

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.

April 21, 2022

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 MARCH 14, 2022, THE REGULAR MEETING ON MARCH 17, 2022, AND THE CALLED MEETING ON MARCH 30, 2022.

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

4-01 Fieldcrest Annexation (ANNEX22-0049)

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 Fieldcrest Annexation. The property is located in the 7th Civil District of Sullivan County. (Weems).

4-02 Deneen Lane Rezoning (REZONE22-0085)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning. The property is located in the 12th Civil District of Sullivan County. (Weems)

4-03 Princeton Road Rezoning (REZONE22-0086)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning. The property is located in the 13th Civil District of Sullivan County. (Weems)

4-04 Legion & Midland Roundabout Right-of-Way Vacating (PLNCOM22-0052)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the right-of-way vacating. The property is located in the 11th Civil District of Sullivan County. (Garland)

4-05 Ashley Street Property Surplus (SURPLS22-0047)

The Kingsport Regional Planning Commission is requested to declare property located at 2984 Ashley Street as surplus property. The property is located in the 11th Civil District of Sullivan County. (Garland)

4-06 Granby Place ILOC Extension (2021-201-00008)

The Kingsport Regional Planning Commission is requested to extend the existing Irrevocable Letter of Credit (ILOC) for the Granby Road Development. The property is located in the 12th Civil District of Sullivan County. (Garland)

4-07 Sullivan County Minor Zoning Text Amendments

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the County zoning text amendment proposals. The proposal impacts property governed by Sullivan County Zoning. (Weems)

VII. OTHER BUSINESS

4-08 Discussion of Potential Change to the Street Frontage Requirements for Apartment Districts. (Weems)

4-09 Receive, for Information Purposes, the March-April 2022 Approved Subdivisions

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

March 14, 2022

12:00 noon

Members Present

Sam Booher
John Moody
Phil Rickman
Travis Patterson
Brad Blackwell

Members Absent

Pat Breeding
James Phillips
Paula Stauffer
Sharon Duncan

Staff Present

Ken Weems, AICP
Savannah Garland
Jessica Harmon
Elizabeth Rowe

Visitors

none

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 February 14, 2022 work session or the February 17, 2022 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

3-01 Shipp Springs Annexation

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 in the 11th Civil District of Sullivan County. Staff stated that the applicant for the item has requested that the item be removed from consideration from the March regular meeting. Staff stated that a motion to amend the agenda during the regular meeting will be needed. No official action was taken.

3-02 Fieldcrest Annexation

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 Fieldcrest Annexation. The property is located in the 7th Civil District of Sullivan County. Staff

stated that this annexation consists of approximately 200 acres that front both Fieldcrest Road and Catawba Lane. Staff drew attention to the vicinity map of the proposal, showing the area being north of the new West Ridge High School and south of the Sugarwood Subdivision. Staff stated that the area only contain one house now and is currently used for agriculture. Staff further stated that the proposal would bring 1,050 new residential units in the city at full build. Staff noted the requested PD, R-3, R-5 and B-1 zones. Staff described the residential units as single family along Fieldcrest Road and primarily townhomes and apartments along Catawba Lane. Staff noted that the sole commercial zone proposal, a B-1 Neighborhood Business District, is proposed for a future convenience store to serve the immediate area. Staff outlined a standard plan of services to go along with the annexation, complete with both water and sewer extensions to the property. No official action was taken.

3-03 Saint Andrews Garth Amended Preliminary PD Phases 2 & 3

The Kingsport Regional Planning Commission is requested to approve the amended Saint Andrews Garth Preliminary PD Phases 2 & 3. The property is located in the 13th Civil District of Sullivan County. Staff described this amended PD preliminary plan to the Commission. Staff stated that the proposal contains 25 single family homes and that a variance to the length of a dead end street of 237 feet. Staff noted that an existing variance for the same dead end street already exists of 274 feet, acknowledging that the function of the variance request reduced the existing variance for the street. Staff stated that construction plans are close to being approved and that the Engineering Department was comfortable recommending a contingent approval based upon final approval of the construction plans. No official action was taken.

3-04 Westview Park Addition, Minor Subdivision with Variance Request

The Kingsport Regional Planning Commission is requested to approve the Resubdivision of Lot 8, Block 4 of the Westview Park Addition Subdivision along with the associated street frontage variance request. The property is located in the 11th Civil District of Sullivan County. Staff noted that the proposal had recently received approval from the Board of Zoning Appeals in the form of a minimum lot size variance for both lots. Staff stated that the subdivision required a street frontage variance due to only having 40 feet of road frontage available on both sides of the double frontage lot. Staff acknowledged that all the surrounding lots also only contained 40 feet of public street frontage, primarily due to the time that the original subdivision was designed over 60 years ago. No official action was taken.

3-05 The Retreat at Hunts Crossing, Ph 1A, Irrevocable Letter of Credit

The Kingsport Regional Planning Commission is requested to approve an irrevocable letter of credit for The Retreat at Hunts Crossing Ph 1A in the amount of \$160,033.05. The property is located in the 13th Civil District of Sullivan County. Staff stated the developer of Hunts Crossing is seeking a bond approval for Phase 1 of the development. The bond, in the form of an Irrevocable Letter of Credit, would allow for final plat approval of the first 10 lots along Hunts Terrace Drive. No official action was taken.

3-06 Sullivan County Minor Zoning Text Amendments

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the County zoning text amendment proposals. The proposal impacts property governed by Sullivan County Zoning. Staff stated that the proposed county zoning text changes consist of several minor items. Staff stated that the proposal addresses conformance with state vesting requirements, expansion of nonconforming uses, required electronic submittal of plans, adoption of ADA parking requirements, and driveway access buffer setbacks. Staff noted that the City of Kingsport already addresses each of these issues in a regulatory form. No official action was taken.

3-07 Decorative Lighting Zoning Text Amendment (City of Kingsport)

The Kingsport Regional Planning Commission is requested send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the zoning text amendment. The proposal will impact decorative lighting proposals within the City of Kingsport. Staff stated that city code enforcement has experienced a few judgment issues as it pertains to the color restrictions contained in the decorative lighting ordinance. Staff stated that the currently prohibited colors of green, yellow, blue, and red can be viewed slightly different from person to person, making judgment as to the true color difficult to defend. Additionally, staff stated that the existing ordinance also promotes the color white, which is typically one of the brightest colors to be used in a lighting display. Staff stated that the proposed remedy is to remove all color type restrictions from the ordinance, noting that one color (any color) may be used as long as all the lights are the same color and remain static. No official action was taken,

VII. OTHER BUSINESS

3-08 Receive, for Information Purposes, the February-March 2022 Approved Subdivisions

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

IX. ADJOURNMENT

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

March 17, 2022

5:30p.m.

Members Present

Pat Breeding
James Phillips
John Moody
Phil Rickman
Travis Patterson
Sharon Duncan
Paula Stauffer

Members Absent

Sam Booher
Brad Blackwell

Staff Present

Ken Weems, AICP
Savannah Garland
David Harris

Visitors

Jordan Hodges
Ty Larue

At 5:30p.m., Vice Chairman Breeding called the meeting to order. The Vice Chairman introduced the commissioners and staff and welcomed the audience. The Vice Chairman called for the approval of the agenda. Mr. Weems stated that in addition to the applicant-requested removal of the Shipp Springs Annexation item (3-01), that staff has also received an applicant-requested removal of the Fieldcrest Annexation item (3-02). A motion was made by Sharon Duncan to approve the agenda as amended, by removing items 3-01 and 3-02. The motion was seconded by James Phillips. The motion was approved unanimously, 7-0. The Vice Chairman inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the February 14, 2022 work session or the February 17, 2022 regular meeting. No corrections were identified. A motion was made by Phil Rickman, seconded by John Moody, to approve the minutes of the February 14, 2022 work session and the February 17, 2022 regular meeting. 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

3-01 Shipp Springs Annexation

~~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 in the 11th Civil District of Sullivan County.~~
ITEM REMOVED

3-02 Fielderest Annexation

~~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 Fielderest Annexation. The property is located in the 7th Civil District of Sullivan County.~~ ITEM REMOVED

3-03 Saint Andrews Garth Amended Preliminary PD Phases 2 & 3

The Kingsport Regional Planning Commission is requested to approve the amended Saint Andrews Garth Preliminary PD Phases 2 & 3. The property is located in the 13th Civil District of Sullivan County. Staff described this amended PD preliminary plan to the Commission. Staff stated that the proposal contains 25 single family homes and that a variance to the length of a dead end street of 237 feet. Staff noted that an existing variance for the same dead end street already exists of 274 feet, acknowledging that the function of the variance request reduces the existing variance for the street. Staff stated that construction plans are close to being approved and that the engineering department was comfortable recommending a contingent approval based upon final approval of the construction plans. A motion was made by Travis Patterson, seconded by Sharon Duncan to grant amended preliminary approval along with the associated 237 foot variance to dead end street length contingent upon final approval of the constructions plans by the engineering department. The motion passed unanimously, 7-0.

3-04 Westview Park Addition, Minor Subdivision with Variance Request

The Kingsport Regional Planning Commission is requested to approve the Resubdivision of Lot 8, Block 4 of the Westview Park Addition Subdivision along with the associated street frontage variance request. The property is located in the 11th Civil District of Sullivan County. Staff noted that the proposal had recently received approval from the Board of Zoning Appeals in the form of a minimum lot size variance for both lots. Staff stated that the subdivision required street frontage variances due to only having 40 feet of road frontage available on both sides of the double frontage lot. Staff acknowledged that all the surrounding lots also only contained 40 feet of public street frontage, primarily due to the time that the original subdivision was designed over 60 years ago. The Commission acknowledged the general street frontage limitation of the area due to the era in which it was designed and originally built. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to grant final subdivision approval along with the two associated 10 foot road frontage variances. The motion passed unanimously, 7-0.

3-05 The Retreat at Hunts Crossing, Ph 1A, Irrevocable Letter of Credit

The Kingsport Regional Planning Commission is requested to approve an irrevocable letter of credit for The Retreat at Hunts Crossing Ph 1A in the amount of \$160,033.05. The property is located in the 13th Civil District of Sullivan County. Staff stated the developer of Hunts Crossing is seeking a bond approval for Phase 1 of the development. The bond, in the form of an Irrevocable Letter of Credit, would allow for final plat approval of the first 10 lots along Hunts Terrace Drive. Staff noted that the bond covers paving, sidewalks, erosion control, and general item elements. A motion was made by Sharon Duncan, seconded by Phil Rickman, to accept a \$160,033.05 irrevocable letter of credit for the remaining improvements of The Retreat at Hunts Crossing Ph 1A. The motion passed unanimously, 7-0.

3-06 Sullivan County Minor Zoning Text Amendments

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the County zoning text amendment proposals. The proposal impacts property governed by Sullivan County Zoning. Staff stated that the proposed county zoning text changes consist of several minor items. Staff stated that the proposal addresses conformance with state vesting requirements, expansion of nonconforming uses, required electronic submittal of plans, adoption of ADA parking requirements, and driveway access buffer setbacks. Staff noted that the City of Kingsport already addresses each of these issues in a regulatory form. A motion was made by Paula Stauffer, seconded by James Phillips, to send a positive recommendation to the Sullivan County Commission in support of the zoning text amendments. The motion passed unanimously, 7-0.

3-07 Decorative Lighting Zoning Text Amendment (City of Kingsport)

The Kingsport Regional Planning Commission is requested send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the zoning text amendment. The proposal will impact decorative lighting proposals within the City of Kingsport. Staff stated that city code enforcement has experienced a few judgment issues as it pertains to the color restrictions contained in the decorative lighting ordinance. Staff stated that the currently prohibited colors of green, yellow, blue, and red can be viewed slightly different from person to person, making judgment as to the true color difficult to defend. Additionally, staff stated that the existing ordinance also promotes the color white, which is typically one of the brightest colors to be used in a lighting display. Staff stated that the proposed remedy is to remove all color type restrictions from the ordinance, noting that one color (any color) may be used as long as all the lights are the same color and remain static. A motion was made by James Phillips, seconded by Travis Patterson, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

3-08 Receive, for Information Purposes, the February-March 2022 Approved Subdivisions

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

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

City Hall
415 Broad Street, Kingsport, TN 37660

March 30, 2022

Noon

Members Present

Sam Booher
Pat Breeding
James Phillips
John Moody
Travis Patterson
Sharon Duncan
Paula Stauffer

Members Absent

Brad Blackwell
Phil Rickman

Staff Present

Ken Weems, AICP
Savannah Garland
David Harris
Jessica Harmon
Chad Austin

Visitors

Danny Karst
Fred Cooper
George Smith

At noon, Chairman Booher called the meeting to order. The Chairman introduced the commissioners and staff and welcomed the audience. The Chairman called for the approval of the agenda. A motion was made by Sharon Duncan, seconded by John Moody, to approve the agenda as presented. The motion passed unanimously, 7-0.

III. NEW BUSINESS

3-02 Fieldcrest Annexation

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 Fieldcrest Annexation. The property is located in the 7th Civil District of Sullivan County. Staff stated that the proposal would bring in approximately 201 acres into the City, including approximately 3,670 feet of Catawba Lane. Staff noted that the proposal is located south of Fieldcrest Road and that Catawba Lane cuts through the annexation area's southern side. Staff noted that the annexation area connects to the existing City limits at the intersection of Lynn Road and Catawba Lane, with Lynn Road already being inside City limits. Staff stated that the annexation is expected to development with predominant residential use, to include 400 single family homes, 250 townhomes, and 400 multifamily units. Staff stated that the proposed zoning consists of the PD zone for the single family use, the R-3 and R-5 zones for the multifamily use, and the B-1 zone for a strip of future neighborhood commercial use along Catawba Lane. Staff described the estimated costs associated with the annexation. Staff noted that both city water and sanitary sewer require extensions to serve the annexation area. Staff noted that the plan of services is standard for the annexation area, with water, sewer, and street light upgrades to the annexation

site within 5 years after the effective date of annexation. Chairman Booher asked about the impact of future traffic along Catawba Lane. Staff noted that a traffic impact study associated with any future development would come with a list of recommended improvements. The Commission, in general, noted that the proposal is significant in scope and will require diligent planning from the beginning. The Chairman opened the forum for public comment on the item. Mr. Danny Karst spoke in favor of the request. The Chairman, seeing no one else wishing to speak, closed the public comment portion of the item. A motion was made by Sharon Duncan, seconded by John Moody to send a positive recommendation for the annexation, zoning, and plan of services to the Board of Mayor and Aldermen using the standard health, safety, and welfare rationale. The motion passed unanimously, 7-0.

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

V. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:23p.m.

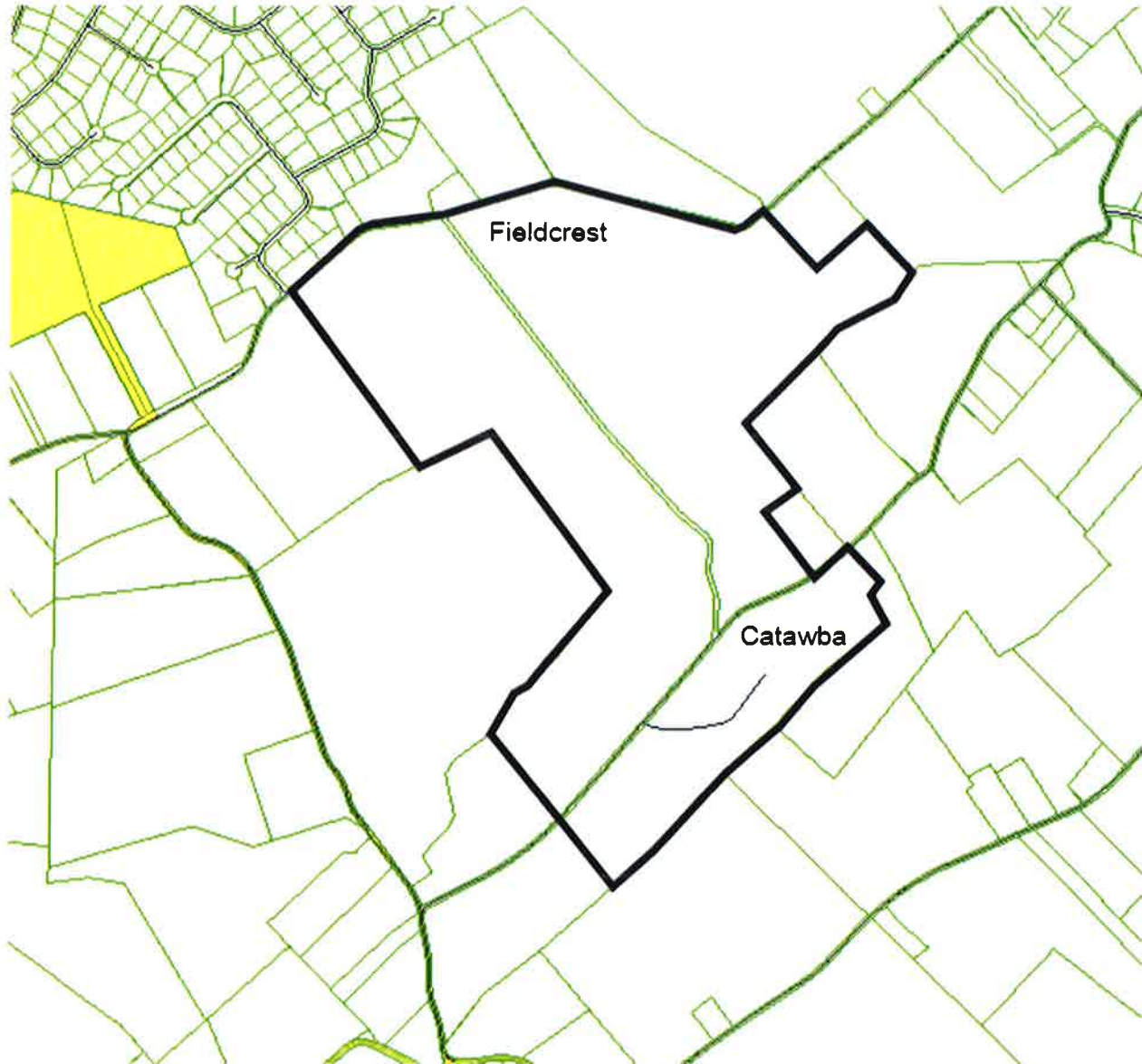
Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission
Annexation Report

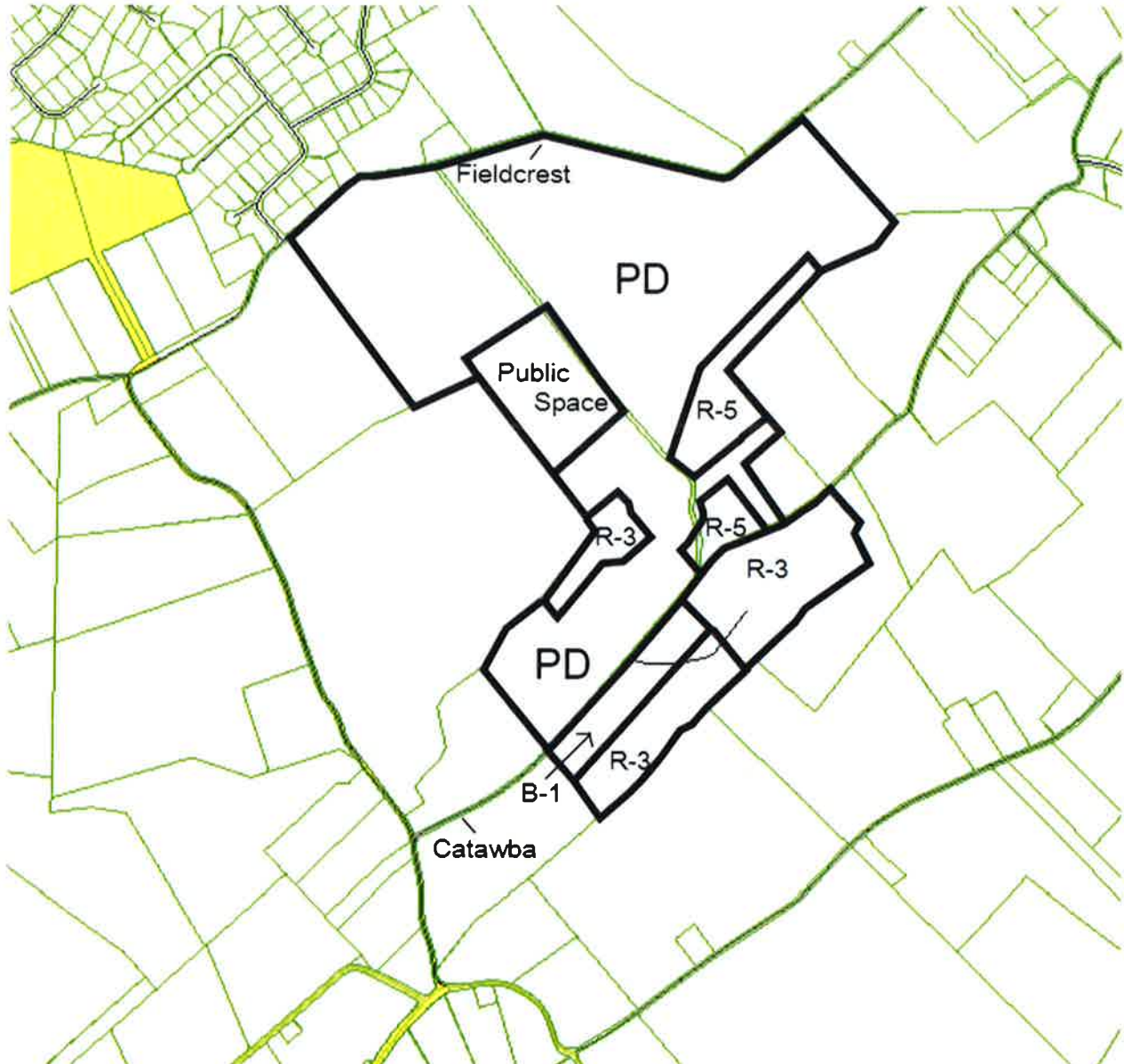
File Number ANNEX2-0049

Property Information	Fieldcrest Property Annexation		
Address	592 Catawba Ln		
Tax Map, Group, Parcel	a portion of Tax Map 063, Parcel 128.00		
Civil District	7 th		
Overlay District	None		
Land Use Plan Designation	Industrial		
Acres	201 acs +/-		
Existing Use	Agricultural	Existing Zoning	County A-1
Proposed Use	Mixed Use	Proposed Zoning	PD, R-3, R-5, B-1
Owner Information		Owner Information	
Name: PARKER EVELYN HOLT SUSAN PARKER Address: 369 ISLAND RD City: Kingsport State: TN Zip Code: 37664 Email: tomp3733@gmail.com Phone Number: 423-418-4795			
Planning Department Recommendation			
<p>RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i> • <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area.</i> • <i>Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i> <p>Staff Field Notes and General Comments: This is a property owner-requested annexation. The annexation is being requested to bring approximately 201 acres of land into the City limits for the purpose of mixed use residential and commercial development. The proposed zones include PD, R-3, R-5 and B-1. The property is currently not served by any City utilities or services. The Planning Commission previously approved the Annexation at their March 30, 2022 meeting. The applicant has shifted the requested zoning designations, which necessitated the need to be brought back before the Planning Commission for review and approval.</p>			
Planner:	Ken Weems	Date:	April 13, 2022
Planning Commission Action		Meeting Date:	April 21, 2022

Location Map



Proposed Zoning Map



Current Annual Revenue (Vacant Property)

Property Tax	\$ -
State Shared Tax	\$ -
Water/Sewer Fees	\$ -
Total Current Revenue (Vacant)	\$ -

Proposed Annual Revenue After Buildout

Property Tax (breakdown below)	\$ 1,099,095
State Shared Tax (breakdown below)	\$ 288,750
Water/Sewer Fees	\$ 582,656

Total Annual Revenue \$ 1,970,501

Proposed One Time Revenue After Buildout
Water/Sewer Taps (one time) \$ 1,790,250



21-Apr-22

Fieldcrest Annexation Analysis

Single Family Units	400
Town House Units	250
Apartments	400
Neighborhood Commercial	8 acres

One Time Expenses

Police Department	\$ 788,003
Street Lighting	\$ 89,369
Traffic Controls	\$ 5,810
Water	\$ 1,200,000
Sewer	\$ 2,500,000
Building	\$ 28,000
Sanitation Refuse	\$ 50,634
Recycling	\$ 41,250
Trash	\$ 56,824
Street Sweeping	\$ 2,597
Street Maintenance	\$ 699
Right of Way	\$ 1,538
Leaves	\$ 77,132
Landscaping	\$ 539
Streets/Sanitation Admin.	\$ 3,006
Schools	\$ 125,000

Total One Time Expenses \$ 4,970,402

Annual Expenses

Police Service	\$ 647,364
Street Lighting	\$ 11,369
Traffic Controls	\$ 2,010
Building Department	\$ 58,000
Sanitation Refuse	\$ 55,070
Recycling	\$ 17,781
Trash	\$ 33,187
Street Sweeping	\$ 653
Street Maintenance	\$ 3,203
Right of Way	\$ 1,538
Leaves	\$ 42,071
Landscaping	\$ 827
Streets/Sanitation Admin.	\$ 12,438
Schools	\$ 30,000

Total Annual Expenses \$ 915,511

Yellow highlight denotes expenses outside the General Fund
(Water Fund, Sewer Fund, Schools Fund)

Revenue Year 1 20% Buildout	\$ 394,100
Revenue Year 2 40% Buildout	\$ 788,200
Revenue Year 3 60% Buildout	\$ 1,182,301
Revenue Year 4 80% Buildout	\$ 1,576,401
Revenue Year 5 100% Buildout	\$ 1,970,501

One Time Total Cost	\$ 4,970,402
One Time Revenue After Buildout	\$ 1,790,250
Annual Expenses After Buildout	\$ 915,511
Annual Revenues After Buildout	\$ 1,970,501
Difference in Annual Rev/Exp	\$ 1,054,990

Property Tax Estimates for Total Buildout

# of SF Units	400 Total	Commercial	Appraised Value	Assessed Value	Assumed Tax Rate	Estimated Property Tax
Average Appraised Value	\$ 285,000	\$ 114,000,000				\$ 2,000,000
Assessed Value	\$ 71,250	\$ 28,500,000				\$ 800,000
Assumed Tax Rate	\$ 1.88	\$ 535,800				\$ 1.88
# of Townhome Units	250 Total					\$ 15,040
Average Appraised Value	\$ 185,000	\$ 46,250,000				
Assessed Value	\$ 46,250	\$ 11,562,500				
Assumed Tax Rate	\$ 1.88	\$ 217,375				
# of Multifamily Units	400 Total					
Average Appraised Value	\$ 110,000	\$ 44,000,000				
Assessed Value	\$ 44,000	\$ 17,600,000				
Assumed Tax Rate	\$ 1.88	\$ 330,880				
Total	\$	\$ 1,099,095				

State Shared Tax for Total Buildout	Total # of Kids	BEP Funding Per Kid	School Breakdown
Est. State Shared Tax/person	125	\$	Total 355
Est population/house (census)	2.2	0.4 (SF) 0.3 (TH or Apt)	Elementary: 177.5
Total number of Units	1,050	355	Middle: 88.75
Est population total	2,310	Schools estimate 1/2 of kids being elementary, 1/4 middle and 1/4 high	High: 88.75
Total Est. State Shared Tax	\$ 288,750		Total Funding for Schools \$1,757,250

Water/Sewer Billing Revenue

Rate	Gallons	Water	Sewer	Combined Total
Single Family	4,000	\$ 16.73	\$	\$ 41.77
Townhome	3,000	\$ 13.56	\$	\$ 31.25
Apartment (4 100 unit buildings)	250,000	\$ 858.35	\$	\$ 2,629.69
Monthly Revenue	Units	Water	Sewer	Combined Monthly Total
Single Family	400	\$ 6,692.00	\$	\$ 16,708.00
Townhome	250	\$ 3,390.00	\$	\$ 7,812.50
Apartment (4 100 unit buildings)	4	\$ 3,433.40	\$	\$ 10,518.76
				\$ 13,952.16

Yearly Revenue \$ 582,656

SF/TH Water Taps	\$ 635	MF Water Taps	\$ 4,000
650 Water Taps	\$ 412,750	4 Water Taps	\$ 16,000
SF/TH Sewer Taps	\$ 1,950	MF Sewer Taps	\$ 23,500
650 Sewer Taps	\$ 1,267,500	4 Sewer Taps	\$ 94,000
Total SF/TH Tap Fees	\$ 1,680,250	Total MF Tap Fees	\$ 110,000

Total Annual Revenue	\$ 1,970,500.92	Total Tap Fees	\$ 1,790,250
		Total One Time Revenue	\$ 1,790,250

Revenue Year 1 20% Buildout	\$ 394,100
Revenue Year 2 40% Buildout	\$ 788,200
Revenue Year 3 60% Buildout	\$ 1,182,301
Revenue Year 4 80% Buildout	\$ 1,576,401
Revenue Year 5 100% Buildout	\$ 1,970,501
Revenue 10 years Full Buildout	\$ 19,705,010
Revenue 15 years Full Buildout	\$ 29,557,515
One Time Total Cost	\$ 4,970,402
One Time Revenue After Buildout	\$ 1,790,250
Annual Expenses After Buildout	\$ 915,511
Annual Revenues After Buildout	\$ 1,970,501
Difference in Annual Rev/Exp	\$ 1,054,990

CONCLUSION

The Kingsport Planning Division recommends sending a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and Plan of Services for the Fieldcrest Annexation based on the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport already provides services to the properties in this area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

**Fieldcrest
Plan of Services**

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 119 police officers and approximately 43 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 363 mandatory and 54 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo approximately 500 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo approximately 696 hours of field officer training where they will work and be trained by designated training officers.
- E. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs and drug education/awareness programs to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- F. The Kingsport Police Department currently maintains an approximate 3 minute and 7 second average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- C. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- D. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- E. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.

- C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant has been the recipient of the EPA Partnership for Safe Drinking Water award for nine consecutive years.
- D. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of American Electric Power and is currently available.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer will be installed and extended to the property within five (5) years after the effective date of annexation. Citizens in the annexed territory will be responsible and required to obtain a sewer-tap from the City of Kingsport before connection to the sanitary sewer system.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 100 sewer lift stations and approximately 550 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant continually invests in improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Wastewater Treatment Plant is the recipient of multiple operations excellence awards.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation,

Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and access to recycling centers will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance is also provided on the effective date of annexation. Tasks include Mowing, Tree Maintenance and Weed Control by certified personnel as needed to respond to routine maintenance requests and emergencies.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national

chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that AEP install additional streetlights on collector-class and lower

streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation.

10. Zoning Services

- A. The area will be zoned PD (Planned Development District), R-3 (Low Density Apartment District), R-5 (High Density Apartment District, and B-1 (Neighborhood Business District).
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

Maintenance of existing storm sewer systems within the public ROW is provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

Kingsport Regional Planning Commission
Rezoning Report

File: REZONE22-0085

Deneen Lane Rezoning

Property Information			
Address		400 Deneen Lane	
Tax Map, Group, Parcel		Map 029, Parcel 5; Map 045B, Parcel 21; Tax Map 045A, Parcels 2, 3, 4, 5, 6, 7, and a portion of 2.10	
Civil District		12	
Overlay District		n/a	
Land Use Designation		Industrial, Retail/Commercial, and Single Family	
Acres		144.55 +/-	
Existing Use	Vacant land and overburden storage	Existing Zoning	A-1, P-1, R-3, and R-1B
Proposed Use	Concrete block plant and overburden storage	Proposed Zoning	M-2
Owner /Applicant Information			
Name: Robert Bowman Address: 800 South Gay Street City: Knoxville State: TN Zip Code: 37929 Phone: (865) 525-5134		Intent: <i>To rezone from R-1B, A-1, P-1, and R-3 to M-2 for the purpose of constructing a new concrete block plant and overburden storage,</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><i>The majority of the rezoning site is identified as appropriate for industrial use in the 2030 Future Land Use Plan, to include the site of the future (proposed) concrete block plant. The existing R-1B portion located off Beartown Road is designated as single family use in the land use plan, with only overburden storage planned for this parcel. The extreme topography of the R-1B portion of the rezoning area makes it difficult to use for anything other than overburden storage.</i></p> <p><i>The submitted site plan demonstrates adherence to the M-2 zone standards, to include the 300' buffer for all buildings, storage, and loading uses in the zone.</i></p> <p>Staff Field Notes and General Comments:</p> <p><i>The rezoning site contains a portion of the existing rock quarry pit, which has been in operation for many decades. The M-2 rezoning for all Vulcan property will turn currently legal, non-conforming uses in to principal uses for zoning purposes. Examples of this include portion of the existing quarry pit and overburden storage areas.</i></p> <p><i>Future plans for the concrete block plant will likely include a right-of-way abandonment for most of Deneen Lane that currently serves Vulcan property only, terminating in a cul-de-sac entirely along Vulcan property in the vicinity of the future (proposed) concrete block plant.</i></p>			
Planner:	Ken Weems	Date:	April 1, 2022

Kingsport Regional Planning Commission

Rezoning Report

File: REZONE22-0085

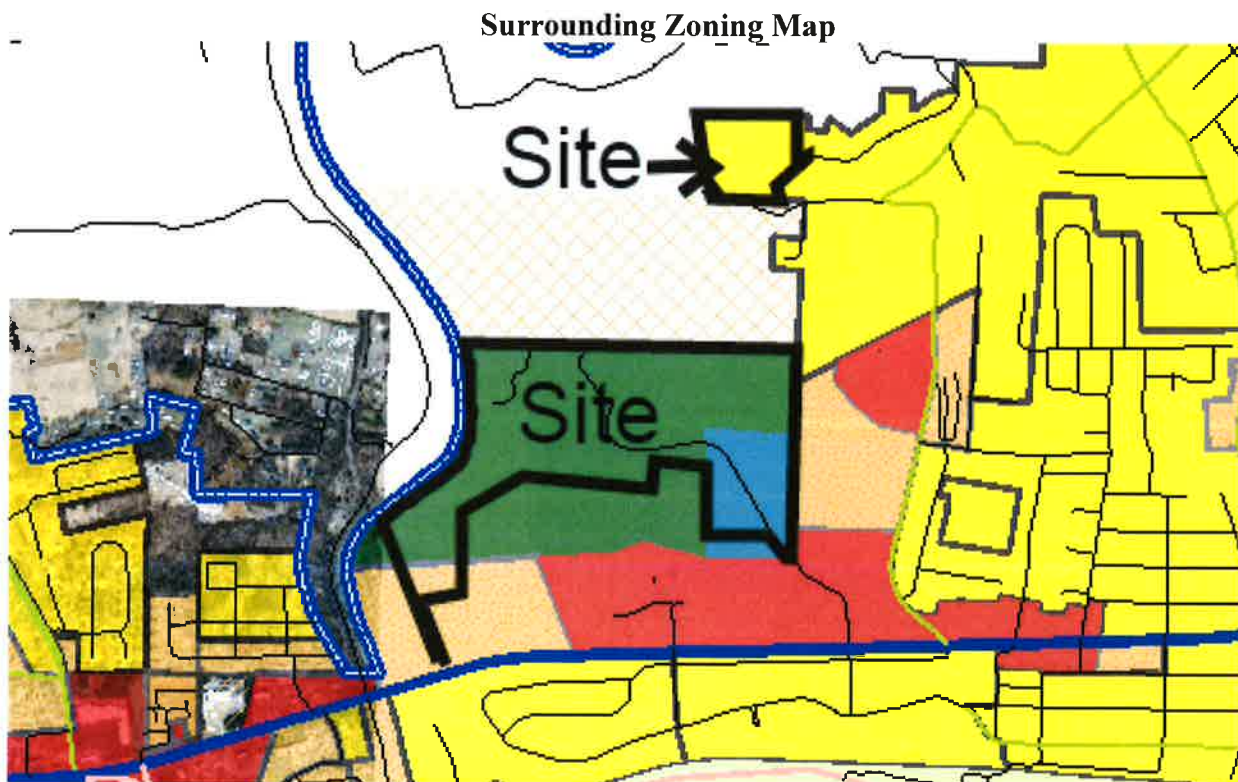
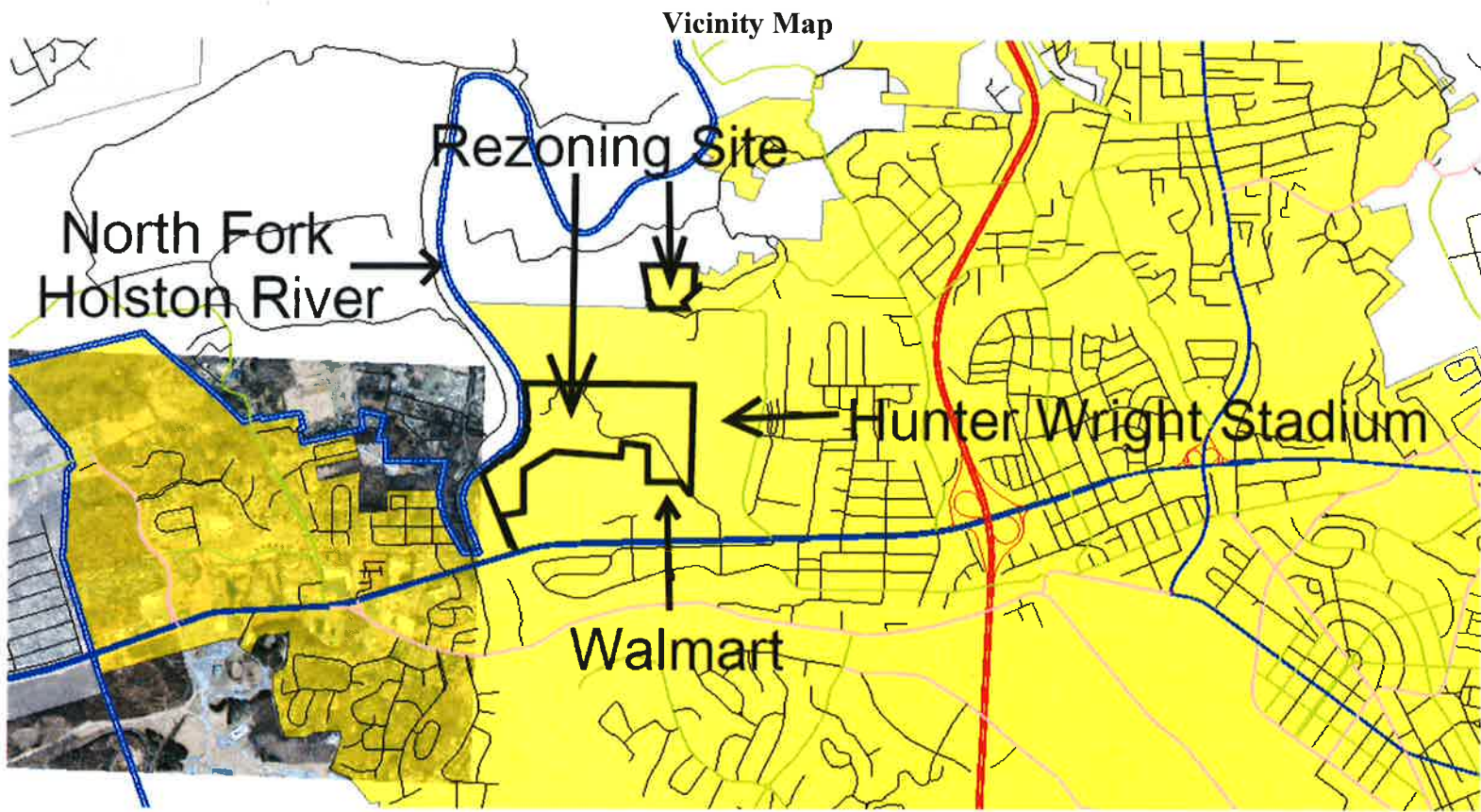
Planning Commission Action		Meeting Date:	April 21, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

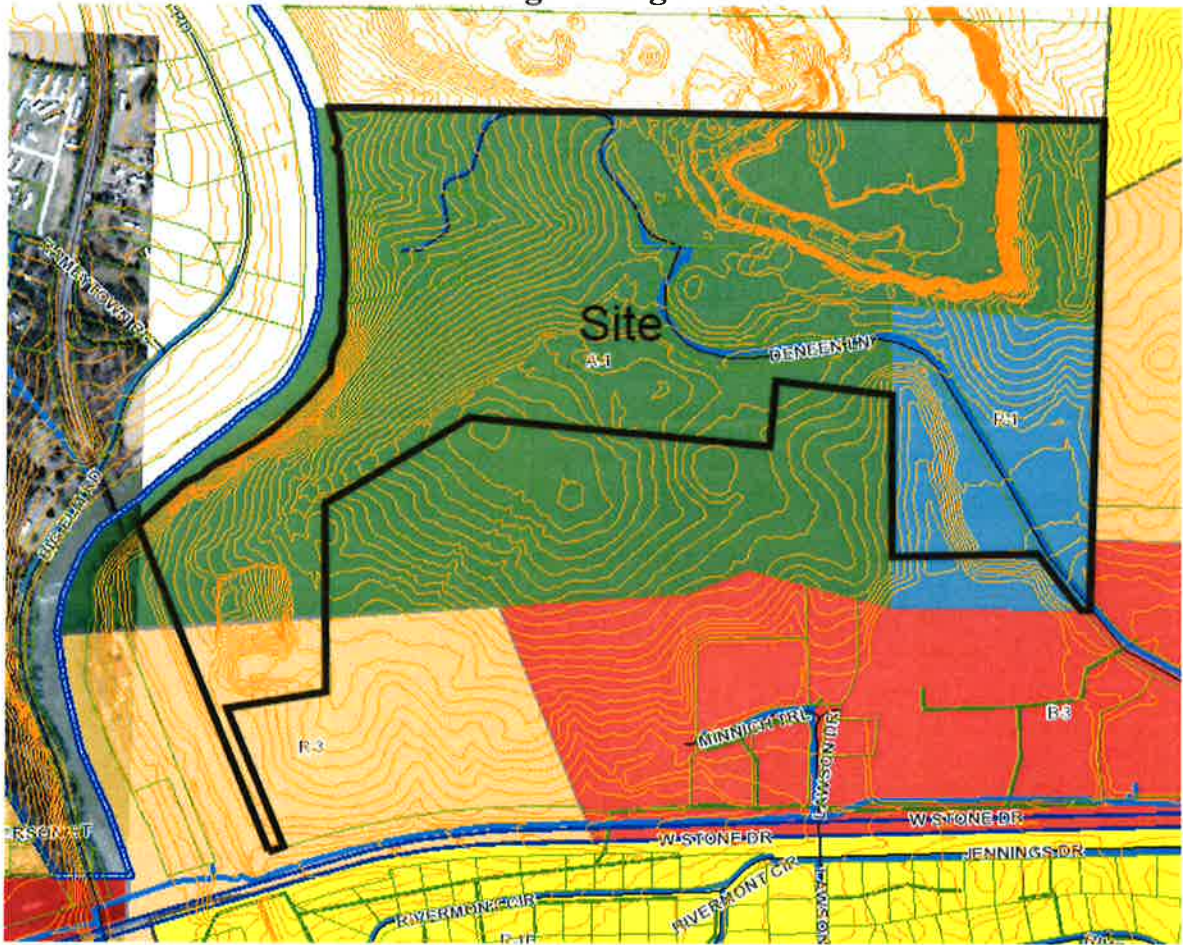
ADDRESS	400 Deneen Lane
DISTRICT	12
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B, A-1, P-1, and R-3
PROPOSED ZONING	M-2
ACRES	144.55 +/-
EXISTING USE	quarry operations and vacant land
PROPOSED USE	continued quarry operations, additional overburden storage, and a concrete block plant

INTENT

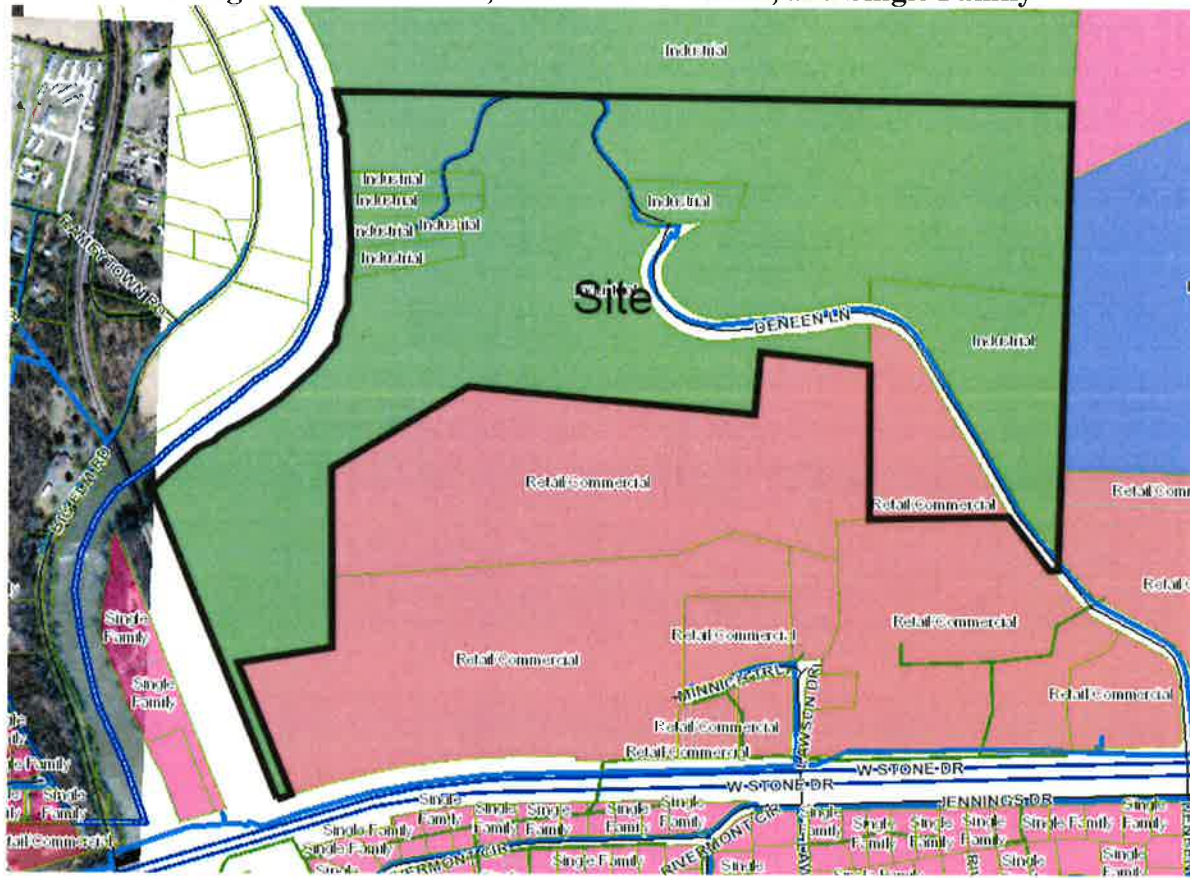
To rezone from R-1B, A-1, P-1, and R-3 to M-2 for the purpose of constructing a new concrete block plant and overburden storage,



Surrounding Zoning Close View



Future Land Use Plan 2030



Aerials



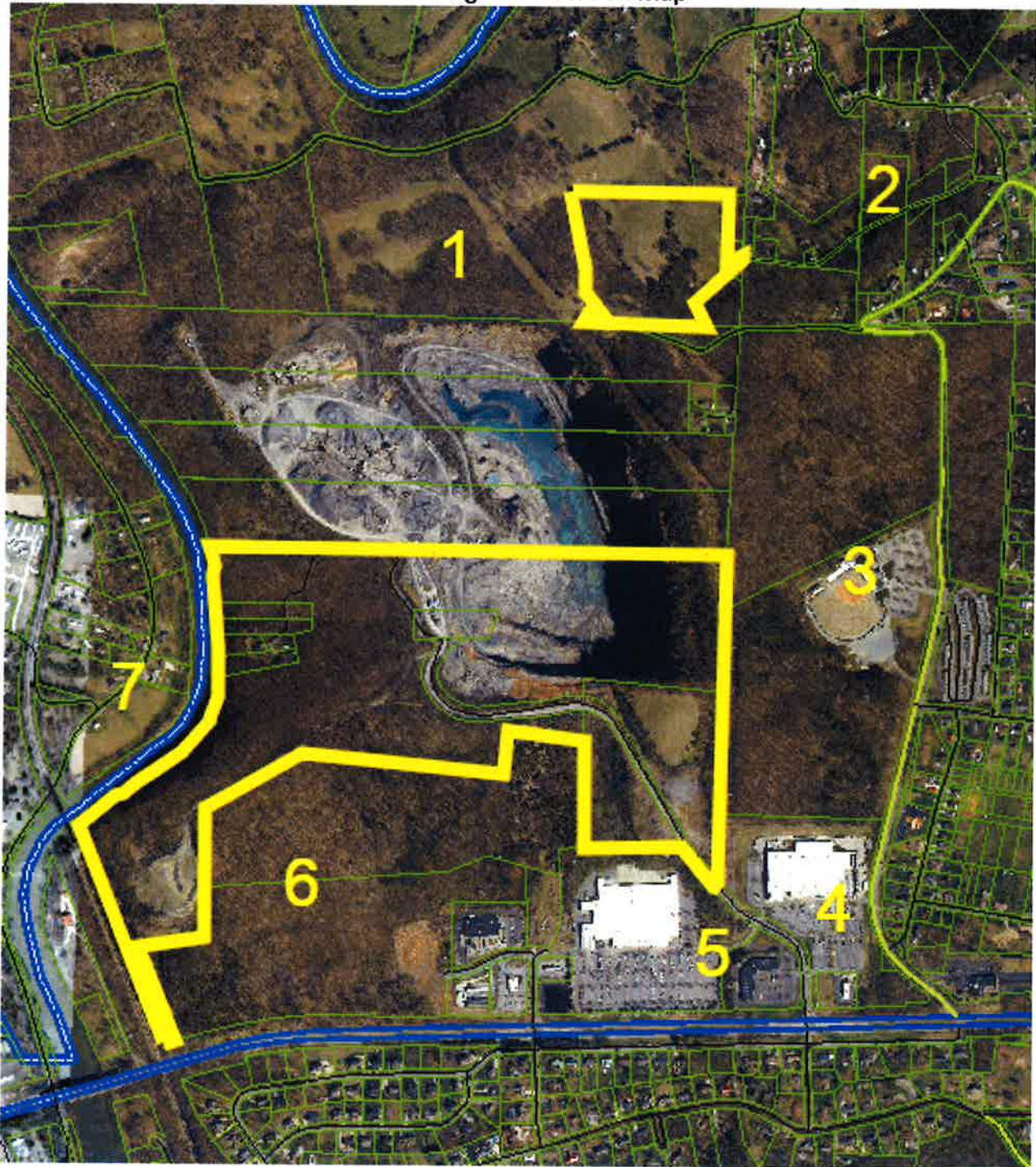
Entrance to Vulcan Property Along Deneen Lane



View from End of Beartown Road



Existing Uses Location Map



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: County M-2</u> <u>Use: quarry pit expansion area</u>	Rezoned in 2019 for pit expansion (County Rezoning)
Further North and Northwest	2	<u>Zone: City R-1B</u> <u>Use: residential along Beartown Rd</u>	n/a
East	3	<u>Zone: City B-3</u> <u>Use: Hunter Wright Stadium</u>	Rezoned in 2013 to accommodate beer sales
Further East	4	<u>Zone: City B-3</u> <u>Use: retail sales</u>	n/a
Southeast and South	5	<u>Zone: City B-3</u> <u>Use: retail sales</u>	n/a
Further South	6	<u>Zone: City A-1</u> <u>Use: undeveloped</u>	n/a
West	7	<u>Zone: County R-1</u> <u>Use: residential and vacant parcels</u>	n/a

Map Showing
VULCAN CONSTRUCTION MATERIALS, LLC
KINGSFORT QUARRY
SITE PLAN MAP
SITE LOCATION

Scale: 1" = 100'

LEGEND

Proposed Expansion Area
 Existing Quarry Office and Scales
 Existing Quarry
 Existing Quarry Storage Area
 Existing APAC Asphalt Plant
 Existing Aggregate Processing Plant
 Quarry Pit Expansion Area (County)

Map Certification

I, the undersigned, being duly sworn, depose and say that the foregoing map was made by me or under my direct supervision and to the best of my knowledge and belief it is a true and correct representation of the facts as the same exist.

Subscribed and sworn to before me this 1st day of May, 2010.

Notary Public for the State of Tennessee

Map Certification

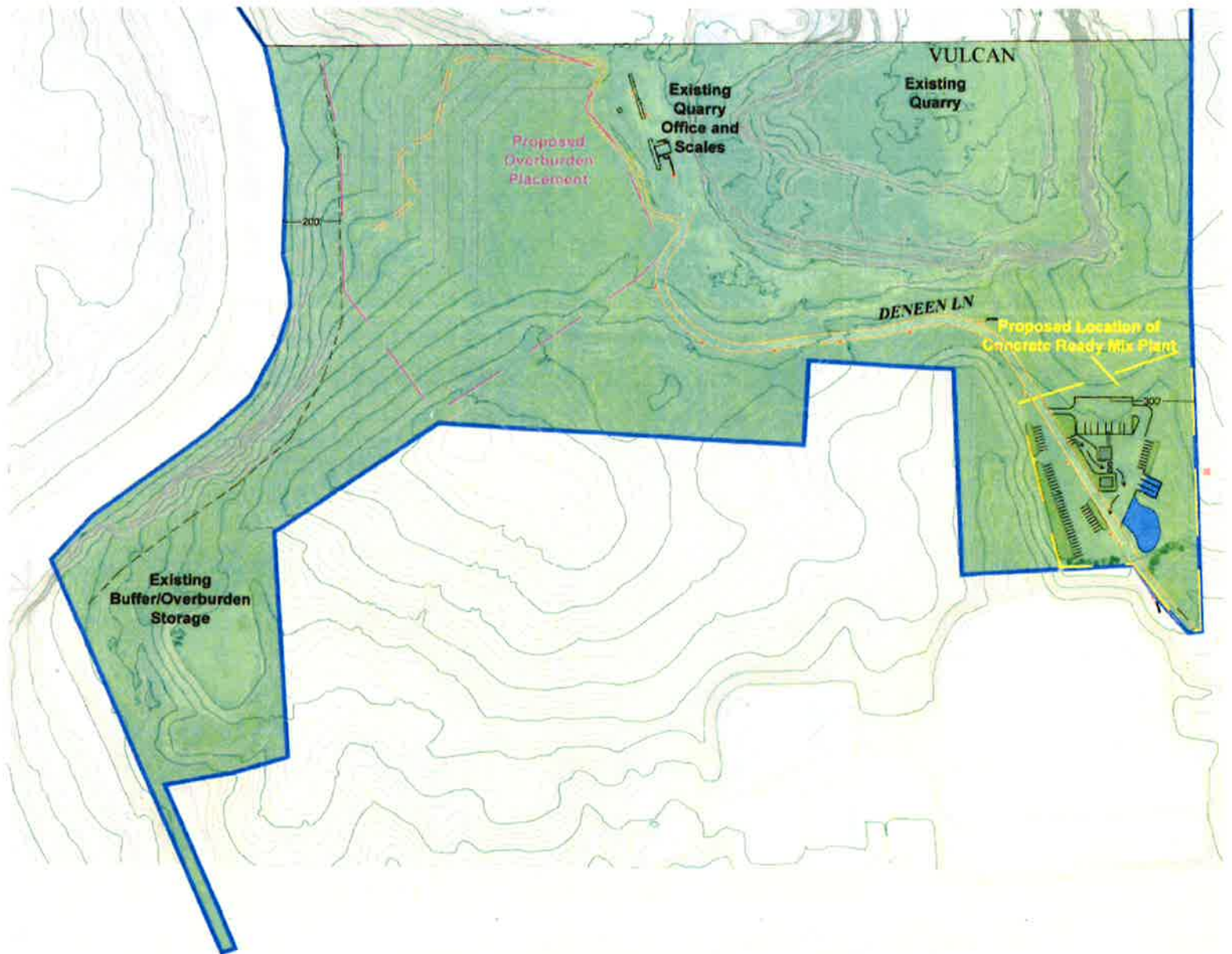
I, the undersigned, being duly sworn, depose and say that the foregoing map was made by me or under my direct supervision and to the best of my knowledge and belief it is a true and correct representation of the facts as the same exist.

Subscribed and sworn to before me this 1st day of May, 2010.

Notary Public for the State of Tennessee

The map displays two proposed areas on a topographic background. The 'Quarry Pit Expansion Area (County)' is outlined in blue, with a dashed line indicating a 100-foot buffer. The 'Proposed Overburden Placement and Buffer' area is also outlined in blue, with a dashed line indicating a 100-foot buffer and a solid line indicating a 300-foot buffer. The map includes contour lines and a north arrow.

Close view (Vicinity of Deneen Lane)



Close View, Proposed Concrete Ready Mix Plant



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 is suitable to accommodating the future land use plan, existing quarry operations, and the unique topography of the site.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal should 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 does not have a reasonable economic use as currently zoned. The unique topography and remote location in regard to existing street frontage present challenges to uses other than industrial uses.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposal is in conformity with the policies and intent of the land use plan. The areas not specifically designated as industrial use in the land use plan are confined by terrain and remoteness from accessible street frontage.

Use: overburden storage and concrete block plant

The Future Land Use Plan Map recommends Industrial, Retail/Commercial, and Single Family

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 rezoning area as one appropriate industrial use serving the existing quarry.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are not logically drawn in relation to the existing conditions. This results in legal, non-conforming uses due to the age of the site and existing quarry activity.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed M-2 zone will match the existing M-2 zone for the quarry site.

M-2 District Zoning Standards (Principal Uses)

Sec. 114-199. - M-2, General Manufacturing District.

(a) *Principal uses.* Principal uses permitted in the M-2, General Manufacturing District are as follows:

- (1) The same as for the M-1 district, except that all provisions in this section shall apply for such uses in this zone.
- (2) All buildings, storage, loading (but not parking) shall be at least 300 feet from residential districts, and 100 feet from any other district, except the M-1 district.
- (3) Abrasive manufacturing; acid manufacturing; aerosol packaging; agricultural uses, including hatcheries; asbestos processing; automobile assembling, rebuilding and reconditioning; bleaching plants; boiler shops, structural steel fabrication or other noise-producing machine operated tools; bolt or screw thread rolling or cutting; bottle making; brewing and distillery; brick, tile or terracotta and other clay products manufacturing; briquette manufacture; bronze casting; candle or sperm oil manufacturing; canvas manufacturing; carpet or rug manufacturing; coke manufacturing; concrete mixing, concrete products; die casting and making; disinfectant, insecticide or poison manufacturing; dye or dyestuff manufacturing; electric power generation; excelsior and fiber manufacturing; fencing, woven wire manufacturing; fertilizer manufacturing; forge; foundry; glass fiber manufacturing; glucose manufacturing; grain drying and poultry feed manufacturing; hair manufacturing; iron storage, sorting, collecting or bailing; leaf mold and similar products; linoleum oil cloth or oiled goods manufacturing; match manufacturing; nitrating processes; oil, paint, shellac, enamel manufacturing of the grinding of colors by machine; paper or pulp manufacturing, paper scrap or waste storage grading; perfume manufacturing; plaster manufacturing and products; potash manufacturing or refining; pyrroline plastic manufacturing; roofing material factory, rubber manufacturing, treating or reclaiming plant; sand blasting; sewage treatment plant; shoe blacking or polish; soda ash, caustic soda or washing compound containing chlorine, bleaching powder manufacturing or refining; steam power plant; storage, drying, cleaning of rags, glass, cloth, paper or clipping; sugar refining or starch manufacturing; tar or asphalt roofing; textile manufacturing; tire manufacturing; ammonia, chlorine or bleaching powder; animal black, lampblack or bone black; asphalt plant; automobile impound yard; automobile wrecking; scrap iron storage; blast furnaces; building materials salvage; celluloid and pyroxyline manufacturing; cement, lime, gypsum or plaster of Paris; coal storage; creosote manufacturing; cupola or metal smelting furnace and ore or metal reduction; distillation of coal, petroleum, refuse, bones; explosives remanufacturing or storage except for small arms ammunition; fertilizer manufacturing using organic materials compost or storage; fish curing, smoking, or packing; gas (acetylene, illuminating or heating) manufacturing; glue manufacturing; size or gelatin manufacturing; junkyard; livestock feed yards; petroleum or inflammable liquids; rock or stone crushing; stockyards, slaughtering; smelting of metals; steel mills; storage, curing or tanning of raw, green or salted hides or skins; landfills, incinerators.
- (4) Communication facilities.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from A-1, P-1, R-3, and R-1B to M-2. The majority of the proposed uses match the land use plan designation of the site as appropriate for industrial use. The proposed overburden storage site on the parcel that fronts Beartown Road will no present an adverse land use for the parcel. The parcel and abutting terminus of Beartown Road right-of-way is prone to illegal dumping and not easily viewed from any existing structures.

Kingsport Regional Planning Commission
Rezoning Report

File: REZONE22-0086

Princeton Road Rezoning

Property Information			
Address	n/a		
Tax Map, Group, Parcel	Map 076, Parcel 001.00		
Civil District	13		
Overlay District	Gateway		
Land Use Designation	Retail/ Commercial		
Acres	25 +/-		
Existing Use	Vacant land	Existing Zoning	B-4P
Proposed Use	Truck terminal	Proposed Zoning	MX
Owner /Applicant Information			
Name: ADS Investments LLC Address: 300 S Wesleyan Blvd City: Rocky Mount State: NC Zip Code: 27804 Phone: (919) 815-8805		Intent: <i>To rezone from B-4P (Planned Business District) to MX (Mixed Use District) to accommodate a future truck terminal.</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><i>The proposed MX zoning district allows for various uses from residential to light industrial. A key component of the MX zone is master plan approval that is the responsibility of the Planning Commission, which helps ensure an appropriate use of the land.</i></p> <p><i>The large amount of the parcel that is in the flood plain helps create a natural buffer from many of the existing residential use and zone.</i></p> <p><i>The site is convenient for truck traffic due adjacent interstate access.</i></p> <p>Staff Field Notes and General Comments:</p> <p><i>The southern portion of the rezoning site is inside the flood zone.</i></p> <p><i>The rezoning site is not impacted by adverse terrain, with ample road frontage on 3 separate public streets.</i></p>			
Planner:	Ken Weems	Date:	April 1, 2022
Planning Commission Action		Meeting Date:	April 21, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

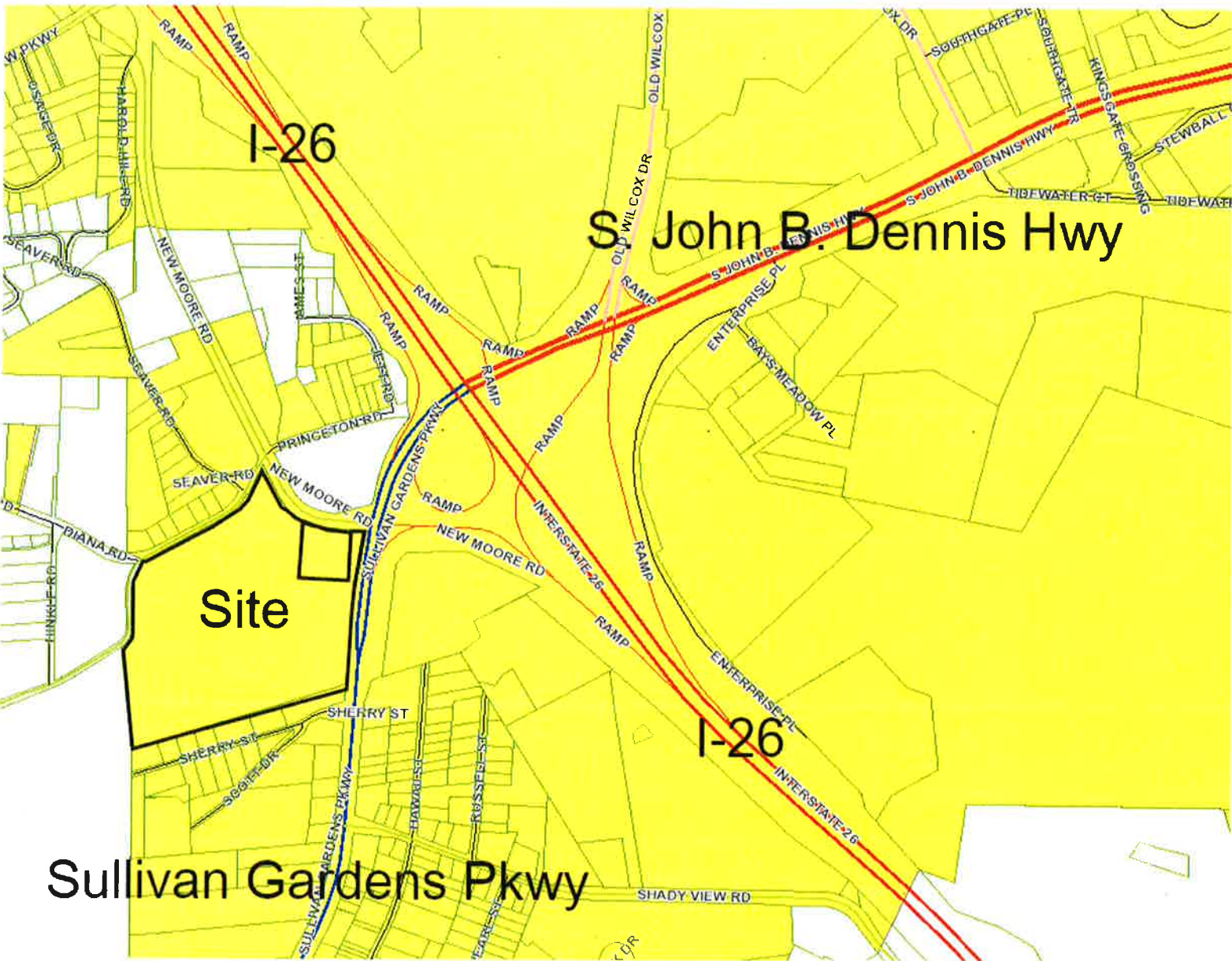
PROPERTY INFORMATION

ADDRESS	n/a
DISTRICT	13
OVERLAY DISTRICT	Gateway
EXISTING ZONING	B-4P (Planned Business District)
PROPOSED ZONING	MX (Mixed Use District)
ACRES	25 +/-
EXISTING USE	vacant land
PROPOSED USE	truck terminal

INTENT

To rezone from B-4P (Planned Business District) to MX (Mixed Use District) to accommodate a future truck terminal.

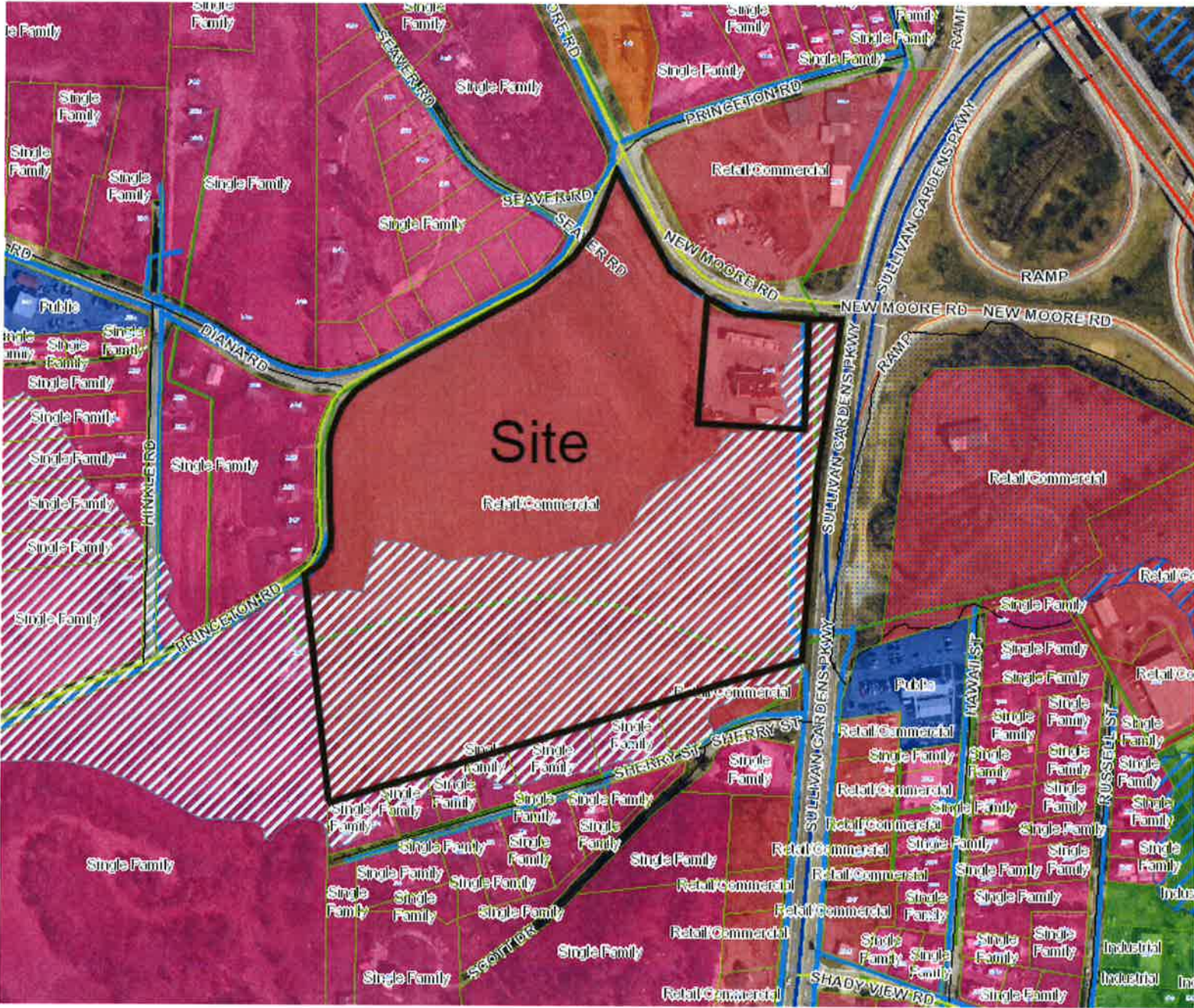
Vicinity Map



The map shows a large central parcel highlighted in red, labeled "Rezoning Request: B-4P to MX". Surrounding this parcel are various other lots and roads. Roads labeled include Diana Rd, Pinckney Rd, New Moore Rd, Pringle Rd, Seaver Rd, Sherry St, Shady View Rd, Russell St, Hawaii St, and Shady View Rd. Zoning codes visible include R-1B, R-1C, B-1, B-2, B-3, B-4P, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B-170, B-171, B-172, B-173, B-174, B-175, B-176, B-177, B-178, B-179, B-180, B-181, B-182, B-183, B-184, B-185, B-186, B-187, B-188, B-189, B-190, B-191, B-192, B-193, B-194, B-195, B-196, B-197, B-198, B-199, B-200, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, B-225, B-226, B-227, B-228, B-229, B-230, B-231, B-232, B-233, B-234, B-235, B-236, B-237, B-238, B-239, B-240, B-241, B-242, B-243, B-244, B-245, B-246, B-247, B-248, B-249, B-250, B-251, B-252, B-253, B-254, B-255, B-256, B-257, B-258, B-259, B-260, B-261, B-262, B-263, B-264, B-265, B-266, B-267, B-268, B-269, B-270, B-271, B-272, B-273, B-274, B-275, B-276, B-277, B-278, B-279, B-280, B-281, B-282, B-283, B-284, B-285, B-286, B-287, B-288, B-289, B-290, B-291, B-292, B-293, B-294, B-295, B-296, B-297, B-298, B-299, B-300, B-301, B-302, B-303, B-304, B-305, B-306, B-307, B-308, B-309, B-310, B-311, B-312, B-313, B-314, B-315, B-316, B-317, B-318, B-319, B-320, B-321, B-322, B-323, B-324, B-325, B-326, B-327, B-328, B-329, B-330, B-331, B-332, B-333, B-334, B-335, B-336, B-337, B-338, B-339, B-340, B-341, B-342, B-343, B-344, B-345, B-346, B-347, B-348, B-349, B-350, B-351, B-352, B-353, B-354, B-355, B-356, B-357, B-358, B-359, B-360, B-361, B-362, B-363, B-364, B-365, B-366, B-367, B-368, B-369, B-370, B-371, B-372, B-373, B-374, B-375, B-376, B-377, B-378, B-379, B-380, B-381, B-382, B-383, B-384, B-385, B-386, B-387, B-388, B-389, B-390, B-391, B-392, B-393, B-394, B-395, B-396, B-397, B-398, B-399, B-400, B-401, B-402, B-403, B-404, B-405, B-406, B-407, B-408, B-409, B-410, B-411, B-412, B-413, B-414, B-415, B-416, B-417, B-418, B-419, B-420, B-421, B-422, B-423, B-424, B-425, B-426, B-427, B-428, B-429, B-430, B-431, B-432, B-433, B-434, B-435, B-436, B-437, B-438, B-439, B-440, B-441, B-442, B-443, B-444, B-445, B-446, B-447, B-448, B-449, B-450, B-451, B-452, B-453, B-454, B-455, B-456, B-457, B-458, B-459, B-460, B-461, B-462, B-463, B-464, B-465, B-466, B-467, B-468, B-469, B-470, B-471, B-472, B-473, B-474, B-475, B-476, B-477, B-478, B-479, B-480, B-481, B-482, B-483, B-484, B-485, B-486, B-487, B-488, B-489, B-490, B-491, B-492, B-493, B-494, B-495, B-496, B-497, B-498, B-499, B-500, B-501, B-502, B-503, B-504, B-505, B-506, B-507, B-508, B-509, B-510, B-511, B-512, B-513, B-514, B-515, B-516, B-517, B-518, B-519, B-520, B-521, B-522, B-523, B-524, B-525, B-526, B-527, B-528, B-529, B-530, B-531, B-532, B-533, B-534, B-535, B-536, B-537, B-538, B-539, B-540, B-541, B-542, B-543, B-544, B-545, B-546, B-547, B-548, B-549, B-550, B-551, B-552, B-553, B-554, B-555, B-556, B-557, B-558, B-559, B-560, B-561, B-562, B-563, B-564, B-565, B-566, B-567, B-568, B-569, B-570, B-571, B-572, B-573, B-574, B-575, B-576, B-577, B-578, B-579, B-580, B-581, B-582, B-583, B-584, B-585, B-586, B-587, B-588, B-589, B-590, B-591, B-592, B-593, B-594, B-595, B-596, B-597, B-598, B-599, B-600, B-601, B-602, B-603, B-604, B-605, B-606, B-607, B-608, B-609, B-610, B-611, B-612, B-613, B-614, B-615, B-616, B-617, B-618, B-619, B-620, B-621, B-622, B-623, B-624, B-625, B-626, B-627, B-628, B-629, B-630, B-631, B-632, B-633, B-634, B-635, B-636, B-637, B-638, B-639, B-640, B-641, B-642, B-643, B-644, B-645, B-646, B-647, B-648, B-649, B-650, B-651, B-652, B-653, B-654, B-655, B-656, B-657, B-658, B-659, B-660, B-661, B-662, B-663, B-664, B-665, B-666, B-667, B-668, B-669, B-670, B-671, B-672, B-673, B-67

Future Land Use Plan 2030

Designation: Retail/ Commercial



Aerial



Southern View of Rezoning Site



View Across New Moore Road



Abutting Commercial (Zoomerz with an Arby's)



View Toward Princeton Road



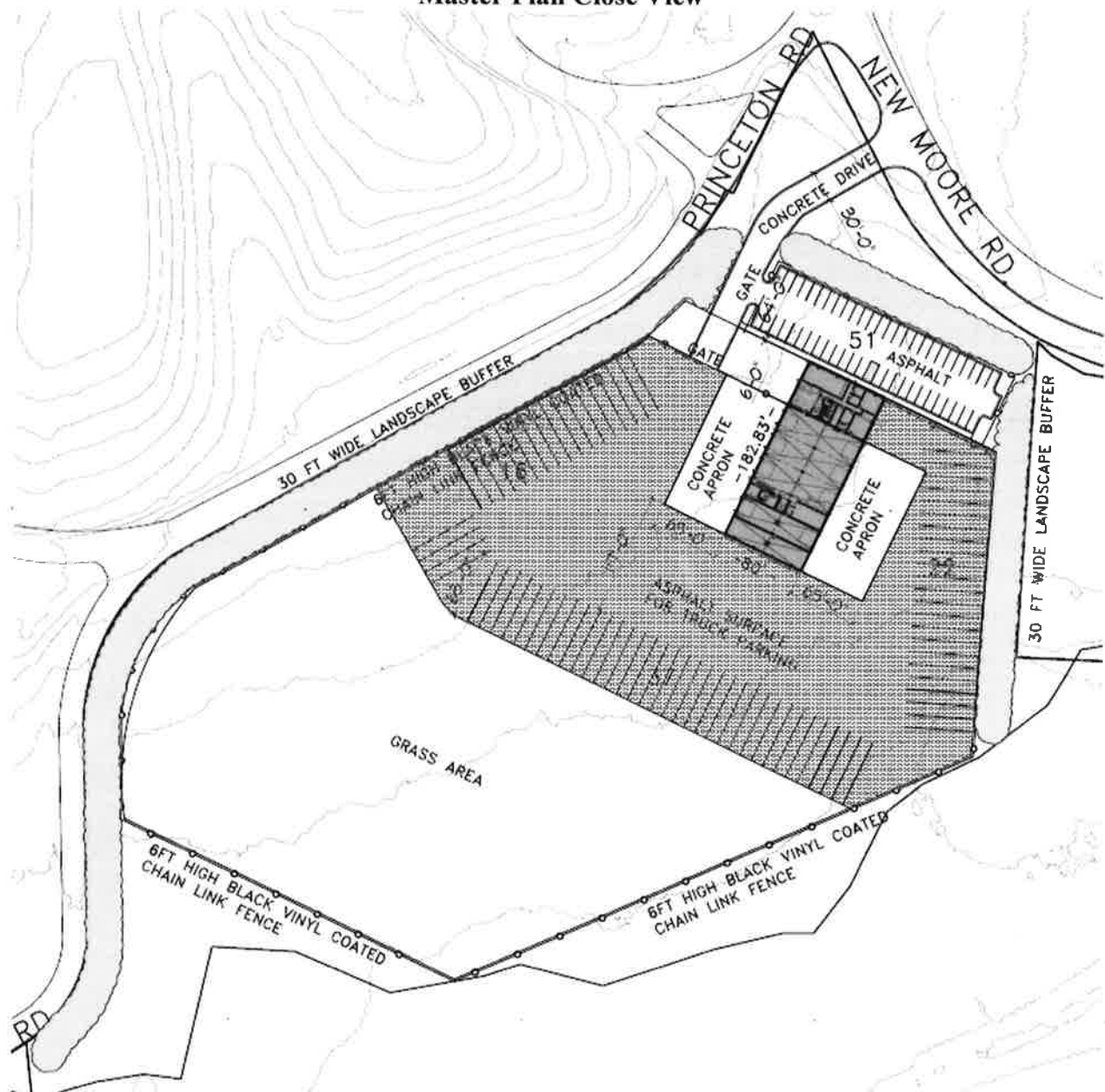
Existing Uses Location Map



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City R-1B</u> Use: single family	n/a
Further North and Northwest	2	<u>Zone: County R-1</u> Use: commercial and storage	n/a
East	3	<u>Zone: City B-4P</u> <u>Use: gas station and restaurant</u>	n/a
Further East	4	<u>Zone: City B-4P</u> Use: agricultural with barn	n/a
Southeast and South	5	<u>Zone: City B-3</u> Use: gas station	n/a
Further South	6	<u>Zone: City R-1B</u> Use: single family	n/a
West	7	<u>Zone: County R-1</u> <u>Use: single family</u>	n/a

Master Plan Close View



parking would be substituted for a lot of mobile homes, and dust should be at a minimum since there is not gravel surface planned for parking on the site (it is to be asphalt per the MX zone description).

2. **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.
3. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The MX zone uses also permit the majority of the uses already contained in the B-4P zone. The MX zone also has capacity for light industrial use, which allows the use of a truck terminal.

Use: vacant/ proposed truck terminal

The Future Land Use Plan Map recommends Retail/Commercial use

4. **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?** There are no existing or changed conditions affecting the use and development of the property that provide supporting grounds either way.
5. **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.
6. **Whether the change will create an isolated district unrelated to similar districts:** The MX zone, while allowing a degree of more land use-intensive activity, can also contain all surrounding land uses.

MX District Zoning Standards

Sec. 114-353. - Permitted uses.

Uses permitted in the MX, Mixed-Use District are as follows:

- (1) Offices for brokers, businesses, computers, data processing, credit agencies, finance, government, law, medical, photography, real estate and travel agencies.
- (2) Single-family, two-family and multifamily residential.
- (3) Retail or service uses such as hotels, motels, limousine service, motor vehicle rental, restaurants, service stations, vehicle storage and day care facilities.
- (4) Public uses such as armories, auditoriums, meeting halls, coliseums, recreational facilities, stadiums, governmental uses, public parks and public or private utilities.
- (5) Manufacturing, assembling, processing, packaging or similar treatment of such products as: appliances, automobiles (including rebuilding and reconditioning), bolt or screw thread rolling or cutting, bottle making, box and crate assembly, bronze casting, canvas, carpets, rugs, celluloid and pyroxyline, ceramics, china or figurines, cosmetics, die casting and making, drafting instruments, electrical parts, electronic instruments, fiberglass, food products, forge, foundry, furniture, heating equipment, laboratories (experimental), medical and dental instruments, musical instruments, parcel delivery stations, pharmaceuticals, phonograph records, pottery, radios, record players, rubber and metal stamps, scientific instruments and equipment, shoes, television receivers, textiles, toiletries, tools, toys, watches, clocks and woven wire.
- (6) Warehousing, ministorage and trucking terminals.
- (7) On-premises and off-premises alcoholic beverage sales.
- (8) Communication facilities.

(Code 1981, app. A, art. X, § 2; Code 1998, § 114-427; Ord. No. 4018, § V, 3-21-1995; Ord. No. 4276, § I, 9-3-1996; Ord. No. 6388, § VII, 4-1-2014; Ord. No. 6474, § I, 4-7-2015)

Sec. 114-359. - Master plan approval.

The planning commission shall grant approval of a master plan before the establishment of the mixed-use district. The contents of the master plan shall include:

- (1) Signage;
- (2) Ingress/egress;
- (3) Availability and adequacy of utilities;
- (4) Buffer strip (periphery yard);
- (5) Adjacent transportation network;
- (6) Internal street layout; and
- (7) A conceptual layout of the varying types of land uses (i.e., general location of offices, multifamily residential, retail/service, public, manufacturing and warehousing).

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from B-4P to MX. The proposed MX zone affords more flexibility than the existing B-4P zone and the submitted master plan adheres to MX zone standards.

Property Information	Legion & Midland Roundabout Right-Of-Way Vacating		
Address	Legion Dr. & Midland Dr.		
Tax Map, Group, Parcel	n/a		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	+/- 0.300		
Applicant #1 Information		Intent:	
Name: City of Kingsport Address: 451 Broad St. City: Kingsport State: TN Zip Code: 37660 Phone Number: (423) 229-9485		Intent: <i>To vacate existing public right-of-way between Legion Drive and Midland Drive (on the Dobyns-Bennett campus) that is no longer needed.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends vacating the right-of-way of Legion Drive and Midland Drive: <ul style="list-style-type: none"> Request reviewed by all City departments Request reviewed by Utilities Staff Field Notes and General Comments: <p>The applicant requests vacating the unimproved 50' excess right-of-way. The unimproved right-of-way is in front of Dobyns-Bennett High School and used to connect Midland Street right-of-way to Legion Drive right-of-way. This excess right-of-way is approximately 13,038 sq. feet in length. The portion of right-of-way to be vacated is no longer needed due to recent roundabout construction that terminates both Legion Drive and Midland Drive.</p> <p>Intent: to vacate existing public right-of-way between Legion Drive and Midland Drive (on the Dobyns-Bennett campus) that is no longer needed.</p>			
Planner:	Garland	Date: 3/21/22	
Planning Commission Action		Meeting Date:	April 21, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Legion Dr. & Midland Dr. – Vacate Right-Of-Way**

ADDRESS	Legion Dr. & Midland Dr.
DISTRICT, LAND LOT	Sullivan County 11th Civil District
OVERLAY DISTRICT	N/A
CURRENT ZONING	R-4
PROPOSED ZONING	No Change
ACRES +/- 0.300	
EXISTING USE	Right-of-Way
PROPOSED USE	Private Drive

PETITIONER 1: City of Kingsport
451 Broad St., Kingsport TN., 37661

INTENT

The applicants are requesting that the right-of-way off Legion Drive and Midland Drive be vacated. The right-of-way is in front of Dobyns Bennett High School. This excess right-of-way is approximately +/- 0.300 acres.

This request has been reviewed by all City departments and utility providers and they have responded that there is no need to keep this excess right-of-way. City Schools is aware of and supports the vacating.

<p>1. NAME OF PROJECT: RIGHT-OF-WAY VACATING</p> <p>2. LOCATION: PORTION OF LEGION DRIVE & MOLAND DRIVE</p> <p>3. CITY: KINGSPORT</p> <p>4. COUNTY: CLATSOP</p> <p>5. DISTRICT: 11th CIVIL DISTRICT</p> <p>6. PROJECT NUMBER: PLNCOM22-0052</p> <p>7. DATE: APRIL 21, 2022</p> <p>8. SCALE: 1" = 20'</p> <p>9. SHEET NUMBER: 1 OF 1</p>	<p>1. NAME OF PROJECT: RIGHT-OF-WAY VACATING</p> <p>2. LOCATION: PORTION OF LEGION DRIVE & MOLAND DRIVE</p> <p>3. CITY: KINGSPORT</p> <p>4. COUNTY: CLATSOP</p> <p>5. DISTRICT: 11th CIVIL DISTRICT</p> <p>6. PROJECT NUMBER: PLNCOM22-0052</p> <p>7. DATE: APRIL 21, 2022</p> <p>8. SCALE: 1" = 20'</p> <p>9. SHEET NUMBER: 1 OF 1</p>	<p>1. NAME OF PROJECT: RIGHT-OF-WAY VACATING</p> <p>2. LOCATION: PORTION OF LEGION DRIVE & MOLAND DRIVE</p> <p>3. CITY: KINGSPORT</p> <p>4. COUNTY: CLATSOP</p> <p>5. DISTRICT: 11th CIVIL DISTRICT</p> <p>6. PROJECT NUMBER: PLNCOM22-0052</p> <p>7. DATE: APRIL 21, 2022</p> <p>8. SCALE: 1" = 20'</p> <p>9. SHEET NUMBER: 1 OF 1</p>	<p>1. NAME OF PROJECT: RIGHT-OF-WAY VACATING</p> <p>2. LOCATION: PORTION OF LEGION DRIVE & MOLAND DRIVE</p> <p>3. CITY: KINGSPORT</p> <p>4. COUNTY: CLATSOP</p> <p>5. DISTRICT: 11th CIVIL DISTRICT</p> <p>6. PROJECT NUMBER: PLNCOM22-0052</p> <p>7. DATE: APRIL 21, 2022</p> <p>8. SCALE: 1" = 20'</p> <p>9. SHEET NUMBER: 1 OF 1</p>	<p>1. NAME OF PROJECT: RIGHT-OF-WAY VACATING</p> <p>2. LOCATION: PORTION OF LEGION DRIVE & MOLAND DRIVE</p> <p>3. CITY: KINGSPORT</p> <p>4. COUNTY: CLATSOP</p> <p>5. DISTRICT: 11th CIVIL DISTRICT</p> <p>6. PROJECT NUMBER: PLNCOM22-0052</p> <p>7. DATE: APRIL 21, 2022</p> <p>8. SCALE: 1" = 20'</p> <p>9. SHEET NUMBER: 1 OF 1</p>	<p>1. NAME OF PROJECT: RIGHT-OF-WAY VACATING</p> <p>2. LOCATION: PORTION OF LEGION DRIVE & MOLAND DRIVE</p> <p>3. CITY: KINGSPORT</p> <p>4. COUNTY: CLATSOP</p> <p>5. DISTRICT: 11th CIVIL DISTRICT</p> <p>6. PROJECT NUMBER: PLNCOM22-0052</p> <p>7. DATE: APRIL 21, 2022</p> <p>8. SCALE: 1" = 20'</p> <p>9. SHEET NUMBER: 1 OF 1</p>	<p>1. NAME OF PROJECT: RIGHT-OF-WAY VACATING</p> <p>2. LOCATION: PORTION OF LEGION DRIVE & MOLAND DRIVE</p> <p>3. CITY: KINGSPORT</p> <p>4. COUNTY: CLATSOP</p> <p>5. DISTRICT: 11th CIVIL DISTRICT</p> <p>6. PROJECT NUMBER: PLNCOM22-0052</p> <p>7. DATE: APRIL 21, 2022</p> <p>8. SCALE: 1" = 20'</p> <p>9. SHEET NUMBER: 1 OF 1</p>	<p>1. NAME OF PROJECT: RIGHT-OF-WAY VACATING</p> <p>2. LOCATION: PORTION OF LEGION DRIVE & MOLAND DRIVE</p> <p>3. CITY: KINGSPORT</p> <p>4. COUNTY: CLATSOP</p> <p>5. DISTRICT: 11th CIVIL DISTRICT</p> <p>6. PROJECT NUMBER: PLNCOM22-0052</p> <p>7. DATE: APRIL 21, 2022</p> <p>8. SCALE: 1" = 20'</p> <p>9. SHEET NUMBER: 1 OF 1</p>
<p>FINAL PLAN</p> <p>SUBDIVISION OF</p> <p>CITY OF KINGSPORT</p> <p>PROPERTY</p> <p>A PORTION OF LEGION DRIVE</p> <p>& MOLAND DRIVE VACATE</p> <p>11th CIVIL DISTRICT</p> <p>SUWAM COUNTY, TENNESSEE</p>							
<p>ASSOCIATIONS</p> <p>LEGION DRIVE</p> <p>MOLAND DRIVE</p> <p>STATE PLANS AND NORTH</p> <p>SCALE 1" = 20'</p> <p>VACUITY MAP</p> <p>1" = 1/2 MI</p>							
<p>PLANNING DEPARTMENT</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>APRIL 21, 2022</p>							

LEGAL DESCRIPTION

Located in the 11th Civil District of Sullivan County, Tennessee and being more particularly described as follows:

Beginning on a new property corner monument set (new property corner monument set in this description is an iron rod with Mattern and Craig identification cap set or Mag Nail set), being S 52°21'17" E (using Tennessee State Plane Grid NAD83 zone 4100 bearings) 1040.38' (using horizontal ground distances) from City of Kingsport Geodetic Reference Network 1990 Station No. 0046 (N: 821022.100, E: 2986815.394); thence through City of Kingsport property (Book 39A, Page 126) six calls, (1) N 48°41'14" E 50.00' to a new property corner monument set lying S 51°18'10" E 48.30' from the southernmost corner of The City Of Kingsport property (Book 2594C, Page 810), (2) S 41°18'46" E 180.22' to a new property corner monument set, (3) S 48°02'01" W 117.27' to a new property corner monument set, (4) N 41°57'59" W 60.00' to a new property corner monument set, (5) N 48°02'01" E 67.95' to a new property corner monument set, (6) N 41°18'46" W 120.79' to the Point of Beginning, containing 0.300 acres.

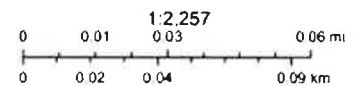
Location Map with Utilities

Site Map



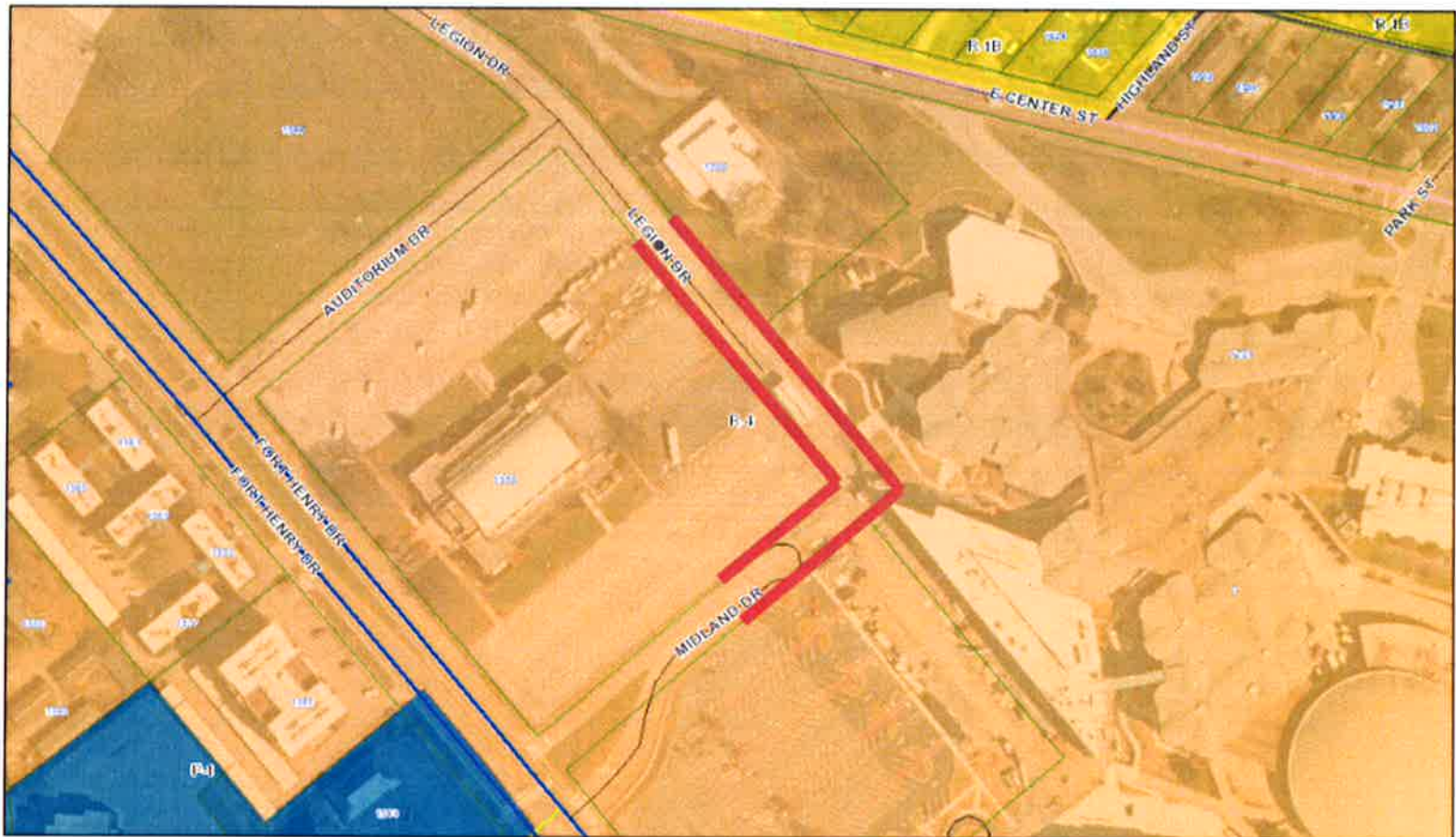
3/22/2022, 9:48:58 AM

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



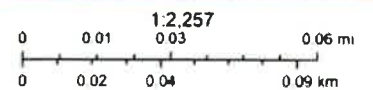
Web AppBuilder for ArcGIS

Zoning



3/22/2022, 9:51:04 AM

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



Web AppBuilder for ArcGIS

Future Land Use



3/22/2022, 9:52:22 AM

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



Kpt 911 Address

Web AppBuilder for ArcGIS

Legion Drive



Legion Dr. Roundabout



Midland Drive



Midland Dr. Roundabout



RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board Mayor and Alderman for the right-of-way vacating of Legion Drive and Midland Drive.

Property Information	Surplus Request		
Address	2984 Ashely Street		
Tax Map, Group, Parcel	Tax Map 0621 Group M Parcel 015.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	+/- 0.18		
Applicant #1 Information		Intent	
Name: Raymond Haveman Address: 2973 Ashley Street City: Kingsport State: TN Zip Code: 37664 Phone Number: (423) 645-7060		Intent: To declare Tax Map 0621 Group M Parcel 15 as surplus property. Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends declaring 201 W. Market street as surplus: <ul style="list-style-type: none"> Request reviewed by all city departments Staff Field Notes and General Comments: The City is requesting that the Planning Commission declare Tax Map 0621 Group M Parcel 15 as surplus property. The requested area is located at 2984 Ashley Street. This property is zoned R-1B and located inside the City limits. All city departments and utility providers have reviewed the request and see no need to retain this property as City property. Staff recommends that the Planning Commission declare Tax Map 0621 Group M Parcel 15 as surplus property due to the City seeing no future use for the property.			
Planner:	Garland	Date: 3/21/2022	
Planning Commission Action		Meeting Date:	April 21, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

Surplus Request for 2984 Ashley Street

ADDRESS	2984 Ashley Street
DISTRICT, LAND LOT	Sullivan County 11th Civil District, TM 0621, Group M, Parcels 15
OVERLAY DISTRICT	N/A
CURRENT ZONING	R-1B
PROPOSED ZONING	No Change
ACRES +/- 0.18	
EXISTING USE	Vacant
PROPOSED USE	Residential

PETITIONER 1: Raymond Haveman
2973 Ashley St., Kingsport TN., 37664

INTENT

To declare Tax Map 0621 Group M Parcel 15 as surplus property by the City of Kingsport.

Location Map with Utilities
2984 Ashley Street



21/2022, 10:52:37 AM

swains County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	

* Kpt 911 Address

1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

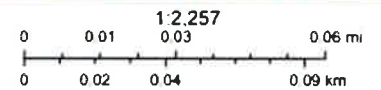
Web AppBuilder for ArcGIS

Zoning



2/21/2022, 10:55:21 AM

awkins County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	



* Kpt 911 Address

Web AppBuilder for ArcGIS

Future Land Use



3/21/2022, 10:56:28 AM

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

Kpt 911 Address

1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

Web AppBuilder for ArcGIS

2984 Ashley St.



RECOMMENDATION:

Staff recommends that the Planning Commission declare 2984 Ashley Street as surplus property.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: APRIL 21ST, 2022

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR GRANBY PLACE

FILE NUMBER: 2021-201-00008

The City currently holds an Irrevocable Letter of Credit (ILOC) in the amount of \$149,375.94 for Granby Place road development. The City Engineering Division has recalculated an estimate for this extension to cover the cost of the remaining required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Grandby Place Subdivision. The new estimate is for the amount of \$83,472.09. An ILOC has been submitted to the City for the amount matching that estimate. The remaining improvements include sidewalks, erosion control, and general items.

The new Irrevocable Letter of Credit will have an expiration date of June 30th, 2023. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to March 30, 2023.

The existing ILOC for Granby Place Subdivision expires on June 30, 2022. Improvements to the subdivision are happening and two permits for single family homes have been issued for lots fronting the west side of Granby Road.

Staff Recommends extension of the Irrevocable Letter of Credit in the amount of \$83,472.09 as calculated by the City Engineering Division, to cover all remaining improvements for Granby Place.

ENGINEERS ESTIMATE
Roadways and Utilities - Granby Road Development

FILE NO. 2020-09

2/28/2022 (updated)

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>General Items</u>					
1	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 5,000.00	\$ 5,000.00
<u>Sidewalks</u>					
2	7,982	S.F.	5' Wide, 4" Sidewalk (includes East and West Granby, Williams Road)	\$ 6.91	\$ 57,914.13
<u>Erosion Control</u>					
3	1	LS	Erosion Control	\$ 10,000.00	\$ 10,000.00
				SUBTOTAL	\$ 72,914.13
CONTINGENCIES (6%)				\$	4,374.85
				\$	77,288.97
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)				\$	6,183.12
				TOTAL	\$ 83,472.09



David Harris
Civil Engineer I
City of Kingsport

2/28/2022 (updated)

Date

Sullivan County Minor Zoning Text Amendments

INTENT
To implement minor zoning text amendments concerning minimum lot size in an OSRD; a yard limitation for legal, nonconforming uses; minor sign code changes; reduction of technical standards for telecommunications towers; addition of a time limit to rebuild nonconforming structures; adjustment of site plan submittal criteria; and refinement of temporary dwelling unit uses.

Kingsport Regional Planning Commission Sullivan County Minor Zoning Text Amendments

Introduction:

This Sullivan County zoning text amendment addresses several areas of their code. More specifically, a summarized list is provided below

1. Reduced the minimum lot size in an OSRD (Open Space Residential Development) from 7,500 sq ft to 5,000 sq ft (compatible with the County's R-3A and R-3B zones)
2. Adds a maximum to the amount of minimum yard required for altering non-conforming uses in relationship to the existing setback of non-conforming uses
3. Change sign permit fees to refer to the County Fee Resolution; clarifies that outdoor advertising devices are off-premise signs formerly referred to as billboards; adds a 30 month timeframe for rebuilding billboards that have been abandoned; clarifies that real estate signs are temporary and must advertise the sale of the property on which the sign is located
4. Removes the unused technical standards submittals for telecommunications towers and increases road frontage from 40' to 50' for a lot containing a tower
5. Adds 30 month time frame for reconstruction of a non-conforming use structure
6. Gives staff discretion whether or not to require a site plan drawn to scale; mandates electronic submittal
7. Rephrases temporary dwelling unit occupancy when applying to build new

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the proposed county zoning text amendment.

Weems, Ken

From: Ambre Torbett <planning@sullivancountyttn.gov>
Sent: Thursday, March 17, 2022 3:03 PM
To: Weems, Ken; Garland, Savannah; Heather Moore; Cherith Young
Subject: SC minutes on new Zoning Text Amendments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

G2. Minor Zoning Text Amendments:

- *The chair asked staff to run through each minor Zoning Text Amendment as presented in the packet. Ms. Torbett provided a background on the fundamentals of zoning going over Article 1-103 on the Intent and Purposes of Zoning based upon the State Enabling Legislation:*
- *Article 3-103.6, Section 2, Part c., iv – Change Total Square Footage to Area Coverage and Building Footprint for Detached Residential Accessory Structures, and corresponding Table 3-103C to Building Footprint. The reason for this change is to ensure the area coverage and setbacks for detached accessory structures are upheld per Zoning District Guidelines by measuring footprint area rather than total area. Many garages have attic space that could be finished out. Staff recommends the code allow for maximum use of the space while maintaining all other restrictions.*
- *Article 3-103.6, Section 4, Part d. to add the last sentence for clarification.*
- *Article 9 – Sign Code for clarifications – amend fee to match fee schedule, add Outdoor Advertising Device to match definition of State Law 13-7-208, clarify definitions of temporary real estate signs.*
- *Article 10-104.1 – Delete Exception for BZA approval of multiple towers on one site as that has never been requested, engineering would prevent such use due to signal interferences as well as subjective review that would create dispute between tower owners. Update Section 2 of this Article for road frontage requirements to align with standard 50-feet, not 40-feet – otherwise conflicts with Article 8-101.3.*
- *Article 11-103.5 – delete and replace with new paragraph to allow for replacement of non-conforming buildings to correlate with the non-conforming use law of 30-months.*
- *Article 12-102.3 Part 2 – to add “This requirement may be waived per staff discretion” relating to site plan requirements for minor improvements.*
- *Appendix B – Temporary Uses to clarify language to match current practice and to allow the temporary occupancy of existing dwelling while construction of replacement dwelling.*
- *Dr. Rouse motioned to forward a favorable recommendation to the County Commission for these proposed Zoning Text Amendments as presented by staff. Commissioner Calton seconded the motion. The chair confirmed these will also be forwarded to the city Planning Commissions as well. The motion passed unanimously. Staff confirmed she will share with the city planners. She can attend the Bristol Planning Commission meeting if the city planner requests but she cannot attend Kingsport's meeting, as that meeting time conflicts with County Commission meeting.*

Ambre M. Torbett, AICP
Director of Planning & Community Development
Sullivan County Planning & Codes Dept.
3425 Hwy. 126 | Historic Snow House
Blountville, TN 37617
423 | 279.2603 (desk)

Amend 3-104.3 Open Space Residential Dev.

3. Development Standards - The following standards and requirements shall apply to all developments subject to the provisions of this section:

(OSRD)
req

- a. General Standards for Development - In the interest of promoting the most appropriate and economical use of the land while assuring that the character of the district is maintained, the Planning Commission in its review of a proposed development shall consider the following:
- (1) The protection of the character, property values, privacy and other characteristics of the surrounding neighborhood;
 - (2) The provision for surface drainage control, sewage disposal, and water supply, recreation and traffic control; and
 - (3) The preservation and protection of existing trees, ground cover, topsoil, streams, rock outcroppings and scenic or historic sites from dangers and damage caused by excessive and poorly planned grading for streets and building sites.
- b. Availability of Public Utilities - An accessible, adequate, safe and potable supply of water shall be provided in each open space residential development on trunk lines not less than six (6) inches.
- c. Minimum Development Size - No Open Space Residential Development shall be approved that contains less than ten (10) building sites and still achieve the overall yield density of the underlying base zoning. Upon site plan approval from the Planning Commission, the plan may be reduced to no less than five (5) building sites; however no building permit shall be issued until the homeowners' association agreement and plat is recorded with the county register of deeds.
- d. Permitted Density - The density permitted is intended to be within the range of that permitted within more typical developments offering no common open space. The maximum number of dwelling units permitted shall be computed as follows:
- (1) From the gross acreage available within the development shall be subtracted: any portion of the site, which is within the public rights-of-way and/or private rights-of-way for streets (existing and proposed) and all floodway zones as determined by the best available certified data.
 - (2) The area remaining after the above adjustments shall be divided by the minimum lot area per dwelling unit for the applicable zone district in which the dwelling unit is located. For developments located in more than one zoning district the density shall be computed separately for that portion of the development lying within each district. No developmental density may be transferred across zoning district boundaries. Such calculations shall be included in a table on the site plan. This shall be the assumed yield plan maximizing the basic density as required by traditional development practices.
- e. Minimum Lot Area to Determine Yield Plan - In order to calculate the yield plan, the density shall be calculated subject to the bulk regulations of the base zoning district. A conceptual yield plan shall be submitted as part of the development plan, in order to verify the density restriction. The lots sizes then may be reduced utilizing the cluster design scheme, as long as the dwelling site upholds minimum standards for light and air circulation, surface water absorption, privacy, and security. All structures shall be a minimum of 30 thirty feet separation. Patio homes shall also have fifteen (15) feet single side yard abutting another fifteen (15) feet side yard. All residential accessory structures shall be within the rear yard a minimum of eight (8) feet from the property line. Within all developments approved under the provisions of this section the minimum area of lots designated as residential building sites shall be as follows:
- (1) Lots Served by Public Sewer - The minimum size of lots served by public sewer shall be determined by the Planning Commission so as to secure minimum building sites and uphold the purposes of the ordinance stated herein. Under no circumstances shall a lot under the OSRD plan be less than ~~7,500~~ 5000 square feet.
 - (2) Lots Served by On-Site Sewage Disposal Systems - Where public sewer is not available, no lot or housing site may be created which is less than that approved by the county field office of the Tennessee Department of Environment and Conservation (TDEC) - Division of Ground Water Protection and all septic fields for each dwelling unit shall be located within the area of fee simple ownership of said dwelling unit, unless specifically approved by the local TDEC office and an easement is noted on the plat. Under no circumstances shall a lot under the OSRD plan be less than 10,000 square feet.

to match
minimum
lot size
for R-3A &
R-3B
Zones

REGULATIONS FOR DETACHED RESIDENTIAL ACCESSORY STRUCTURES BY DISTRICT

District	Zoning District Name	Maximum Total Square Footage for Detached Accessory Buildings	% Area
A-5	Agricultural/Large Tract Residential	3000	10%
A-2	Rural Estate Residential	2600	10%
A-1	Rural Residential	2400 if on lots 1 acre or larger and 1500 if less than an acre	10%
AR	Rural Single Family / Outdoor recreational	2000 if for individual single-family lot 1 acre or larger or SUP regs for campground developments subject to PC approval	10%
R-1	Low Density/Single Family Subdivision	1200	10%
R-2	Medium Density/Singlewide	1000	10%
R-2A	Medium Density/Duplex/Single Family	1000	10%
R-3	High Density/Mobile Home Park	1000 for single-family * See Mobile Home Park Standards	10%
R-3A	High Density/Apartments	800 for single-family and only one accessory storage building for apartment complex at 1000 max	10%
R-3B	High Density/Condos	800 for single-family detached or 1000 max for HOA – one only	10%
PUD	Planned Development/Overlay District	800 for single-family detached or 1000 max for HOA – one only	10%

(Table 3-103C was added on February 20, 2020)

4. Special Conditions Affecting Yards

- a. Front Yards to be Measured from Street Rights-Of-Way - For the purposes of providing adequate space for the future widening of streets, safety for occupants of structures, vehicular glare and noise reduction and sight visibility for vehicular traffic, required front yards shall be determined by the rights-of-way as shown on the latest official major thoroughfare plan. For clarification, please consult with the Sullivan County Highway Commissioner and/or a representative from the Tennessee Department of Transportation (TDOT).
- b. Rear Yard Setback for Double-Frontage Lots –The minimum required width of a rear yard abutting a street shall be the same as the front yard setback.
- c. Special Yard Requirements for Corner Lots - The minimum required width of a side yard abutting a street shall be the same as the front yard requirements.
- d. Special Provisions for Yard Setbacks on Lots-of-Record With Legal but Non-Conforming Dwelling -
 - As approved by the Building Commissioner, any alteration, addition or construction of a dwelling on a lot-of-record ("Grandfathered In") shall extend no closer to the street which abuts the designated front yard than the average of the distances of the dwellings located within one hundred (100) feet on each side of the lot-of-record whereon the alteration, addition or construction is to occur; **provided that no building shall be required to setback more than twice the minimum front yard applicable within the residential district.**
 - The average yard requirement shall not prohibit alterations or additions to an existing dwelling, which has irregular walls provided said alteration or addition extends no closer to the street or other property line than the existing closest wall to the street, side or rear property line.
 - The BZA shall have jurisdiction to vary from this strict application upon property where such provision would create an undue hardship. (See Article XII, variance application).

5. One Principal Building – There shall be no more than one principal structure and its customary and incidental accessory structures on any lot or parcel of land, unless otherwise specifically permitted in this chapter or unless a development plan is approved by the Planning Commission as provided in this chapter. (amended July 21, 2008). Accessory Dwelling Units may be permitted– see Supplemental Regulations in Appendix B for Accessory Dwelling Units (amended October 18, 2018).

Article III
103.4(d)
add

ARTICLE IX

SIGN REGULATIONS

SECTIONS

9-100 PERMITS

9-101 PROHIBITED SIGNS

9-102 REGULATIONS FOR A-1/AR AND B-1 ZONING DISTRICTS

9-103 REGULATIONS B-2 ZONING DISTRICTS

9-104 REGULATIONS FOR B-3, B-4, PBD/SC, PBD-3, M-1, M-2, PMD-1, PMD-2

The purpose of this Article is to provide a comprehensive system of sign regulations, which will promote the best development of Sullivan County through the establishment of regulations which regulate the type, placement, and size of signs and other graphic devices within the county; protect and enhance the scenic beauty of the natural environment in the county; emphasize the assets of community appearance and high environmental quality in promoting manufacturing recruitment and economic development; promote the public health, safety, and welfare by prohibiting improperly designed or located signs which could distract, confuse, mislead, or obstruct vision; ensure safe construction and maintenance of signs; protect and enhance public and private property; ensure equity in the distribution of the privilege of using the public visual environment to communicate private information; and improve the appearance of the county's business areas, especially along major thoroughfares. Freestanding signs of any kind are considered accessory structures and shall be incidental and subordinate to the principal use of the property.

9-100. Permits

9-100.1 Permit required - No advertising sign shall be erected, replaced, reconstructed, expanded, or relocated without first securing a building permit from the Sullivan County Planning & Codes Department. No permit shall be required for customary maintenance or a change of copy on a sign, the customary use of which involves frequent and periodic changes of copy, e.g., reader boards with changeable letters, movie theater marquees, and service station price signs.

9-100.2 Revocation of permits - The Sullivan County Building Commissioner is hereby authorized and empowered to revoke any permit upon failure of the holder to comply with any provision of this resolution or with the terms of the permit at the time of its issuance.

9-100.3 Inspection of signs - At any time deemed necessary, the Sullivan County Building Commissioner, or designee, may inspect each sign regulated by this Article to ensure that such sign conforms to this Article and to all other resolutions of the county.

9-100.4 Permit fees - The fee for signs requiring permits shall be \$25.00 per sign. Per current fee scheduled per Article 12-109 as adopted by County Commission

9-101. Prohibited signs - The following signs shall be prohibited in all zoning districts:

9-101.1 Any unsafe sign - If the Building Commissioner shall find that any sign is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this resolution, he shall give written notice to the owner of the sign and/or of the property and/or the architect, builder, contractor, or agent for both or either requiring the sign to be made safe and secure or to be removed. If the sign is not removed or altered so as to render it safe and secure, the Building Commissioner shall proceed with action as provided by law. The Building Commissioner may cause any sign, which is an immediate danger to persons or property to be removed immediately and without prior notice.

9-101.2 Any sign located within, upon, or over the public right-of-way, except government signs, and special event banners as permitted.

9-101.3 Any sign located on a tree, telephone pole, power pole, or streetlight pole, except special event banners.

9-101.4 Any sign, which contains flashing or intermittent red, blue, green, or amber illumination as it may be confused with official governmental traffic safety signs.

9-101.5 Illuminated signs within one hundred (100) feet of a residential district unless the illumination is designed so as not to shine or reflect light onto the residential district.

9-101.6 Any sign which constitutes a traffic hazard. No sign or revolving beam or beacon of light shall be erected at any location whereby reason of the position, shape, color, type, or illumination or reflectance may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device. Any sign in conflict Any such sign shall be removed immediately at the direction of the Building Commissioner.

9-101.7 Off-Premises Sign – any sign that directs attention to a business, commodity, or service offered at a location other than the premises on which the sign is erected. Any sign, which is not, an on-premises sign, as regulated by the district, shall be considered an off-premises sign. **Outdoor Advertising Device are a type of Off-Premises Sign, formerly referred to as a Billboard Sign.**

9-102. Regulations for AR and B-1 Zoning Districts

9-102.1 **Permitted signs** - For non-residential permitted uses, or other permitted business uses allowed by district, permitted uses, the following regulations shall apply:

1. **Freestanding Sign** - One (1) freestanding sign for each street frontage granting access to the premises. Maximum height of each such freestanding sign shall be fifteen (15) feet. Maximum area of each such sign shall be thirty-two (32) square feet, per sign face. No such sign shall be permitted which does not meet the required ten (10) foot setback from any property line or public right-of-way. ~~If more than one access is provided and allowed, but only one sign is requested, such sign shall be limited to 9-104.1 subpart 1(b) of the matrix. Such sign shall be anchored to the ground.~~
2. **Portable Sign** - One (1) portable sign provided it has no flashing lights and is located at least 10 feet off the right-of-way and does not obstruct vision to vehicular traffic. Maximum area of such sign shall be limited to twenty-five (25) square feet per sign face. Electrical signs shall conform to the State Electrical Code for safety and efficiency. Such portable sign shall be considered a type of freestanding sign and not in addition to that required in subpart 1 of this section. Such sign shall be anchored to the ground.

9-102.2 No sign shall have or consist of any rotating, revolving, or otherwise moving parts. No sign shall be animated.

9-102.3 No sign shall advertise a product, service, or other business not situated on the same premises.

9-103. Regulations for B-2 Zoning District

9-103.1 **Permitted signs** – Due to the unique zero-lot line development style, freestanding advertising signs are prohibited, except for the following:

1. Community Informational Sign – Any shared freestanding permanent sign used for the display of public and semi-public information. Such sign shall be limited to one (1) per public road frontage per lot and a maximum of 32 square feet per sign face, no greater than eight (8) feet in height. Such sign shall not be located near any intersecting streets, which would cause a sight visibility hazard for vehicular and pedestrian traffic.
2. Temporary Special Event Freestanding Signs – Any temporary sign may be erected subject to a limit of five (5) times in any calendar year, with such period limited to ten (10) days prior to the event open to the public. Such sign shall be removed within two (2) days post such event. The height and size of such signs shall be limited to the standards of that above (9-103.1, 1).
3. Illuminated Signs – Any freestanding, wall or window sign that is permitted above may be internally illuminated or lighted with spotlight.

9-103.2 **Prohibited signs** – Any animated, blinking or neon lighted signs are not permitted within the B-2 zone or H-1 and H-2 Historic Districts (See Design Guidelines Specific per Historic Zoning Commission).

9-104. Regulations for B-3, B-4, PBD/SC, PBD-3, PUD, M-1, M-2, PMD-1, and PMD-2 Zoning Districts

9-104.1 **Permitted signs** - For permitted uses, the following regulations shall apply:

1. **Freestanding Sign** - Each parcel shall be permitted one or more freestanding signs under the following conditions:

- (a) **Number of signs** - A parcel is permitted one (1) freestanding sign per street frontage granting access to the parcel, center, or planned development. If the length of a single street frontage is greater than four hundred (400) feet, the parcel, center, or planned development shall be permitted a second freestanding sign along that frontage, no closer than 200 feet apart. In computing the allowable number of signs for parcels with more than one qualifying frontage, each frontage shall be considered separately. If a planned development, shopping center or parcel is divided by a street, and then only one side of the street is to be used to compute frontage length.
- (b). **Height and Sign Face** -The maximum height and sign face of each freestanding sign shall be determined by its setback distance from the adjoining qualifying street, according to the following table:

<u>Setback from Property or R-O-W</u>	<u>Height</u>	<u>Square Footage per Sign Face</u>
10	30'	100
11	31'	102
12	32'	104
13	33'	106
14	34'	108
15	35'	110
16	36'	112
17	37'	114
18	38'	116
19	39'	118
20	40'	120
21	41'	122
22	42'	124
23	43'	126
24	44'	128
25	45'	130
26	45'	132
27	45'	134
28	45'	136
29	45'	138
30	45'	140
31	45'	142
32	45'	144
33	45'	146
34	45'	148
35	45'	150
36	45'	152
37	45'	154
38	45'	156
39	45'	158
40	45'	160
41	45'	162
42	45'	164
43	45'	166
44	45'	168
45	45'	250

2. **Portable Sign** -One (1) portable sign provided it has no flashing lights and is located at least 10 feet off the right-of-way and does not obstruct vision to vehicular traffic. Maximum sign face area is twenty-five (25) square feet. Such sign shall be anchored to the ground and meet the requirements of the State Electrical Code for safety and efficiency.

9-105. Abandoned Nonconforming Sign - Any sign advertising a discontinued use, occupant, product, or service after a period of ~~two (2)~~ (30) **thirty months, years** shall not be reestablished or changed in any way not in conformity with provisions of this resolution.

9-106. Other Signs – RESERVED (see 9-112)

9-107. Signs Permitted on Review - Special signs may be permitted on review by the Planning Commission, provided however that no permit may be issued except with the written approval of the Planning Commission and subject to such conditions as the Planning Commission may require to preserve and protect the character of the district in which the proposed sign is to be located."

9-108. Temporary Construction Signs - Upon approval of any construction project, one temporary, freestanding sign may be located on the premises throughout the duration of the project. Such sign shall be setback a minimum of ten (10) feet from all property lines, shall not be located with the sight-distance clearance triangle at roadway intersections, and shall be limited to thirty-two (32) square feet per sign face. Such sign shall be removed upon completion of the project and/or upon installation of a permitted permanent freestanding sign, whichever occurs first. Individual contractor signs shall not be allowed as they are defined as off-premises advertising and prohibited herein.

9-109. Electronic Message Board Signs on Freestanding Sign Structures

Freestanding Signs with Electronic Message Board Sign Faces – are permitted in any B-3, B-4, PBD or PBD-3 Zoning District with an operating business or on any parcel where a place of community assembly is operating such as a church, community center, church fellowship hall, school, fire department (amended again in 2017 to include fire dept.) or facility operated by emergency responders serving the county. Such business or facility may have one (1) freestanding electronic message board sign as part of the permitted freestanding sign but not in addition to the allowable freestanding sign per road with the following conditions:

9-109.1 Only one freestanding electronic message board sign shall be permitted per site, and limited to information by words, letters, or still pictures; and

9-109.2 Such sign shall be located on a lot that has at least 100 feet of publicly maintained road frontage along an arterial or major collector road as classified on the ***Sullivan County Major Thoroughfare Plan***; and

9-109.2.1 The electronic message board must be a part of the primary freestanding sign with a maximum size of 50 square feet per side or in lieu of the freestanding sign, but not in addition to the maximum allowable signs per lot. The electronic message board portion of the freestanding sign must not exceed 50 percent of the total freestanding sign face as permitted; and

9-109.3 The maximum height of the sign is as permitted in the sign code by district regulations; and

9-109.4 Electronic message boards shall include an automatic dimmer. The maximum allowable brightness of an electronic message board shall not exceed 4,000 Nits during the hours between 7:00AM to 10:00PM and 1,000 Nits after 10:00PM to 7:00AM; and

9-109.5 Electronic message boards shall not interfere with traffic signal devices as determined by the Building Official; and

9-109.6 Electronic message boards shall not be used for off-premises advertising rather must be accessory to the principal use of the parcel on which it is located; and

9-109.7 Signage shall be limited to text, images, and still pictures only with no video or animation of any type; and

9-109.8 As with all other signs, no scrolling or flashing text or images will be permitted; and

9-109.9 Any display of texts or images on an electronic message board sign shall be for a minimum of five (5) seconds in duration; any message change shall be completed within one (1) second rather than gradually fade in and out, shall be simultaneous and fixed in place for the minimum of five (5) seconds; and

9-109.10 No electronic message board sign shall be permitted within any historic district or conservation overlay zone (H-1, H-2, or CV1-6); and

9-109.11 The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign; and

9-109.12 The Changeable Message Sign shall not be configured to resemble a warning, danger signal, official signage used to control traffic or to cause a driver to mistake the digital sign for a warning or danger signal; and

9-109.13 All sign structures and sign faces shall be fixed with no moving or rotating parts.

9-110. Wall Signs

9-110.1 Wall Sign may be mounted on any nonresidential building but shall be limited to one (1) square foot of wall sign area per horizontal linear foot of the exterior wall length for which the sign shall be located; and

9-110.2 Wall Signs may be internally illuminated on any non-residential building where permitted by zoning district, however, shall not be internally illuminated within any historic zoning overlay district; and

9-110.3 Electronic Message Boards shall not be located on any façade, roof, or other portion of any building.

9-111. Exempt Signs The following signs shall be allowed in any zoning district without a permit so long as they are located on private property and outside of any governmental rights-of-way:

9-111.1 Directional Signs so long as they are off the rights-of-way and with a maximum sign face of four (4) square feet.

9-111.2 Flags of any nation, government, or non-commercial organization.

9-111.3 Government signs.

9-111.4 **Temporary Real Estate Signs** advertising the sale of the property on which the sign is located.

9-111.5 Memorial signs, cornerstones and similar signs containing the name of the building and date of erection, provided such signs are permanently installed on the building.

9-111.6 Interior window signs which consist entirely of letters, numerals, and symbols.

9-111.7 Political Sign.

9-111.8 Non-commercial seasonal displays customarily associated with a national, local, or religious holiday, provided such are not used to advertise the name of a product, service or business. Such displays shall be removed promptly after the holiday.

9-112. Freestanding Signs within A-2, A-1, R-1, R-2, R-2A, R-3, R-3A, or R-3B The following sign provisions shall be allowed in these agricultural and residential zones for any permitted use such as subdivision entrance signs, apartment complex signs, mobile home park signs, churches, community center or other neighborhood/community land use *other* than single family individual lots. One freestanding sign shall be permitted per entrance to the major subdivision, park entrance, church entrance or apartment complex as explained below:

Permitted Sign: Freestanding Entrance Sign - One (1) freestanding on-premises sign shall be permitted for each street frontage granting access to the premises per **Article 904.1 part 1(a)**. Maximum height of each such freestanding sign shall be fifteen (15) feet. Maximum area of each such sign shall be thirty-two (32) square feet, per sign face. No such sign shall be permitted which does not meet the required ten (10) foot setback from any property line or public right-of-way. If more than one access is provided and allowed, but only one sign is requested, such sign shall be limited to 9-104.1 subpart 1(b) of the matrix. Such sign shall be anchored to the ground. Subdivision Entrance Signs located within a median or cul-de-sac for the development may be permitted; however, shall be maintained by the Homeowners' Association or landowner of the development and shall not be the responsibility of the County. All signs shall provide for free and clear sight visibility for motorist. (See Appendix C).

Prohibited Signs:

1. **Portable Sign** – portable signs shall be *prohibited* within all agricultural and residential zones.
2. **Home-Occupation Signs** – freestanding or exterior wall signage for home-based business shall be prohibited in these zoning districts to preserve the residential character of the district.

10-104 Development Plan - The site plan approved by the Planning Commission shall be valid for a period not to exceed one year. If construction of the wireless transmission facility is not 80% complete within one year and completed within 18 months of Sullivan County approval, the applicant shall be required to resubmit plans for appropriate review under the technical standards and review procedures applicable at the time of resubmission.

10-104.1 Technical Standards

- delete - not needed, never requested, ever and too subjective.*
1. Except in the instance of co-location, no wireless transmission facility shall be located closer than 2,500 feet to any existing wireless transmission facility ~~without the review and approval of the Sullivan County Board of Zoning Appeals. Such approval shall be based on one or more of the following reasons:~~
 - ~~(a) The planned equipment would exceed the structural capacity of existing and approved tower design standards and planned use of those towers. Existing and approved towers could not be reinforced to accommodate planned or equivalent equipment at a reasonable cost.~~
 - ~~(b) The planned equipment would cause radio frequency (RF) interference with other existing or planned equipment for these towers, and the interference could not be prevented at a reasonable cost.~~
 - ~~(c) Existing or approved towers would not have space on which planned equipment could be placed so it could function effectively and reasonably in parity with other similar equipment in place or approved.~~
 - ~~(d) Radio frequency coverage objectives.~~
 2. Pursuant Article IV, Section 402 and 404, only one principal building and its customary accessory structures shall be erected on any lot unless the second or additional buildings meet all of the requirements of the district in which it is located. Towers located in any zoning district shall be located on a single lot with a minimum frontage on a public street of 40 feet.

to match Article 8-101.3 need frontage standards of 50' no longer 40'

However, in the event that the underlying parcel of property upon which the proposed tower is to be located has (1) no public road frontage; or (2) has one or more other principal uses on such property, other than the proposed tower, and has less than 40 **fifty (50)** feet of frontage on a public street per principal use, the Applicant may apply to the Board of Zoning Appeals (BZA) for approval of a special exception for approval of the erection of the tower. In both cases, the legal status of the property in question shall be determined by Sullivan County Planning and Zoning Department, to be either a legal or legal but non-conforming lot or tract of land with regards to the minimum length of public road frontage required per principal use. When such a special exception is requested, the Applicant shall show that the tower compound has reasonable access for utilities, egress and ingress and that the addition of the tower to the underlying parcel will not overburden the underlying parcel of property. The Applicant shall submit with the application, the names and addresses of all the owners of property adjacent to the parcel of property where the tower is to be located. Notice of the application and the hearing for consideration shall comply with the provisions and process pursuant to Article X. All other applicable provisions of the Sullivan County Zoning Resolution shall apply. (Amended June 18, 2001)

3. The minimum distance from the base of a tower to any adjacent property or street right-of-way shall be equivalent to, or greater than, the height of the tower plus 25 feet. However, if a licensed structural engineer certifies the proposed tower is designed to collapse into an area smaller than the height of the tower plus 25 feet, the "clear fall zone" shall be the reduced area identified by the engineer, and the setback requirements for the tower in relation to all property lines (subject to the minimum frontage on a public street) shall be the radius of the reduced "clear fall zone" area identified by the engineer. Except for a support building(s) necessary for the proposed tower, no buildings or structures, shall be located within this required "clear fall zone". The applicant shall submit evidence that it has permission to use the clear fall zone or that it has a lease, easement or other contract or agreement for the use of the clear fall zone. (Amended June 18, 2001)
4. Each telecommunications provider is allowed to have one (1) on-site detached accessory building not to exceed one (1) story in height and 400 square feet in area. If not attached, said accessory buildings shall be limited in number to no more than six (6) accessory buildings per tower compound. (Amended June 18, 2001).
5. National Standards - The applicant's engineer shall provide documentation that the proposed wireless transmission facility meets or exceeds the requirements of the American National Standards Institute (ANSI) for professionally acceptable radio frequency emissions standards.

11-103.3 Repairs and Alterations - Repairs, incidental alterations, or structural alterations may be made in non-complying buildings or other structures subject to the provisions of Subsection 11-103.4.

11-103.4 Enlargement of Conversion

1. Adequate Space for Expansion - No expansion or enlargement of any non-complying building or other structure may be made which would either create a new noncompliance or increase the degree of any previously existing noncompliance of any building or other structure or parcel or portion, thereof.
2. ~~Application of Other Provisions to Expanded Facilities~~ - ~~In the event that any proposed expansion or addition to a non-complying building or structure is valued at less than fifty (50) percent of the assessed valuation (as recorded on the most current edition of the property tax records) of the improvements located upon the site, all provisions of this ordinance shall be applicable to the expansion or addition. In the event, however, that the proposed expansion or addition is valued at fifty (50) percent or more of the assessed valuation of the improvements located upon the site all provisions of this ordinance shall apply to both the existing facilities, with the exception of any pre-existing non-complying conditions, and the expansion or addition.~~

11-103.5 Damage or Destruction of Non-complying Buildings and Other Structures - In all districts, when any non-complying building or other structure is damaged or destroyed such building or other structures may be restored provided that such restoration shall not cause a new noncompliance nor increase the degree of noncompliance existing prior to such damage or destruction.

11-103.5 Removal, Damage or Destruction of Non-complying Buildings and Other Structures

In all districts, when any legal but non-complying (i.e. "grandfathered in") building or other structure is removed, damaged or destroyed, such building or other structures may be restored, provided that such restoration shall not cause a new non-compliance nor increase the degree of non-compliance existing prior such removal, damage or destruction. Such restoration shall occur within thirty (30) months of the removal, damage or destruction of the non-complying building or other structures. In the case of restoration occurring after thirty (30) months of the removal, damage or destruction, all buildings and other structures shall comply with the bulk regulations of the this resolution per applicable zoning district.

11-104 SUBSTANDARD RESIDENTIAL LOTS - Within all districts where residential uses are authorized, one dwelling may be built upon a lot, which was of record upon the date of adoption of this ordinance or amendments herein, providing such lot has a permit for a subsurface sewage disposal system (SSDS) through the State of Tennessee, Department of Environment and Conservation or is connected to public sewer. This means, that as long as the deed for a parcel of land was recorded prior to the adoption of this ordinance or any subsequent amendments, and was legal at the time of said recordation, then it will be classified as a legal lot-of-record. However, if the deed was recorded and did not conform to the local regulations at the time and still does not meet these requirements herein, then the parcel is not determined to be a legal lot-of-record. Substandard parcels will only be given legal, but non-conforming status if they met all legal requirements at the time of said recordation. Proof of public or private sewage permits and copy of recorded deed shall be required prior to any issuance of a building permit.

Update 12-102.3 part 2

2. **Site Plans Required for All Other Buildings and Activities** - This procedure is to be utilized for all buildings and activities except those subject to the provisions of Subpart 1, of this section. Unless otherwise specified, the reviewing agency shall be the Sullivan County Regional Planning Commission and/or planning staff. Such plans shall be prepared by a licensed and qualified professional, such as an engineer, surveyor, or landscape architect. Additional information may be required for certain uses such as multi-family dwellings or manufactured home parks. In such instance this information shall be in addition to the basic information required by this section. All site plans shall be drawn to scale using a standard engineering scale. This requirement may be waived per staff discretion.

3. **The Following Information Shall Be Included in the Site Plan:**

- a. **General Location Sketch Map at a Scale Not Smaller Than 1"=2,000', Showing:**
 - i. The approximate boundaries of the site.
 - ii. External (public access streets or roads in relation to the site).
 - iii. Surrounding development (i.e. residential, commercial, and manufacturing areas) within the general vicinity of the site.
- b. **A Site Development Plan Drawn at a Scale No Smaller Than 1"=50' Showing:**
 - i. The actual shape, location, and dimensions of the lot.
 - ii. The shape, size, and location of all buildings or other structures already on the lot.
 - iii. The existing and intended use of the lot and of such structures upon it, including, for residential activities, the number of dwelling units the buildings are intended to accommodate.
 - iv. Topographic features, both existing and proposed, with contours at a vertical, interval no greater than five (5) feet (requirement may be waived per staff discretion).
 - v. Location of all driveways and entrances.
 - vi. Location of all accessory off-street parking areas to include a plan showing design and layout of such parking facilities where five (5) or more accessory off-street parking spaces are to be provided. (Dimensions shall be shown.)
 - vii. Location of all accessory off-street loading docks.
 - viii. Location of open space.
 - ix. Proposed ground coverage, floor area, and building heights.
 - x. Position of fences and walls to be utilized for screening (materials specified).
 - xi. Position of screen planting (type of planting specified).
 - xii. Proposed means of surface drainage, including all drainage ways and facilities.
 - xiii. Location of all easements and rights-of-way.
 - xiv. Location of areas subject to flooding.
 - xv. Location and size of all utilities including all fire hydrants.
 - xvi. Location, type, and size of proposed signs.
 - xvii. Signature of the owner, operator or developer of the property.
 - xviii. Location and plan for erosion and sediment controls per Subsection 8-103.4.
 - xix. Electronic/digital plans shall be submitted in the portable digital file format (pdf) for purposes of the preliminary review, attachment to permit and Certificate of Occupancy, as well as for archival reference.
 - xx. **One complete set of Development Plans may also be required on paper size 18"x24" or 24"x 36" for final review.**
~~AND reduced to 8 1/2 "x 11" to be attached to Certificate of Occupancy after final inspection.~~

12-102.4 Fees - The Sullivan County Commission shall establish a schedule of fees and a collection procedure for Building Permits. The schedule of fees shall be posted in the Office of the Building Commissioner. Only the County Commission may alter or amend the fee schedule. Until the appropriate fee has been paid in full, no action shall be taken on any application. All fees are controlled by Section 12-109 of this Article.

12-102.5 Issuance of Permit - If the proposed excavation, construction, moving, or alteration as set forth in the application is in conformity with the provisions of this resolution, the Building Commissioner shall issue a building permit for such excavation or construction. If an application for a building permit is not approved, the Building Commissioner shall state in writing on the application the cause for such disapproval. Issuance of a permit shall in no case be construed as waiving any provisions of this resolution. **Acceptance of the building application does not constitute approval of plans or guarantee issuance of a permit.**

Appendix B

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling:

*delete
&
replace*

~~In any agricultural or residential district, a temporary use permit may be issued to place a singlewide mobile home temporarily on a lot in which the principal structure was damaged or destroyed by fire, explosion or natural phenomena or during the construction of the permanent dwelling allowed within the district. Along with the issuance of a temporary dwelling permit, the applicant must file for a permanent dwelling permit simultaneously. The purpose of such temporary placement shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent an exceptional hardship on the same. Placement of such temporary structure must not represent a hazard to the safety, health, or welfare of the community. Such temporary dwelling shall be located within the setbacks and be serviced by an approved sanitary disposal system prior to issuance of the building permit. An applicant for a temporary use permit as provided under this subsection must produce a written statement from the appropriate regulatory authority approving the water supply and sewage disposal systems of the temporary structure. Such a permit may be initially issued for nine (9) months. A permit may be renewed for up to six (6) months at a time, the total time for all permits not exceeding a total of twenty-four (24) months. Under no circumstances shall such temporary dwelling be used for a permanent accessory structure, as defined herein.~~

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following regulations: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: KEN WEEMS, AICP, PLANNING MANAGER

DATE: APRIL 12, 2022

SUBJECT: DISCUSSION OF POTENTIAL CHANGE TO THE STREET FRONTAGE REQUIREMENT IN R-3, R-4, AND R-5 ZONES

Below, please find the subdivision regulation change needed if the Commission finds it appropriate to add the Apartment District zones (R-3, R-4, and R-5) to the list of zones that require a minimum of 40' of public street frontage.

3.3 CONFORMANCE TO ZONING

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

Lots located in a Planned Development District (PD) or Apartment District (R-3, R-4, and R-5) shall have a minimum lot frontage of 40' along a public street, road or permanent easement.

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

30

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



April 21st, 2022

Sam Booher, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

Chairman Booher:

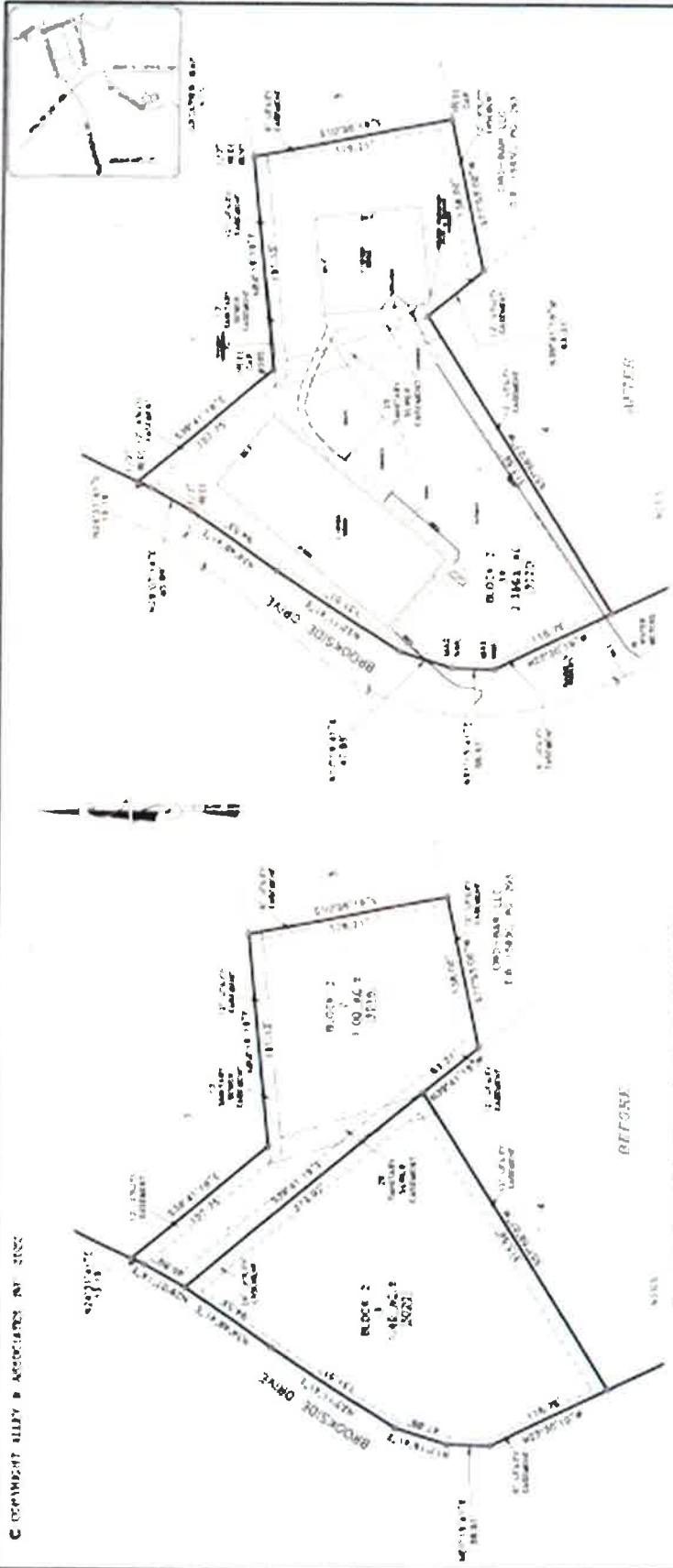
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

1. 105 & 115 Fisher Drive
2. 3909 Glen Alpine Road
3. 3020 Brookside Drive
4. 626 Riverside Ave.
5. West Gate PH 3 Final
6. 908 Colfax Ave
7. Hunt's Crossing Phase 1A

Sincerely,

Ken Weems, AICP
Planning Manager

C: Kingsport Regional Planning Commission



350110

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ALDO & ASSOCIATES, INC.
100 WEST 40TH STREET
NEW YORK, N.Y. 10018
212-692-1000

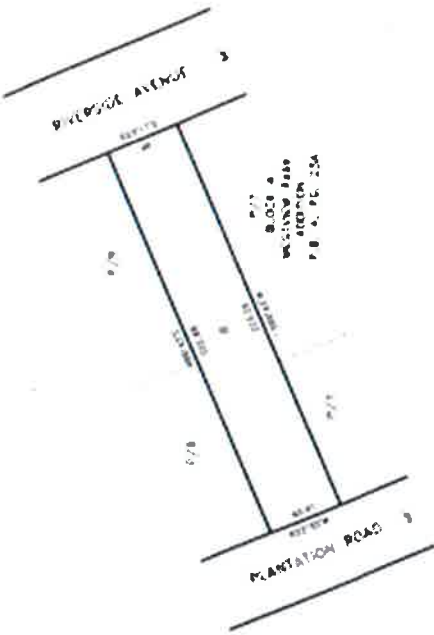
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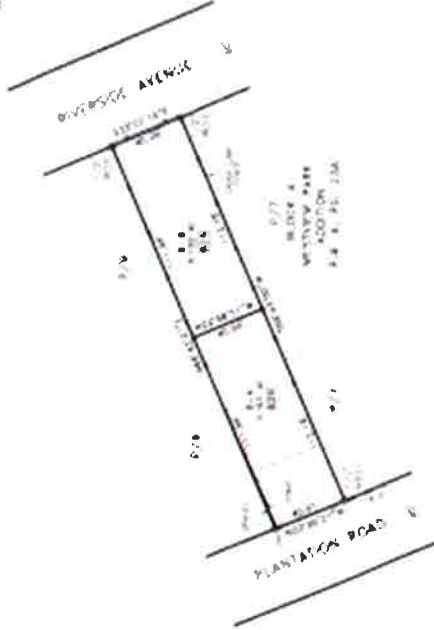
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March 10, - 22
Cholin Pinner



BEFORE

ALLEY & ASSOCIATES, INC.
1000 N. 10TH AVE., SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.ALEYSOCIATES.COM



AFTER



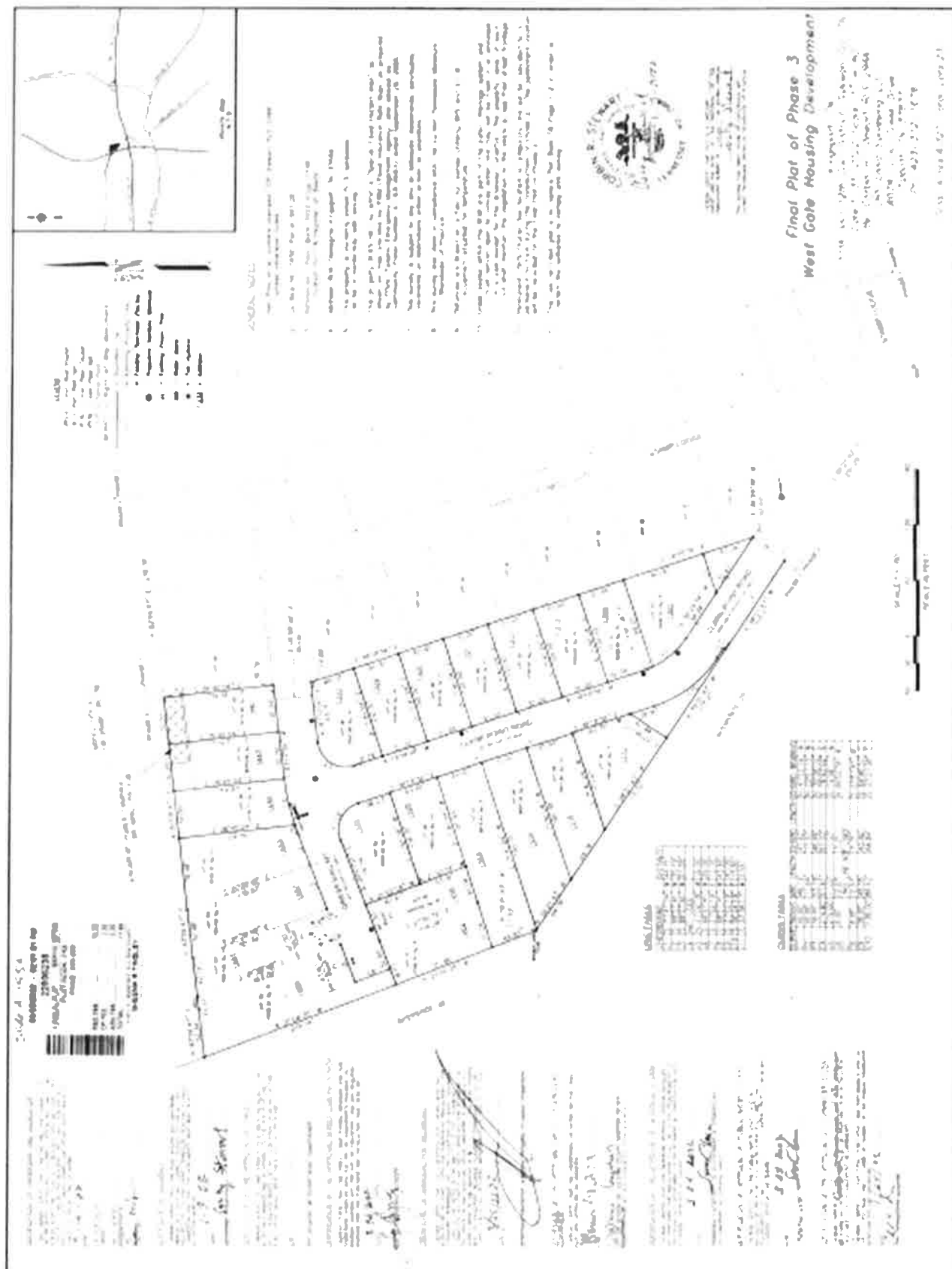
NOTES:
1. THIS PLAT IS A REVISION OF THE PLAT OF THE MAYNARD PARK ADDITION, P.B. & P.C. 25A, DATED 10/10/2012.
2. THE TOTAL AREA OF THE PLAT IS 0.10 ACRES.
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10. THE TOTAL AREA OF THE MAYNARD PARK ADDITION IS 0.10 ACRES.

REVISIONS OF LOT & BLOCK

REVISION	DATE	DESCRIPTION
1	10/10/2012	INITIAL PLAT
2	10/10/2012	REVISION
3	10/10/2012	REVISION
4	10/10/2012	REVISION
5	10/10/2012	REVISION
6	10/10/2012	REVISION
7	10/10/2012	REVISION
8	10/10/2012	REVISION
9	10/10/2012	REVISION
10	10/10/2012	REVISION

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