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.

August 18, 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 JULY 25, 2022, THE REGULAR MEETING ON JULY 28, 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.

8-01 Cherokee Bend Phase II Cash Bond Extension (2021-1033-00004)
The Kingsport Regional Planning Commission is requested to extend the Cherokee Bend PhII cash bond in the amount of $819 for a period of one year. The property is located in the 11th Civil District of Sullivan County. (Garland)

8-02 Improvement Building Surplus Property Amendment (MINSUB22-0099)
The Kingsport Regional Planning Commission is requested to amend the previously approved surplus of 201 W. Market Street. The property is located in the 11th Civil District of Sullivan County. (Garland)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

8-03 Edinburgh Phase 11A Preliminary (RESDEV22-0146)
The Kingsport Regional Planning Commission is requested to grant contingent preliminary approval of Edinburgh Phase 11A. The property is located in the 15th Civil District of Sullivan County. (Garland)

8-04 Edinburgh Phase 14 Preliminary (RESDEV22-0148)
The Kingsport Regional Planning Commission is requested to grant contingent preliminary approval of Edinburgh Phase 14. The property is located in the 15th Civil District of Sullivan County. (Garland)

8-05 University Boulevard Rezoning (REZONE22-0200)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the University Boulevard Rezoning. The property is located in the 1st Civil District of Hawkins County (Weems)

VII. OTHER BUSINESS

8-06 Receive, for Information Purposes, the July-August 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

July 25, 2022 12:00 noon

Members Present
Sam Booher
Pat Breeding
Travis Patterson
Brad Blackwell

Members Absent
Phil Rickman
James Phillips
Paula Stauffer
Sharon Duncan
John Moody

Staff Present
Ken Weems, AICP
Savannah Garland
Jessica McMurray
David Harris

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 June 13, 2022 work session or the June 16, 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

7-01 Shipp Springs Annexation (ANNEX21-0136)

The Kingsport Regional Planning Commission is requested to send a positive recommendation 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 described the vicinity of the request, located off Shipp Springs Road. Staff noted that the proposal includes a total of approximately 71 acres and is planned for both single and multifamily development. Staff noted that the annexation does not have a significant cost due to city services already being available. Staff stated that the proposed zone for the annexation area is R-3. No official action was taken.

7-02 Browder Road Annexation (ANNEX22-0094)

The Kingsport Regional Planning Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Browder Road Annexation. The property is

located in the 7th Civil District of Sullivan County. Staff identified the location of the site as 206 Browder Road. Staff stated that the site is approximately 1.5 acres in size. Staff stated that there is no cost to annexing the site due to the existence of city services already available to the site. Staff noted that the proposed zone for the annexation area is R-3. Staff stated that the development proposal for site is multi-family residential units. No official action was taken.

7-03 Shipley Ferry Road County Rezoning (REZONE22-0111)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning. The property is located in the 7th Civil District of Sullivan County. Staff stated that the county rezoning proposal requests a County A-1 zone for the purpose of future residential use. Staff stated that there is an abutting agricultural zone to the property and that significant development in the areas would not occur until the area was served with sanitary sewer. Staff noted that one call for information on the item had been received from the Sullivan County Planning Department. No official action was taken.

7-04 Fort Henry Drive Preliminary ZDP in a B-4P Zone (COMDEV22-0000)

The Kingsport Regional Planning Commission is requested to grant Preliminary ZDP approval for a new dental clinic proposal in a B-4P zone. The property is located in the 11th Civil District of Sullivan County. Staff noted the location of the site as just north of the existing Bojangles restaurant along Fort Henry Drive in the Riverbend Development site. Staff noted that proposed access to the site will be through both the Bojangles site and the abutting Dollar Tree site, with no access proposed from Fort Henry Drive. Staff noted that the Commission approval of the site plan is a B-4P requirement. Staff noted that the proposal conforms to zoning requirements and that a positive recommendation for approval form staff has been made. No official action was taken.

7-05 Frylee Court PD Final Plat (MINSUB22-0162)

The Kingsport Regional Planning Commission is requested to grant contingent final approval for the Frylee Court Final Plat. The property is located in the 11th Civil District of Sullivan County. Staff stated that this development abuts S. John B. Dennis Highway and the construction of the development has been visible for some time. Staff noted that the proposal contains a total 40 single family units and consists of a single street that terminates in a cul-de-sac. Staff stated that the proposal conforms to the preliminary approval and that an associated bond is the next item on the agenda. No official action was taken.

7-06 Frylee Court PD Final ILOC (MINSUB22-0162)

The Kingsport Regional Planning Commission is requested to approve an irrevocable letter or credit (ILOC) for a period of one year in the amount of $89,116.96. The ILOC will cover the remaining improvements for the Frylee Court development. The property is located in the 11th Civil District of Sullivan County. Staff noted that several items remain to be completed for Frylee Court and recommended approval of a bond in the amount of $89,116.96 for a period of one year. Staff further stated that the remaining improvements are almost complete. No official action was taken.

7-07 Subdivision Regulation Text Amendments

The Kingsport Regional Planning Commission is requested to approve a subdivision text amendment for both lot approvals and street frontage in multifamily districts. The changes impact property located inside Kingsport's Urban Growth Boundary. Staff stated that the proposed subdivision text amendments both impact road frontage in the City's R-3, R-4, and R-5 zoning districts and the amount of lots that the state of TN has authorized for staff level approval during their 2022 regular session. Staff noted that the Commission had discussed the reduction in frontage for the City's multifamily residential lots for the last 6 months and that the proposal is to reduce

the required minimum frontage to 40 feet from 50 feet. Staff noted that the popular mixture of different types of residential units in a single development was one of the most important drivers for this change. Staff further explained that during their 2022 session, state lawmakers put a cap on the amount of lots that can be approved by staff at 25. Staff further stated that in order for staff to grant final approval for 25 lots at a time, that the Commission would have to have already granted a preliminary approval for a development. Staff further stated that the maximum amount of lots that can be approved for minor subdivisions is now capped at 5 lots. Staff noted that in order to make the changes that state law also requires a delegation of authority be approved by both the City BMA, Sullivan County, and Hawkins County. No further action was taken.

7-08 Subdivision Approval Process, Delegation of Authority
The Kingsport Regional Planning Commission is requested to approve the delegation of authority to staff for state law authorized lot approvals. The delegation of authority impacts property located inside Kingsport's Urban Growth Boundary. Staff noted that this item had been explained with the previous subdivision text amendment proposal earlier and that is would be necessary to in order to conform to the new state law governing subdivision approval. No official action was taken.

7-09 Sullivan County Zoning Text Amendment
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the proposed zoning text amendment. The proposed amendment impacts property under the authority of Sullivan County Zoning. Staff noted that this proposal is minor amendment that adds the word "privacy" to the county zoning code's fence and wall regulations. Sullivan County planning staff noted that it was necessary to make the change so as not to trigger engineering plan approval for residential privacy fences. No official action was taken.

V. UNFINISHED BUSINESS

VII. OTHER BUSINESS

7-10 Conduct 2022 election of officers. The Secretary stated that nomination for both Chairman and Vice Chairman would be taken from the floor during the regular July meeting. No official action was taken.

7-11 Receive, for Information Purposes, the June-July 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 12:40 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
415 Broad Street, Kingsport, TN 37660

July 28, 2022 5:30 p.m.

Members Present
James Phillips
John Moody
Phil Rickman
Paula Stauffer
Brad Blackwell

Members Absent
Sam Booher
Pat Breeding
Sharon Duncan
Travis Patterson

Staff Present
Ken Weems, AICP
Savannah Garland
Jessica McMurray
Bart Rowlett

Visitors
Ed Mahaffey
Tim Lingerfelt
Steve Watson
Lori Hughes
Ronald Kilgore
Brenda Kilgore
Jaclyn Watson
Sharon Glass
Jerry Petzoldt
Andrew Hagan
Sophia Davidson
Ron Zimmerman
Steve Watson

At 5:30 p.m., Secretary Weems called the meeting to order, introduced the Commission and staff, and summarized meeting procedures. The Secretary called for approval of the agenda. A motion was made by Phil Rickman, seconded by Paula Stauffer, to approve the agenda as presented. The motion passed unanimously, 5-0. The Secretary inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the June 13, 2022 work session or the June 16, 2022 regular meeting. With no corrections identified, a motion was made by John Moody, seconded by Phil Rickman, to approve the minutes of the June 13, 2022 work session and the June 16, 2022 regular meeting. The motion passed unanimously, 5-0.

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

7-01 Shipp Springs Annexation (ANNEX21-0136)

The Kingsport Regional Planning Commission is requested to send a positive recommendation 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 described the vicinity of the request, located off Shipp Springs Road. Staff noted that the proposal includes a total of approximately 71 acres and is planned for both single and multifamily development. Staff noted that the annexation

does not have a significant cost due to city services already being available. Staff stated that the proposed zone for the annexation area is R-3. Mr. Jerry Petzoldt spoke during the public comment portion of the item. Mr. Petzoldt stated that he is available for any questions. A motion was made by James Phillips, seconded by Phil Rickman, to send a positive recommendation for the annexation, zoning, and plan of services for the Shipp Springs Annexation to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 5-0.

7-02 Browder Road Annexation (ANNEX22-0094)

The Kingsport Regional Planning Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Browder Road Annexation. The property is located in the 7th Civil District of Sullivan County. Staff identified the location of the site as 206 Browder Road. Staff stated that the site is approximately 1.5 acres in size. Staff stated that there is no cost to annexing the site due to the existence of city services already available to the site. Staff noted that the proposed zone for the annexation area is R-3. Staff stated that the development proposal for site is multi-family residential units. A motion was made by Phil Rickman, seconded by Paula Stauffer, to send a positive recommendation for the annexation, zoning, and plan of services for the Browder Road Annexation to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 5-0.

7-03 Shipley Ferry Road County Rezoning (REZONE22-0111)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning. The property is located in the 7th Civil District of Sullivan County. Staff stated that the county rezoning proposal requests a County A-1 zone for the purpose of future residential use. Staff stated that there is an abutting agricultural zone to the property and that significant development in the areas would not occur until the area was served with sanitary sewer. Staff noted that one call for information on the item had been received from the Sullivan County Planning Department. The Secretary opened the item for public comment. Steve Watson spoke in favor of the rezoning. Mr. Watson stated that he has purchased the property and is available to answer any questions that the Commission might have. Mr. Ron Zimmerman spoke against the request, stating that he owned property nearby and did not know how the rezoning effort would impact his property. A motion was made by John Moody, seconded by James Phillips, to send a positive recommendation to the Sullivan County Commission in support of the rezoning request. The motion passed unanimously, 5-0.

7-04 Fort Henry Drive Preliminary ZDP in a B-4P Zone (COMDEV22-0000)

The Kingsport Regional Planning Commission is requested to grant Preliminary ZDP approval for a new dental clinic proposal in a B-4P zone. The property is located in the 11th Civil District of Sullivan County. Staff noted the location of the site as just north of the existing Bojangles restaurant along Fort Henry Drive in the Riverbend Development site. Staff noted that proposed access to the site will be through both the Bojangles site and the abutting Dollar Tree site, with no access proposed from Fort Henry Drive. Staff noted that the Commission approval of the site plan is a B-4P requirement. Staff noted that the proposal conforms to zoning requirements and that a positive recommendation for approval form staff has been made. A motion was made by Phil Rickman, seconded by Paula Stauffer, to grand preliminary zdp approval in a B-4P zone to the development. The motion passed unanimously, 5-0.

7-05 Frylee Court PD Final Plat (MINSUB22-0162)

The Kingsport Regional Planning Commission is requested to grant contingent final approval for the Frylee Court Final Plat. The property is located in the 11th Civil District of Sullivan County. Staff stated that this development abuts S. John B. Dennis Highway and the construction of the development has been visible for some time. Staff noted that the proposal contains a total 40 single

family units and consists of a single street that terminates in a cul-de-sac. Staff stated that the proposal conforms to the preliminary approval and that an associated bond is the next item on the agenda. A motion was made by James Phillips, seconded by John Moody, to grand final plat approval contingent upon receipt of a bond. The motion passed unanimously, 5-0.

7-06 Frylee Court PD Final ILOC (MINSUB22-0162)

The Kingsport Regional Planning Commission is requested to approve an irrevocable letter or credit (ILOC) for a period of one year in the amount of $89,116.96. The ILOC will cover the remaining improvements for the Frylee Court development. The property is located in the 11th Civil District of Sullivan County. Staff noted that several items remain to be completed for Frylee Court and recommended approval of a bond in the amount of $89,116.96 for a period of one year. Staff further stated that the remaining improvements are almost complete. A motion was made by Paula Stauffer, seconded by Phil Rickman, to accept a bond in the amount of $89,116.96. The motion passed unanimously, 5-0.

7-07 Subdivision Regulation Text Amendments

The Kingsport Regional Planning Commission is requested to approve a subdivision text amendment for both lot approvals and street frontage in multifamily districts. The changes impact property located inside Kingsport's Urban Growth Boundary. Staff stated that the proposed subdivision text amendments both impact road frontage in the City's R-3, R-4, and R-5 zoning districts and the amount of lots that the state of TN has authorized for staff level approval during their 2022 regular session. Staff noted that the Commission had discussed the reduction in frontage for the City's multifamily residential lots for the last 6 months and that the proposal is to reduce the required minimum frontage to 40 feet from 50 feet. Staff noted that the popular mixture of different types of residential units in a single development was one of the most important drivers for this change. Staff further explained that during their 2022 session, state lawmakers put a cap on the amount of lots that can be approved by staff at 25. Staff further stated that in order for staff to grant final approval for 25 lots at a time, that the Commission would have to have already granted a preliminary approval for a development. Staff further stated that the maximum amount of lots that can be approved for minor subdivisions is now capped at 5 lots. Staff noted that in order to make the changes that state law also requires a delegation of authority be approved by both the City BMA, Sullivan County, and Hawkins County. A motion was made by James Phillips, seconded by Phil Rickman, to approve the subdivision regulation amendments as proposed. The motion passed unanimously, 5-0.

7-08 Subdivision Approval Process, Delegation of Authority

The Kingsport Regional Planning Commission is requested to approve the delegation of authority to staff for state law authorized lot approvals. The delegation of authority impacts property located inside Kingsport's Urban Growth Boundary. Staff noted that this item had been explained with the previous subdivision text amendment proposal earlier and that is would be necessary to in order to conform to the new state law governing subdivision approval. A motion was made by Phil Rickman, seconded by Paula Stauffer, to approve the delegation of authority as presented. The motion passed unanimously, 5-0.

7-09 Sullivan County Zoning Text Amendment

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the proposed zoning text amendment. The proposed amendment impacts property under the authority of Sullivan County Zoning. Staff noted that this proposal is minor amendment that adds the word "privacy" to the county zoning code's fence and wall regulations. Sullivan County planning staff noted that it was necessary to make the change so as not to trigger engineering plan approval for residential privacy fences. A motion was made by

John Moody, seconded by Phil Rickman, to send a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VII. OTHER BUSINESS

7-10 Conduct 2022 Election of Officers. The Secretary announced that it was time to take nomination from the floor. A motion was made by Phil Rickman, seconded by Paula Stauffer, to nominate Sam Booher as Chairman and Pat Breeding as Vice Chairman. The motion was approved unanimously, 5-0.

7-11 Receive, for Information Purposes, the June-July 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 6:30 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

KINGSPORT
TENNESSEE
Development Services

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: AUGUST 18, 2022

SUBJECT: CASH BOND FOR CHEROKEE BEND PHASE II

FILE NUMBER: 2021-103-00004

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

This cash deposit guarantee of improvements will have an expiration date of September 17, 2023, which represents a one year extension.

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

ENGINEERS ESTIMATE
Cherokee Bend Phase 2

July 23, 2021

FILE NO. 2018-017

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalk					
1	20	LF	6" Concrete Sidewalk (5' 6" wide)	$ 7.45	$ 819.00
				TOTAL	$ 819.00

David Harris
Civil Engineer I
City of Kingsport

July 23, 2021
Date

KINGSPORT
TENNESSEE

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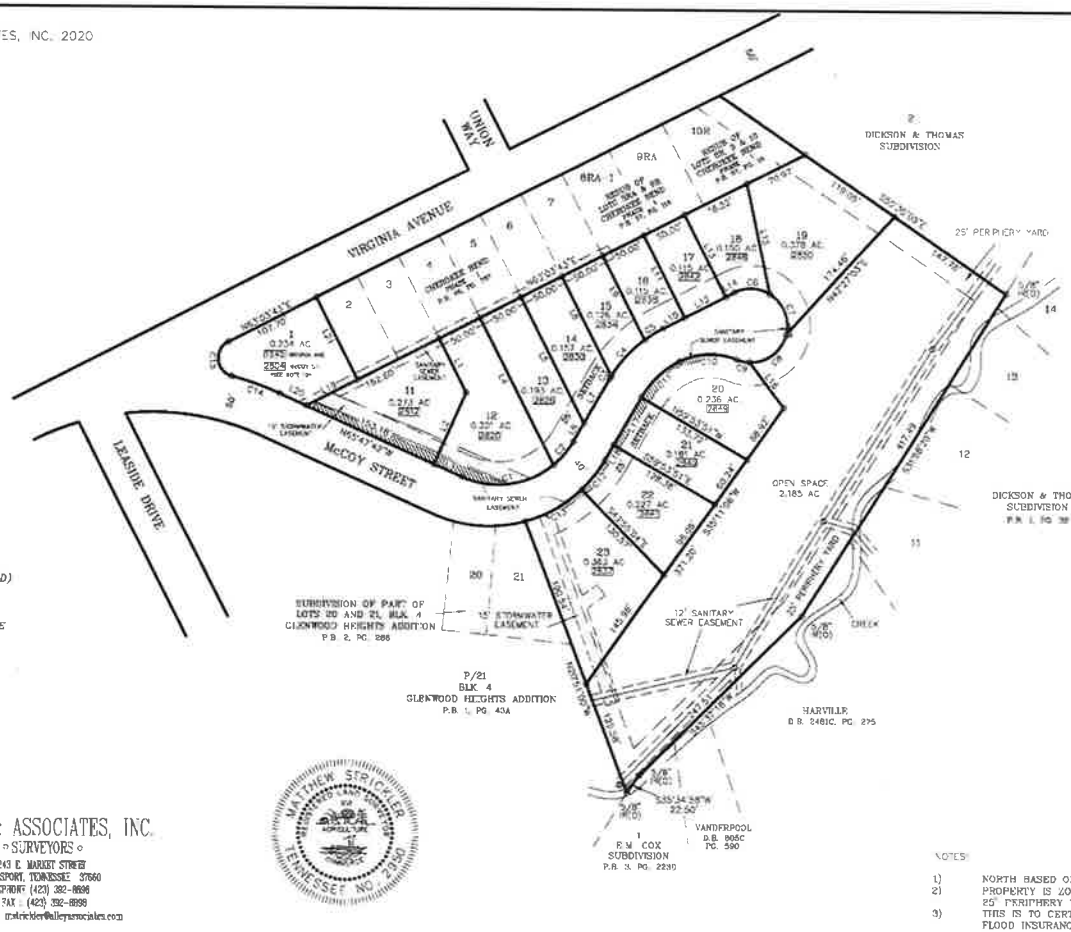


LOCATION MAP
N.T.S.

CURVE TABLE				
CURVE	DELTA	LENGTH	CHORD	
C1	95.24'	106.26'	N82°07'33"E	100.81'
C2	95.24'	33.23'	N42°07'24"E	33.06'
C3	140.00'	3.36'	N32°47'21"E	3.36'
C4	140.00'	53.74'	N42°28'23"E	53.41'
C5	140.00'	23.62'	N58°10'06"E	23.61'
C6	40.00'	40.73'	S27°46'00"E	38.99'
C7	40.00'	50.38'	S22°24'10"E	47.11'
C8	40.00'	54.01'	S52°18'18"W	50.00'
C9	40.00'	14.64'	N28°18'19"W	14.75'
C10	75.00'	64.53'	S87°43'33"W	62.55'
C11	100.00'	52.53'	S46°14'56"W	51.92'
C12	146.19'	40.77'	S38°05'32"W	40.64'
C13	146.19'	71.50'	S60°00'40"W	70.79'
C14	337.93'	36.74'	N70°33'17"W	36.08'
C15	20.00'	48.30'	N08°17'34"W	37.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°06'17"E	85.71'
L2	S24° 2'18"W	85.40'
L3	N65°47'42"W	33.83'
L4	S26°06'17"E	118.67'
L5	S26°06'17"E	153.11'
L6	S30°06'29"W	23.98'
L7	S33°06'29"W	56.21'
L8	S26°06'17"E	120.74'
L9	S26°06'17"E	101.98'
L10	S63°03'43"W	28.67'
L11	S26°06'17"E	100.00'
L12	S63°03'43"W	50.00'
L13	S26°06'17"E	100.00'
L14	S63°03'43"W	110.51'
L15	S12°02'38"E	123.19'
L16	S37°06'16"E	61.74'
L17	N12°06'16"E	150.00'
L18	S33°06'29"W	19.49'
L19	S63°03'43"W	62.85'
L20	S63°47'42"E	31.48'
L21	S26°06'17"E	100.00'

LEGEND

IR(O)	IRON ROD(OLD)
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG	PAGE
N.T.S.	NOT TO SCALE
AC	ACRES
T23	911 ADDRESS

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 392-8696
FAX: (423) 392-8998
E-MAIL: mstrickler@alleyassociates.com

MATTHEW STRICKLER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2080

NOTES:

1) NORTH BASED ON S31°58'20"W AS SHOWN IN PLAT BOOK 39, PAGE 16.
2) PROPERTY IS ZONED PD
25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 4716300045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 18-11104
5) ACAD FILE 18-11104 SEGLEY.DWG
6) TAX MAP 62A "M" PART OF PARCEL 23
7) DEED REFERENCES D.B 2399C, PG. 706
8) I HEREBY CERTIFY THAT THIS IS A CATEGORY : SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.
9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
10) LOT 1, PHASE 1 IS ADDED TO THIS PLAT TO ELIMINATE A 15' STORM WATER EASEMENT NO LONGER NEEDED

LOTS 1, PHASE 1 &

CHEROKEE BEND PHASE 2

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 5.234 TOTAL LOTS 14
ACRES NEW ROAD 0.402 MILES NEW ROAD 0.086
OWNER SC-OOL HOUSE, LLC et al CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=80'

Kingsport Regional Planning Commission

Surplus Report
MINSUB22-0099

Property Information	Surplus Request Amendment
Address	201 W. Market St.
Tax Map, Group, Parcel	Tax Map 46I Group F Parcel 012.00
Civil District	11th Civil District
Overlay District	N/A
Land Use Designation	Residential and Retail on either side of the right-of-way
Acres	+/- 0.723

Applicant #1 Information	**Intent**
Name: City of Kingsport **Address:** 415 Broad St. **City:** Kingsport **State:** TN **Zip Code:** 37660 **Phone Number:** (423) 229-9485	**Intent:** *To declare lot 2, as described on the Resubdivision of lots 9-21, Block 16, City of Kingsport plat 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

The Kingsport Planning Division recommends declaring 201 W. Market street as surplus:

Staff Field Notes and General Comments:

The City is requesting that the Planning Commission declare lot 2, as described on the Resubdivision of lots 9-21, Block 16, City of Kingsport plat as surplus property. The requested area is located at 201 W. Market St.

The planning commission voted to grant the surplus designation to both lots 1 and 2 during action taken in 2021. Subsequently, the city identified a need to keep the parking as shown on lot 1, thereby triggering a need to amend the original surplus request to apply to lot 2 only.

Planner:	Garland	Date: 8/11/2022	
Planning Commission Action		**Meeting Date:**	**August 18, 2022**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Surplus Request for 201 W. Market St. & 215 W Market
ADDRESS	201 W. Market St.
OVERLAY DISTRICT	N/A
CURRENT ZONING	B-2
PROPOSED ZONING	No Change

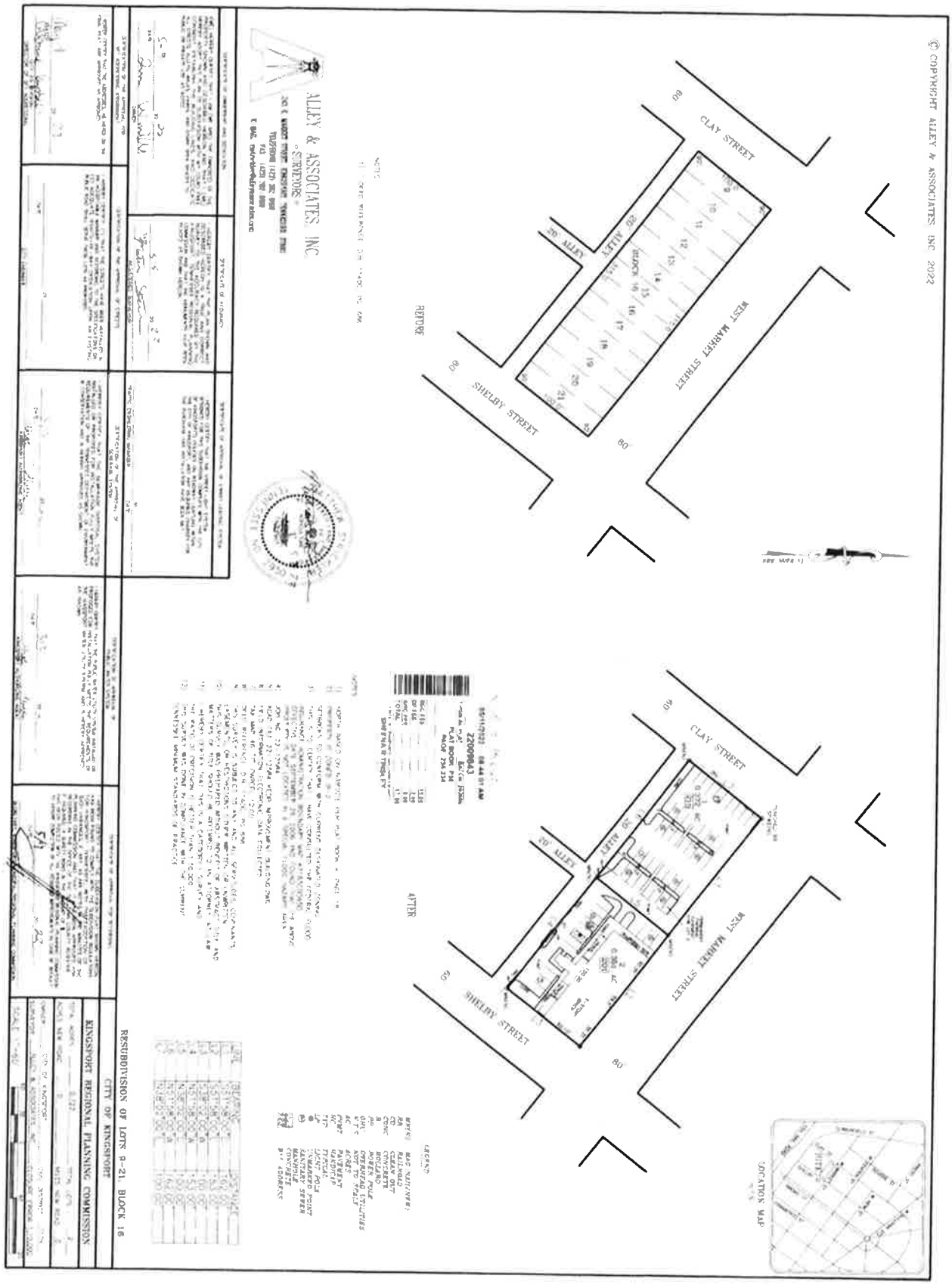
ACRES +/- 0.351

EXISTING USE Professional Business Offices

PETITIONER 1: Kingsport Economic Development Board (KEDB)
415 Broad Street Kingsport, TN 37660

INTENT

To declare lot 2, as described on the Resubdivision of lots 9-21, Block 16, City of Kingsport plat as surplus property.


BEFORE
AFTER
CLAY STREET
SHELBY STREET
WEST MARKET STREET
ALLEY 30
ALLEY & ASSOCIATES INC
SURVEYORS
RESUBDIVISION OF LOTS 8-21 BLOCK 16
CITY OF KINGSPORT
KINGSPORT REGIONAL PLANNING COMMISSION
LOCATION MAP
© COPYRIGHT ALLEY & ASSOCIATES INC 2022

Location Map with Utilities

201 W. Market utilities

3/11/2020, 8:45:04 AM

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Water Lines
Sewer Mains

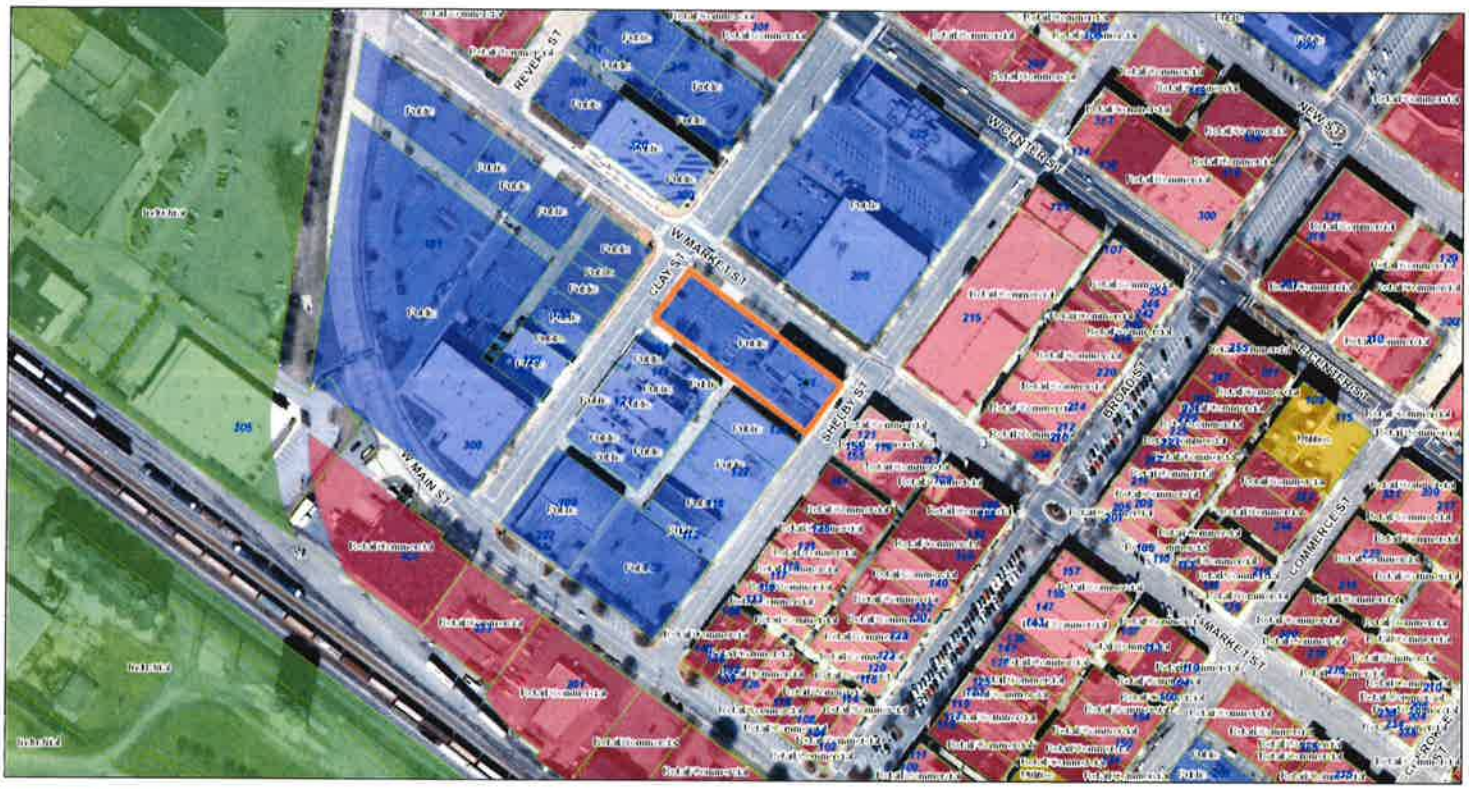
1:2,257
0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

Web AppBuilder for ArcGIS

Zoning

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on August 18, 2022

Future Land Use



2/19/2020, 4 24 49 PM

Kpl 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Future Land Use
Agri/Vacant
Single Family
Multi-Family
Industrial
Retail/Commercial
Public
Utilities

1:2,257
0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

Web AppBuilder for ArcGIS

View from corner of W. Market and Shelby St.

RECOMMENDATION:

Staff recommends that the Planning Commission declare, lot 2, 201 W Market Street as surplus property.

PROPERTY INFORMATION	**Edinburgh Phase 11A**
ADDRESS	**Phillips Station**
DISTRICT, LAND LOT	**15th Civil District, TM 119, Parcel 011.00**
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**PD**
PROPOSED ZONING	**No Change**
ACRES	**Phase 11A - 2.067**
EXISTING USE	**Vacant**
PROPOSED USE	**Residential**

APPLICANT: Edinburgh Group LLC
ADDRESS: 135 W Main St. STE 101 Kingsport, TN 37660

REPRESENTATIVE: Edinburgh Group LLC
PHONE

INTENT

The applicant is requesting preliminary plat approval of the Edinburgh Phase 11A development located off Rock Springs Rd.

The proposal adds 5 new lots to the development of Edinburgh over 2.067 acres along with .02 miles of new road.

The concept plan shows 30' periphery boundary as well as the 25' setback from the street and the areas designated for open space. The total acreage calculations is 164 acres and 40.80 acres is dedicated to open space.

Staff recommends granting preliminary plat approval for Edinburgh Phase 11A based upon conformance with the PD District Standards.

Site Map

6/21/2022, 11:15:13 AM

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

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

Washington County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

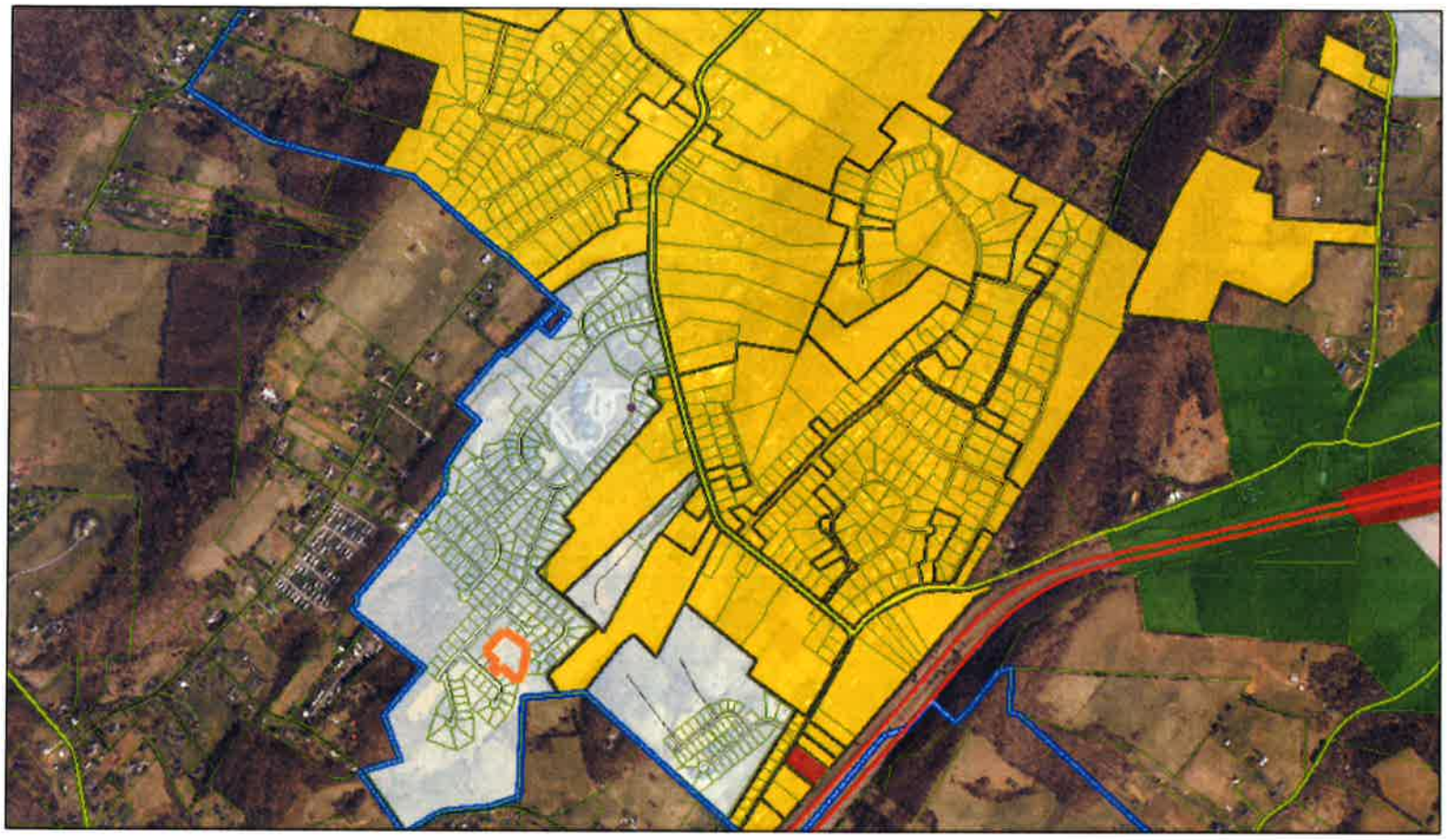
1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Web AppBuilder for ArcGIS

Zoning



6/21/2022, 11:17:16 AM

Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

Web AppBuilder for ArcGIS

Future Land Use

6/21/2022, 11:24:36 AM

Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
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

Utilities

6/21/2022, 11:26:47 AM

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

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

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

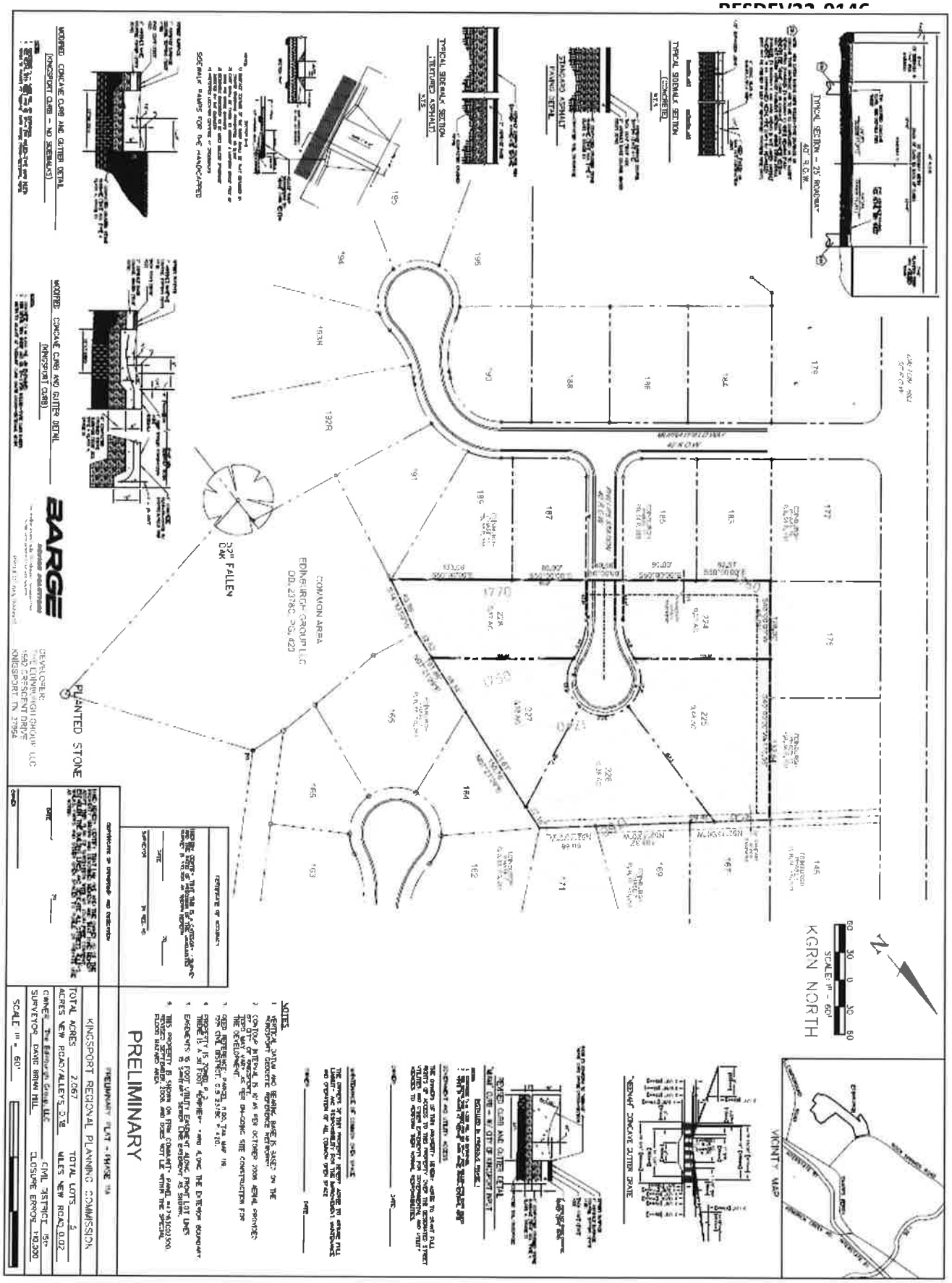
1:2,257

0 0.01 0.03 0.06 mi

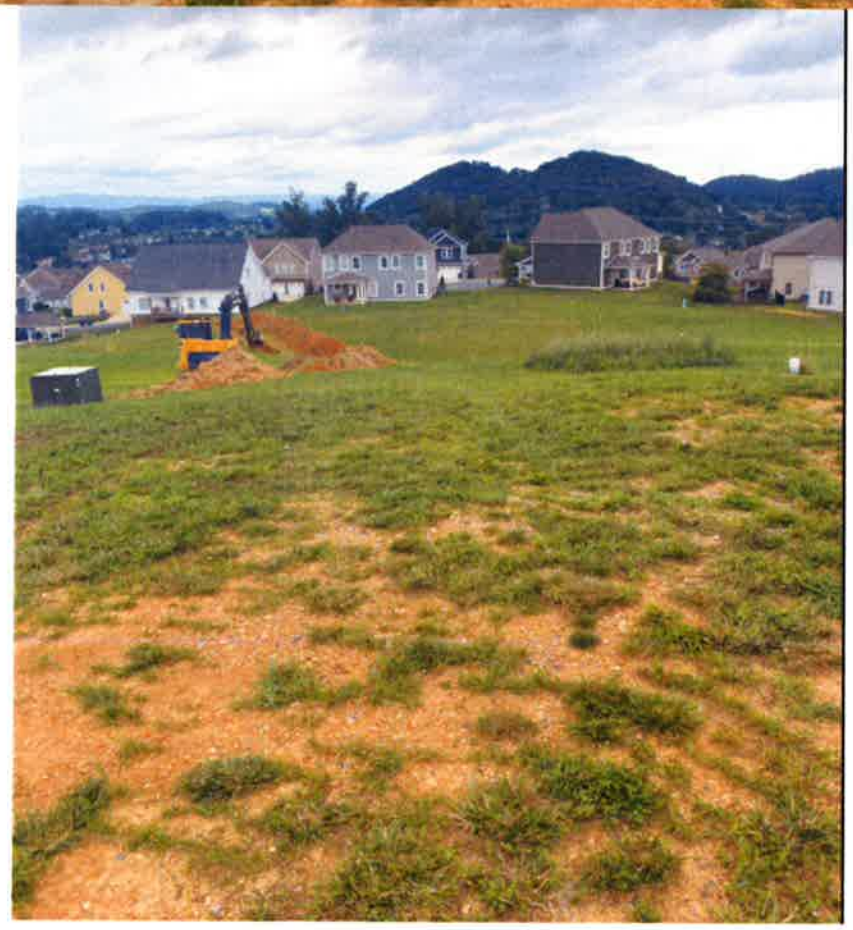
0 0.02 0.04 0.09 km

Web AppBuilder for ArcGIS

PHASE 1
PHASE 2b-2
PHASE 2b-1
PHASE 2a
PHASE 2c-2
PHASE 2c-1
PHASE 4
PHASE 4a
PHASE 4b
PHASE 3
PHASE 7
PHASE 10
PHASE 5
PHASE 6
PHASE 11
PHASE 12
PHASE 8
PHASE 9
EVARTS VALLEY
LEGEND
COMMERCIAL
SCHOOL
PONDS
COMMON AREAS
MULTI FAMILY
CALCULATIONS
TOTAL ACREAGE: 164 ACRES
COMMERCIAL: 1.08 ACRES
OPEN SPACE: 40.80 ACRES
SCHOOL: 12.50 ACRES
CITY PARK: 4.00 ACRES
COMMON AREAS AND
PERIMETER SETBACK: 22.50 ACRES TOTAL
IMPRINTUM BUILDING: 1.00 ACRES
POOL TRACT 3A: 0.14 ACRE
MULTI FAMILY: 0.66 ACRES
EDINBURGH
CONCEPTUAL SITE PLAN
REVISED AUGUST 03, 2022


PRELIMINARY
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 2.067
TOTAL LOTS 9
ACRES NEW ROAD/ALLEYS 0.98
MILES NEW ROAD 0.02
SURVEYOR DAVID BRIAN HILL
CLOSURE ERROR 1:10,000
SCALE 1" = 60'
BARGE
DEVELOPER:
THE LUNKIN GROUP, LLC
1682 CRESCENT DRIVE
KINGSPORT TN 37664
PLANTED STONE
COMMON AREA
EDINBURGH GROUP LLC
DB 2378 PG 420
FALLEN OAK
TYPICAL SECTION - 25' ROADWAY AND R.O.W.
TYPICAL SIDEWALK SECTION CONCRETE
TYPICAL SIDEWALK SECTION TELEFORD ASPHALT
STANDARD ASPHALT PAVING DETAIL
MODIFIED CONCAVE CURB AND GUTTER DETAIL (KINGSPORT CURB)
MODIFIED CONCAVE CURB AND GUTTER DETAIL (KINGSPORT CURB - NO SIDEWALKS)
SIDEWALK RAMPS FOR THE HANDICAPPED
KGRN NORTH
SCALE: 1" = 60'
VICINITY MAP
NOTES

View from soon to be Phillips Station Rd



View from Calton Hill

Conclusion

Staff recommends approval of the Edinburgh Phase 11A Preliminary plat based upon conformance to the Planned Development District Design Standards.

PROPERTY INFORMATION	**Edinburgh Phase 14**
ADDRESS	**Calton Hill**
DISTRICT, LAND LOT	**15th Civil District, TM 119, Parcel 011.00**
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**PD**
PROPOSED ZONING	**No Change**
ACRES	**Phase 14 – 4.093**
EXISTING USE	**Vacant**
PROPOSED USE	**Residential**

APPLICANT: Edinburgh Group LLC
ADDRESS: 135 W Main St. STE 101 Kingsport, TN 37660

REPRESENTATIVE: Edinburgh Group LLC
PHONE

INTENT

The applicant is requesting plat approval of the Edinburgh Phase 14 development located off Rock Springs Rd.

The proposal adds 15 new lots to the development over 4.093 acres along with .07 miles of new road.

The concept plan shows 30' periphery boundary as well as the 25' setback from the street and the areas designated for open space. The total acreage calculations is 164 acres and 40.80 acres is dedicated to open space.

Staff recommends granting preliminary plat approval for Edinburgh Phase 14 based upon conformance with the PD District Standards.

Site Map

22/2022, 9:55:38 AM

iwkins 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	

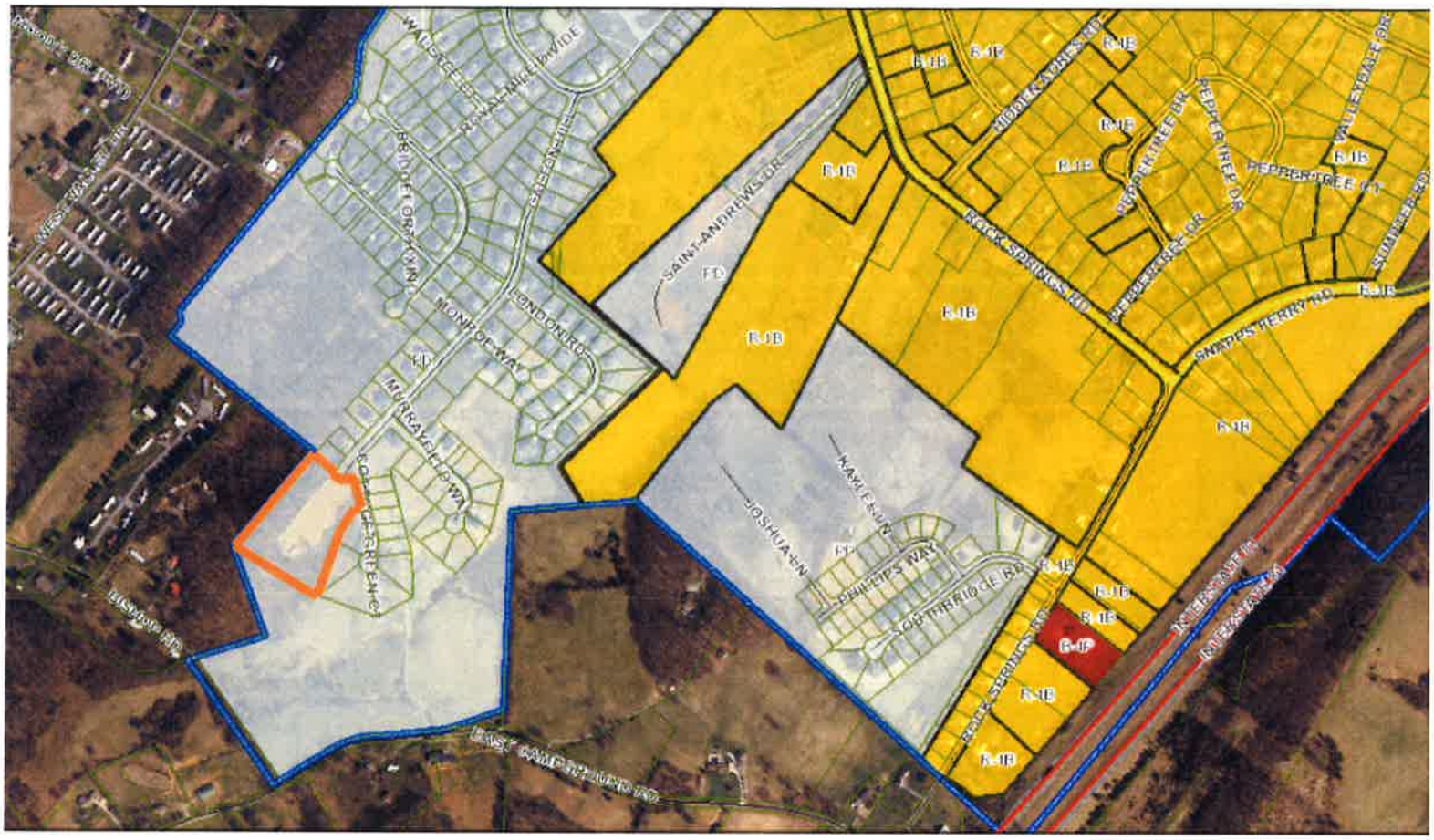
1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Web AppBuilder for ArcGIS

Zoning



6/22/2022, 9:57:49 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

6/22/2022, 9:59:30 AM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

Web AppBuilder for ArcGIS

Utilities

6/22/2022, 10:00:59 AM

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

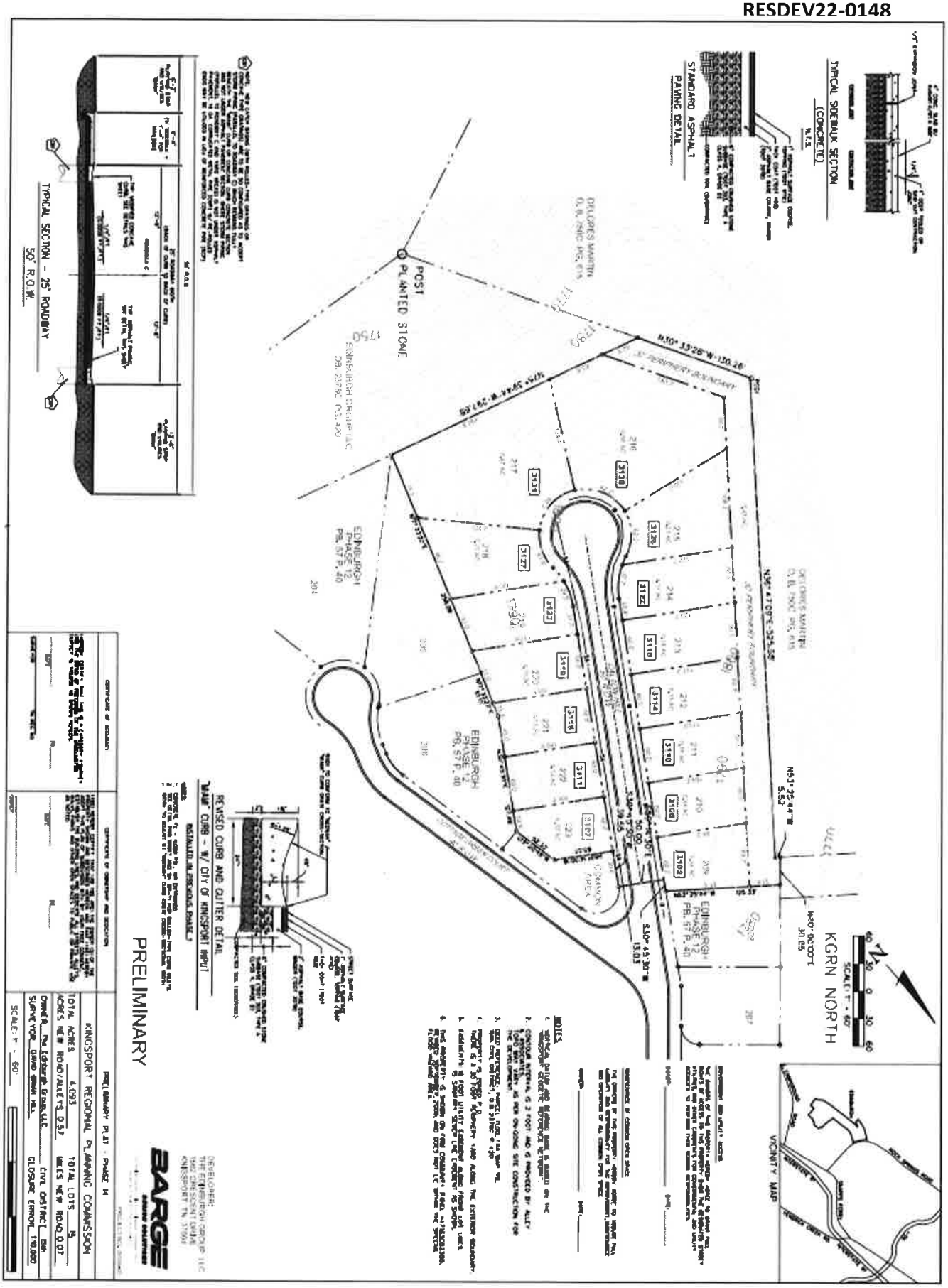
1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Web AppBuilder for ArcGIS

PHASE 1
PHASE 2b-2
PHASE 2c-2
PHASE 2c-1
PHASE 2a
PHASE 2b-1
PHASE 2e
PHASE 3
PHASE 4
PHASE 5
PHASE 10
PHASE 11
PHASE 12
PHASE 13
PHASE 14
PHASE 15
PHASE 16
PHASE 17
PHASE 18
EVARTS VALLEY
LEGEND
COMMERCIAL
SCHOOL
PARKS
COMMON AREAS
MULTI-FAMILY
CALCULATIONS
TOTAL ACREAGE: 164 ACRES
COMMERCIAL: 1.06 ACRES
OPEN SPACE: 40.80 ACRES
SCHOOL: 22.62 ACRES
CITY PARK: 4.89 ACRES
COMMON AREAS AND
PERIMETER SETBACK: 22.80 ACRES TOTAL
(PERIMETER SETBACK: 10.45 ACRES)
POOL TRACT 3A: 0.21 ACRE
MULTI-FAMILY: 0.66 ACRES
EDINBURGH
CONCEPTUAL SITE PLAN
REVISED AUGUST 03, 2022


TYPICAL SIDEWALK SECTION (CONCRETE)
N.T.S.
STANDARD ASPHALT PAVING DETAIL
TYPICAL SECTION - 25' ROADWAY
50' R.O.W.
POST
PLANTED STONE
EDINBURGH PHASE 12
EDINBURGH PHASE 2
EDINBURGH GROUP LLC
DOLORES MARTIN
KGRN NORTH
VICINITY MAP
REVISED CURB AND GUTTER DETAIL
PRELIMINARY
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 4.093
TOTAL LOTS 19
ACRES NEW ROAD/ALLEYS 0.57
MILES NEW ROAD 0.07
CIVIL DISTRICT 6th
SURVEYOR DAVID BRAM
CLOSURE ERROR 1:10,000
SCALE: 1" = 60'
BARGE
DEVELOPER:
THE EDINBURGH GROUP LLC
1962 GRESSWOOD DRIVE
KINGSPORT TN 37664

Phase 12 A Calton Hill

View from Green Cottage Court

Conclusion

Staff recommends approval of the Edinburgh Phase 14 Preliminary plat based upon conformance to the Planned Development District Design Standards.

Kingsport Regional Planning Commission

Rezoning Report **File: REZONE22-0200**

University Boulevard Rezoning

Property Information			
Address	1401 University Blvd and parcel 036.06 along W Stone Dr.		
Tax Map, Group, Parcel	Map 022, Parcels 036.10 and 036.06		
Civil District	1		
Overlay District	n/a		
Land Use Designation	Multi-Family and Retail/Commercial		
Acres	16.1 +/-		
Existing Use	Apartments and vacant land	**Existing Zoning**	R-3 and B-3
Proposed Use	198 additional apartment units	**Proposed Zoning**	R-4

Owner /Applicant Information

Name: Stone Road QOZB LLC

Address: 3203 McKinney Ave

City: Dallas

State: TX **Zip Code: 75204**

Phone: not available

Intent: ***To rezone from R-3 and B-3 to R-4 for the purpose of constructing additional apartment buildings on the property.***

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:

The rezoning site is identified as appropriate for both multi-family and commercial use in the 2030 Future Land Use Plan. The R-4 zone will raise the allowable residential unit density of the site to 20 du/a as compared to the current maximum of 15 du/a. The existing B-3 commercial zone along the southern boundary of the rezoning site is being shifted closer to W. Stone Dr.

The submitted conceptual site plan demonstrates adherence to the R-4 zone standards.

Staff Field Notes and General Comments:

The site is very well buffered from all surrounding streets and properties by dense vegetation.

The remaining frontage of the southern parcel outside the scope of the rezoning effort will remain the B-3 zone which is most appropriate for the W. Stone Dr. frontage.

The site is very well buffered from all surrounding streets and properties by dense vegetation.

Planner:	Ken Weems	Date:	August 12, 2022
Planning Commission Action		**Meeting Date:**	**August 18, 2022**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on August 18, 2022

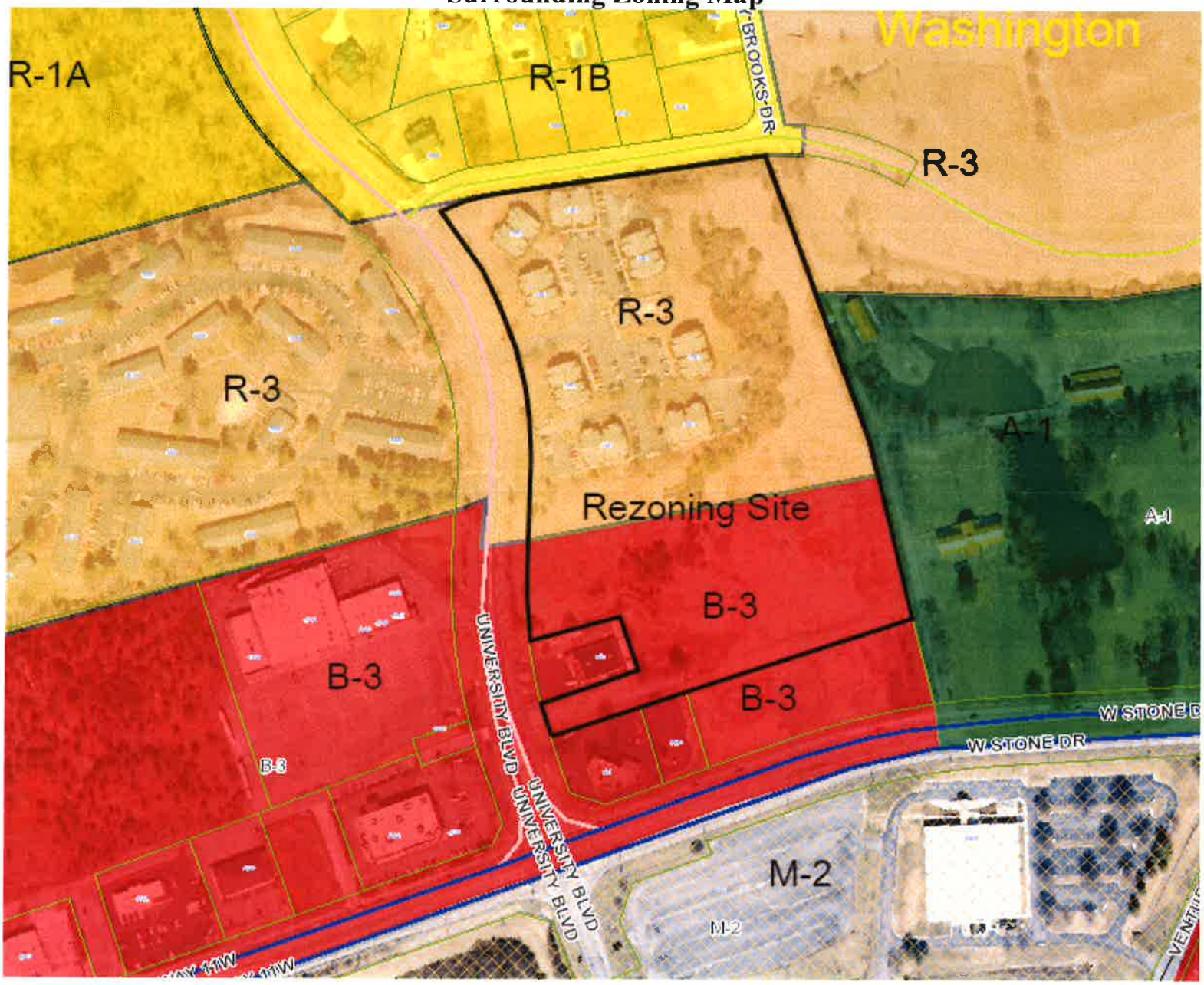
PROPERTY INFORMATION	
ADDRESS	1401 University Blvd
DISTRICT	1
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-3 (Low Density Apartment) and B-3 (Highway Oriented Business)
PROPOSED ZONING	R-4 (Medium Density Apartment)
ACRES	16.1 +/-
EXISTING USE	existing Bradley Hills Apartments and vacant land
PROPOSED USE	additional apartment buildings

INTENT

To rezone from R-3 and B-3 to R-4 for the purpose of constructing additional apartment buildings on the property.

Vicinity Map

Surrounding Zoning Map



Future Land Use Plan 2030
Designation: Multi-Family and Retail/Commercial

Aerial

Washington
HARVEY BROOKS DR
BELLINGH
Rezoning Site
UNIVERSITY BLVD
W STONE DR
W STONE DR
HIGHWAY 11W
HIGHWAY 11W
VENTURE PARK

View Toward Allandale from the End of the Existing Driveway

View Toward W. Stone Drive from the Rezoning Site

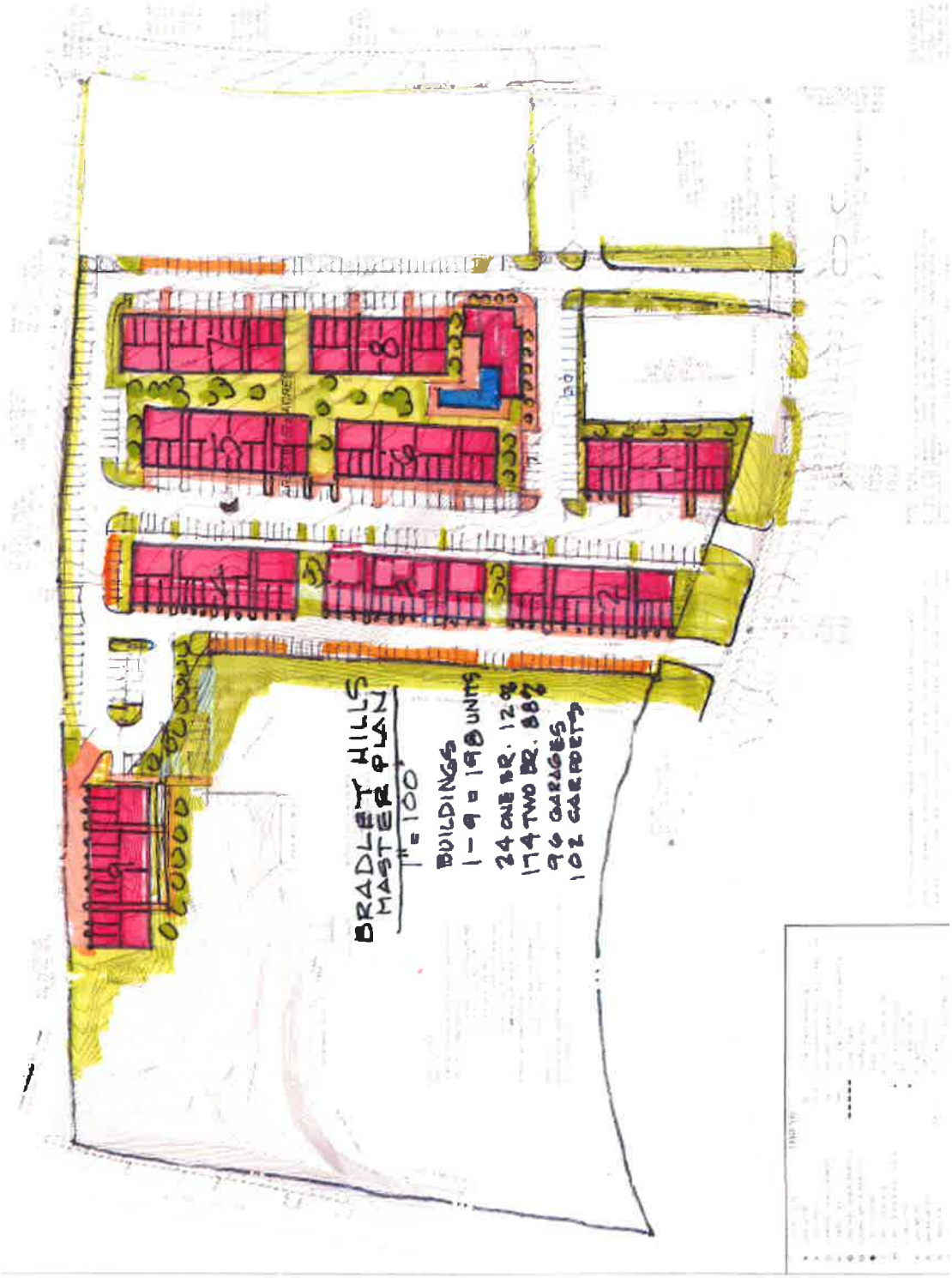
View Toward Existing Bradley Hills Apartments from the Intersection of University Boulevard and Bellingham Drive

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	Zone: R-1A Use: vacant	n/a
Further North and Northwest	2	Zone: City R-1B Use: single family residential	n/a

East	**3**	Zone: City R-3 Use: public elementary school	n/a
Further East	**4**	Zone: City A-1 Use: Allandale Mansion	n/a
Southeast and South	**5**	Zone: City M-2 Use: HAAP	n/a
Further South	**6**	Zone: City B-3 Use: financial services	n/a
West	**7**	Zone: County R-3 and B-3 Use: apartments and shopping center	n/a

Conceptual Site Plan



Conceptual Elevation

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 and an appropriate addition to the existing apartments at 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. The same use of multi-family residential already exists on the site.

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 have a

reasonable economic use as currently zoned. The proposed use will shift the commercial only closer to W Stone Drive and afford more residential unit density for a site that it is appropriate for.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposal substantially conforms to the 2030 future land use plan.

   Use: an additional 198 apartment units

   The Future Land Use Plan Map recommends multi-family and retail/commercial

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, to include adjacent location to a major highway, provide supporting grounds to approve the rezoning effort.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the existing conditions. The proposed district boundaries are logically drawn relative to existing conditions as well.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-4 zone is substantially similar to the existing/surrounding R-3 zones, B-3 zones, and the City Park of Allandale.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from R-3 and B-3 to R-4. The proposal conforms to the future land use plan and adds residential density to an appropriate multi-family land use area.

KINGSPORT
TENNESSEE
Planning Department

August 18th, 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. 5116 Waterford Dr.
2. 113 Holcomb St.
3. 217 Broad St.
4. Caymus Yard
5. 2400 Sullivan Gardens Parkway

Sincerely,

Ken Weems, AICP
Planning Manager

C: Kingsport Regional Planning Commission

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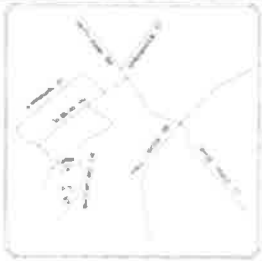


LOCATION MAP

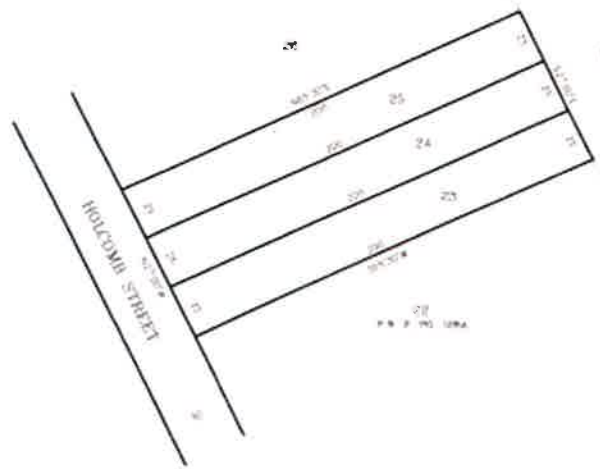
ALLEY & ASSOCIATES, INC.
- SURVEYORS -

SUBDIVISION OF LOTS 28 & PART OF 29

BLOCK A FALL CREEK SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2022



ALLEY & ASSOCIATES, INC
SURVEYORS

July 20 - 22

RESUBDIVISION OF LOTS 25, 26 & 27

E.E. HOOVEN PROPERTY

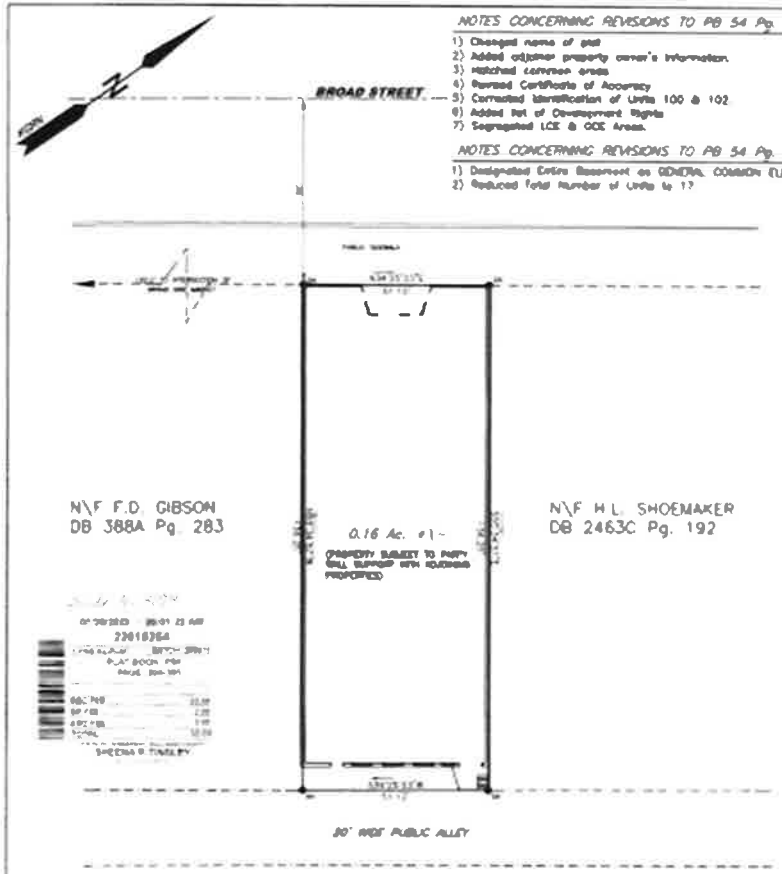
KINGSPORT REGIONAL PLANNING COMMISSION

NOTES CONCERNING REVISIONS TO PB 54 Pg. 165 & 166:

1) Changed name of plat
2) Added adjoiner property owner's information.
3) Hatched common areas
4) Revised Certificate of Accuracy
5) Corrected identification of Units 100 & 102
6) Added list of Development Rights
7) Segregated LCE & CCE Areas.

NOTES CONCERNING REVISIONS TO PB 54 Pg. 217

1) Designated Entire Basement as GENERAL COMMON ELEMENT area
2) Reduced total number of Units to 17



UNIT LINE TABLE

LINE	BEARING	DISTANCE
L1	N34°21'33"E	13.32'
L2	S73°23'26"E	8.42'
L3	N34°21'33"E	1.67'
L4	N34°21'33"E	3.40'
L5	N34°21'33"E	4.00'
L6	N34°21'33"E	3.17'
L7	S55°38'16"W	8.33'
L8	N34°21'33"E	13.32'
L9	N34°21'33"E	26.33'
L10	N34°21'33"E	10.29'
L11	N55°38'16"W	24.68'
L12	N55°38'16"W	1.50'
L13	N34°21'33"E	13.32'
L14	N34°21'33"E	23.83'
L15	N34°21'33"E	8.50'
L16	N34°21'33"E	23.83'
L17	N34°21'33"E	1.33'
L18	N34°21'33"E	8.50'
L19	N34°21'33"E	23.83'
L20	N34°21'33"E	8.50'
L21	N34°21'33"E	30.17'
L22	N34°21'33"E	19.83'
L23	N34°21'33"E	13.32'
L24	N34°21'33"E	41.17'
L25	N34°21'33"E	13.32'
L26	N34°21'33"E	28.83'
L27	N34°21'33"E	13.32'
L28	N34°21'33"E	19.67'
L29	N34°21'33"E	3.17'
L30	N34°21'33"E	4.67'
L31	N34°21'33"E	13.32'
L32	N34°21'33"E	14.33'
L33	N34°21'33"E	13.67'
L34	N34°21'33"E	20.83'
L35	N34°21'33"E	3.33'
L36	N34°21'33"E	14.33'
L37	N34°21'33"E	13.67'
L38	N34°21'33"E	20.83'
L39	N34°21'33"E	3.33'
L40	N34°21'33"E	14.33'
L41	N34°21'33"E	13.67'
L42	N34°21'33"E	20.83'
L43	N34°21'33"E	3.33'
L44	N34°21'33"E	14.33'
L45	N34°21'33"E	13.67'
L46	N34°21'33"E	20.83'
L47	N34°21'33"E	3.33'
L48	N34°21'33"E	14.33'
L49	N34°21'33"E	13.67'
L50	N34°21'33"E	20.83'
L51	N34°21'33"E	3.33'
L52	N34°21'33"E	14.33'
L53	N34°21'33"E	13.67'
L54	N34°21'33"E	20.83'
L55	N34°21'33"E	3.33'
L56	N34°21'33"E	14.33'
L57	N34°21'33"E	13.67'
L58	N34°21'33"E	20.83'
L59	N34°21'33"E	3.33'
L60	N34°21'33"E	14.33'
L61	N34°21'33"E	13.67'
L62	N34°21'33"E	20.83'
L63	N34°21'33"E	3.33'
L64	N34°21'33"E	14.33'
L65	N34°21'33"E	13.67'
L66	N34°21'33"E	20.83'
L67	N34°21'33"E	3.33'
L68	N34°21'33"E	14.33'
L69	N34°21'33"E	13.67'
L70	N34°21'33"E	20.83'

LINE	BEARING	DISTANCE
L71	N34°21'33"E	3.33'
L72	N34°21'33"E	14.33'
L73	N34°21'33"E	13.67'
L74	N34°21'33"E	20.83'
L75	N34°21'33"E	3.33'
L76	N34°21'33"E	14.33'
L77	N34°21'33"E	13.67'
L78	N34°21'33"E	20.83'
L79	N34°21'33"E	3.33'
L80	N34°21'33"E	14.33'
L81	N34°21'33"E	13.67'
L82	N34°21'33"E	20.83'
L83	N34°21'33"E	3.33'
L84	N34°21'33"E	14.33'
L85	N34°21'33"E	13.67'
L86	N34°21'33"E	20.83'
L87	N34°21'33"E	3.33'
L88	N34°21'33"E	14.33'
L89	N34°21'33"E	13.67'
L90	N34°21'33"E	20.83'
L91	N34°21'33"E	3.33'
L92	N34°21'33"E	14.33'
L93	N34°21'33"E	13.67'
L94	N34°21'33"E	20.83'
L95	N34°21'33"E	3.33'
L96	N34°21'33"E	14.33'
L97	N34°21'33"E	13.67'
L98	N34°21'33"E	20.83'
L99	N34°21'33"E	3.33'
L100	N34°21'33"E	14.33'
L101	N34°21'33"E	13.67'
L102	N34°21'33"E	20.83'
L103	N34°21'33"E	3.33'
L104	N34°21'33"E	14.33'
L105	N34°21'33"E	13.67'
L106	N34°21'33"E	20.83'
L107	N34°21'33"E	3.33'
L108	N34°21'33"E	14.33'
L109	N34°21'33"E	13.67'
L110	N34°21'33"E	20.83'
L111	N34°21'33"E	3.33'
L112	N34°21'33"E	14.33'
L113	N34°21'33"E	13.67'
L114	N34°21'33"E	20.83'
L115	N34°21'33"E	3.33'
L116	N34°21'33"E	14.33'
L117	N34°21'33"E	13.67'
L118	N34°21'33"E	20.83'
L119	N34°21'33"E	3.33'
L120	N34°21'33"E	14.33'
L121	N34°21'33"E	13.67'
L122	N34°21'33"E	20.83'
L123	N34°21'33"E	3.33'
L124	N34°21'33"E	14.33'
L125	N34°21'33"E	13.67'
L126	N34°21'33"E	20.83'
L127	N34°21'33"E	3.33'
L128	N34°21'33"E	14.33'
L129	N34°21'33"E	13.67'
L130	N34°21'33"E	20.83'
L131	N34°21'33"E	3.33'
L132	N34°21'33"E	14.33'
L133	N34°21'33"E	13.67'
L134	N34°21'33"E	20.83'

VICINITY MAP (NTS)

DEVELOPMENT RIGHTS AS REQUIRED BY TCA 66-27-308(b)(3)

1) The right to add contiguous real estate to Starch's Suites Condominium
2) The right to create Units, Common Elements, or Limited Common Elements within Starch's Suites Condominium in the areas and spaces shown on Plat.
3) The right to allocate Limited Common Elements to specific units, other than the Common Elements described in the sections of the Act referred to in T.C.A. 66-27-203(12)
4) To grant licenses for parties who are not Unit Owners to use portions of the Common elements.
5) To subdivide Units into Common Elements; in the areas and spaces shown on the Plat.
6) The development rights set forth above shall not apply to any unit sold, conveyed, or otherwise disposed of by the declarant.

NOTES:

1) I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon.
2) This survey subject to any and all easements, certificates, covenants or restrictions either written or unwritten.
3) This survey was performed without the benefit of a professional title examination.
4) The subject property is not located in a special flood hazard area as per Comm. Panel # 47163C0045D (DATED: 28-Sept. 2006)
5) Subject property is currently zoned B-2. All building setbacks shall conform to the applicable zoning requirements in effect at such time of construction.
6) Interior layout as per RGR Studio, LLC

WILLIAM J. HUFFMAN, PLS
P.O. BOX 208
FRANKLIN, TN 37064
TEL:423.676.3977
huffmanlandservices@gmail.com
serving TN, VA, KY, AL, MS, GA, FL, NC & SC

OWNER OF RECORD:
Appalachian Properties, LLC
P.O. Box 710
Kingsport, TN 37662

Property Address & Information
217 Broad Street, Kingsport
Tax Map 046F-B Parcel 021.00
Deed Book 2686C Page 590
Lots 10 & 11, Block 13, City of Kingsport
Plat Book 54 Page 217

LEGEND:
- IRON PIN FOUND
- IRON PIN SET
- DRILLED HOLE
- ADJOINER LINE
- SETBACK/EASEMENT LINE
- CENTERLINE OF ROAD

REVISED EXHIBIT "B"

SHEET 1 of 2

STARCH'S SUITES CONDOMINIUM PLAT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.160 +/-	TOTAL UNITS	-17-
ACRES NEW ROAD	-0-	MILES NEW ROAD	-0-
OWNER	See Note	CIVIL DISTRICT	11th (Sullivan)
SURVEYOR	William J. Huffman, PLS	CLOSURE ERROR	1/10,000

SCALE 1" = 20' 0 20 40 60'

22015264

SHEENA B FINLEY

NOTES CONCERNING REVISIONS TO PB 54 Pg 165 &166

1) Changed name of plat
2) Added adjoiner property owner's information.
3) Hatched common areas
4) Revised Certificate of Accuracy
5) Corrected identification of Units 100 & 102
6) Added list of Development Rights
7) Segregated LCE & GCE Areas.

NOTES CONCERNING REVISIONS TO PB 54 Pg 217

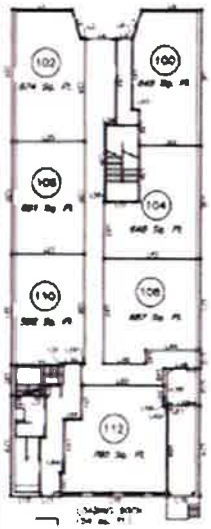
1) Designated Entire Basement as GENERAL COMMON ELEMENT area
2) Reduced Total Number of Units to 17

DEVELOPMENT RIGHTS AS REQUIRED BY TCA 66-27-309(b)(3):

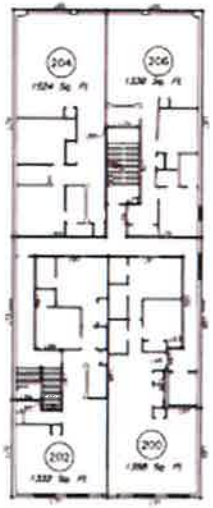
1) The right to add contiguous real estate to Starch's Suites Condominium
2) The right to create Units, Common Elements, or Limited Common Elements within Starch's Suites Condominium, in the areas and spaces shown on Plat
3) The right to allocate Limited Common Elements to specific units, other than the Common Elements described in the sections of the Act referred to in T.C.A 66-27-203(12).
4) To grant licenses for parties who are not Unit Owners to use portions of the Common elements
5) To subdivide Units into Common Elements, in the areas and spaces shown on the Plat.
6) The development rights set forth above shall not apply to any unit sold, conveyed and/or no longer owned by the declarant.

SITE

BROAD STREET



BROAD STREET



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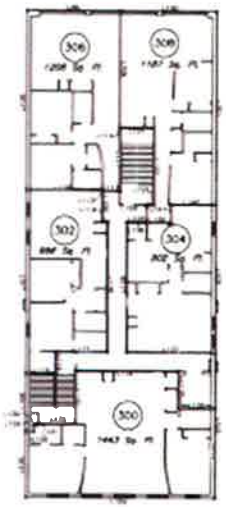

VICINITY MAP (NTS)

GROUND FLOOR

2nd FLOOR

3rd FLOOR

MEZZANINE LEVEL

BASEMENT FLOOR

LEGEND:

- IRON PIN FOUND
- IRON PIN SET
- DRILLED HOLE
- BOUNDARY LINE
- SETBACK/EASEMENT LINE
- CENTERLINE OF ROAD

LIMITED COMMON ELEMENT AREA (LCE)

GENERAL COMMON ELEMENT AREA (GCE)

NOTES:

1) I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon.
2) This survey subject to any and all easements, servitudes, covenants or restrictions either written or unwritten
3) This survey was performed without the benefit of a professional title examination
4) The subject property is not located in a special flood hazard area as per Comm. Panel # 47163C0040D (DATED 29-Sept. 2006)
5) Subject property is currently zoned B-2. All building setbacks shall conform to the applicable zoning requirements in effect at such time of construction
6) Interior layout as per R2R Studio, LLC

WILLIAM J. HUFFMAN, PLS
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FRANKLIN, TN 37064
TEL:423.678.3077
huffmanlandservices@gmail.com
serving TN,VA,KY,AL,MS,GA,FL,NC&SC

FILE JOB # 11-022 REVISED PLAT DATE 19-March 2022

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OWNER OF RECORD:
Appalachian Properties, LLC
P.O. Box 710
Kingsport, TN 37662

Property Address & Information
217 Broad Street, Kingsport
Tax Map 046P-B Parcel 021.00
Deed Book 2686C Page 560
Lots 10 & 11, Block 13, City of Kingsport
Plat Book 54 Page 217

REVISED EXHIBIT "B"

SHEET 2 of 2

STARCH'S SUITES CONDOMINIUM PLAT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.190 +/-	TOTAL UNITS	17
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	See Note	CIVIL DISTRICT	11th (Sullivan)
SURVEYOR	William J. Huffman, PLS	CLOSURE ERROR	1/10,000

SCALE 1" = 20' 0 20 40 80

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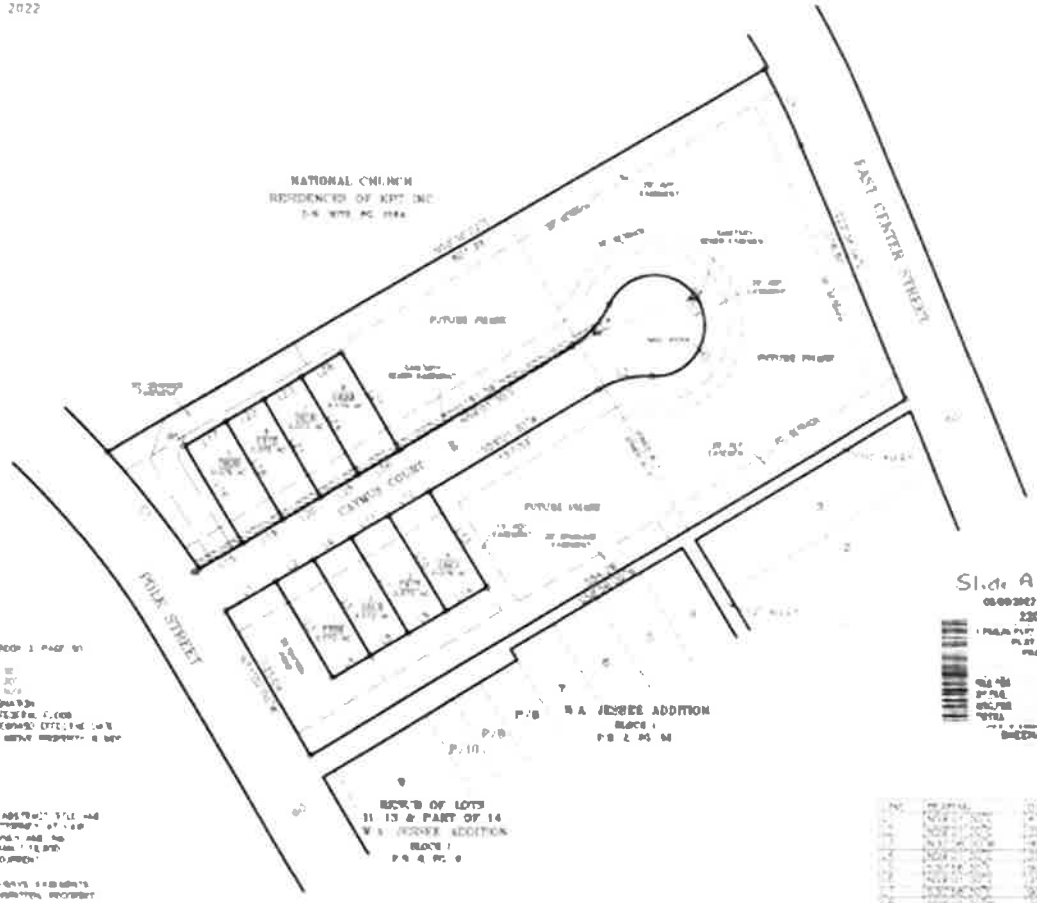


LOCATION MAP

LEGEND

(IR/O)	IRON ROD (OLD)
N.T.S.	NOT TO SCALE
P.B.	DEED BOOK
P.O.	POLE
P.B.	PLAT BOOK
AC	ACRES
GP	GAS POST
APP	APPALACHIAN ELECTRIC POWER
(S)	SANITARY SEWER MANHOLE

Slide A-1582

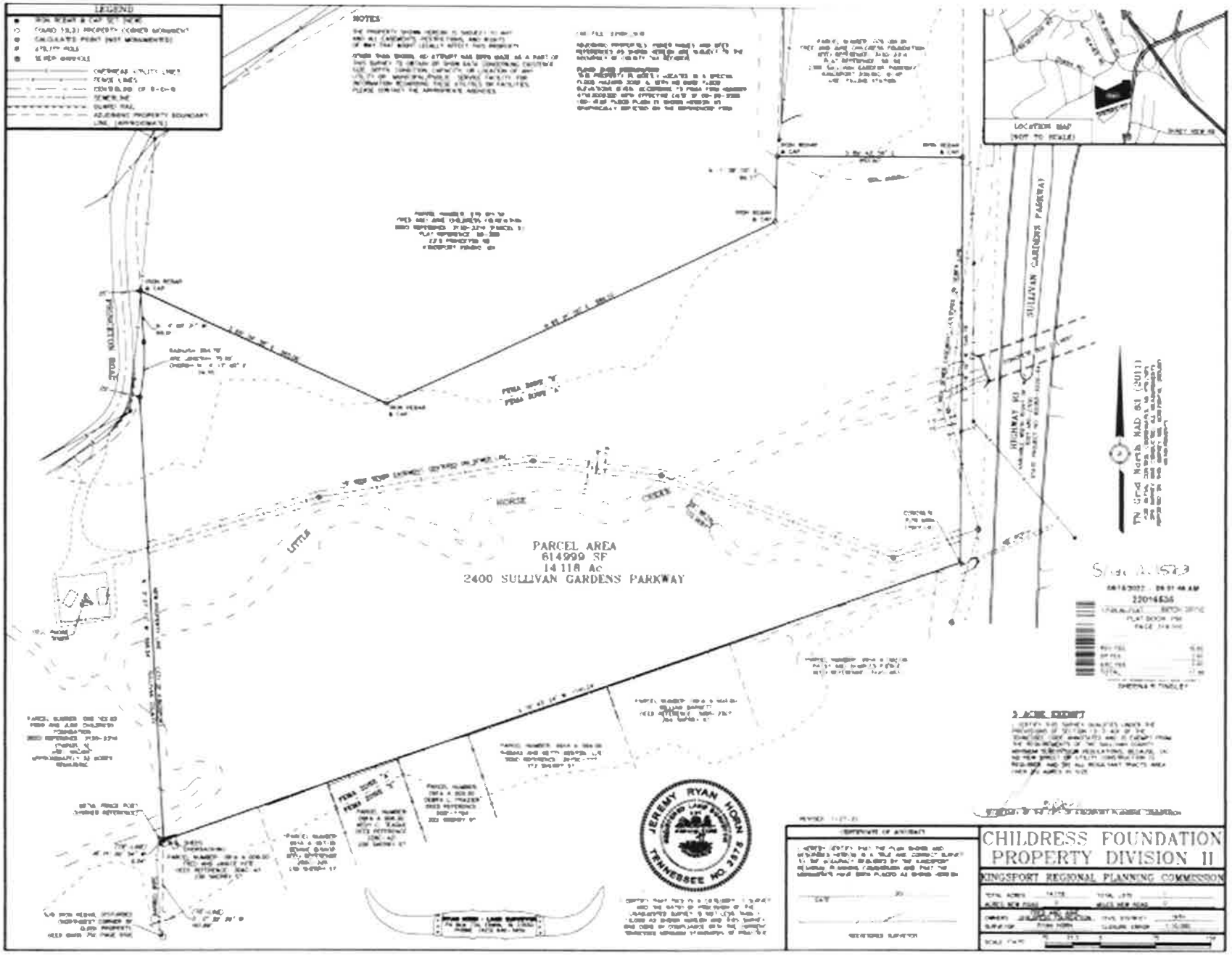
22016127

ALLEY & ASSOCIATES, INC
SURVEYORS

8-3-2022

CAYMAN YARD, PHASE 1

KINGSPORT REGIONAL PLANNING COMMISSION


LEGEND
NOTES
PARCEL AREA
614999 SF
14.118 Ac
2400 SULLIVAN GARDENS PARKWAY
SULLIVAN GARDENS PARKWAY
HIGHWAY 93
LITTLE
HORSE
CREEK
LOCATION MAP
(NOT TO SCALE)
TN State Plane North NAD 83 (2011)
JEREMY RYAN HORN
TENNESSEE RLS 2575
CERTIFICATE OF APPROVAL
CHILDRESS FOUNDATION
PROPERTY DIVISION II
KINGSPORT REGIONAL PLANNING COMMISSION