

KINGSPORT REGIONAL PLANNING COMMISSION

AGENDA

City Hall – Boardroom
415 Broad Street

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.

December 16, 2021

5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON NOVEMBER 15, 2021 AND THE REGULAR MEETING ON NOVEMBER 18, 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

12-01 Cox Valley Preliminary Planned Development (file 21-0197)

The Kingsport Regional Planning Commission is requested to grant Preliminary PD approval for the Cox Valley Development. The property is located inside the City limits, in the 13th Civil District of Sullivan County. (Garland)

12-02 Miller Parke Rezoning (file 21-0320)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the rezoning. The property is located inside the City limits, in the 14th Civil District of Sullivan County. (Weems)

12-03 Miller Parke Phase 1 Final (file 21-0319)

The Kingsport Regional Planning Commission is requested to grant final plat approval for the Miller Parke Phase 1 Development. The property is located inside the City limits, in the 14th Civil District of Sullivan County. (Garland)

12-04 Miller Parke Phase 3 Preliminary (file 21-0226)

The Kingsport Regional Planning Commission is requested to grant preliminary plat approval for the Miller Parke Phase 3 Development. The property is located inside the City limits, in the 14th Civil District of Sullivan County. (Garland)

VII. OTHER BUSINESS

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

IX. ADJOURNMENT

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

City Hall
415 Broad Street, Kingsport, TN 37660

November 15, 2021

12:00 noon

Members Present

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

Members Absent

Phil Rickman
Travis Patterson

Staff Present

Ken Weems, AICP
Savannah Garland
David Harris

Visitors

Joel Conkin
Danny Duncan

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the September 2021 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** 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**

11-01 Right-of-Way Vacating in the Vicinity of Jared Drive (file 21-0261)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to both the Sullivan County Commission and the Kingsport Board of Mayor and Aldermen to vacate right-of-way for certain streets in the vicinity of Jared Drive. The proposal impacts right-of-way both inside and outside the City of Kingsport, in the 13th Civil District of Sullivan County. Staff stated that the impacted right-of-ways are completely surrounded by Eastman Chemical Company property and that no other private property owners would be impacted. Staff stated that both city and local utility providers have worked with Eastman to satisfy all needs prior to the vacating effort. No official action was taken.

11-02 Division of the Norman & Tammy Payne Property (file 21-0266)

The Kingsport Regional Planning Commission is requested to grant final plat approval along with an associated variance for the Division of Norman and Tammy Payne Property. The property is located outside the City limits, in the 7th Civil District of Sullivan County. Staff stated that the property was proposed to be subdivided into two lots, however public water is not available. Subsequently, staff stated that the proposal requires a variance due to lack of public water. Staff stated that the city water department commented that extending water lines to the property would be very costly. Staff further commented that the owner of the property had the well tested for suitability and adequate pressure to serve the second lot with satisfactory results. No official action was taken.

11-03 Magnolia Ridge, Preliminary PD - (21-0075)

The Kingsport Regional Planning Commission is requested to grant Preliminary PD approval for the Magnolia Ridge Development. The property is located inside the City limits, in the 7th Civil District of Sullivan County. Staff stated that 77 new lots are proposed in this new PD development, located off Rocky Branch Road and Glory Road. The proposal contains a residential street of Magnolia Ridge, along with 4 residential lanes to serve the development. There are no variances associated with the development. Pat Breeding announced that he would abstain from this item. No official action was taken.

11-04 Right-of-Way Vacating Adjacent to 1777 N Eastman Road (file 21-0265)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate excess right-of-way adjacent to 1777 N Eastman Road. The proposal is located inside the City limits of Kingsport, in the 11th Civil District of Sullivan County. Staff provided the details of the proposal, which consists of vacating a portion of excess right-of-way that abuts 1777 N. Eastman Road. Staff stated that the proposal would help the owner of 1777 N. Eastman Road to create a proper ingress/egress of their new business. Staff stated that AEP has secured an easement for their power lines that traverse the property and that no city departments have a need for the excess right-of-way. No official action was taken.

11-05 Right-of-Way Vacating in the Vicinity of Globe Avenue and Clinch Street (file 21-0254)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate right-of-way in the vicinity of Globe Avenue and Clinch Street. The proposal is located inside the City limits of Kingsport, in the 11th Civil District of Sullivan County. Staff provided the details of the proposal, which consists of vacating a portion of excess right-of-way between Globe Avenue and Clinch Street. Staff noted that the right-of-way contains a set of stairs made from timbers. Staff stated that the proposal is a request from abutting property owners. Staff stated that both the schools office and Girls Inc were supportive of vacating the right-of-way. Additionally, staff noted that city departments did not have a use for the right-of-way. No official action was taken.

11-06 Shipp Springs Annexation (file 21-0136)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the annexation, zoning, and plan of services for the Shipp Springs Annexation. The property is located outside the City limits, in the 11th Civil District of Sullivan County. This item was removed from consideration by the applicant. No official action was taken.

11-07 Industrial Zone Electronic Message Board Zoning Text Amendment (file 21-0287)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the zoning text amendment. The

proposal impacts industrial zones city located inside City limits. Staff outlined the proposed zoning text amendment, which creates an electronic message board allowance for the industrial zones of the city (M-1, M-1R, and M-2). Staff stated that with the changes, industrial zones would have the same sizes of freestanding signs available to them, but that up to half of the allowed square footage of each freestanding sign would now be eligible to have an electronic message board component. Staff stated that both Johnson City and Bristol already have a similar electronic message board allowance in place for their industrial zones. No official action was taken.

VII. OTHER BUSINESS

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:55 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

City Hall
415 Broad Street, Kingsport, TN 37660

November 18, 2021

12:00 noon

Members Present

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

Members Absent

James Phillips
Travis Patterson

Staff Present

Ken Weems, AICP
Savannah Garland
David Harris

Visitors

Joel Conkin
Danny Duncan
Ken Bates
Norman Payne
Tammy Payne

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed guests, and announced the meeting procedures. The Chairman noted that the applicant for item 11-06, the Shipp Springs annexation has requested that the item be pulled from consideration. A motion was made by Pat Breeding, seconded by Phil Rickman, to approve the amended agenda. The motion passed unanimously, 7-0. Chairman Booher called for the approval of the September 2021 work session or regular meeting. A motion was made by Pat Breeding, seconded by Paula Stauffer, to approve the minutes of the work session held on September 13, 2021 and the regular meeting held on September 16, 2021. The motion passed unanimously, 7-0.

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

11-01 Right-of-Way Vacating in the Vicinity of Jared Drive (file 21-0261)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to both the Sullivan County Commission and the Kingsport Board of Mayor and Aldermen to vacate right-of-way for certain streets in the vicinity of Jared Drive. The proposal impacts right-of-way both inside and outside the City of Kingsport, in the 13th Civil District of Sullivan County. Staff stated that the impacted right-of-ways are completely surrounded by Eastman Chemical Company property and that no other private property owners would be impacted. Staff stated that both city

and local utility providers have worked with Eastman to satisfy all needs prior to the vacating effort. Staff noted that the Planning Commission's recommendation would move forward to the Kingsport BMA for the small portion of the request that is inside city limits and the Sullivan County Commission for all remaining right-of-way. Joel Conkin spoke in support of the request, stating that a lot of work had been done to accommodate utility providers that were impacted by the proposal. Staff stated that all utility providers were able to work out a solution for their lines and now the vacating is ready to be approved. A motion was made by Sharon Duncan, seconded by John Moody, to send a positive recommendation to both the Kingsport Board of Mayor and Aldermen and the Sullivan County Commission in support of the request. The motion passed unanimously, 7-0.

11-02 Division of the Norman & Tammy Payne Property (file 21-0266)

The Kingsport Regional Planning Commission is requested to grant final plat approval along with an associated variance for the Division of Norman and Tammy Payne Property. The property is located outside the City limits, in the 7th Civil District of Sullivan County. Staff stated that the property was proposed to be subdivided into two lots, however public water is not available. Subsequently, staff stated that the proposal requires a variance due to lack of public water. Staff stated that the city water department commented that extending water lines to the property would be very costly. Staff further commented that the owner of the property had the well tested for suitability and adequate pressure to serve the second lot with satisfactory results. Staff stated that this general area lacks city water lines and that several properties in the past had received variance approval due to lack of water from the Commission as a result. A motion was made by Pat Breeding, seconded by Phil Rickman, to grant approval of the requested water variance and final plat approval. The motion passed unanimously, 7-0.

11-03 Magnolia Ridge, Preliminary PD - (21-0075)

The Kingsport Regional Planning Commission is requested to grant Preliminary PD approval for the Magnolia Ridge Development. The property is located inside the City limits, in the 7th Civil District of Sullivan County. Staff stated that 77 new lots are proposed in this new PD development, located off Rocky Branch Road and Glory Road. The proposal contains a residential street of Magnolia Ridge, along with 4 residential lanes to serve the development. There are no variances associated with the development. Staff recommends granting Preliminary PD plan approval contingent upon the construction plans being approved. Staff stated that after consultation with the Engineering Department, that construction plans are very close to being approved. Pat Breeding announced that he would abstain from this item. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to grant Preliminary PD plan approval contingent upon the construction plans being approved. The motion passed 6-0-1, with Pat Breeding abstaining from the vote.

11-04 Right-of-Way Vacating Adjacent to 1777 N Eastman Road (file 21-0265)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate excess right-of-way adjacent to 1777 N Eastman Road. The proposal is located inside the City limits of Kingsport, in the 11th Civil District of Sullivan County. Staff provided the details of the proposal, which consists of vacating a portion of excess right-of-way that abuts 1777 N. Eastman Road. Staff stated that the proposal would help the owner of 1777 N. Eastman Road to create a proper ingress/egress of their new business. Staff stated that AEP has secured an easement for their power lines that traverse the property and that no city departments have a need for the excess right-of-way. A motion was made by Pat Breeding, seconded by Phil Rickman, to send a positive recommendation to the Board of Mayor and Aldermen in support of the vacating proposal. The motion passed unanimously, 7-0.

11-05 Right-of-Way Vacating in the Vicinity of Globe Avenue and Clinch Street (file 21-0254)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate right-of-way in the vicinity of Globe Avenue and Clinch Street. The proposal is located inside the City limits of Kingsport, in the 11th Civil District of Sullivan County. Staff provided the details of the proposal, which consists of vacating a portion of excess right-of-way between Globe Avenue and Clinch Street. Staff noted that the right-of-way contains a set of stairs made from timbers. Staff stated that the proposal is a request from abutting property owners. Staff stated that both the schools office and Girls Inc were supportive of vacating the right-of-way. Additionally, staff noted that city departments did not have a use for the right-of-way. A motion was made by Phil Rickman, seconded by John Moody, to send a positive recommendation to the Board of Mayor and Aldermen in support of the vacating proposal. The motion passed unanimously, 7-0.

11-06 Shipp Springs Annexation (file 21-0136)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the annexation, zoning, and plan of services for the Shipp Springs Annexation. The property is located outside the City limits, in the 11th Civil District of Sullivan County. This item was removed from consideration by the applicant. Action by the Commission consisted of amending the agenda to remove the item as detailed in the first section of the minutes.

11-07 Industrial Zone Electronic Message Board Zoning Text Amendment (file 21-0287)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the zoning text amendment. The proposal impacts industrial zones city located inside City limits. Staff outlined the proposed zoning text amendment, which creates an electronic message board allowance for the industrial zones of the city (M-1, M-1R, and M-2). Staff stated that with the changes, industrial zones would have the same sizes of freestanding signs available to them, but that up to half of the allowed square footage of each freestanding sign would now be eligible to have an electronic message board component. Staff stated that both Johnson City and Bristol already have a similar electronic message board allowance in place for their industrial zones. A motion was made by Pat Breeding, seconded by Sharon Duncan, to send a positive recommendation to the Board of Mayor and Aldermen in support of the vacating proposal. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:15p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

PROPERTY INFORMATION	Cox Valley Phase 1 Preliminary
ADDRESS	Cox Hollow Road
DISTRICT, LAND LOT OVERLAY DISTRICT	13th Civil District, TM 105, Parcel 074.23 Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	18.258
EXISTING USE	Vacant
PROPOSED USE	Residential

APPLICANT: Karla Karst Trustee

ADDRESS: 1504 Dobyns Dr. Kingsport, TN 37664

REPRESENTATIVE: Land Star LLC

PHONE

INTENT

The applicant is requesting plat approval of the Cox Valley Phase 1 preliminary development located off Cox Hollow Road.

The proposal adds 90 units to the development over 18.258 acres along with .13 miles of Public Street and .13 miles of Private Street. The fire access private road is .09 miles.

The plan shows 25' periphery setback as well as the areas designated for open space. The total open space is 5.395 acres and the total developed acres is 8.829. Cox Valley is proposing 5 units/ac at 18 acres which is 90 units max. This development proposed 90 units with 58 being single family units and 32 multi-family units.

There are no variances associated with this proposal. Staff recommends granting preliminary plat approval based upon conformance with the PD District Standards.

Site Map



10/26/2021, 1:46:20 PM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

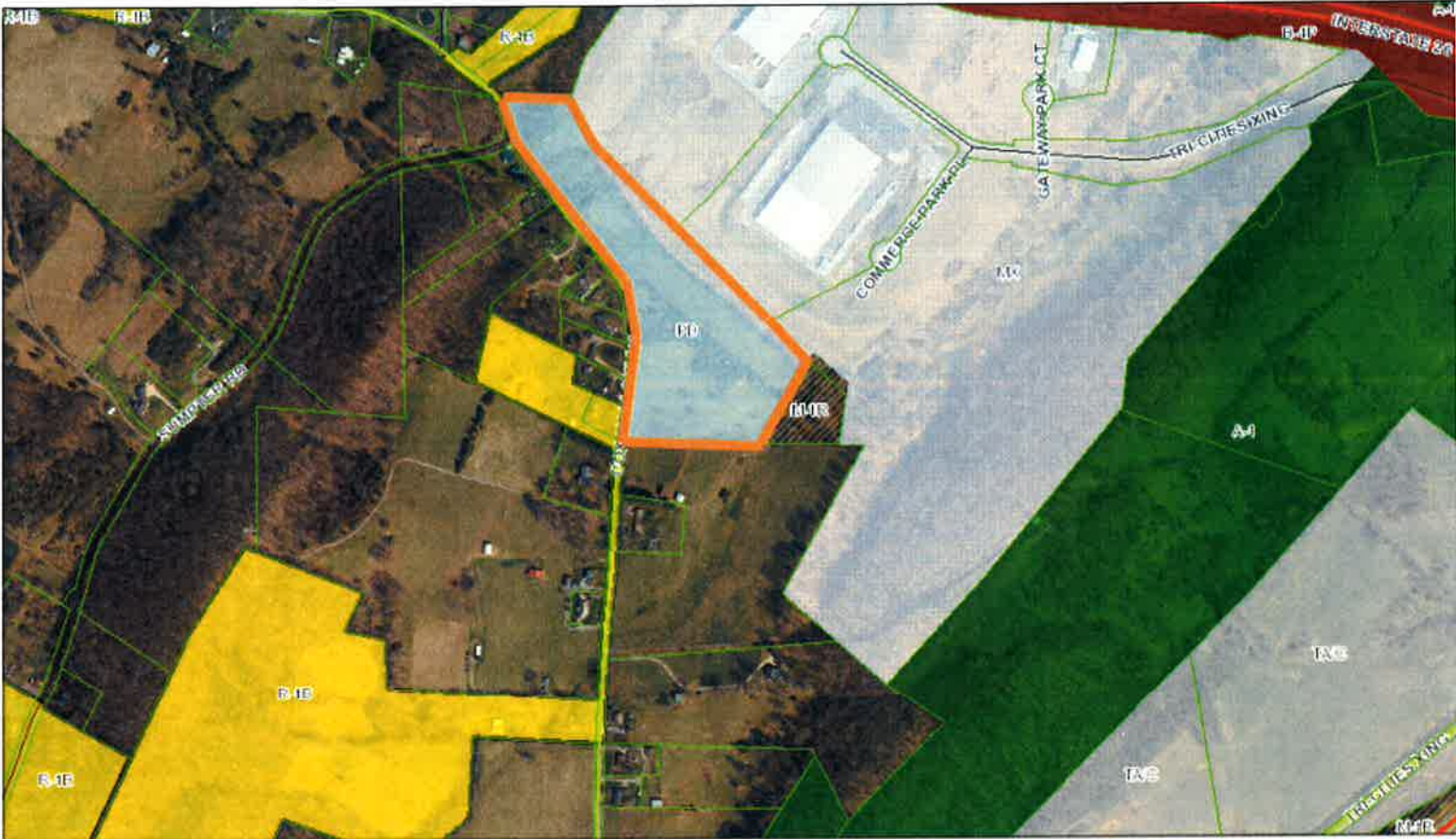
Railroad_ROW

- River
- Street_ROW



Web AppBuilder for ArcGIS

Zoning



10/26/2021, 2:00:09 PM

Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels

Railroad_ROW
River
Street_ROW

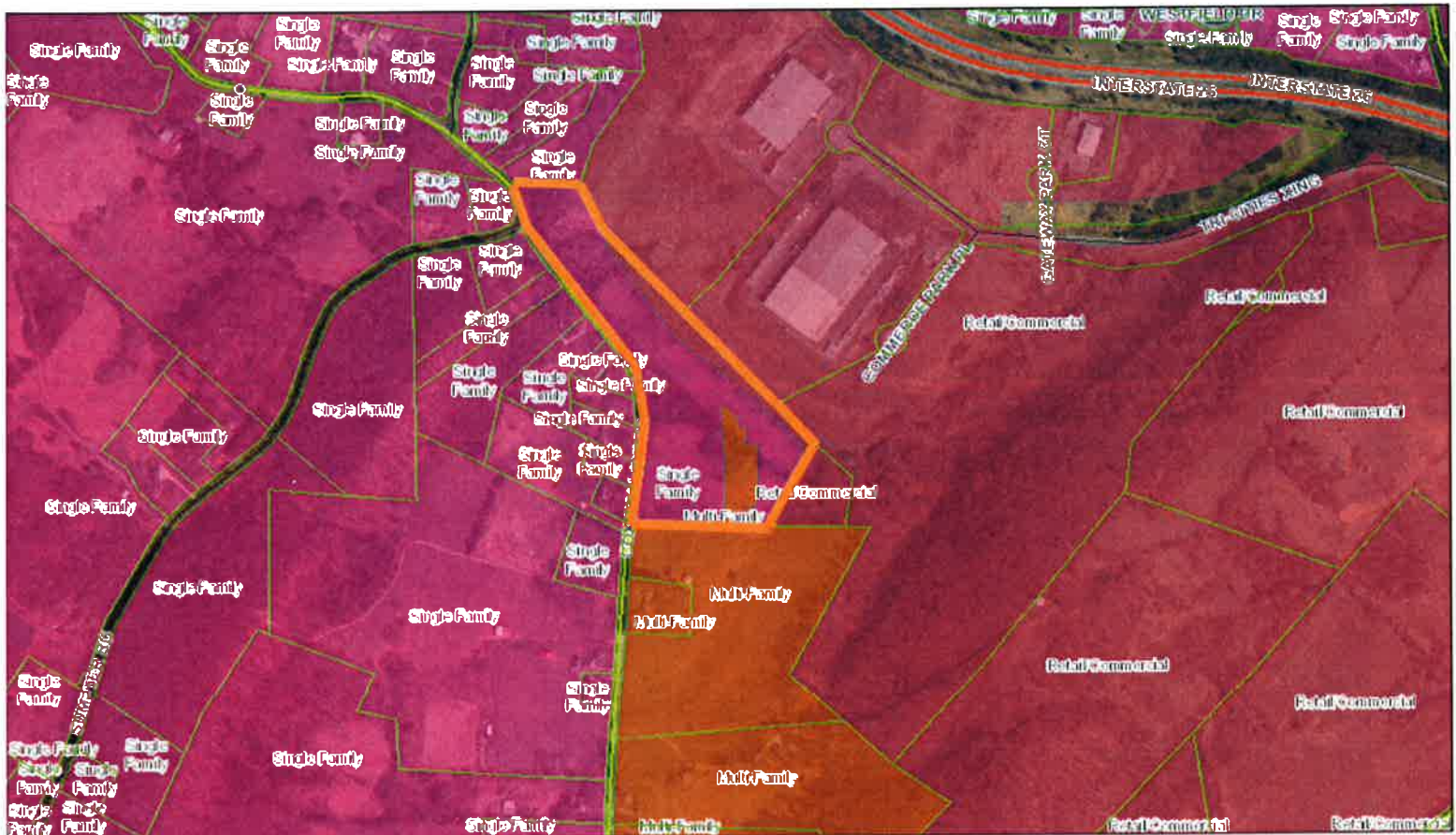
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels

Railroad_ROW
River
Street_ROW



Web AppBuilder for ArcGIS

Future Land Use



10/26/2021, 2:01:50 PM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

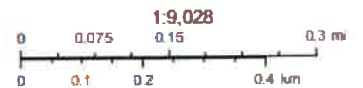
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

- River
- Street_ROW



Web AppBuilder for ArcGIS

Utilities



10/26/2021, 2:03:17 PM

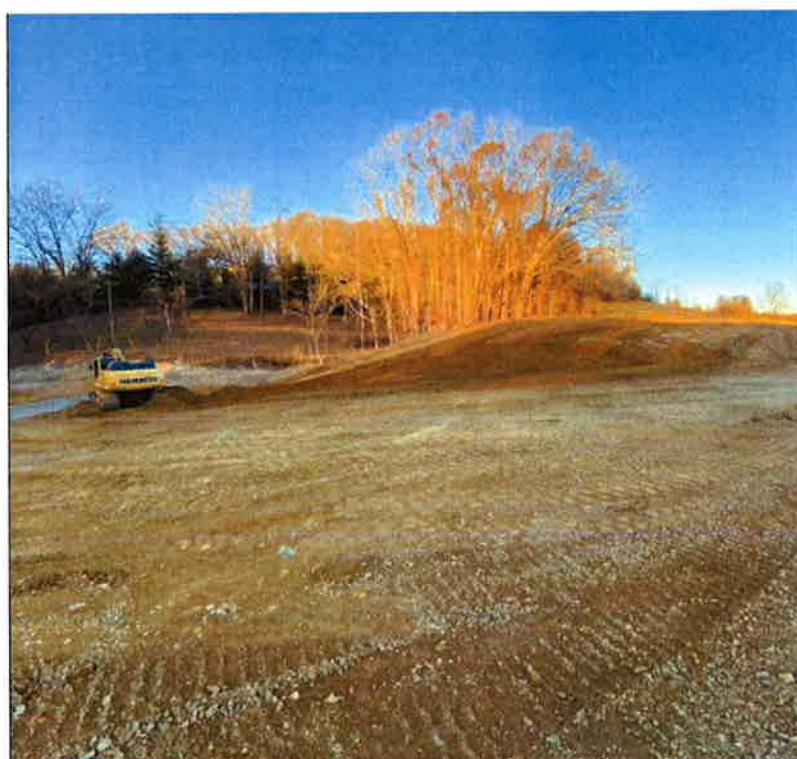


Web AppBuilder for ArcGIS





Site Pictures
Phase 1 along Cox Hollow Rd.



Facing South



Facing North



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on December 16, 2021

Detention Pond



Conclusion

Staff recommends approval of the Cox Valley Phase 1 Preliminary plat based upon conformance to the Planned Development District Design Standards.

Kingsport Regional Planning Commission
Rezoning Report

File: REZONE21-0320

Miller Parke Rezoning

Property Information			
Address		Miller Parke Subdivision	
Tax Map, Group, Parcel		Map 120, a portion of parcel 3	
Civil District		14	
Overlay District		Gateway (not applicable to residential development)	
Land Use Designation		Industrial	
Acres		40 +/-	
Existing Use	Vacant land	Existing Zoning	R-1B
Proposed Use	Single Family Development	Proposed Zoning	PD
Owner /Applicant Information			
Name: William Bailey & Darin Karst Address: 1314 Woodlawn Ave City: Johnson City State: TN Zip Code: 37601 Phone: (423)416-0520		Intent: <i>To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate a future single family residential subdivision.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:</p> <p style="margin-left: 40px;"><i>The site for this proposed PD district has unique topography that would allow a natural buffer to adjacent industrial zone and use.</i></p> <p style="margin-left: 40px;"><i>The PD zone proposal for this area will provide a secluded area for single family home development.</i></p> <p>Staff Field Notes and General Comments:</p> <p style="margin-left: 40px;"><i>The rezoning site contains a 100 foot wide powerline easement running parallel to Breckenridge Trace.</i></p> <p style="margin-left: 40px;"><i>Development of the property is underway, with the southern portion nearing completion of infrastructure and the northern portion of the property scheduled for December 2021 preliminary approval by the Planning Commission.</i></p> <p style="margin-left: 40px;"><i>The homebuilder for the rezoning site desires flexibility not afforded by the required 8' side yard requirement for all lots in an R-1B zone. Subsequently, a PD zone is being requested. The PD zone setback requirement is a 25' yard surrounding the entire development, with no internal setback requirement.</i></p>			
Planner:	Ken Weems	Date:	December 6, 2021
Planning Commission Action		Meeting Date:	December 16, 2021
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

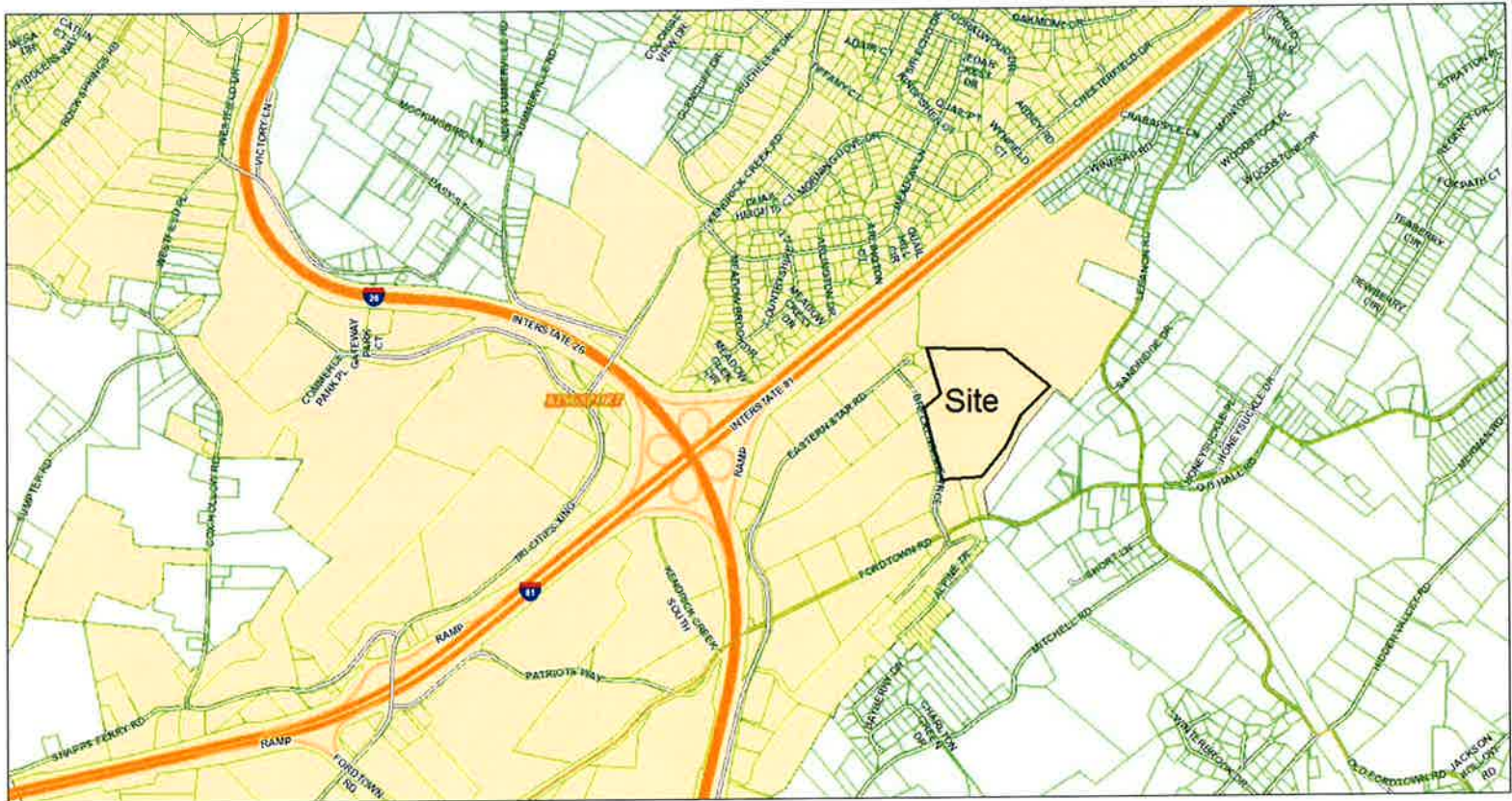
PROPERTY INFORMATION

ADDRESS	Breckenridge Trace
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	R-1B
PROPOSED ZONING	PD
ACRES	40 +/-
EXISTING USE	vacant land currently being developed
PROPOSED USE	single family development

INTENT

To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate a future single family residential subdivision.

Vicinity Map
ArcGIS Web Map



6/8/2020, 11:29:11 AM

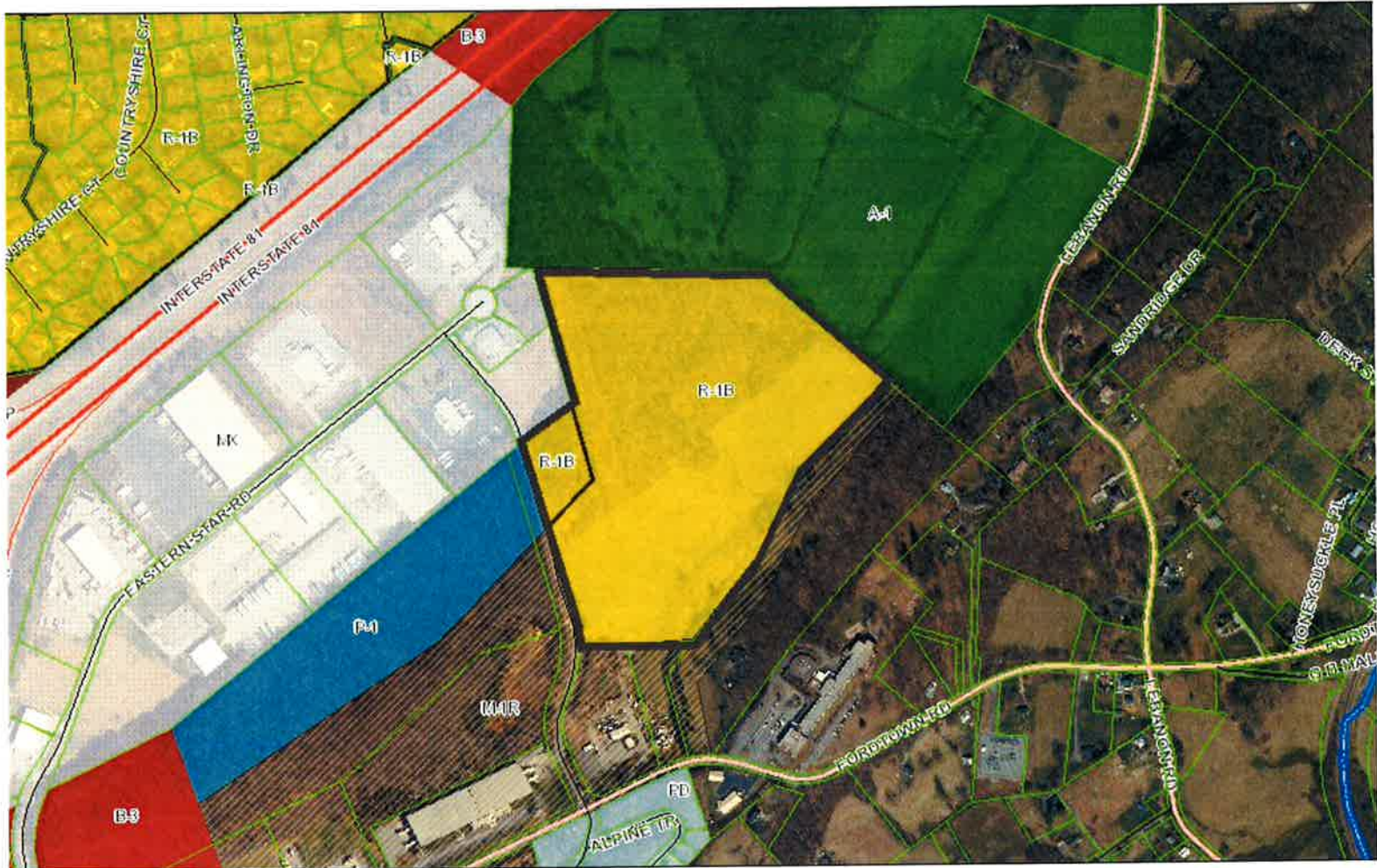
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW

1:18,056
0 0.225 0.45 0.9 mi
0 0.35 0.7 1.4 km

Web AppBuilder for ArcGIS

Surrounding Zoning Map

ArcGIS Web Map



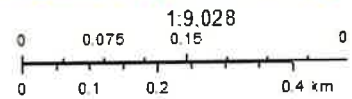
2021, 9:38:54 AM

1917 County Parcels
Lake_Pond
Parcel_Conflict
Parcels

Railroad_ROW
River
Street_ROW

Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels

Railroad_ROW
River
Street_ROW



Web App B

ArcGIS Web Map



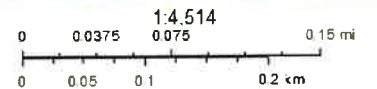
Aerial

ArcGIS Web Map



12/8/2021, 9:51:57 AM

- Kpt 911 Address
- Washington County Parcels
 - Parcel_Conflict
 - Parcel
 - Lake_Pond
- Sullivan County Parcels
 - Parcel
 - Railroad_ROW
 - Parcel_Conflict
 - River
 - Lake_Pond
 - Street_ROW
- Street_ROW



Web App Builder for ArcGIS

From Breckenridge Trace (Phase 1 Entrance)



From Breckenridge Trace Facing North (Toward Eastern Star Rd)



Middle Section of Rezoning Site as Seen From Breckenridge Trace



Existing Uses Location Map



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	Zone: City A-1 Use: <u>cattle farm</u>	Annexed in 2012
Further North and	2	Zone: City MX Use: <u>distributing company</u>	n/a

Kingsport Regional Planning Commission
Rezoning Report

File: REZONE21-0320

Northwest			
East	3	<u>Zone: City A-1</u> Use: cattle farm	Annexed in 2012
Further East	4	<u>Zone: City M-1R</u> Use: single family	n/a
Southeast and South	5	<u>Zone: City M-1R</u> Use: landscaping business	n/a
Further South	6	<u>Zone: City PD</u> Use: Breckenridge Planned Dev	n/a
West	7	<u>Zone: City M-1R</u> Use: industrial building (former LPI)	n/a

Standards of Review

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

- 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 would permit a use that can be considered a transition between agricultural to the east, industrial to the north, and commercial to the south.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not adversely affect the existing use or usability of adjacent or nearby property.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property to be affected by the proposal has a reasonable economic use as currently zoned. The proposed residential zone is reasonable as well, with topographic separation existing between the rezoning site and adjacent manufacturing uses.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The PD zone does not conform to the future land use plan.

Use: single family residential

The Future Land Use Plan Map recommends industrial use.

- 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, with the isolating

terrain features, provide supporting grounds for approval of the site as a single family development.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the existing conditions.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed P0044 zone will contain the same use as the nearby Breckenridge Planned Development.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from R-1B to PD. The proposed PD zone and future single family homes on the site will be topographically buffered from adjacent, more land-use intense zones.

Property Information	Miller Parke Phase 1 Final		
Address	Valley Parke Road		
Tax Map, Group, Parcel	TM 120, Part of Parcel 3.00		
Civil District	14 th Civil District		
Overlay District	N/A		
Land Use Designation	Industrial		
Acres	22.213		
Major or Minor / #lots	Major - 55	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Integrity Building Group, LLC Address: City: Kingsport State: TN Zip Code: 37664 Email: N/A Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: TLingerfelt@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer) <p>The Kingsport Planning Division recommends Preliminary Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> Plat meets minimum Subdivision Regulations along with the variances that were approved for the preliminary phases 1 & 2 in July 2020. The three variances were no sidewalks, no curbs, and length of dead end street. <p>Staff Field Notes and General Comments:</p> <p>The property lies inside the City Limits along Breckenridge Trace. The submitted plat creates 55 new lots and a future road of 1.988 acres (0.314 miles) is to be built. The location is zoned R-1B, but it is currently going through the re-zoning process to be zoned Planned Development (PD).</p> <p>The owner was granted three variances during the preliminary phase that were approved in the July 2020 Planning Commission meeting. The two variances were for no sidewalks, no curbs, and lengthen of dead end cul-de-sac. The applicant's variance letter stated: 1.) Our proposed design will allow us to better meet the new storm water regulations and 2.) Provide walking area further removed from vehicular traffic and 3.) Lengthen the cul-de-sac by 407.9' due to topography and to maintain density.</p>			
Planner:	Garland	Date: 11/30/21	
Planning Commission Action		Meeting Date:	December 16, 2021
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Miller Parke Phase 1 Final
ADDRESS	Valley Parke Road
DISTRICT, LAND LOT	14th Civil District, TM 102, Part of Parcel 3
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1B
PROPOSED ZONING	Planned Development (PD)

ACRES 22.13 – 55 lots – 0.314 miles of new streets

EXISTING USE Vacant

PROPOSED USE Single Family Residential

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

REPRESENTATIVE: Tim Lingerfelt
PHONE: 423-392-8896

INTENT

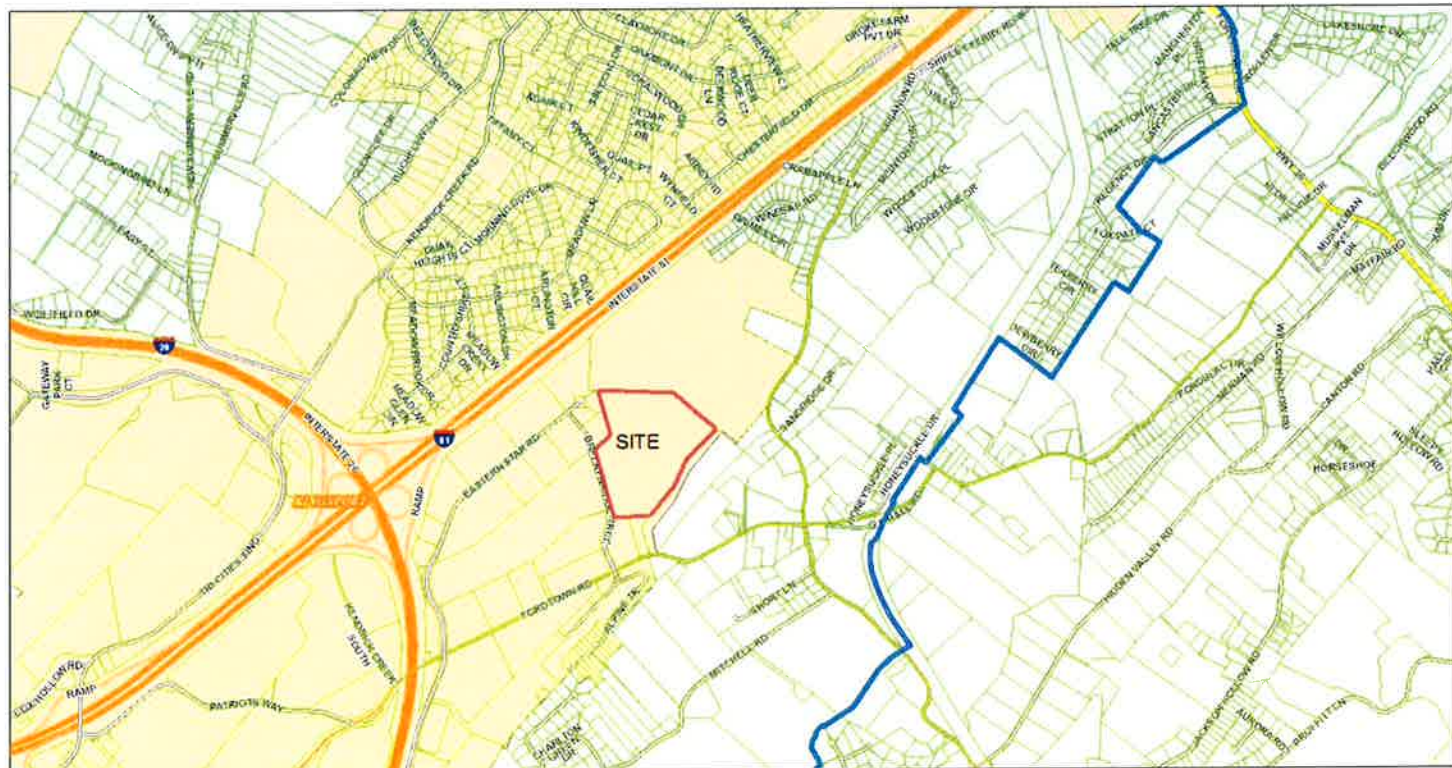
The applicant is requesting a preliminary plat approval for the subdivision of the property located in the 14th Civil District and more fully described as Tax Map 10, part of Parcel 3.

The submitted plat creates fifty-five lots along Breckenridge Trace. These lots will be utilized for single family residential homes. The property is zoned R-1B, however it is currently in the re-zoning process to be PD. The lots submitted meet the standards set forth in the R-1B Zoning District.

The three requested variances are consistent with the preliminary approval for the site. The three variances are no sidewalks, no curbs, and length of dead end street. These variances were approved in the preliminary phases in the July 2020 Planning Commission meeting. The applicant's variance letter stated: 1.) Our proposed design will allow us to better meet the new storm water regulations and 2.) Provide walking area further removed from vehicular traffic, and 3.) Lengthen the cul-de-sac to topography and to maintain density.

Staff recommends approval of the Miller Parke Phases 1 Final Plat along with the three variances of no sidewalks, no curbs, and lengthen of dead end street based upon the conformance with the approved preliminary plat for the site.

Site Map



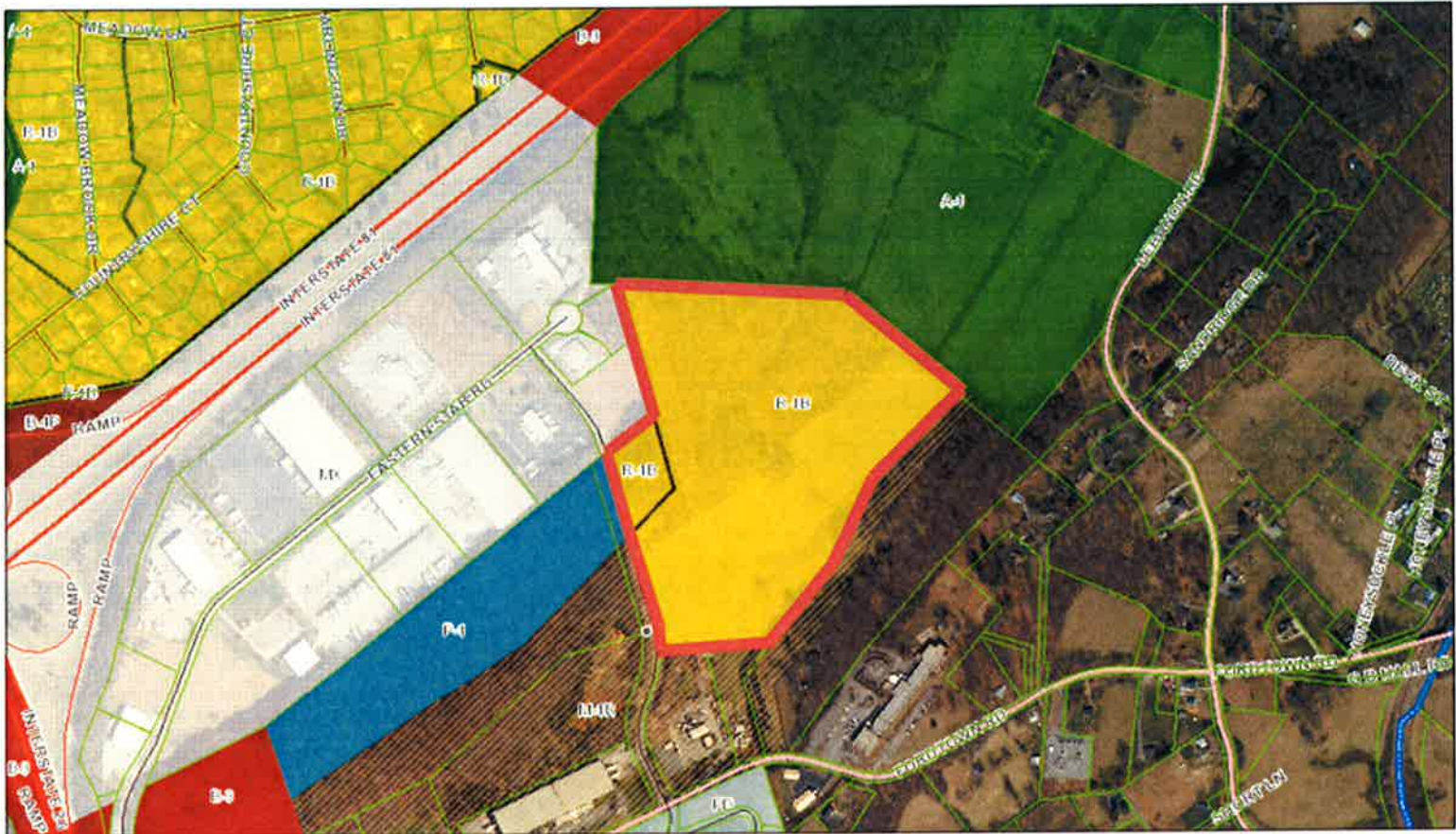
6/18/2020 11:42:14 AM

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

1:18,056
0 0.225 0.45 0.9 mi
0 0.35 0.7 1.4 km

Web AppBuilder for ArcGIS

Zoning



10/26/2021, 11:17:42 AM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW



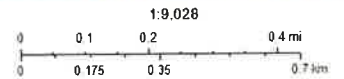
Web App Builder for ArcGIS

Future Land Use



6/18/2020, 11:47:18 AM

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



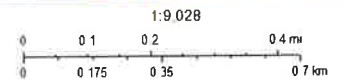
Web AppBuilder for ArcGIS

Utilities

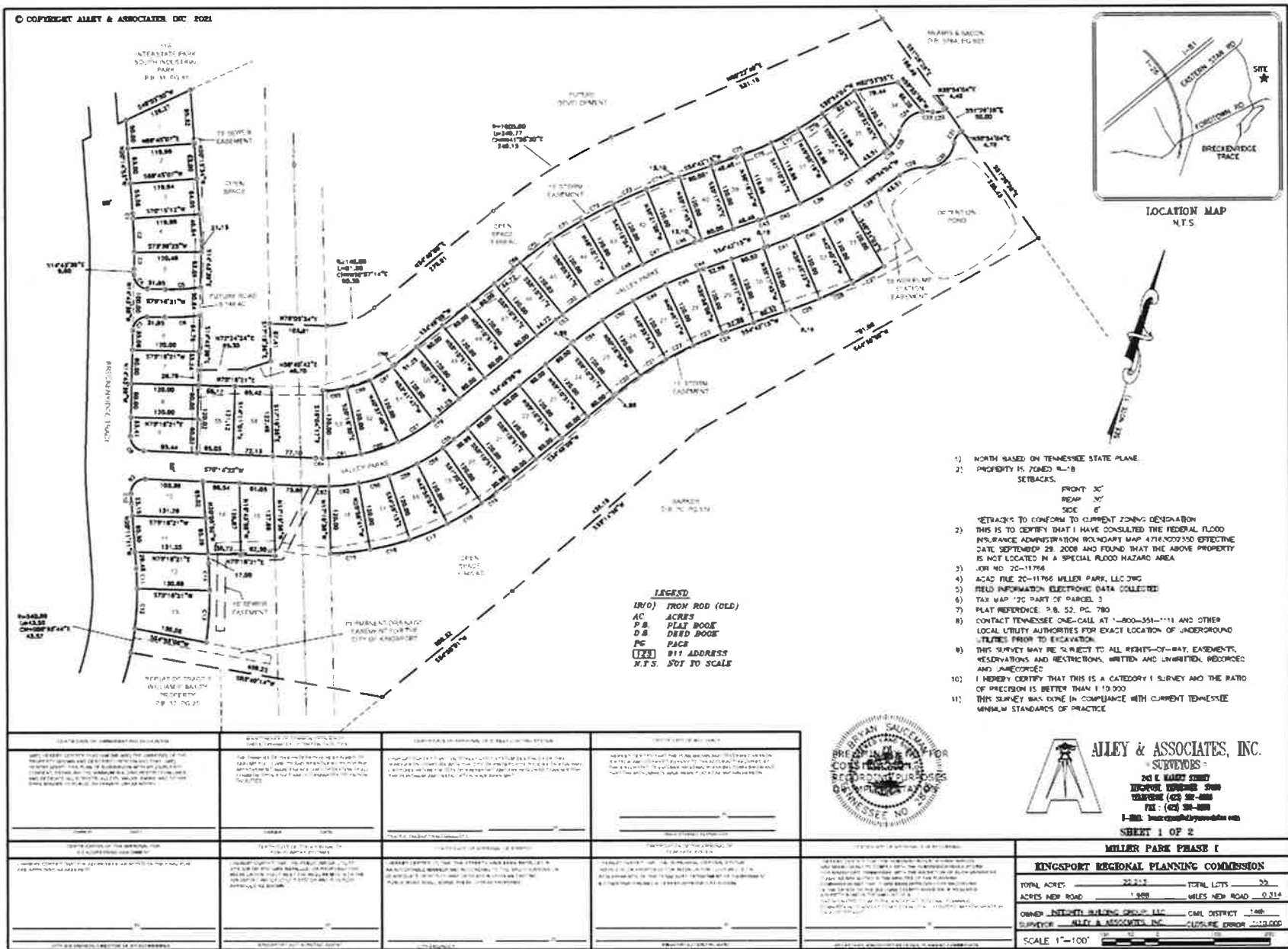


6/18/2020 11:49:40 AM

Sullivan County Parcels	<input type="checkbox"/> Street_ROW	<input type="checkbox"/> River
<input type="checkbox"/> Lake_Pond	Hawkins County Parcels	<input type="checkbox"/> Street_ROW
<input type="checkbox"/> Parcel_Conflict	<input type="checkbox"/> Lake_Pond	<input type="checkbox"/> Water Lines
<input type="checkbox"/> Parcels	<input type="checkbox"/> Parcel_Conflict	<input type="checkbox"/> Sewer Mains
<input type="checkbox"/> Railroad_ROW	<input type="checkbox"/> Parcels	<input checked="" type="checkbox"/> Urban Growth Boundary
<input type="checkbox"/> River	<input type="checkbox"/> Railroad_ROW	

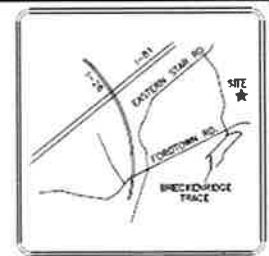


Web AppBuilder for ArcGIS



© COPYRIGHT ALLEY & ASSOCIATES, INC. 2021

LOT AREAS		
LOT #	Acres	Acres
0	0.2000	29 0.168
2	0.73	30 0.167
3	0.175	31 0.170
4	0.176	32 0.167
5	0.778	33 0.165
6	0.165	34 0.164
7	0.180	35 0.180
8	0.185	36 0.153
9	0.162	37 0.165
10	0.14	38 0.168
11	0.195	39 0.187
12	0.195	40 0.165
13	0.247	41 0.156
14	0.186	42 0.168
15	0.161	43 0.165
16	0.172	44 0.157
17	0.178	45 0.174
18	0.178	46 0.165
19	0.175	47 0.155
20	0.166	48 0.170
21	0.165	49 0.155
22	0.165	50 0.180
23	0.165	51 0.167
24	0.155	52 0.157
25	0.176	53 0.156
26	0.167	54 0.152
27	0.155	55 0.182
28	0.157	

[illegible][illegible]

LOCATION MAP
N.T.S.

LEGEND

IN/O	IRON ROD (OLD)
AC	ACRES
P.B	PLAY BOOK
D.B	DEED BOOK
PG	PAGE
123	911 ADDRESS
N.T.S	NOT TO SCALE

- 7) NORTH BASED ON TENNESSEE STATE PLANE
20) PROPERTY IS ZONED R=1H
21) RETRACKS
FRONT- 30'
REAR- 30'
SIDE IF
22) RETRACKS TO CONFORM TO CURRENT ZONING DESIGNATION
23) THIS IS TO CERTIFY THAT I HAVE REQUESTED THE FEDERAL FLOOD
INSURANCE ADMINISTRATION (FEDERAL MAP 47602C000) EFFECTIVE
DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY
IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
24) JOB NO. 20-11794
25) ACAD: PLAT 20-1196 MILLER PARK, LEICHD
FIELD INFORMATION: ELECTRONIC DATA COLLECTED
26) TAX MAP 70 PART OF PARCEL 3
27) PLAT REFERENCE: 20-11794, 750
28) CONTACT: TENNESSEE ONE-CALL AT 1-800-251-1111 AND OTHER
LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND
UTILITIES PRIOR TO EXCAVATION
29) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY EASEMENTS,
RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED
AND UNRECORDED.
30) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO
OF PRECISION IS BETTER THAN 1:10000
31) THIS SURVEY COMPLIES WITH CURRENT TENNESSEE
MINIMUM STANDARDS OF PRACTICE

[illegible]

Integrity Building Group, LLC

June 15, 2020

To: City of Kingsport Planning

Attn: Savannah Garland

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

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

No Sidewalks

No Curbs

6-3 Variances....

3.2 Unique Conditions

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

We request these variances based on the following items.

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

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

Thank you for your consideration of this matter.

Sincerely,

Darin E. Karst

Darin E. Kars

SITE PICTURES

Phase 1



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on December 16, 2021

Phase 1 Cul-de-Sac



CONCLUSION

Staff recommends approval of the Miller Parke Phase 1 Final Plat and associated variances based upon the conformance to the preliminary approval granted on July 2020.

Property Information	Miller Parke Preliminary Phase 3		
Address	Ridge Parke Rd		
Tax Map, Group, Parcel	TM 120, Part of Parcel 3.00		
Civil District	14 th Civil District		
Overlay District	N/A		
Land Use Designation	Industrial		
Acres	6.364		
Major or Minor / #lots	Major - 40	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Integrity Building Group, LLC Address: City: Kingsport State: TN Zip Code: 37664 Email: N/A Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: TLingerfelt@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Preliminary Subdivision Approval for the following reasons: <ul style="list-style-type: none"> Three variances have been requested consistent with phase 1 of the development. Staff Field Notes and General Comments: The property lies inside the City Limits along Breckenridge Trace. The submitted plat creates 40 new lots and a future road of 1.653 acres (0.312 miles) is to be built. The location is zoned R-1B, but is currently going through the re-zoning process to be zoned Planned Development (PD). The owner is requesting three variances. The three variances are no sidewalks, no curb and gutter, and length of street. The applicant's variance letter states: 1.) Our proposed design will allow us to better meet the new storm water regulations 2.) Provide walking area further removed from vehicular traffic and 3.) Lengthen the cul-de-sac by 400.8' due to topography and to maintain density. These same three variances were granted for Phase 1 and this will be consistent with what has already been approved for the site. The 6' stone mobility path will be constructed for pedestrian use for all phases of Miller Parke.			
Planner:	Garland	Date: 10/26/21	
Planning Commission Action		Meeting Date:	December 16, 2021
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Miller Parke Phase 3 Preliminary
ADDRESS	Ridge Parke Road
DISTRICT, LAND LOT	14th Civil District, TM 102, Part of Parcel 3
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1B (residential)
PROPOSED ZONING	Planned Development (PD)

ACRES 6.364 – 40 lots – 0.26 miles of new streets

EXISTING USE Vacant

PROPOSED USE Single Family Residential

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

REPRESENTATIVE: Tim Lingerfelt
PHONE: 423-392-8896

INTENT

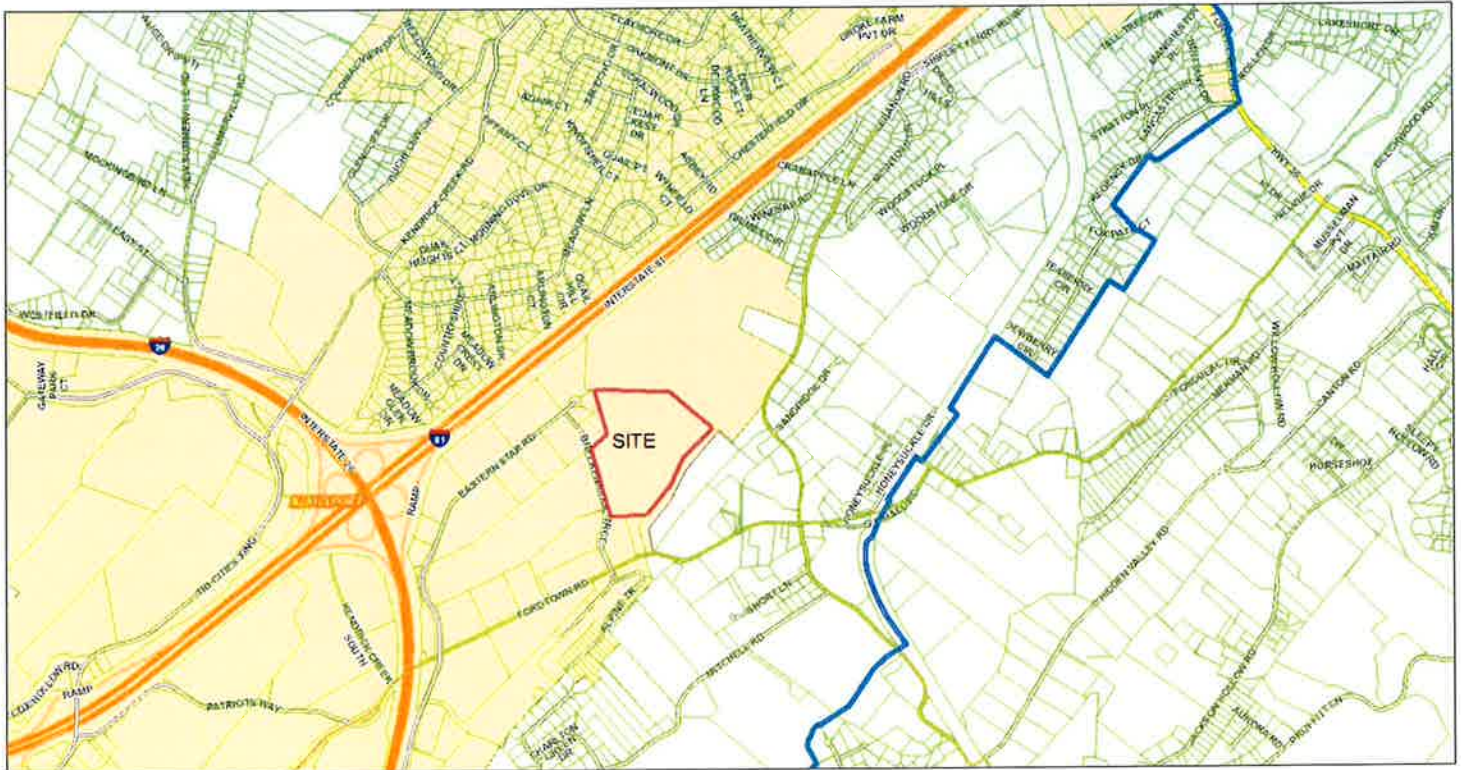
The applicant is requesting a preliminary plat approval for the subdivision of the property located in the 14th Civil District and more fully described as Tax Map 10, part of Parcel 3.

The submitted plat would create forty lots off of Breckenridge Trace. These lots will be utilized for single family residential homes. The property is zoned R-1B, but is currently going through the rezoning process to be Planned Development (PD). The lots submitted meet the standards set forth in the R-1B Zoning District.

The owner is requesting three variances to reference to section 6-3 of the Subdivision Regulation. The three variances are no sidewalks, no curb and gutter, and length of the street. The applicant's variance letter states: 1.) Our proposed design will allow us to better meet the new storm water regulations 2.) Provide walking area further removed from vehicular traffic and 3.) Lengthen the cul-de-sac due to topography and to maintain density.

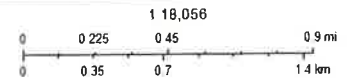
Staff recommends approval of the Miller Parke Phase 3 Preliminary Plat along with the three variances of no sidewalks, no curb and gutter, and the length of the street based upon consistency due to the same type of variances already having been granted for phases 1 & 2.

Site Map



6/18/2020, 11:42:14 AM

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



Web AppBuilder for ArcGIS

Zoning



10/26/2021, 11:17:42 AM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

- River
- Street_ROW



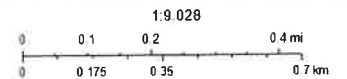
Web App Builder for ArcGIS

Future Land Use



6/18/2020, 11:47:18 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	Agn/Vacant	Utilities
River	Railroad_ROW	Single Family	



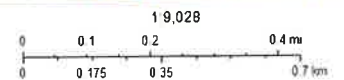
Web AppBuilder for ArcGIS

Utilities



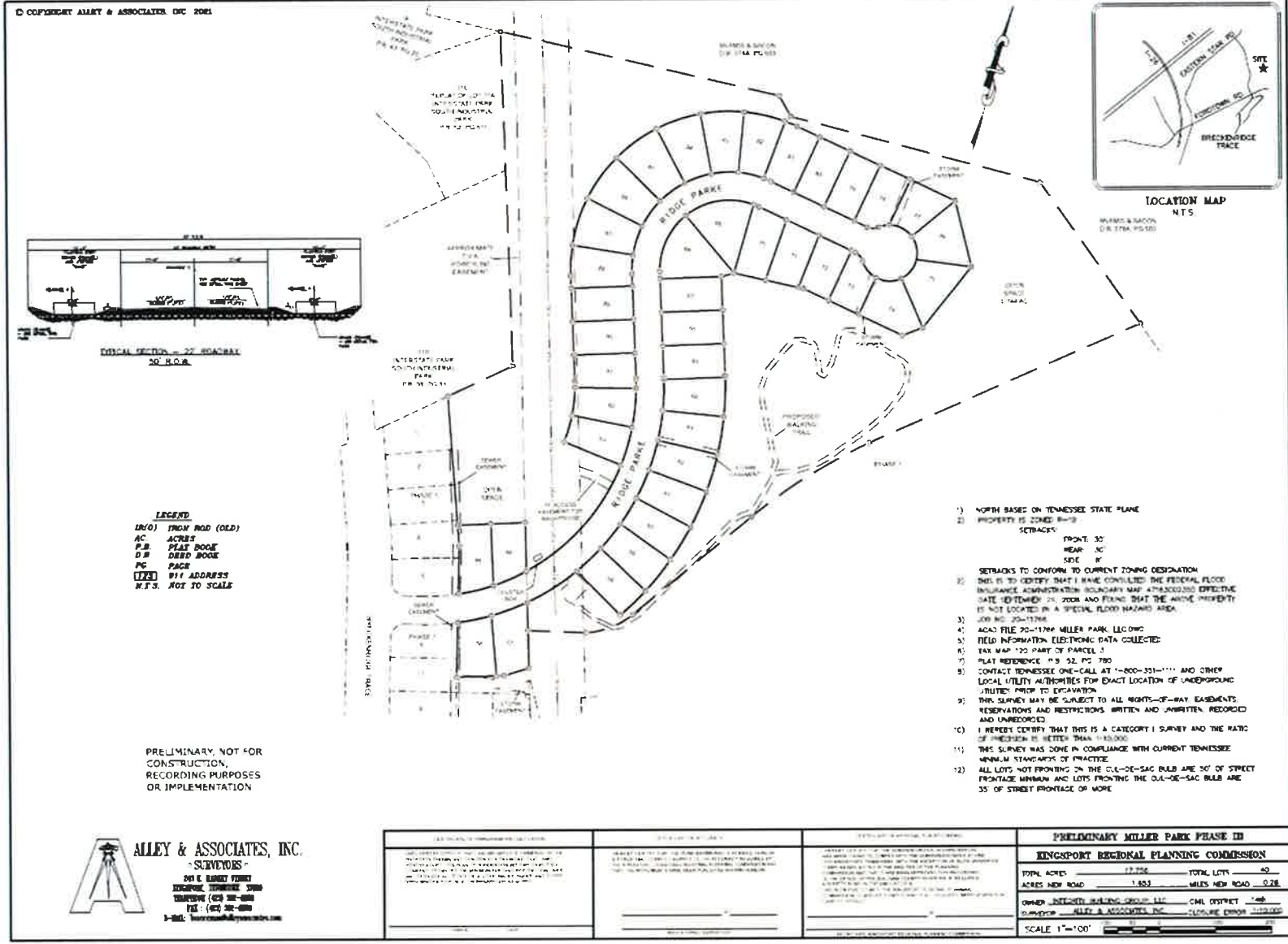
6/18/2020 11:49:40 AM

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



Web AppBuilder for ArcGIS

Phase 3 Preliminary



Integrity Building Group, LLC

December 08, 2021

To: City of Kingsport Planning

Attn: Savannah Garland

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

This would require that the City grant variances in relation to the roadway:

No Sidewalks

No Curbs

Increase the length of the Cul-de-sac by approximately 400 lineal feet

6-3 Variances....

3.2 Unique Conditions

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

We request these variances based on the following items:

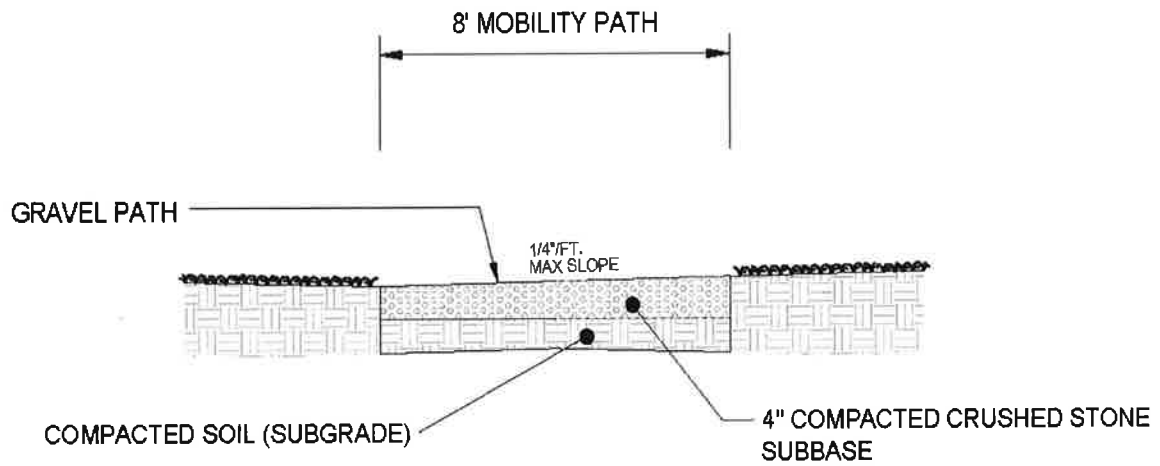
1. The proposed design would better meet the new storm water regulations.
2. Provide a mobility path removed from vehicular traffic. The 6' stone mobility path will be constructed for pedestrian use for all phases of Miller Parke
3. Lengthen the cul-de-sac due to topography and to maintain density.

Thank you for your consideration of this matter.

Sincerely,

Darin E. Karst

Darin E. Karst



TYPICAL SECTION - PEDESTRIAN MOBILITY PATH

N.T.S.

SITE PICTURES

View from Breckenridge Trace



General Phase 3 Area



Northern End of Site



CONCLUSION

Staff recommends approval of the Miller Parke Phase 3 Preliminary Plat along with the three variances of no sidewalks, no curb and gutter, and the length of the street based upon consistency due to the same type of variances already having been granted for phases 1 & 2.