk 1	20 LF	6" Concrete Sidewalk (5'-6" wide)	\$ 7.45	\$ 819.00
,			TOTAL	\$ 819.00
Da	vid Harris			per 10, 2020 Date
Civi	Engineer I of Kingsport			zate



Text Amendment Report File Number 20-801-00001

Subdivision Regulation Amendments

Property Information	City Limits & Planning Region Wide			
Address				
Tax Map, Group, Parcel				
Civil District				
Overlay District				
Land Use Designation				
Acres				
Existing Use		Existing Zoning		
Proposed Use		Proposed Zoning		
Owner /Applicant Infor	mation			
Name: Kingsport Region	al Planning Commission	Intent: To amend the N	Ainimum Subdivision Regulations	
Address:			to make various adjustments.	
City:				
State:	Zip Code:			
Email:	•			
Phone Number:				
Planning Department Ro	ecommendation			
(Approve, Deny, or Defer)				
The Kingsport Planning Division recommends APPROVAL				
	en Weems	Date:	9/8/20	
Planning Commission Action		Meeting Date:	9/17/20	
Approval:				
Denial:		Reason for		
		Denial:		
Deferred:		Reason for		
		Deferral:		

INTENT

To amend the Minimum Subdivision Regulations to make various adjustments.

Introduction:

Over the last several months, key staff and one alderman have met with local builders, designers, bankers, and developers to best understand how to facilitate single family home construction in the city. The Minimum Subdivision Regulations coupled with process improvements were a focal point during all of the meetings. After compiling comments derived from the meetings, staff is proposing several changes to the Minimum Subdivision Regulations. The main changes deal in three main areas: Approval Process/Authority, Lot Frontage Requirements, and Sidewalks.

Presentation:

1.) The current approval process/authority is that any subdivision over 3 lots, or a subdivision that requires a variance requires Planning Commission approval before recording. TCA 13-3-402(c) allows Planning Commission to delegate the approval of subdivisions to staff by a majority vote. The proposal is to delegate the approval authority for any plat (minor/major or preliminary/final) to the staff as long as no variance is required or no bond is needed to satisfy required improvements.

TCA 13-3-402(c) "A regional planning commission may delegate the responsibility for approval of a subdivision plat to the staff of the regional planning commission by a majority vote of the regional planning commission that is taken in a public meeting after being placed on the regional planning commission's agenda and notice being provided as required for other matters before the regional planning commission."

This would allow for subdivisions that meet our regulations to move through the approval process at a faster rate due to not having to wait on a meeting date to be approved. Also, this change would provide incentive to meet all requirements of the Subdivision Regulations.

2.) The current regulations require all lots to have a minimum of 50' of frontage along a public street, road or permanent easement. Staff has compared our regulations to those of surrounding jurisdictions and found that in similar planned residential districts, lot frontages were reduced to 40' minimum. Due to the Planned Development District not having any side yard setbacks, it is staff's opinion that the 40' lot frontage would be attainable with current housing plans/models. This reduction in frontage has been discussed with developers to see if there was any benefit. The majority expressed a desire for this option as there are some lots that produce some challenges. Staff also has seen a number of variance requests over the years in lots that front on cul-de-sacs as it pertains to the required 50' lot frontage requirements. These lots are typically of a pie shape where they are narrow at the frontage and open up towards the rear of the lot. The proposed changes to the lot frontage requirements are listed below.

3.3 CONFORMANCE TO ZONING

Minimum requirements for lot size and setback requirements shall conform to those established under any zoning ordinance in effect. In no instance shall lot frontage be less than 50 feet along a public street, road or permanent easement.

All lots shall have a minimum of 50' of frontage, along a public street, road or permanent easement unless located in a Planned Development District or along a cul-de-sac.

Lots located in a Planned Development District shall have a minimum lot frontage of 40' along a public street, road or permanent easement.

Lots located in a cul-de-sac shall have a minimum width of 35' along a public street, road or permanent easement.

In all instances, minimum frontage shall conform to those established under any zoning ordinance in effect.

- 3.) The final significant change is to the sidewalk requirements. Discussions with Realtors, Developers and Builders seemed to focus on sidewalks. Currently sidewalks are required as follows:
 - a. Residential Lane (serves 25 homes or less)
 - i. 40' right-of-way
 - ii. 23' street width
 - iii. 5' sidewalk on one side
 - iv. Typically a dead end street
 - b. Residential Street (serves 26-150 homes)
 - i. 50' right-of-way
 - ii. 25' street width
 - 5' sidewalk on both sides OR 6' on one side depending on construction style
 - iv. Typically a thru street

Subdivision Regulations - Sidewalks

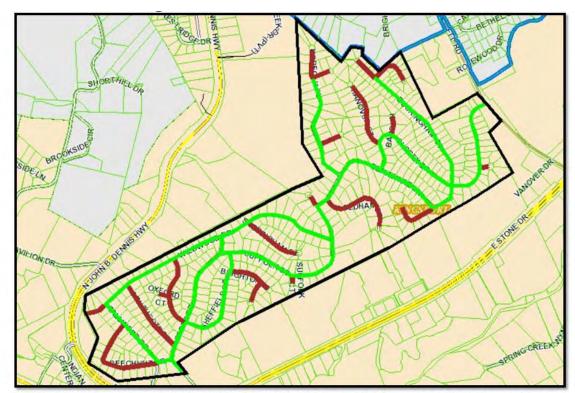


Staff recognizes that pedestrian mobility is a key livability factor in all subdivisions. The proposed changes place an emphasis on placing sidewalks where they are most impactful. The proposed changes are as follows:

- a. Residential Lanes (serving 25 homes or less)
 - i. No sidewalks required
- Residential Street (serving 26-150 homes)
 - i. 5' sidewalk only on one side of street
 - ii. Reduction of right-of-way from 50' to 40'

Allows sufficient room for all necessary right-of-way features to still be constructed.

These proposed changes are consistent with recent Planning Commission variance approvals and consistent with surrounding jurisdictions and their regulations. More importantly, this provides the Planning Commission with a consistent approach to be applied across the board when it comes to sidewalk considerations. Below is a graphic that serves as an example of what these regulations would look like in Preston Forrest subdivision IF it were constructed new today under this sidewalk proposal.



Green = Residential Street 40' ROW sidewalk 1 side

Red = Lane 40' ROW no sidewalk

If approved, these regulations would take effect immediately. Therefore, staff plans to hold a lunch and learn type of event with our local design professionals/developers/builders to explain the changes and answer any questions that they may have.

RECOMMENDATION:

Staff recommends approval of the proposed changes to the Minimum Subdivision Regulations.



August 7, 2020

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

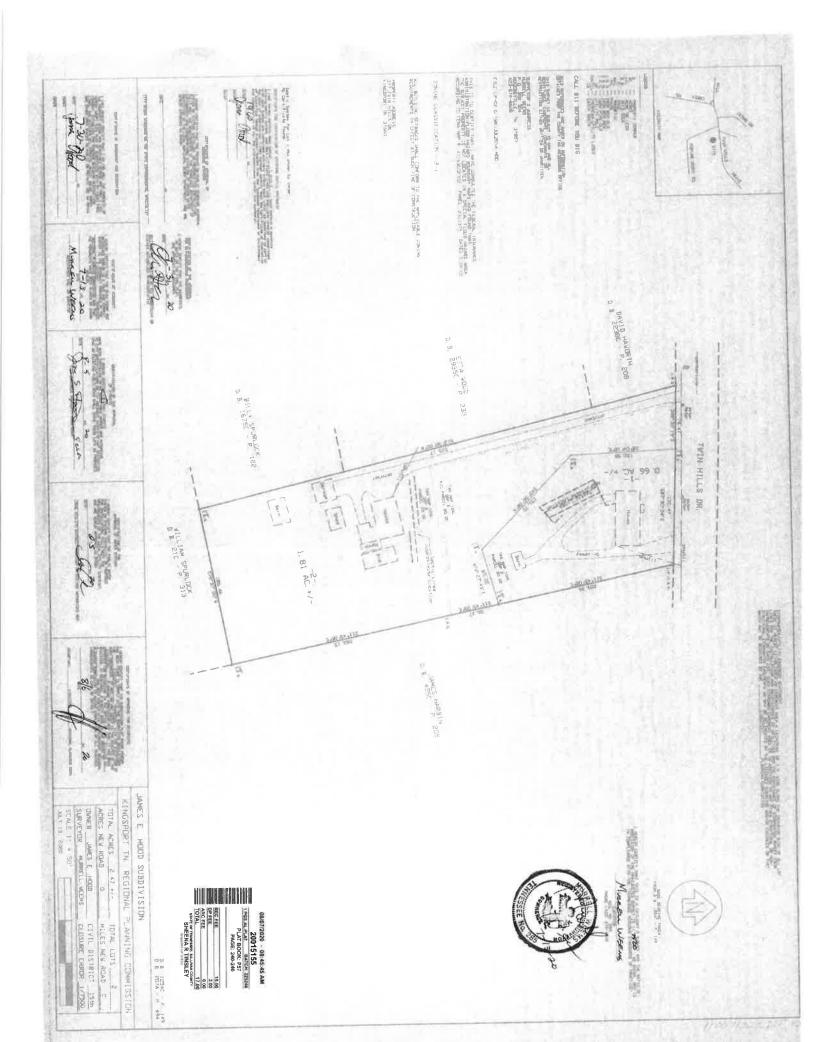
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the James E. Hood Subdivision, located off of Twin Hills Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerel

Ken Weems, Zoning Administrator

C: Kingsport Regional Planning Commission





August 7, 2020

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Kingsport Improvement Corp #4, located off of Arch Street, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely

n Weems,

Zoning Administrator

C: Kingsport Regional Planning Commission



GARY ALEXANDER AND ALICE MEADE ALEXANDER
TAX MAP 46-H PARCEL J-12 00
LOT 22 AND PART OF LOT 23 BLOCK 38
KINGSPORT IMPROVEMENT CORPORATION ADDITION #4
DEED BOOK 1212-C PAGE 667 -PART DE TRACT 2
DEED SOOK 1212-C PAGE 258 - PARCEL 12
FLAT BOOK 5 PAGE 179

ADDITION #4

30 AND 31 BLOCK

ZTNCAMES. GP
TAX MAP 46.4 PARCEL J-9 00
LOT 28 BLOCK 38
K:NOSPORT IMPROVEMENT CORPORATION A
DEED 800K 3756. PAGE 233:
PLAT BOOK 5 PAGE 179 ADDITION #4



DEED BOOK 3392 PAGE 1022
LOT 25. BLOCK 38
KINGSPORT IMPROVEMENT CORPORATION, ADDITION FOR THE PAGE 179
TAX MAR 46-H PARCEL J-1; 00
DEED BOOK 3392 PAGE 2123 - FIRST TRACT
LOT 24. BLOCK 38 KINGSPORT IMPROVEMENT CORPORATION ADDITION *4
PLAT BOOK 5, PAGE 179
TAX MAP 46-H PARCEL J-11:10
DEED BOOK 3392. PAGE 2123 - SECOND TRACT
PART OF LOT 23. BLOCK 38
KINGSPORT IMPROVEMENT CORPORATION ADDITION *4
PLAT BOOK 5 PAGE 179 ADDITION #4

THE MAXIMUM DENSITY IS 20 UNITS PER ACRE.

OWNER JAMES AND CRYSTAL PHILLIPS CIVIL DISTRICT LOTS 24. 25 AND PART OF 23. BLOCK 38. KINGSPORT IMPROVEMENT CORPORATION - ADDITION #4 - COMBINATION KINGSPORT REGIONAL PLANNING COMMISSION MILES NEW ROAD 0 TOTAL LOTS ERRORI': 17

C-2254 / 12261B



August 7, 2020

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Anthony Scott Tomlinson Property, located off of Kendrick Street, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely

Ken Weems,

Zoning Administrator





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AFTER REPLAT













I HEREBY CERTFY THAI I HIS IS A CATEGORY I SURVEY AND THE RATO OF RECIGION OF THE UNABJUSTED SLRVEY IS TEICHOOD OR BETTEK AS STOWN ALTHAT THIS SLRVEY MEETS CLRRENT TENNESSEE IMAMUM STANDARDS OF PRACTICE

IEREBY CERTEY THAT THE SURVEY HAS BEEN MADE USING THE LATEST ECORNED DEED AND OR CITHER INFOMMATION FURNISHED BY THE TITLE TTORNEY AMOVOR THE HACKERTY CHINET, AND THAT THE SURVEY 'S CONRECTO TO THE BEST OF MY KNOWLEDGE AND BETTEF

THE SHREY SUBJECT TO ALL LUCLULARY RESPONTIONS RESIRECTIVE COMPANIES AND OR SERVICIONS EFFER WRITTEN OR LUMBRITON AND THE SHREET OF A TITLE EXAMINATION AND MAKES NO CHARACTER AS TO THE ORNERSAM OF HIS PROMOTER AS NUMBER SETBACK LINES SHALL CONFORM TO APPLICABLE ZONNO RECURREMENTS IN EFFECT A: SUCH THAT OF CONSTRUCTION. US AG DESTRUCT THAT I HAVE EXAMASE THE FLOOD NEWMACH RAID THE FLOOD NEW THAT THE FLOOD NEW THE FLOOD

REFERENCES DEED HOOK J115 PAGE 468

PROPERTY ADDRESS. (01) 116 KNOHICK STREET WINDSPORT IN 37863
ALL BLANKIS METERCINED TO TENESSEE STATE PLAKE COCKINATES
TO THE THE CONTRACT CENTER OF THE AT REFERENCE A PORTION OF THIS PROPERTY IS ROOME AS LOT LIDT THE RUSSELL LEWET SLEDWISON AS SHOWN AFFAT ROOK A PO 1508

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LOT I: CURRENTLY SERVED BY KINGSPORT SEWER SERVICE LOT 2 KINGSPORT SEWER IS AVAILABLE FOR USE NSBLE AND/OR MARKED UTLITIES ARE LOCATED FOR THE STRIVEY, AND THE TILLITES SHOWN HEREON ARE SUBJECT TO EXACT _CCATION BY THE UTLITY COMPANY

PURPOSE OF THIS PLAT 5 TO CORRECT THE ACREAGE FOR LOT 2 AS SHOWN IN PLAT BOOK 55 PACE 344 INCORRECTLY STATED AS 0 608 ACRES

DESTRUCTION STREET	SON AND THOSE	manufacturer in the Control of the Control
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Section 2011 - Let une man in Company to the most religion to the company to the

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August 7, 2020

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

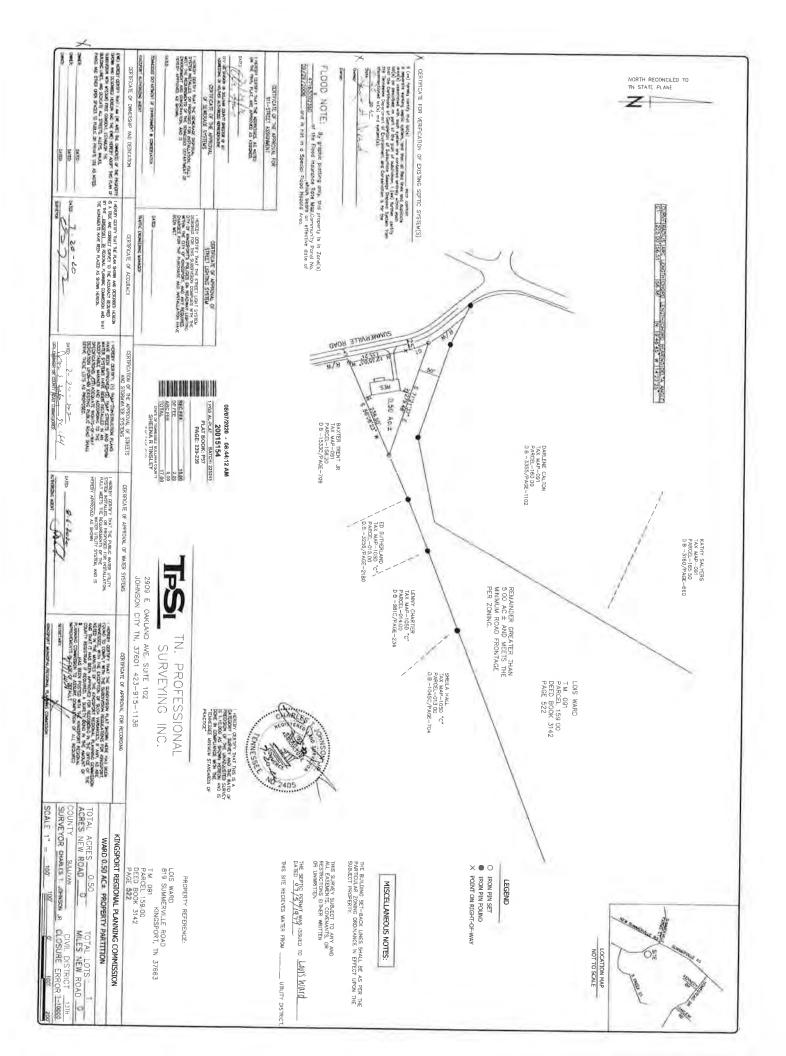
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Ward Property, located off of Summerville Road, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely

Ken Weems,

Zoning Administrator





August 13, 2020

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

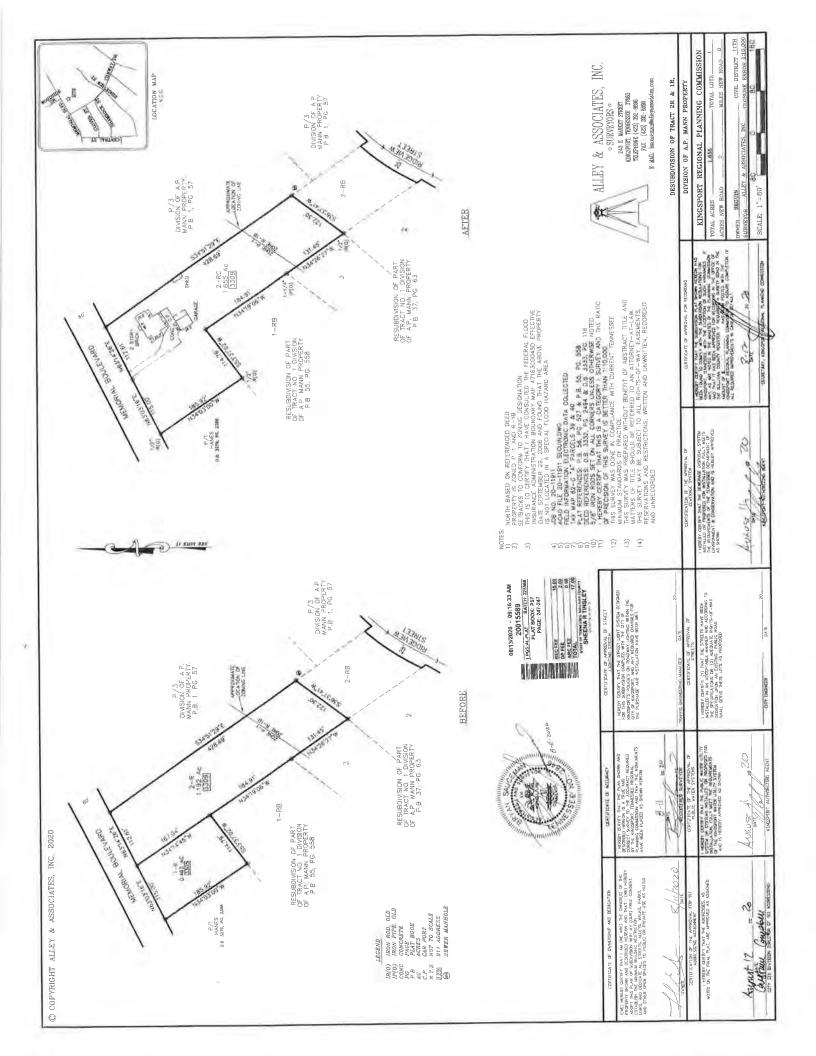
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Division of AP Mann Property, located off of Memorial Boulevard, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely

Ken Weems,

Zoning Administrator





August 18, 2020

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

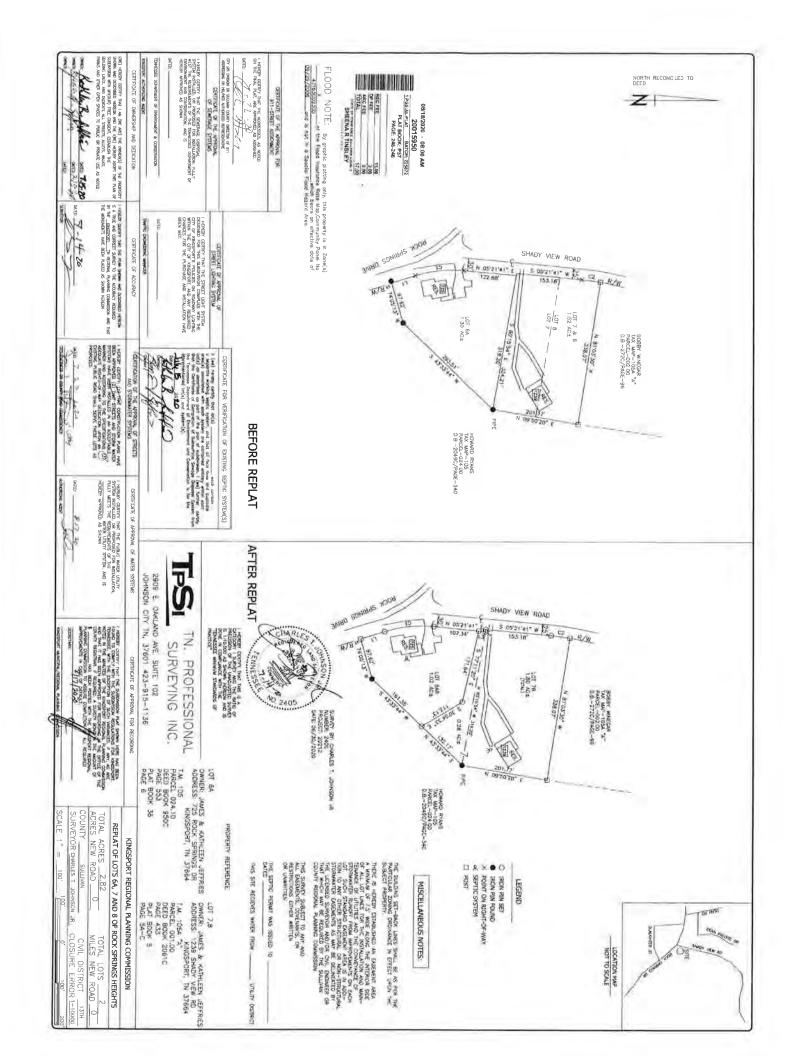
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Rock Springs Heights, located off of Shady View Road, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,

Zoning Administrator





August 24, 2020

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

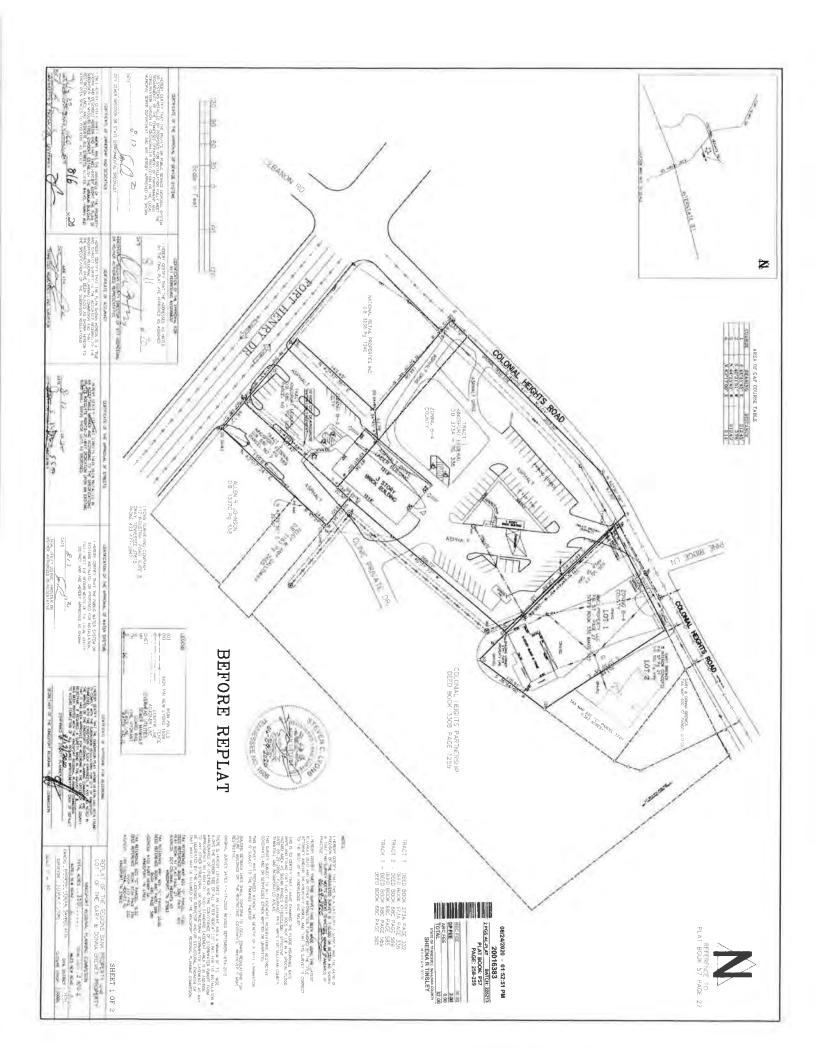
Dear Mr. Booher:

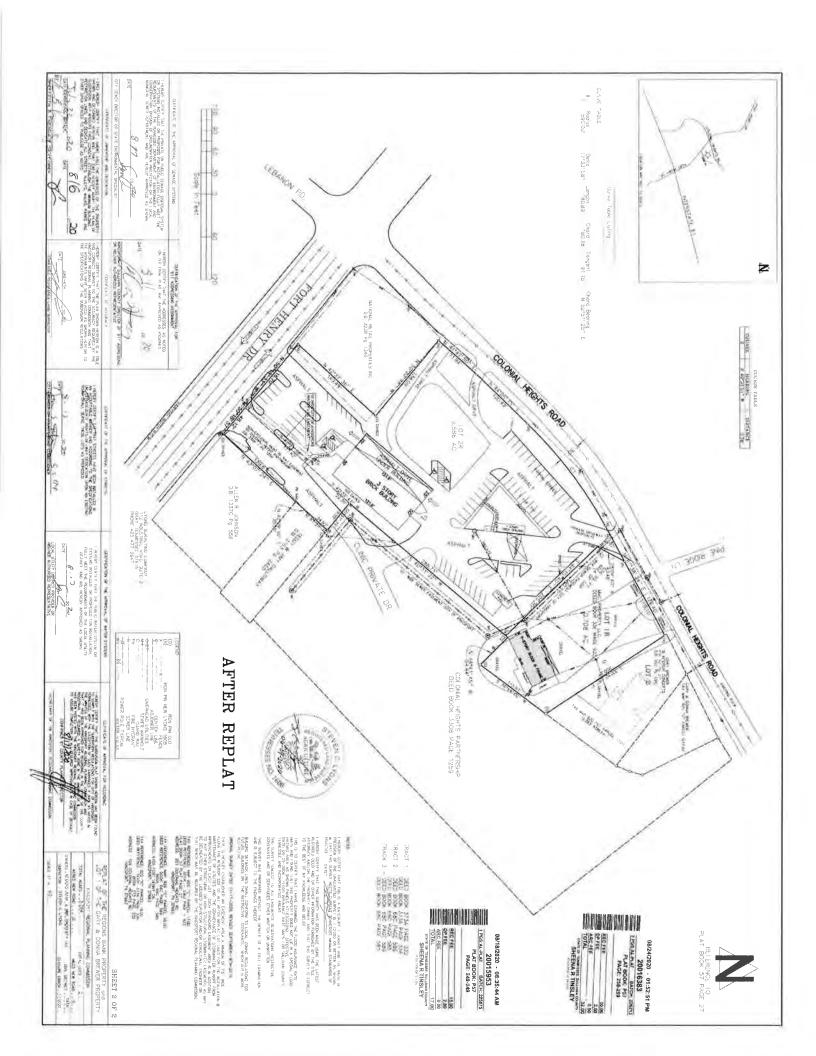
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Regions Bank & Brewer Property Before & After, located off of Fort Henry Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely.

Kan/Weems,

Zoning Administrator







September 1, 2020

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

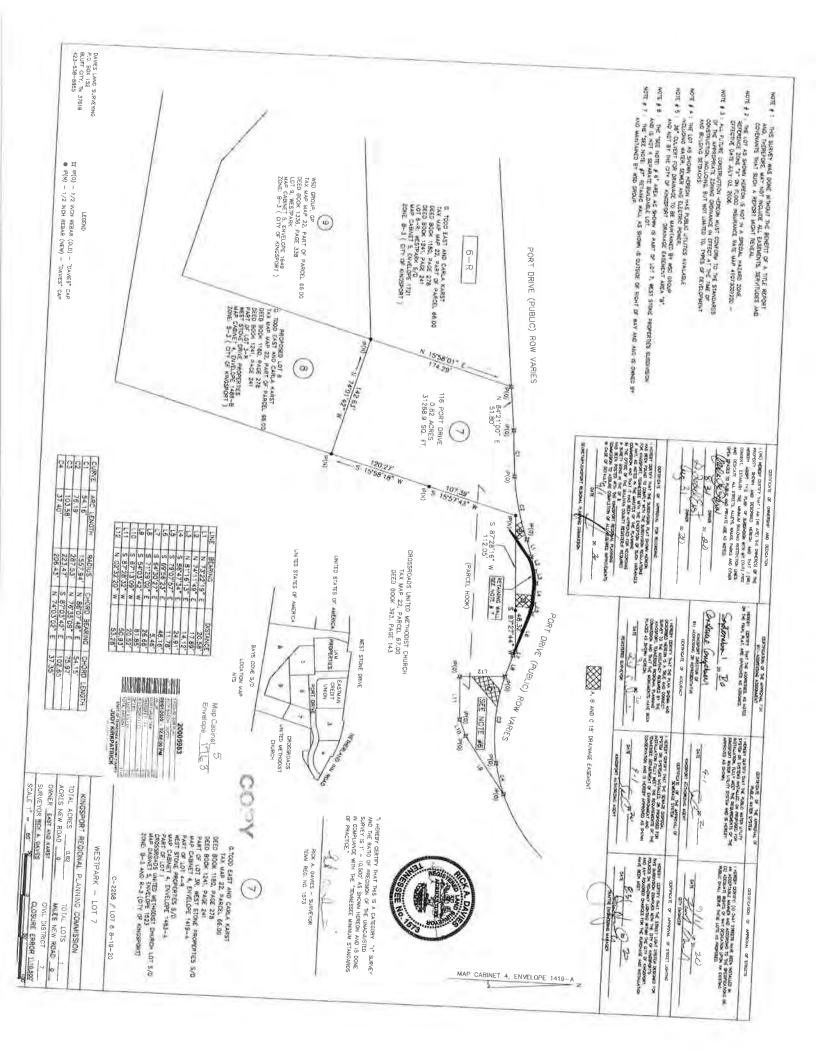
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Westpark Lot 7, located off of Port Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

yn Weems,

oning Administrator





September 1, 2020

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

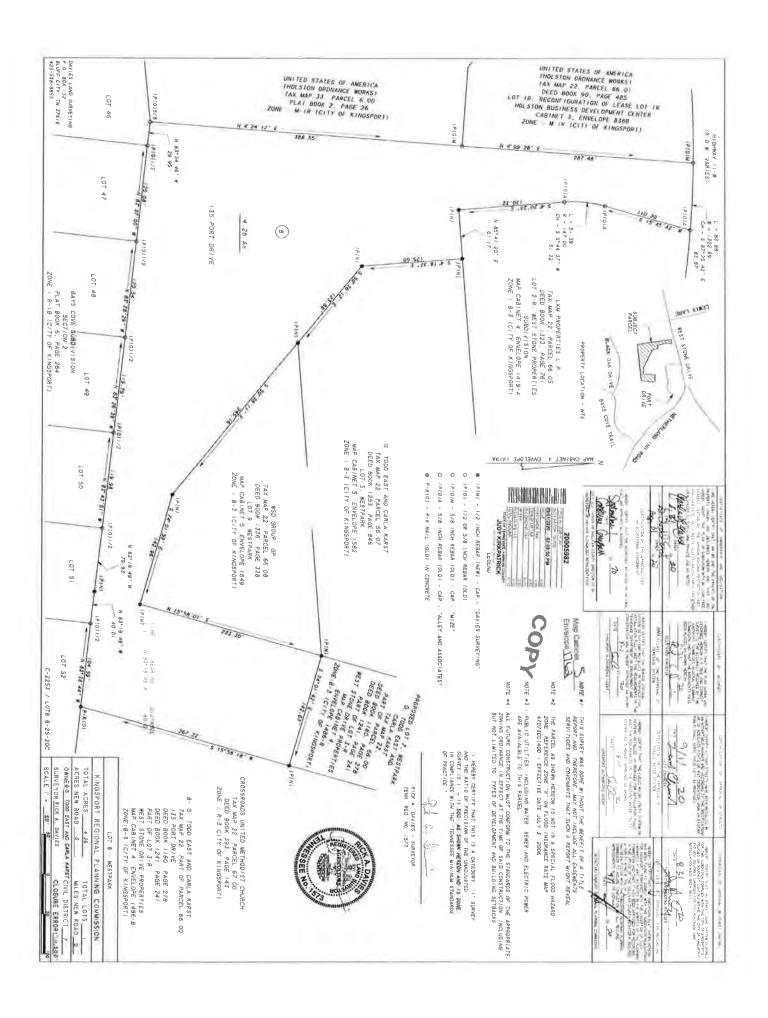
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Westpark Lot 8, located off of Port Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely

Ken Weems,

Zoning Administrator





September 3, 2020

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

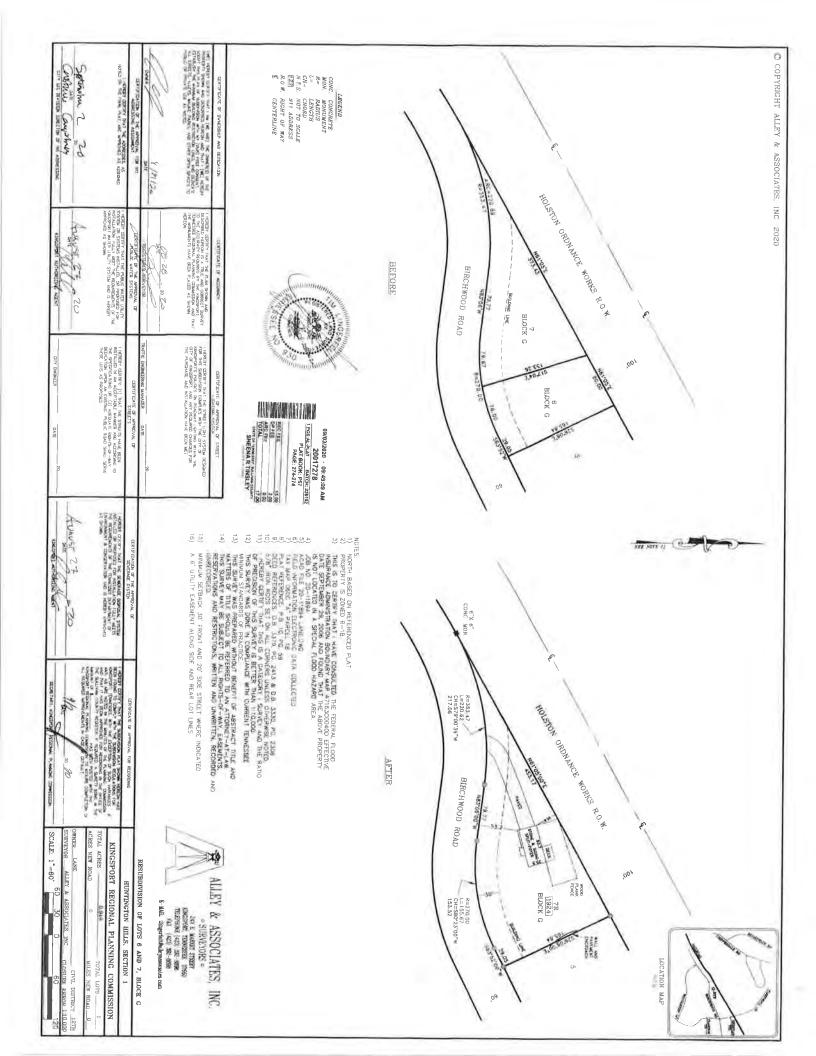
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Huntington Hills, located off of Birchwood Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,

Zoning Administrator





September 3, 2020

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

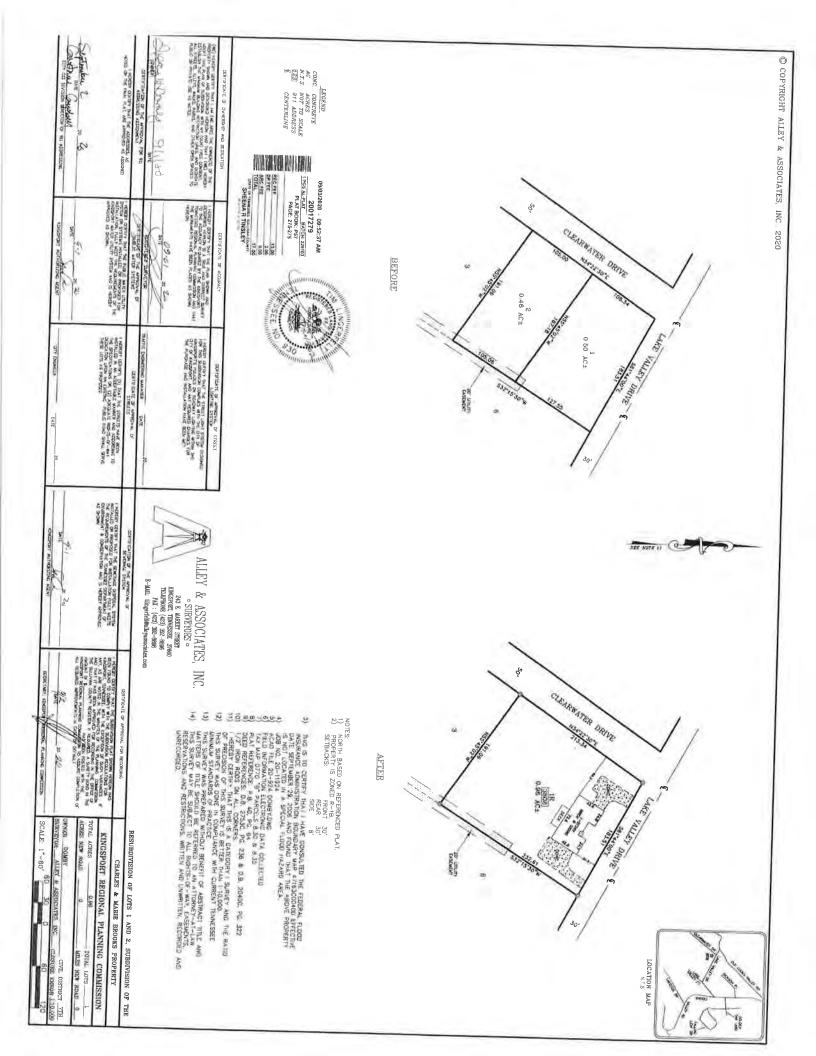
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Charles & Marie Brooks Property, located off of Clearwater Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely

Ken Weems,

Zoning Administrator





September 3, 2020

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

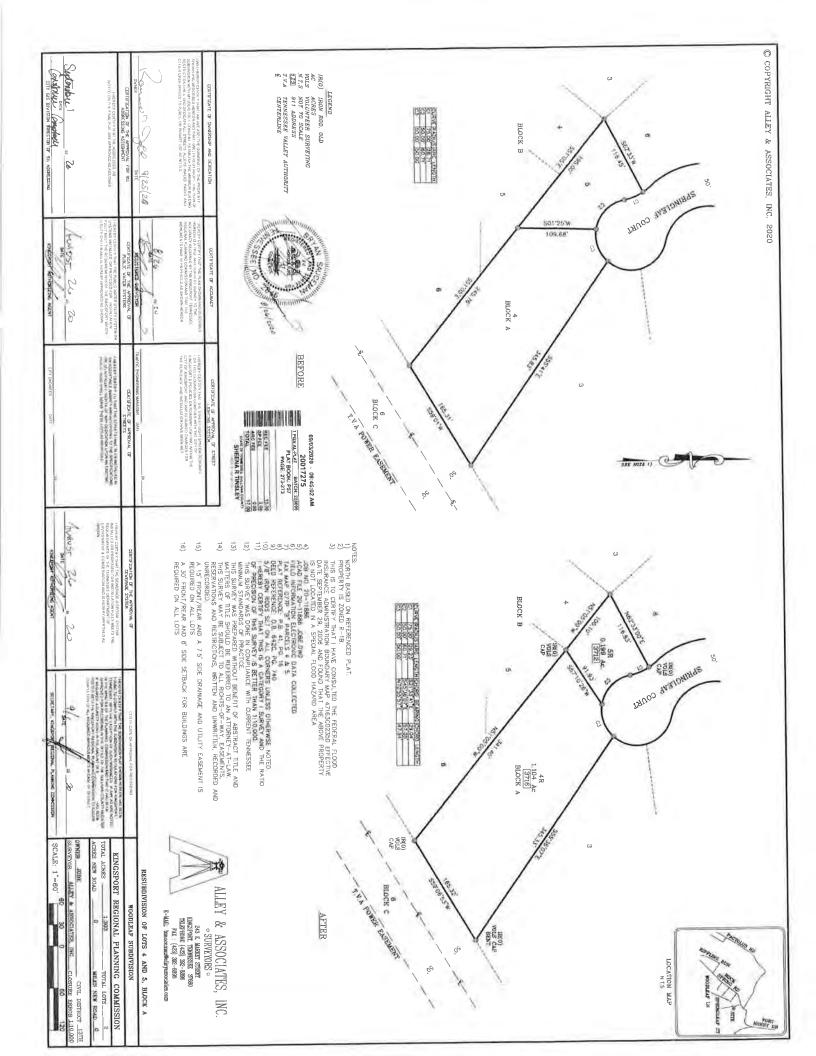
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Subdivision of part of the Woodleaf Subdivision, located off of Springleaf Court, meets the <u>Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region</u>. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Weems,

Zoning Administrator



Building Division Monthly Report August 2020

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	11	\$157,122
ADDITIONS	4	\$234,673
ALTERATIONS	9	\$295,159
NEW CONDO		. ,
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	8	\$1,730,926
RESIDENTIAL ROOF	6	\$35,478
COMMERCIAL PERMITS		
ADDITIONS		
ALTERATIONS	11	\$1,274,400
CHURCH RENOVATIONS	1	\$1,400
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	2	\$60,000
GRADING		
FOUNDATION ONLY		
COMMUNICATION TOWER		
COMMERCIAL ROOF	6	\$403,970
TOTAL	58	\$4,193,128
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS	2	
MOVE STRUCTURE		
SIGNS	6	
TENTS		
TOTAL PERMITS ISSUED	66	
ESTIMATED CONSTRUCTION CO	OST YEAR-TO-DATE	\$56,975,447