

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.

February 18, 2021

5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

A determination by the Commission that meeting electronically and limiting 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 JANUARY 19, 2021 AND THE REGULAR MEETING HELD ON JANUARY 21, 2021.

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

02-01 Eastman Road Right-of-Way Vacating – (2021-401-00001)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board Mayor and Alderman for the vacating of the 0.067 acres of N. Eastman Road right-of-way. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Garland)

02-02 5848 Orebank Road County Rezoning (2020-101-00008)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Sullivan County Commission to rezone from M-1 to R-1. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Weems)

02-03 Gibson Springs Phase 2 Final – (2021-103-00001)

The Kingsport Regional Planning Commission is requested to approve the Final Development Plan for Gibson Springs phase 2 based upon conformance to the Planned Development District Design Standards and Minimum Subdivision Regulations. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Garland)

VIII. OTHER BUSINESS

02-04 Receive, for informational purposes only, the January 2021 Building Department report.

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

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

January 19, 2021

12:00 noon

Members Present

Sam Booher, Chairman
Pat Breeding
James Phillips
Phil Rickman
Brad Blackwell
John Moody

Members Absent

Sharon Duncan
Paula Stauffer
Beverley Perdue

Staff Present

Ken Weems, AICP
Savannah Garland

Visitors

none

At 12:00 p.m., Secretary Weems called the meeting to order. Secretary Weems made the following statement: "A determination by the Commission that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the Covid-19 virus." The Commission affirmed this statement via roll call affirmation, 6-0. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the December 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

01-01 Irrevocable letter of Credit Extension for Chase Meadows Ph. 3 & 4 - (2021-201-0003)

The Kingsport Regional Planning Commission is requested to recommend extension of the single Irrevocable Letter of Credit in the amount of \$20,000, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 3 & Phase 4. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff stated that the developer is close to being finished with construction for both phases 3 and 4 of Chase Meadows. Staff noted that the remaining dollar amount of improvements for both phases combined is \$20,000. Staff also stated that the \$20,000 dollar amount for both phases has been combined into one letter of credit for the developer's convenience. Staff recommends the proposed 6 month extension of the combined phases 3 and 4 letters of credit for 6 months as requested by the developer. Staff noted that the performance date of the new letter of credit is April 22, 2021 and the expiration date is July 22, 2021. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

01-02 Division of lot 1 of the Thomas W. Gray. SR. Subdivision – (2021-201-00001)

The Kingsport Regional Planning Commission is requested to recommend final plat approval of the division of Lot 1 of the Thomas W. Gray, Sr. Subdivision along with the irregular lot shape variance and the street frontage variance. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff described the location of the proposal. Staff noted that the irregular lot shape matched the existing driveway on the parcel. No official action was taken.

01-03 Resubdivision of Kelly's Place and Johnie's Place (2020-201-00002)

The Kingsport Regional Planning Commission is requested to recommend final plat approval of the resubdivision of lot 1 & 2 and the road frontage variance. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff described the location of the proposal. Additionally, staff noted that there will be no change in the amount of street frontage that currently exists and that the parcel lines in the middle section of the property were changing. No official action was taken.

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

VIII. OTHER BUSINESS

01-04 Receive, a letter to certify the Resubdivision of Lot 11 the Haynes & Gray, located off of Haynes Rd.

01-05 Receive, a letter to certify the Michael Bare Property, located off of Cedar Branch Rd.

01-06 Receive, a letter to certify the Mary E. Haynes Subdivision, located off of Parker Ln.

01-07 Receive, a letter to certify the Resubdivision of Parts of Lots 2 & 3, Block 10, Kingsport Heights Addition, located off of North Eastman Road.

01-08 Receive, a letter to certify the Resubdivision of Lots 22-A, 22-B, 23-A, and part of 24-A, Block 1, Fairacres Addition, located off of Catawba St.

01-09 Receive, a letter to certify the Resubdivision of Lot 2, Stewart Taylor lots, located off of East Stone Dr.

01-10 Receive, a letter to certify the Replat of Lot 2, Express Inc. Property, located off of John B. Dennis Hwy.

01-11 Receive, a letter to certify the Replat of Lots 906, 907, & 908, located off of Cooper Rd.

01-12 Receive, a letter to certify the Resubdivision of Lots 12 & 13, Anchor Pointe, located off of Anchor Pointe Dr.

01-13 Receive, a letter to certify the Resubdivision of the revision of Lot 2, Springdale Park, located off of Jan Way.

- 01-14** Receive, a letter to certify the Resubdivision of Lots 18-21 and part of 16-17 of the Oliver Farm, located off of Gravely Rd.
- 01-15** Receive, a letter to certify the Division of Phase 1 & 2, The Retreat at Meadowview, located off of Enterprise Pl.
- 01-16** Receive, a letter to certify the Replat of Lot 39R, The Islands at Old Island, located off of Golf Ridge Dr.
- 01-17** Receive, a letter to certify the Johnson Addition to Lynn Garden, located off of Bellridge Rd.
- 01-18** Receive, a letter to certify the Replat of Lots 7 & 8 Echo Valley Section B, located off of Beechwood Dr.

X. ADJOURNMENT

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

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

January 21, 2021

5:30 p.m.

Members Present

Sam Booher, Chairman
Pat Breeding
James Phillips
Brad Blackwell
Phil Rickman
Paula Stauffer

Members Absent

Beverley Perdue
Sharon Duncan
John Moody

Staff Present

Ken Weems, AICP
Savannah Garland

Visitors

none

At 5:30 p.m., Secretary Weems called the meeting to order and summarized the meeting procedures. Secretary Weems made the following statement: "A determination by the Commission that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the Covid-19 virus." The Commission affirmed this statement via roll call affirmation, 6-0. The Secretary asked for approval of the agenda. A motion was made by Phil Rickman, seconded by Paula Stauffer, to approve the agenda as presented. The motion was approved unanimously, 6-0 by roll call vote. Secretary Weems asked for approval of the minutes of the work session held on December 14, 2020 and the regular meeting held on December 17, 2020. A motion was made by Pat Breeding, seconded by Phil Rickman, to approve the minutes for the December 14, 2020 work session and the December 17, 2020 regular meeting as presented. The motion was approved unanimously by roll call vote, 6-0.

IV. CONSENT AGENDA

01-01 Irrevocable letter of Credit Extension for Chase Meadows Phases 3 & 4 – (2021-201-00003)

The Kingsport Regional Planning Commission is requested to recommend extension of the single Irrevocable Letter of Credit in the amount of \$20,000, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 3 & Phase 4. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Secretary Weems described the new combined letter of credit for both phases 3 and 4 that was reviewed during work session and asked the Commission if anyone needed further review. A motion was made by Pat Breeding, seconded by Phil Rickman, to release the two existing letters of credit for both phase 3 and phase 4 and accept the new letter of credit for the combined amount of \$20,000 for both phases. Staff noted that the performance date of the new letter of credit is April 22, 2021 and the expiration date is July 22, 2021. The motion was approved unanimously by roll call vote, 6-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

01-02 Division of lot 1 of the Thomas W. Gray, SR. Subdivision – (2021-201-00001)

The Kingsport Regional Planning Commission is requested to recommend final plat approval of the division of Lot 1 of the Thomas W. Gray, Sr. Subdivision along with the irregular lot shape variance and the street frontage variance. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff described the location of the proposal. Staff noted that the irregular lot shape matched the existing driveway on the parcel. A motion was made by Phil Rickman, seconded by Pat Breeding to grant final subdivision approval along with the associated street frontage variance of 25 feet and irregular lot shape variance. The motion was approved unanimously by roll call vote, 6-0.

01-03 Resubdivision of Kelly's Place and Johnie's Place (2020-201-00002)

The Kingsport Regional Planning Commission is requested to recommend final plat approval of the resubdivision of lot 1 & 2 and the road frontage variance. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff described the location of the proposal. Additionally, staff noted that there will be no change in the amount of street frontage that currently exists and that the parcel lines in the middle section of the property were changing. A motion was made by Phil Rickman, seconded by Pat Breeding to grant final subdivision approval along with the associated street frontage variance to match existing conditions. The motion was approved unanimously by roll call vote, 6-0.

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

VIII. OTHER BUSINESS

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01-18 Receive, a letter to certify the Replat of Lots 7 & 8 Echo Valley Section B, located off of Beechwood Dr.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 5:50 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Property Information | Right-of –Way Vacating | | |
| Address | 1777 N. Eastman Road | | |
| Tax Map, Group, Parcel | R-O-W on TM 47P, Group C, Parcels 54 – 56 | | |
| Civil District | 11 th Civil District | | |
| Overlay District | N/A | | |
| Land Use Designation | Retail/Commercial | | |
| Acres | +/- 0.420 | | |
| Applicant #1 Information | | Surveyor Information | |
| Name: Lindsey Bolton Address: 901 East Center St. City: Kingsport State: TN Zip Code: 37660 Phone Number: (423) 246-8991 | | Name: Alley & Associates Address: 243 E. Market St. City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: (423) 392-8896 | |
| Planning Department Recommendation | | | |
| <p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends sending a favorable recommendation to the Board Mayor and Alderman to vacate a portion of North Eastman Road:</p> <ul style="list-style-type: none"> Request was reviewed by all utility providers and city departments AEP has secured a right-of-way easement <p>Staff Field Notes and General Comments:</p> <p>This parcel is a combination of Tax Map 47P Parcels 054.00-056.00. The applicant intends to construct a new insurance office at the location.</p> | | | |
| Planner: | Garland | Date: 12/29/20 | |
| Planning Commission Action | | Meeting Date: | Feb. 18 , 2021 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

PROPERTY INFORMATION**N. Eastman Road****ADDRESS****1777 N. Eastman Road****DISTRICT, LAND LOT****Sullivan County****11th Civil District, TM 47P, Group C, Parcels 54 -56****OVERLAY DISTRICT****N/A****CURRENT ZONING****B-3****PROPOSED ZONING****N/A****ACRES +/- 0.420****EXISTING USE Street Right-of-Way****PROPOSED USE Business****PETITIONER 1: Lindsey Bolton****901 E. Center St. Kingsport TN, 37660****INTENT**

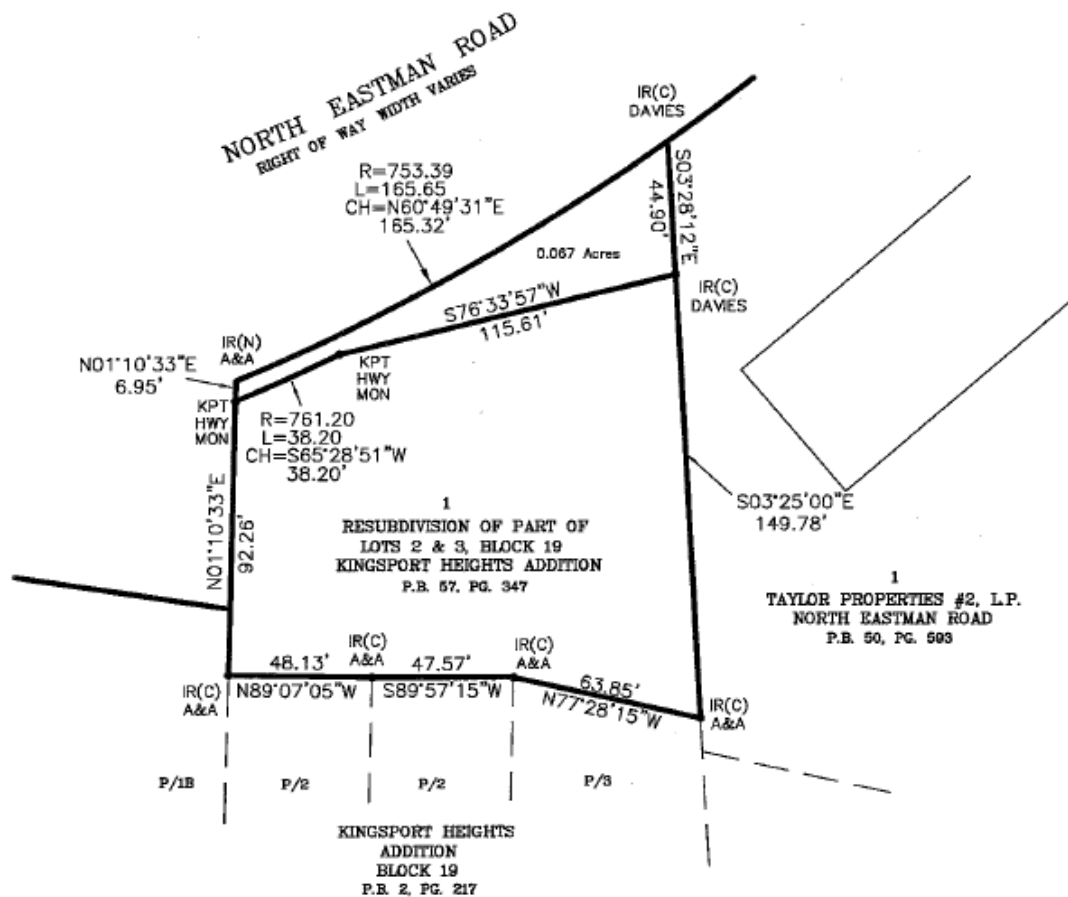
The applicant is requesting that the portion of the N. Eastman Road right-of-way located in front of their property be vacated by the City of Kingsport. The purpose of this request is to clean up the property lines and to be able to meet the City's landscaping requirements. The area requested to be vacated is approximately 0.067 acres. The applicant owns parcels 54- 56. This area is excess right-of-way on N. Eastman Road.

This request has been reviewed by all City Departments and they have approved the request as there are no City utilities within that area. AEP has secured their right-of-way easement. The City Departments have responded that there is no need to keep this portion of N. Eastman Road.

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



SCALE: 1"=50'



LEGAL DESCRIPTION

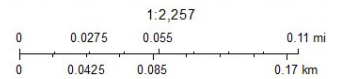
BEGINNING AT AN IRON ROD (OLD) WITH DAVIES CAP, SAID ROD LOCATED ON THE SOUTHERLY SIDELINE OF NORTH EASTMAN ROAD AND A CORNER TO LOT 1, TAYLOR PROPERTIES # 2, L. P. NORTH EASTMAN ROAD (PLAT BOOK 50, PAGE 593). THENCE LEAVING SAID SIDELINE AND ALONG LOT 2, SOUTH $03^{\circ} 28' 12''$ EAST, A DISTANCE OF 44.90 FEET TO AN IRON ROD (OLD) WITH DAVIES CAP, SAID ROD A CORNER TO LOT 1, RESUBDIVISION OF PART OF LOTS 2 & 3, BLOCK 19, KINGSFORT HEIGHTS ADDITION (PLAT BOOK 57, PAGE 347). THENCE ALONG LOT 1 SOUTH $76^{\circ} 33' 57''$ WEST, A DISTANCE OF 115.61 FEET TO A KINGSFORT HIGHWAY MONUMENT AND WITH A CURVE TO THE RIGHT HAVING A RADIUS 761.20 FEET AN ARC LENGTH 38.20 FEET AND A CHORD SOUTH $65^{\circ} 28' 51''$ WEST, A DISTANCE OF 38.20 FEET TO A KINGSFORT HIGHWAY MONUMENT. THENCE WITH NEW LINES WITHIN THE CURRENT RIGHT OF WAY OF NORTH EASTMAN ROAD NORTH $01^{\circ} 10' 33''$ EAST, A DISTANCE OF 6.95 FEET TO A IRON ROD (NEW) WITH ALLEY & ASSOCIATES CAP AND WITH A CURVE TO THE LEFT HAVING A RADIUS 753.39 FEET AN ARC LENGTH 165.65 FEET AND A CHORD NORTH $60^{\circ} 49' 31''$ EAST, A DISTANCE OF 165.32 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.067 ACRES, MORE OR LESS AND IS A PORTION OF THE CURRENT RIGHT OF WAY FOR NORTH EASTMAN ROAD.

Site Map



1/21/2021, 10:57:47 AM

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



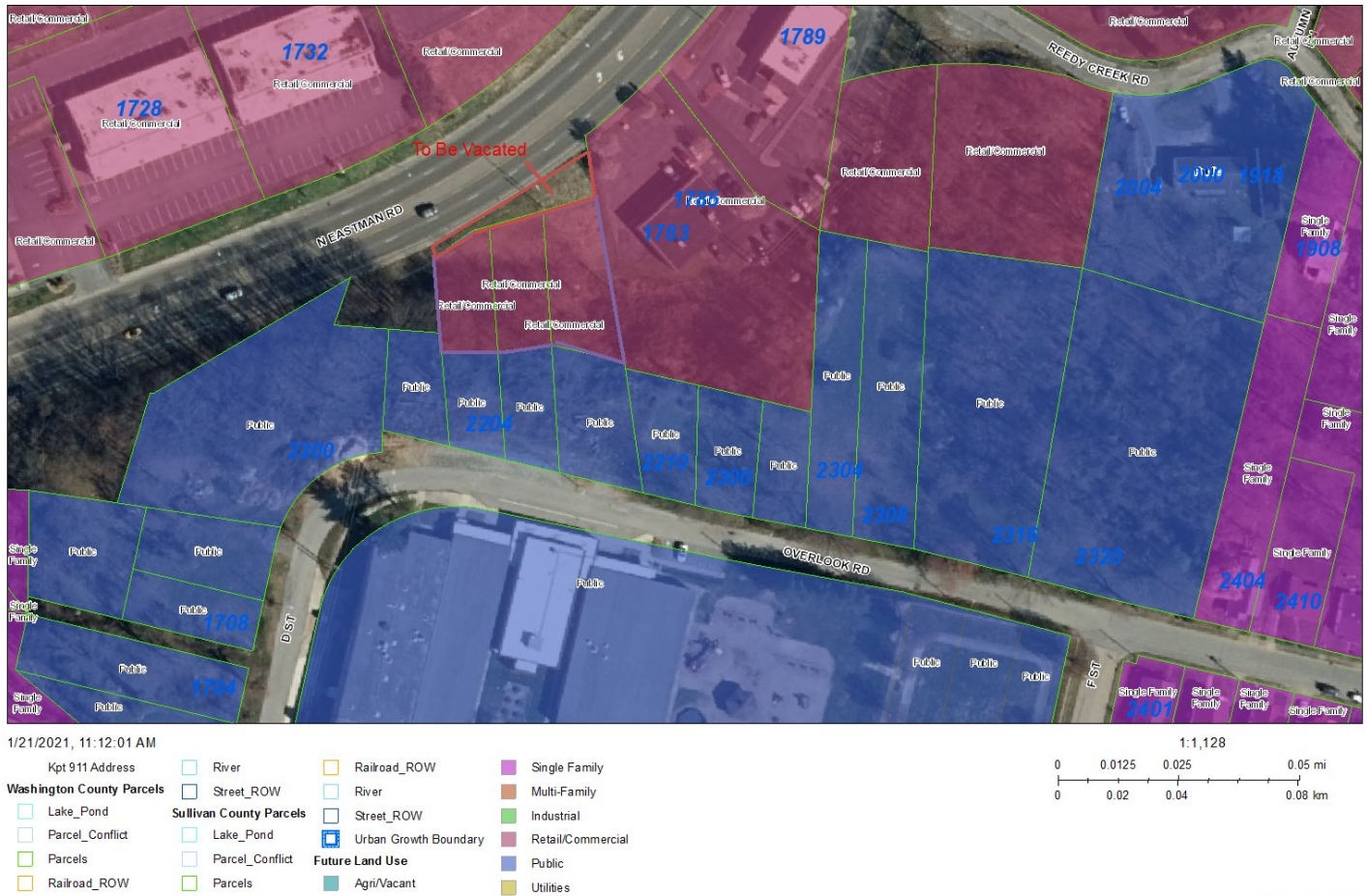
Web AppBuilder for ArcGIS

This aerial map displays a residential neighborhood with property boundaries and addresses. A central parcel, outlined in blue, is designated 'To Be Vacated'. The surrounding area includes several other lots, some of which are outlined in green. The map shows 'OVERLOOK RD' running horizontally across the lower portion and 'RESERVE CREEK RD' running diagonally in the upper right. Various zoning codes (e.g., B-6, B-1, B-1B, B-1C, B-1D) are also visible on the map.

| Address | Color | Notes |
|---------|-------|--------------|
| 1728 | Blue | Top left |
| 1732 | Blue | Top left |
| 1789 | Blue | Top center |
| 1785 | Blue | Top center |
| 1783 | Blue | Top center |
| 2004 | Blue | Top right |
| 2000 | Blue | Top right |
| 1918 | Blue | Top right |
| 1908 | Blue | Top right |
| 2200 | Blue | Bottom left |
| 2204 | Blue | Bottom left |
| 2210 | Blue | Bottom left |
| 2300 | Blue | Bottom left |
| 2304 | Blue | Bottom left |
| 2308 | Blue | Bottom left |
| 2316 | Blue | Bottom left |
| 2320 | Blue | Bottom left |
| 2404 | Blue | Bottom right |
| 2410 | Blue | Bottom right |
| 1708 | Blue | Bottom left |
| 1704 | Blue | Bottom left |
| 2401 | Blue | Bottom right |

Web AppBuilder for ArcGIS

Future Land Use

**RECOMMENDATION:**

Staff recommends sending a favorable recommendation to the Board Mayor and Alderman for the vacating of the 0.067 acres of N. Eastman Road right-of-way.

Kingsport Regional Planning Commission
Rezoning Report

File Number 20-101-00008

5848 Orebank Road (County Rezoning)

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Property Information | | | |
| Address | 5848 Orebank Rd | | |
| Tax Map, Group, Parcel | 48A, A, 5 | | |
| Civil District | 10 | | |
| Overlay District | n/a | | |
| Land Use Designation | County: Medium Density Residential; City: Industrial | | |
| Acres | 0.489 +/- | | |
| Existing Use | Single family home | Existing Zoning | M-1 |
| Proposed Use | Single family home | Proposed Zoning | R-1 |
| Owner /Applicant Information | | | |
| Name: T. Eric Kerney Address: 5848 Orebank Rd City: Kingsport State: TN Zip Code: 37664 Phone: (423) 288-7141 | | Intent: <i>To rezone from M-1 to R-1 for the purpose of restarting the legal zoning use of a single family home on the property.</i> | |
| Planning Department Recommendation | | | |
| <p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:</p> <p><i>The proposal is consistent with the County's future land use plan designation of the site (medium density residential).</i></p> <p><i>The R-1 zone supports land use consistent with the surrounding residential uses and zones.</i></p> <p><i>No new buildings or changes to the built environment are proposed. The purpose of the rezoning is to provide a conforming residential zone to the existing single family home in the rezoning site.</i></p> <p>Staff Field Notes and General Comments:</p> <p><i>The rezoning site is located on a parcel that currently contains Heritage Manufacturing. The property owner needs the rezoning to restart the legal land use of a single family home.</i></p> | | | |
| Planner: | Ken Weems | Date: | February 10, 2021 |
| Planning Commission Action | | Meeting Date: | February 18, 2021 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

Kingsport Regional Planning Commission

Rezoning Report

File Number 20-101-00008

PROPERTY INFORMATION

| | |
|-------------------------|----------------------------------------------|
| ADDRESS | 5848 Orebank Road |
| DISTRICT | 10 |
| OVERLAY DISTRICT | n/a |
| EXISTING ZONING | M-1 (County) |
| PROPOSED ZONING | R-1 (County) |
| ACRES | 0.489 +/- |
| EXISTING USE | single family home (nonconforming to zoning) |
| PROPOSED USE | single family home (conforming to zoning) |

INTENT

To rezone from M-1 to R-1 for the purpose of restarting the legal zoning use of a single family home on the property.

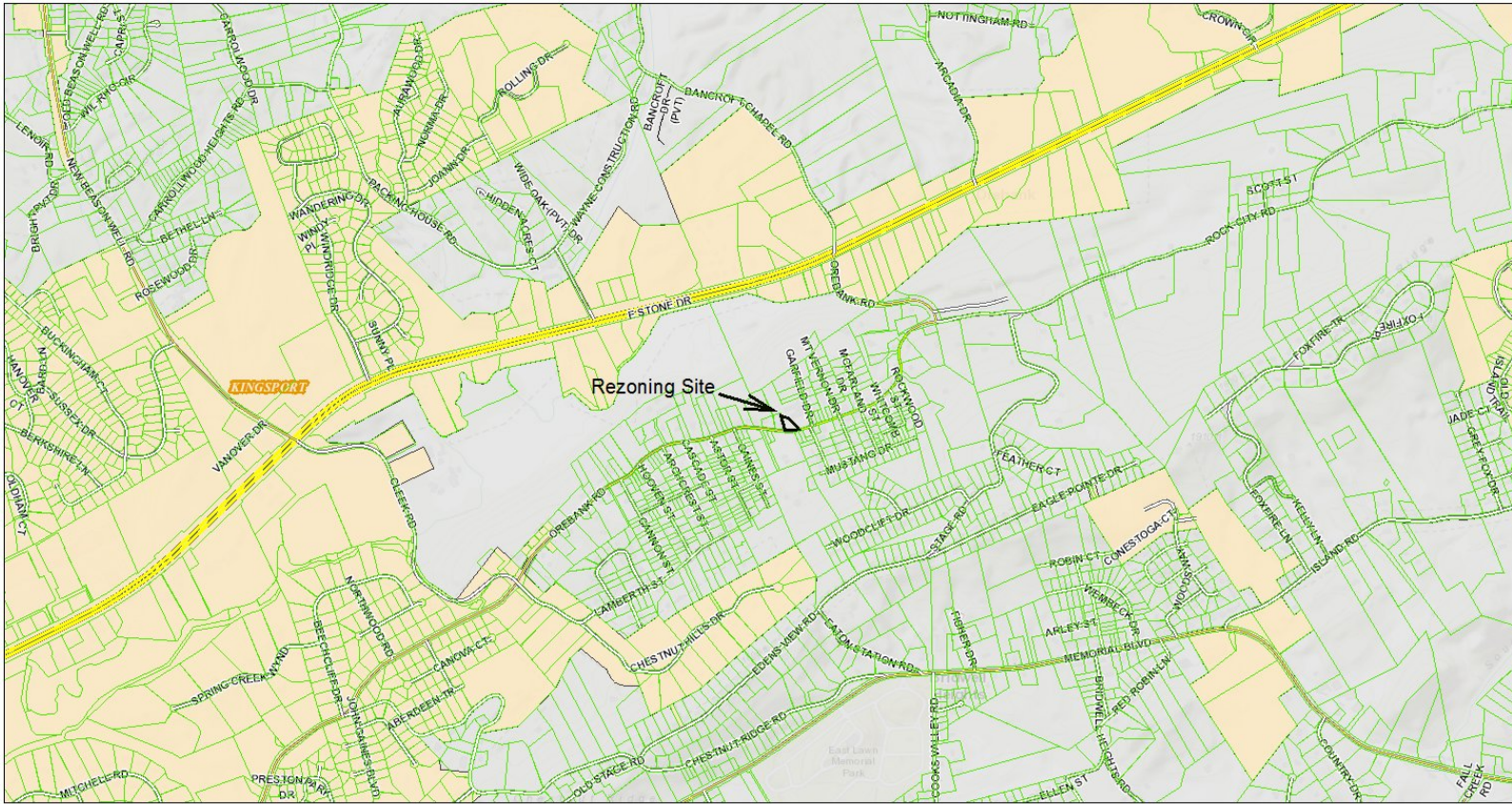
Kingsport Regional Planning Commission

Rezoning Report

File Number 20-101-00008

Vicinity Map

ArcGIS Web Map



2/10/2021, 4:26:52 PM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW

Hawkins County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

LocalStreets

- Private Street
- Local Street

MajorRoads

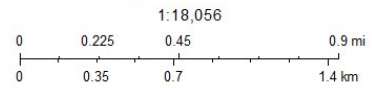
- Ramp
- Expressway
- Interstate
- Minor Arterial

MunicipalBoundary

- Kingsport
- Mt Carmel
- Church Hill
- Johnson City

County Boundary

- County Boundary

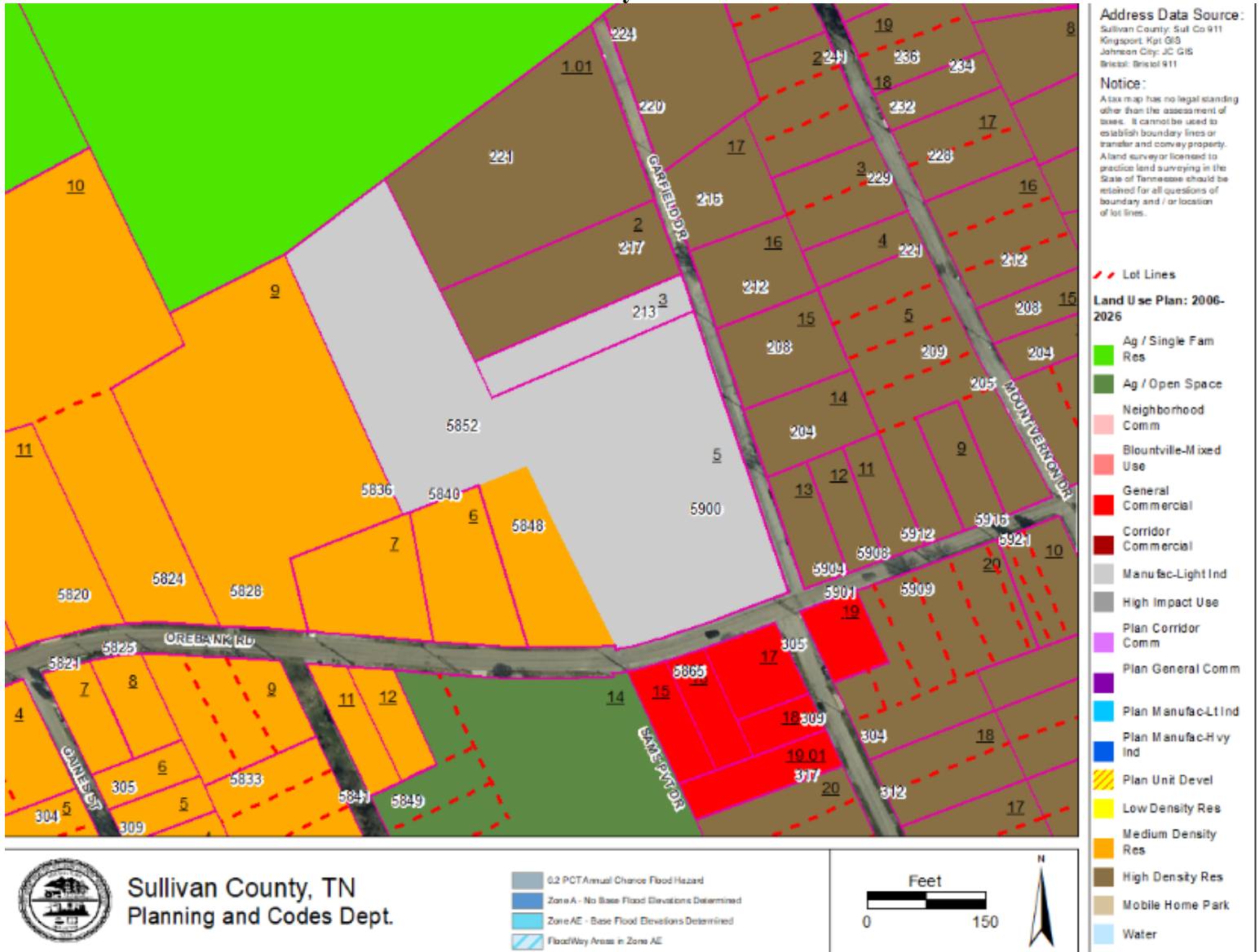


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

Surrounding Zoning Map

Land Use Plan Designation:
Medium Density Residential

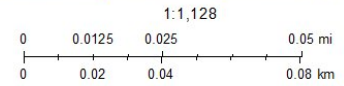


Aerial
ArcGIS Web Map



2/10/2021, 4:43:40 PM

- Kpt 911 Address
- Washington County Parcels
 - Lake_Pond
 - Parcel_Conflict
 - Parcels
 - Railroad_ROW
- Sullivan County Parcels
 - Lake_Pond
 - Parcel_Conflict
 - Parcels
- Hawkins County Parcels
 - Lake_Pond
 - Parcel_Conflict
 - Parcels
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Sewer Mains
- LocalStreets
- MajorRoads
- Sewer Manholes
- Water Lines
- Blue: Band_3
- Red: Band_1
- Green: Band_2



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

Rezoning Area



Adjacent Manufacturing Site



Southeastern View (Across Orebank Rd from the Rezoning Site)



Southwestern View (Across Orebank Rd from the Rezoning Site)



Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use that is in harmony with adjacent development and nearby property. No change to the built environment is proposed.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for

the subject property. It is staff's opinion that the existing built environment is best geared toward R-1 uses, which match all the surrounding R-1 uses.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed R-1 zone conforms with the county's land use plan designation of medium density residential use.

Proposed use: single family to match the existing single family home on the site.

The Future Land Use Plan Map recommends county: medium density residential; city: industrial.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property along with the existing single family home is best held in the R-1 zone.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in regard to the abutting industrial use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1 zone will exist in harmony with the abutting/ existing R-1 zones.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from M-1 to R-1. The proposed R-1 zone conforms with the land use plan designation for the parcel.

| | |
|-----------------------------|-------------------------------------------------------------|
| PROPERTY INFORMATION | Gibson Springs Phase 2 Final |
| ADDRESS | Lots off the new road, Joshua Lane |
| DISTRICT, LAND LOT | 14th Civil District, TM 119, Parcel 21.00 |
| OVERLAY DISTRICT | Not Applicable |
| EXISTING ZONING | PD |
| PROPOSED ZONING | No Change |
| ACRES | Phase 2 - 4.542 |
| EXISTING USE | Vacant |
| PROPOSED USE | Single Family Residential |

APPLICANT: Edinburgh Homes LLC

ADDRESS: South Bridge Rd., Kingsport, TN 37664

REPRESENTATIVE: Edinburgh Homes LLC

PHONE

INTENT

The applicant is requesting Final Development plan approval of the Gibson Springs Phase 2 development located off Rock Springs Rd.

The proposal is the Gibson Springs Phase 2 Final that adds to the development in the form of one new dead end cul-de-sac off Phillips Way.

The property is zoned PD – Planned Residential District- which requires that a Final Development Plan be submitted and approved by the Planning Commission. The Preliminary plat was approved along with the two variances at the March 2020 Planning Commission. The first variance was to the street cross section to allow it to match the previous phase of the subdivision. The second variance was to the paving requirement for the mobility path. The plan shows 25' periphery setback as well as the 25' setback from the street and the areas designated for open space. Phase 2 will add 4.542 acres.

The submitted phase 2 final shows 24 new lots. The overall subdivision will have 84 units for all phases combined.

The Developer is very close to being finished with the construction of the required improvements. Staff anticipates improvement completion or the possibility of a small cash bond if necessary prior to the planning commission's regular meeting.

Staff recommends approval of the Gibson Springs Phase 2 Final Plat based upon conformance to the Development Plan and the Minimum Subdivision Regulations.

Location



1/23/2020, 3:29:44 PM

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict

- Parcels
- Railroad_ROW
- River

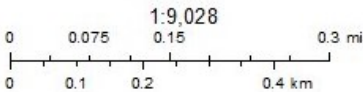
Street_ROW

Hawkins County Parcels

- Lake_Pond

- Parcel_Conflict
- Parcels
- Railroad_ROW

- River
- Street_ROW



Zoning



1/23/2020, 3:31:05 PM

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict

- Parcels
- Railroad_ROW
- River

Street_ROW

Hawkins County Parcels

- Lake_Pond

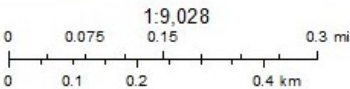
Parcel_Conflict

- Parcels
- Railroad_ROW

Street_ROW

Parcels

Street_ROW



Web App Builder for ArcGIS

Future Land Use Plan FLU



1/23/2020, 3:32:19 PM

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict

- Parcels
- Railroad_ROW
- River

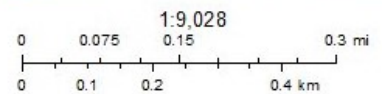
Street_ROW

- Lake_Pond

- Parcel_Conflict
- Parcels
- Railroad_ROW

River

Street_ROW



Web App Builder for ArcGIS

Aerial with Utilities



1/23/2020, 3:33:41 PM

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict

- Parcels
- Railroad_ROW
- River

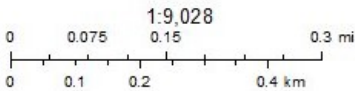
Street_ROW

- Hawkins County Parcels
- Lake_Pond

- Parcel_Conflict
- Parcels
- Railroad_ROW

River

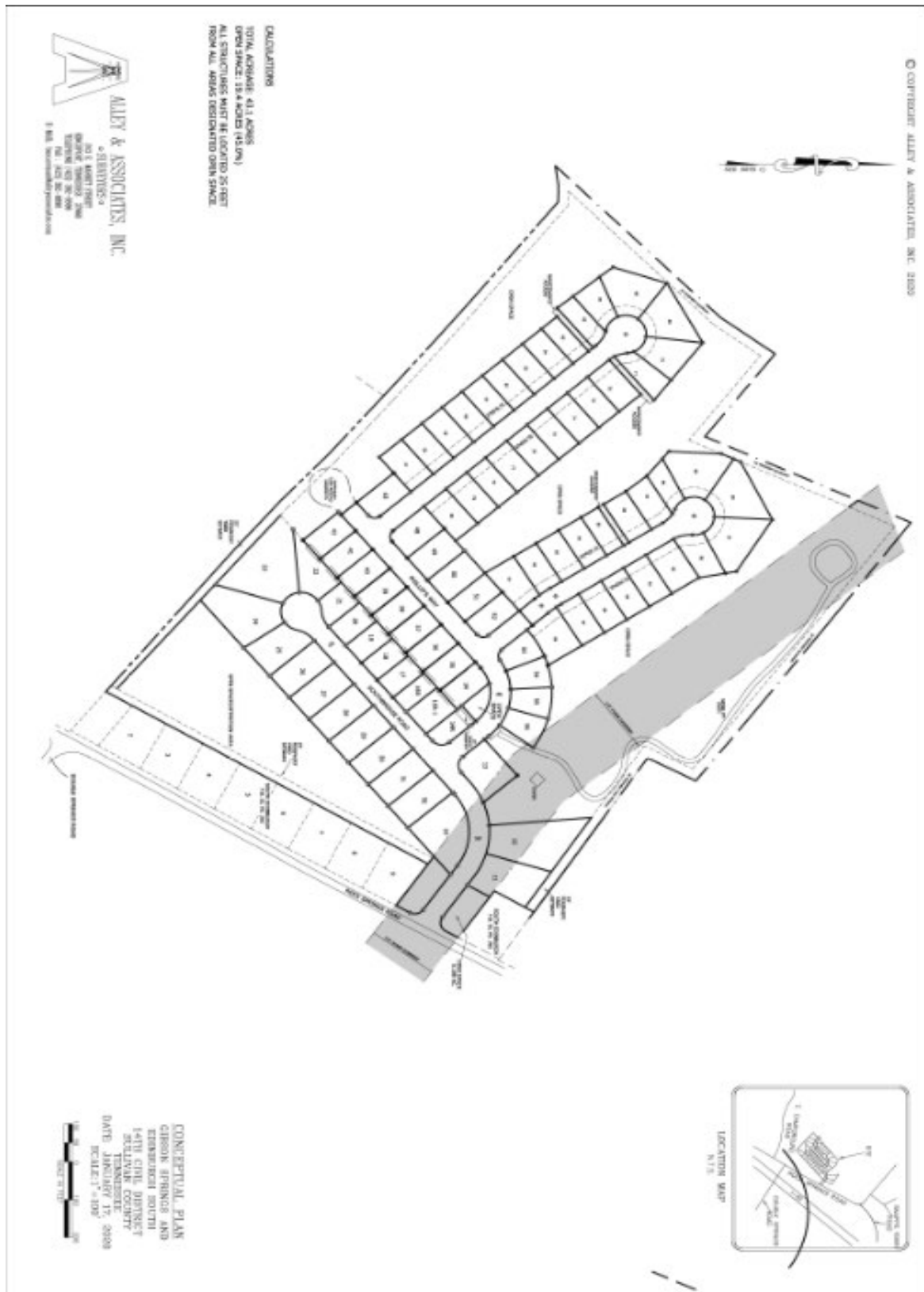
- Street_ROW
- Water Lines



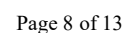
Map Data Source: Esri, DeLorme, NAVTEQ

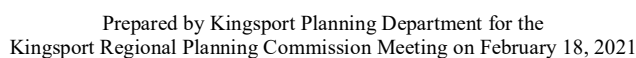
[illegible]

Concept Plan January 2020



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Conclusion

Staff recommends approval of the Final Development Plan for Gibson Springs phase 2 based upon conformance to the Planned Development District Design Standards and Minimum Subdivision Regulations.

Building Division Monthly Report

January 2021

| <u>RESIDENTIAL PERMITS</u> | COUNT | CONSTRUCTION COST |
|-------------------------------------------------|--------------|--------------------------|
| ACCESSORY STRUCTURES | 5 | \$108,100 |
| ADDITIONS | | |
| ALTERATIONS | 7 | \$546,000 |
| NEW CONDO | | |
| NEW DUPLEX | | |
| NEW GROUP HOME | | |
| NEW MULTI-FAMILY | | |
| NEW SINGLE-FAMILY | 10 | \$2,759,000 |
| RESIDENTIAL ROOF | 2 | \$14,700 |
| <u>COMMERCIAL PERMITS</u> | | |
| ADDITIONS | | |
| ALTERATIONS | 3 | \$256,500 |
| CHURCH RENOVATIONS | | |
| 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 | | |
| GRADING | 1 | \$14,000 |
| FOUNDATION ONLY | | |
| COMMUNICATION TOWER | | |
| COMMERCIAL ROOF | | |
| TOTAL | 28 | \$3,698,300 |
| <u>OTHER MISC PERMITS</u> | | |
| BANNERS | | |
| DEMOLITIONS | 4 | |
| MOVE STRUCTURE | | |
| SIGNS | 4 | |
| TENTS | | |
| CHANGE OF USE CERTIFICATE OF OCCUPANCY | 1 | |
| TOTAL PERMITS ISSUED | 37 | |
| ESTIMATED CONSTRUCTION COST YEAR-TO-DATE | | \$3,698,300 |
| | | |