

KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

City Hall – Council Room

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.

October 15, 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 SEPTEMBER 14, 2020 AND THE REGULAR MEETING HELD ON SEPTEMBER 17, 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

10-01 West Park Preliminary Phase I– (2020-201-00015)

The Kingsport Regional Planning Commission is requested to approve the Preliminary Plat for the West Park Preliminary Phase I contingent upon construction plan approval by the Engineering Department along with the requested variance to curb and gutter. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Garland)

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

10-02 Receive, for informational purpose only, the 3rd Quarter 2020 Building Department report.

10-03 Receive, for informational purposes only, the September 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

September 14, 2020

12:00 noon

Members Present

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

Members Absent

Paula Stauffer

Staff Present

Ken Weems, AICP
Savannah Garland
Elizabeth Poczobut
David Harris

Visitors

none

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

IV. CONSENT AGENDA

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. Staff stated that the proposal is an owner-requested rezoning from R-4, Medium Density Apartment District to R-5, High Density Apartment District. Staff stated that the site is currently surrounded by R-5, R-4, and B-2E zoning with a mix of single and multifamily use on Arch Street. Staff stated that the proposal contains a total of .42 acres. Staff stated that the site plan indicates a 14-unit apartment building to be constructed. Staff noted that a total of 24 parking spaces are proposed. Staff also noted that the Board of Zoning Appeals

approved a variance to allow the parking for the units to abut the right-of-way of Arch Street, consistent with the apartment complex that this one will back up to. Staff recommended sending a positive recommendation to rezone the property to the Board of Mayor and Aldermen based upon the multifamily land use transition that is occurring in the area. No official action was taken. At this time, James Phillips joined the meeting, having recused himself from any portion of this item.

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. Staff stated that the owner-requested rezoning lies just north of the intersection of Netherland Inn Road and W. Stone Dr. Staff stated that the rezoning site is surrounded by an existing R-3 zone to the north, with a B-4P district to the west and an M-1R manufacturing district to the east. Staff stated that the rezoning site is approximately 7.6 acres in size and all currently vacant land. An AEP substation exists on the parcel due west of the site and a vacant industrial building sits on the parcel directly to the east. Existing apartments abut the north side of the rezoning site. Staff noted that the proposal is for 86 townhouse units on the site, with garage and driveway parking for all units. Staff noted that additional parking is scattered throughout the site. Staff recommended sending a positive recommendation to rezone the property to the Board of Mayor and Aldermen based upon the multifamily zone being an appropriate transition zone for the area. No official action was taken.

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 apartments to the north that the corporate limits of the City of Kingsport, 11th and 12th Civil Districts of Sullivan County. Staff stated that this owner-requested rezoning lies where a former Walmart store once operated. Staff noted that the rezoning site also encompasses an area where a former carwash use once existed. Staff stated that the site is surrounded by interstate 26 right-of-way to the east and existing are already located in an R-3 zone. Across Stonegate road is an existing R-1C zone with single family homes. The carwash area is surrounded by a B-3 zone with a P-1 zone just north of the site. Staff noted that the proposal is 77 single family homes at the 800 Stonegate Road portion of the rezoning site and 14 townhouse units proposed at the portion of the rezoning site where the carwash use once existed. Staff recommended sending a positive recommendation to rezone the property to the Board of Mayor and Aldermen based upon the multifamily zone being an appropriate transition zone for the area. No official action was taken.

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. Staff stated that the proposal is located where the site of the existing Shoney's is now. Staff stated that the zoning development plan must receive Commission approval due to being located in a B-4P zone. Staff stated that this is a carwash proposal and that the site totals approximately 1.45 acres. Staff stated that the southeast side of the parcel is the border of the B-4P zone and that this area must contain a 30 foot

development-free periphery yard as indicated on the plan. Staff stated that a landscaping review had been completed and approved. No official action was taken.

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. Staff presented the item to the Commission. Staff noted that the item had received construction plan approval and is coming forward with the same street cross section variances approved in the first two phases of the development. Staff stated that the variances were to eliminate the curb and gutter requirement and to construct the pedestrian mobility path of gravel. Staff stated that these same variances were granted to both phase 1 and phase 2 of Gibson Springs. No official action was taken.

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. Staff stated that the developer of the subdivision desired to bond a small portion of sidewalk, amounting to \$819. Staff stated that the proposal would be a cash bond. No official action was taken.

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. Staff outlined various items in the subdivision regulations that were being proposed to help spur development. Staff noted that the major changes include allowing planning manager approval for all plats, both preliminary and final, if no variances or bonds were necessary. Staff also proposed reducing minimum lot frontage in a PD zone to a minimum of 40 feet, and reducing all cul-de-sac lots, regardless of zone, to a minimum frontage of 35 feet. Staff drew attention to the residential lane street cross section. Staff proposed eliminating the sidewalk requirement for residential lanes. Additionally, staff proposed reducing the sidewalk requirement to one side of the road only for residential streets. Additionally, staff proposed reducing the required right-of-way width to 40 feet for residential streets. After outlining the proposed changes, staff noted that these subdivision regulation changes were a culmination of changes that were discussed during the recent months between key staff and local builders, developers, design professionals, bankers, and realtors. Staff stated that the changes are meant to make the city more compatible with adjacent city requirements and to also expedite approvals. No official action was taken.

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.
- 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 Birchwood 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.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:54 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

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

September 17, 2020

5:30 p.m.

Members Present

Sam Booher, Chairman
Pat Breeding
James Phillips
John Moody
Brad Blackwell
Phil Rickman
Sharon Duncan
Paula Stauffer

Members Absent

Beverley Perdue

Staff Present

Ken Weems, AICP
Savannah Garland
Elizabeth Poczobut
Jessica Harmon

Visitors

Michael McCrary
Mike Drain
Alan Edwards
Danny Karst
Kelly Graham

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. 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." All Commission members affirmed the statement by roll call vote, 7-0. The Chairman asked for approval of the agenda. A motion was made by Pat Breeding, seconded by Phil Rickman, to approve the agenda as presented. The motion was approved unanimously by roll call vote, 7-0. Chairman Booher asked for approval of the minutes of the work session held on August 17, 2020 and the regular meeting held on August 20, 2020. A motion was made by Phil Rickman, seconded by John Moody, to approve the minutes for the August 17, 2020 work session and the August 20, 2020 regular meeting called meeting as presented. The motion was approved unanimously by roll call vote, 7-0.

IV. CONSENT AGENDA

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. Staff drew attention to the location of the request along Arch Street in the vicinity of downtown. Staff stated that the proposal is an owner-requested rezoning from R-4,

Medium Density Apartment District to R-5, High Density Apartment District. Staff stated that the site is currently surrounded by R-5, R-4, and B-2E zoning with a mix of single and multifamily use on Arch Street. Staff stated that the proposal contains a total of .42 acres. Staff stated that the site plan indicates a 14-unit apartment building to be constructed. Staff noted that a total of 24 parking spaces are proposed. Staff also noted that the Board of Zoning Appeals approved a variance to allow the parking for the units to abut the right-of-way of Arch Street, consistent with the apartment complex that this one will back up to. Staff recommended sending a positive recommendation to rezone the property to the Board of Mayor and Aldermen based upon the multifamily land use transition that is occurring in the area. A motion was made by Sharon Duncan, seconded by John Moody, to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning. The motion passed unanimously by roll call vote, 7-0, with James Phillips recusing himself from the agenda item.

At this time, James Phillips returned to the meeting, having not been present for any part of item 09-01 (The Arch Street Rezoning). Chairman Booher again read the statement: "A determination by the Commission that meeting electronically is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." James Phillips affirmed this statement.

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. Staff noted the location of the site, on the north side of W. Stone Drive adjacent to the intersection with Netherland Inn Road. Staff stated that the owner-requested rezoning lies just north of the intersection of Netherland Inn Road and W. Stone Dr. Staff stated that the rezoning site is surrounded by an existing R-3 zone to the north, with a B-4P district to the west and an M-1R manufacturing district to the east. Staff stated that the rezoning site is approximately 7.6 acres in size and all currently vacant land. An AEP substation exists on the parcel due west of the site and a vacant industrial building sits on the parcel directly to the east. Existing apartments abut the north side of the rezoning site. Staff noted that the proposal is for 86 townhouse units on the site, with garage and driveway parking for all units. Staff noted that additional parking is scattered throughout the site. Staff recommended sending a positive recommendation to rezone the property to the Board of Mayor and Aldermen based upon the multifamily zone being an appropriate transition zone for the area. A motion was made by Pat Breeding, seconded by John Moody, to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning. The motion passed unanimously by roll call vote, 8-0.

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. Staff stated that this owner-requested rezoning lies where a former Walmart store once operated. Staff noted that the rezoning site also encompasses an area where a former carwash use once existed. Staff stated that the site is surrounded by interstate 26 right-of-way to the east and existing are already located in an R-3 zone. Across Stonegate road is an existing R-1C zone with single family homes. The carwash area is surrounded by a B-3 zone

with a P-1 zone just north of the site. Staff noted that the proposal is 77 single family homes at the 800 Stonegate Road portion of the rezoning site and 14 townhouse units proposed at the portion of the rezoning site where the carwash use once existed. Staff recommended sending a positive recommendation to rezone the property to the Board of Mayor and Aldermen based upon the multifamily zone being an appropriate transition zone for the area. Mike Drain and Alan Edwards spoke against the request. Both gentlemen cited concerns about the proposal turning into an extension of the existing apartment located north of the rezoning site. A motion was made by James Phillips, seconded by Sharon Duncan, to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning. The motion passed unanimously by roll call vote, 8-0.

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. Staff stated that the proposal is located where the site of the existing Shoney's is now. Staff stated that the zoning development plan must receive Commission approval due to being located in a B-4P zone. Staff stated that this is a carwash proposal and that the site totals approximately 1.45 acres. Staff stated that the southeast side of the parcel is the border of the B-4P zone and that this area must contain a 30 foot development-free periphery yard as indicated on the plan. Staff stated that a landscaping review had been completed and approved. A motion was made by Pat Breeding, seconded by John Moody, grant preliminary zoning development plan approval. The motion passed unanimously by roll call vote, 8-0.

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. Staff presented the item to the Commission. Staff noted that the item had received construction plan approval and is coming forward with the same street cross section variances that were approved for the first two phases of the development. Staff stated that the variances were to eliminate the curb and gutter requirement and to construct the pedestrian mobility path of gravel. Staff stated that these same variances were granted to both phase 1 and phase 2 of Gibson Springs. A motion was made by James Phillips, seconded by Sharon Duncan, to grant preliminary subdivision approval along with the requested variances. The motion passed unanimously by roll call vote, 8-0.

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. Staff stated that the developer of the subdivision desired to bond a small portion of sidewalk, amounting to \$819. Staff stated that the proposal would be a cash bond. A motion was made by Phil Rickman, seconded by John Moody,

to approved the cash bond in the amount of \$819. The motion passed unanimously by roll call vote, 8-0.

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. Staff outlined various items in the subdivision regulations that were being proposed to help spur development. Staff noted that the major changes include allowing planning manager approval for all plats, both preliminary and final, if no variances or bonds were necessary. Staff also proposed reducing minimum lot frontage in a PD zone to a minimum of 40 feet, and reducing all cul-de-sac lots, regardless of zone, to a minimum frontage of 35 feet. Staff drew attention to the residential lane street cross section. Staff proposed eliminating the sidewalk requirement for residential lanes. Additionally, staff proposed reducing the sidewalk requirement to one side of the road only for residential streets. Additionally, staff proposed reducing the required right-of-way width to 40 feet for residential streets. After outlining the proposed changes, staff noted that these subdivision regulation changes were a culmination of changes that were discussed during the recent months between key staff and local builders, developers, design professionals, bankers, and realtors. Staff stated that the changes are meant to make the city more compatible with adjacent city requirements and to also expedite approvals. A motion was made by Sharon Duncan, seconded by Phil Rickman, to approve the changes to the subdivision regulations. The motion passed unanimously by roll call vote, 8-0.

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.

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 Birchwood 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

There being no further business the meeting adjourned at approximately 6:50 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission

Property Information	West Gate Preliminary Phase 1		
Address	800 Stonegate Road		
Tax Map, Group, Parcel	TM 045C, Group C, Parcel 041.20		
Civil District	12 th Civil District		
Overlay District	N/A		
Land Use Designation	R-3, Residential		
Acres	5.176		
Major or Minor / #lots	Major - 28	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Danny and Carla Karst Address: 1504 Dobyns Dr. City: Kingsport State: TN Zip Code: 37664 Email: karstland@gmail.com Phone Number: N/A		Name: Knight/Stewart Surveying Address: 8078 Cross Creek Drive City: Talbott State: TN Zip Code: 37877 Email: crssurvey@hotmail.com Phone Number: 423-312-1678	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Preliminary Subdivision Approval for the following reasons: <ul style="list-style-type: none"> Two variances have been requested Staff Field Notes and General Comments: The property lies inside the City Limits along Stonegate Road. The submitted plat creates 28 new lots on 5.176 total acres. The location was just rezoned as R-3. Three new roads are proposed to be built in phase 1. Stamp Lodge Rd. will be approximately 87.15 feet in length, Tay Station Rd. will be approximately 515.25 feet in length, and Gress Mag Mt. Rd. will be approximately 298.23 feet in length. The plat is also having a note added that states: <i>"the road swales are part of the public drainage system and must remain open to convey water and may not be filled-in or enclosed in a pipe except for the driveway culvert(s), and that the property owner of each lot shall maintain the vegetation in the swale across their street frontage and maintain their driveway culvert(s)."</i> The owner is requesting one variance. The one variance is no curb and gutter. The applicant's variance letter states: 1.) Our proposed design will improve water quality in storm water and 2.) Allow to better meet the new storm water regulations.			
Planner:	Garland	Date: 09/24/20	
Planning Commission Action		Meeting Date:	October 15, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	West Gate Preliminary Phase 1
ADDRESS	Stonegate Road
DISTRICT, LAND LOT	12th Civil District, TM 045C, Parcel 041.20
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-3 – Residential
PROPOSED ZONING	N/A
ACRES 5.176acres – 28 lots	
EXISTING USE Vacant	
PROPOSED USE Single Family Residential	

PETITIONER: Danny and Carla Karst
ADDRESS: 1504 Dobyns Dr. Kingsport, TN 37664

REPRESENTATIVE: Corbin Stewart
PHONE: 423-312-1678

INTENT

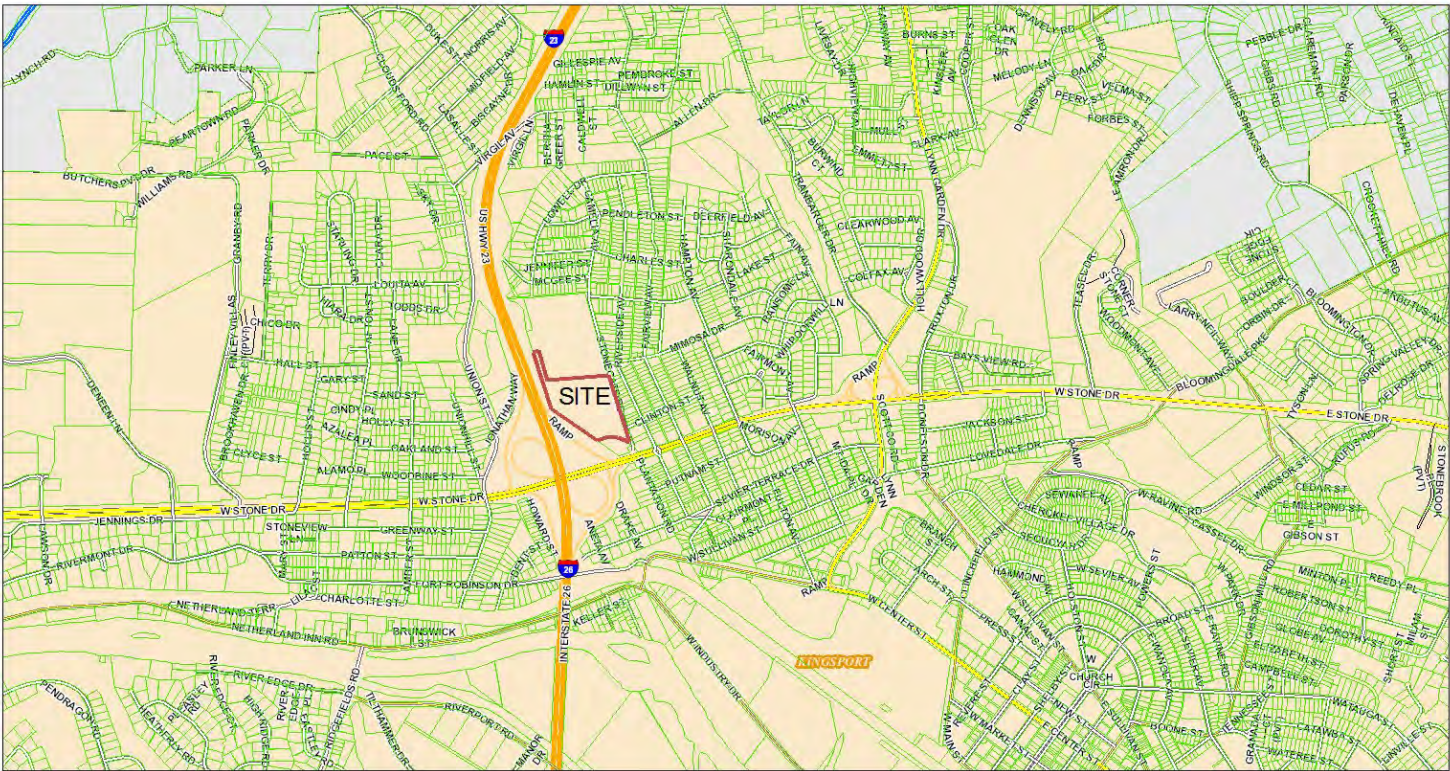
The applicant is requesting a preliminary plat approval for the subdivision of the property located in the 12th Civil District and more fully described as Tax Map 045C, Parcel 041.20.

The submitted plat would create twenty-eight new lots along Stonegate Road. These lots will be utilized for single family residential homes. The property is zoned R-3. The lots submitted meet the standards set forth in the R-3 Zoning District.

The owner is requesting one variance to reference to section 6-3 of the Subdivision Regulation. The variance is no curb and gutter. The applicant's variance letter states: 1.) Our proposed design will improve water quality in storm water and 2.) Allow to better meet the new storm water regulations.

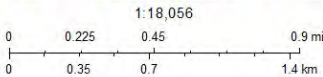
Staff recommends approval of the West Gate Preliminary Phase 1 Plat contingent upon construction plan approval by the Engineering Department along with the requested variance to curb and gutter.

Site Map



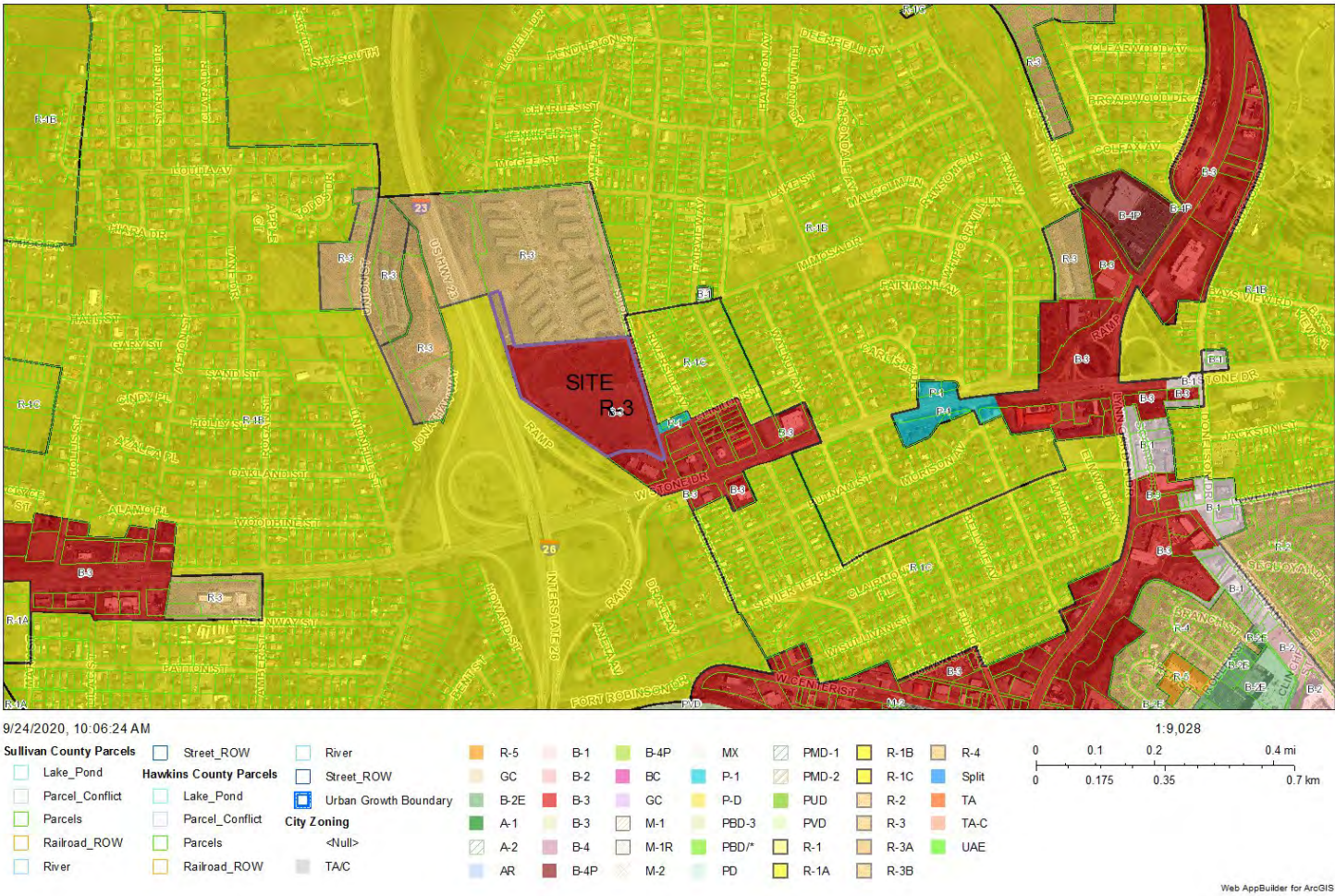
9/24/2020, 9:57:41 AM

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



Web AppBuilder for ArcGIS

Zoning

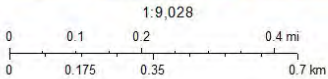


Future Land Use



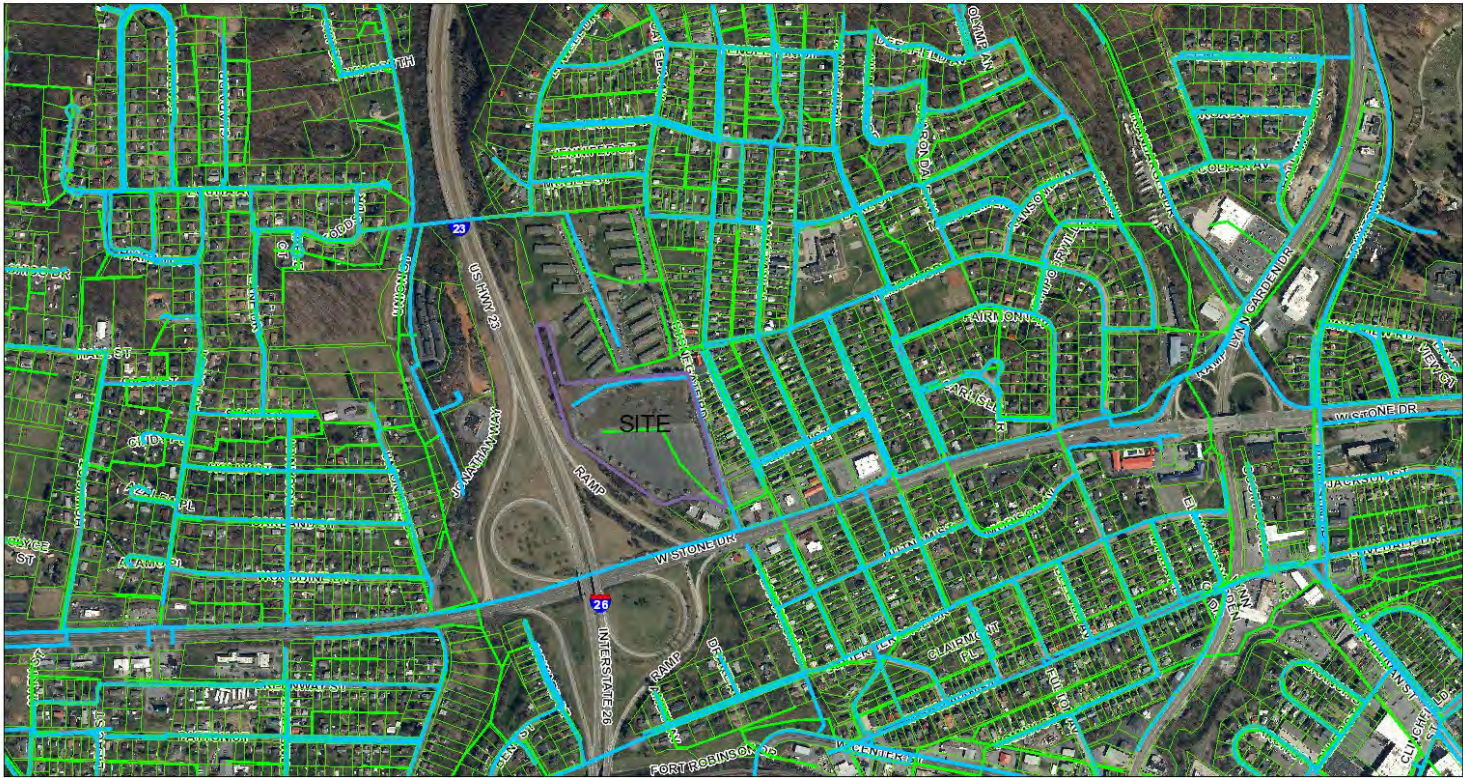
9/24/2020, 10:28:47 AM

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



Web AppBuilder for ArcGIS

Utilities

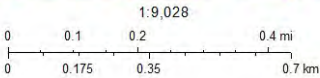


9/24/2020, 10:09:03 AM

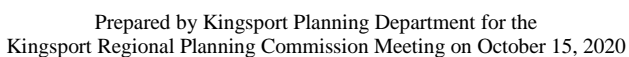
- Sullivan County Parcels**

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

 - Street_ROW
 - Lake_Pond
 - Parcel_Conflict
 - Parcels
 - Railroad_ROW
- River
 - Street_ROW
 - Water Lines
 - Sewer Mains
 - Urban Growth Boundary



Web AppBuilder for ArcGIS



Landstar Partners, LLC

October 7, 2020

To: City of Kingsport Planning

Attn: Savannah Garland

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

Use of the open swales would require that the City grant a variance in relation to the roadway cross section design:

No Curbs

6-3 Variances....

3.2 Unique Conditions

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

We request this variance because the proposed design will improve water quality in storm water and will allow us to better meet the new storm water regulations.

After meetings with staff it is our decision to interconnect all of West Gate's internal roads, instead of building a series of cul-de-sacs.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel E. Karst", with a long horizontal flourish extending to the right.

Daniel E. Karst

North facing view



West facing view



Facing Stonegate road



CONCLUSION & RECOMMENDATION

Staff recommends approval of the West Gate Preliminary Phase 1 Plat contingent upon construction plan approval by the Engineering Department along with the requested variance to curb and gutter.

City of Kingsport
Building Division
3rd Quarter Comparison 2019-2020

	3rd QUARTER 2019		3rd QUARTER 2020	
<u>RESIDENTIAL PERMITS</u>	COUNT	COST	COUNT	COST
ACCESSORY STRUCTURES	39	\$1,031,504	45	\$355,490
ADDITIONS	8	\$266,495	11	\$432,213
ALTERATIONS	86	\$1,226,802	38	\$921,455
NEW CONDO				
NEW DUPLEX				
NEW GROUP HOME				
NEW MULTI-FAMILY				
NEW SINGLE-FAMILY	21	\$5,528,147	24	\$5,828,083
RESIDENTIAL ROOF	32	\$180,261	24	\$168,838
<u>COMMERCIAL PERMITS</u>				
ADDITIONS	1	\$17,000	1	\$8,000
ALTERATIONS	14	\$4,633,705	20	\$8,885,970
CHURCH RENOVATIONS	1	\$2,000	2	\$174,200
SCHOOL RENOVATIONS				
NEW CHURCH/RELIGIOUS BUILDINGS				
NEW COMMUNICATION TOWER				
NEW HOSPITAL/INSTITUTION/NURSING HOME				
NEW HOTEL/MOTEL				
NEW INDUSTRIAL	1	\$166,500		
NEW JAILS/POST OFFICE/BARNS			1	\$858,160
NEW PARKING GARAGE				
NEW PARKS/POOLS/DOCKS				
NEW PROFESSIONAL/MEDICAL/BANK	1	\$141,950		
NEW PUBLIC WORKS/UTILITY	1	\$125,697		
NEW RETAIL/RESTAURANT/MALL	1	\$850,000		
NEW SERVICE STATION				
NEW SOCIAL/RECREATIONAL	1	\$2,341,130		
NEW SCHOOL/LIBRARY/MUSEUM				
NEW OTHER NON-HOUSEKEEPING SHELTERS			1	\$60,000
GRADING			1	\$622,000
FOUNDATION ONLY	4	\$99,265	7	\$179,670
COMMERCIAL ROOF	5	\$399,510	7	\$425,124
COMMUNICATION TOWER				
TOTAL CONSTRUCTION COST:	216	\$17,009,966	182	\$18,919,203

Building Division Monthly Report
September 2020

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	11	\$291,150
ADDITIONS	5	\$148,540
ALTERATIONS	12	\$352,193
NEW SINGLE-FAMILY	9	\$2,032,837
RESIDENTIAL ROOF	8	\$63,111
<u>COMMERCIAL PERMITS</u>		
ADDITIONS		
ALTERATIONS	6	\$1,290,570
CHURCH RENOVATIONS	1	\$172,800
FOUNDATION ONLY	4	\$163,670
COMMERCIAL ROOF	1	\$21,154
TOTAL	57	\$4,536,025
<u>OTHER MISC PERMITS</u>		
BANNERS	1	
SIGNS	6	
TENTS	7	
TOTAL PERMITS ISSUED	71	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$61,511,472