# KINGSPORT REGIONAL PLANNING COMMISSION

#### TENTATIVE AGENDA

City Hall – Council Room

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

April 15, 2021

5:30 p.m.

#### I. INTRODUCTION AND RECOGNITION OF VISITORS

"A determination by the Commission that meeting electronically and limiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare, of all concerned in light of the COVID-19 virus."

#### II. APPROVAL OF THE AGENDA

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

**IV. CONSENT AGENDA** Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

#### 04-01 Water Line Easement Abandonment – (2021-402-00002)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board of Mayor and Alderman for the waterline easement abandonment along 2401-2405 South Wilcox Drive. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Garland)

#### V. UNFINISHED BUSINESS

#### VI. NEW BUSINESS

#### 04-02 Chase Meadows Phase 3 Plan Amendment – (2021-103-00001)

The Kingsport Regional Planning Commission is requested to approve the amended Chase Meadows Phase 3 amended plan final based upon conformance to the Planned Development District Design Standards. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Weems)

#### 04-03 Thomas Acres (2021-201-00006)

The Kingsport Regional Planning Commission is requested to approve the resubdivision of 406 & 412 Thomas Acres lot 1 & 2 along with an associated road frontage variance. The property is located outside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Garland)

# VIII. OTHER BUSINESS

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

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

#### IX. ADJOURNMENT

#### MINUTES OF THE WORK SESSION OF THE

#### KINGSPORT REGIONAL PLANNING COMMISSION

Kingsport City Hall, Council Room 225 West Center Street, Kingsport, TN 37660

March 15, 2021

#### **Members Present**

Sam Booher, Chairman Pat Breeding Sharon Duncan Beverley Perdue Phil Rickman Brad Blackwell 12:00 noon

#### Members Absent Paula Stauffer James Phillips John Moody

Staff Present

Ken Weems, AICP Savannah Garland Elizabeth Rowe Visitors none

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems made the following statement: "A determination by the Commission that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the Covid-19 virus." The Commission affirmed this statement via role call affirmation, 6-0. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the February 2021 work session or regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

#### IV. CONSENT AGENDA

#### V. UNFINISHED BUSINESS

#### VI. NEW BUSINESS

#### 03-01 Tractor Supply Company Site Plan in a B-4P Zone – (2021-102-00001)

The Kingsport Regional Planning Commission is requested to approve the Preliminary Zoning Development Plan in a B-4P zone for a new Tractor Supply Company store. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff described the proposal, which requires Planning Commission approval due to residing in a B-4P zone. Staff noted that the property conforms to zoning as-is, due to a number of variances being approved for the site during the March 4, 2021 Board of Zoning Appeals meeting. Staff noted that the variances were primarily focused on shifting of landscaping areas. Staff further stated that this Tractor Supply store is using a new model that focuses on moving trucks with trailers through the parking lot. No official action was taken. Kingsport Regional Planning Commission March 15, 2021, Work Session

#### 03-02 Old Moreland Drive, County Rezoning (2021-101-00001)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Sullivan County Commission to rezone from PBD-3 to R-1. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff provided the details of the request to the Commission. Staff noted that both the county and city land use plans identify the parcel as appropriate for commercial use. Staff further stated that development of the property will be difficult due to terrain issues such as slope and an existing creek that bisects the property. Staff noted that a single family residential use, as proposed is most appropriate for the site due to the terrain encumbrances. No official action was taken.

#### 03-03 Gibson Springs Phase 3 Final Plat – (2021-103-00001)

The Kingsport Regional Planning Commission is requested to approve the final plat for Gibson Springs Phase 3 based upon conformance to the Planned Development District Design Standards and Minimum Subdivision Regulations. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff noted that the development is very close to being finished and that all improvements are anticipated to be complete by time for the regular meeting. Staff noted that a bond for the project is not being proposed. Staff further stated that a bond release for Gibson Springs Phase 2 is in the process of being requested and may be considered as a late addition to the regular meeting. No official action was taken.

#### 03-04 Flagship Drive Annexation – (2021-301-00001)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Flagship Drive annexation. The property is located outside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff provided the details of the item to the Commission. Staff stated that this owner-requested annexation consists of approximately 16 acres and is proposed to be zoned B-3. Staff noted that the costs are minimal and are focused on maintenance of Flagship Drive. Staff noted that the annexation site is graded flat and ready for future development. Staff noted that a standard plan of services is proposed for the annexation site. No official action was taken.

#### 03-05 Flagship Drive Conceptual Street Dedication - (2021-201-00005)

The Kingsport Regional Commission is requested to approve the Conceptual Road Dedication for Flagship Drive. The property is located outside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff stated that the owner of Flagship Drive is the same as the applicant for the Flagship Drive annexation. Staff stated that the owner has agreed to make minor repairs, pave, add a sidewalk on the south side of the street, provide new street lights to the city standard, and provide a commercial turnaround at the end of the street. Staff further stated that a preliminary street dedication plat would be brought to the Commission after the street as a whole is annexed as part of the Flagship Drive annexation. No official action was taken

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

### VIII. OTHER BUSINESS

03-06 Receive, for informational purposes only, the February 2021 Building Department report.

#### X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:58 p.m.

Kingsport Regional Planning Commission March 15, 2021, Work Session

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

City Hall 225 West Center Street, Kingsport, TN 37660

March 18, 2021

#### Members Present

Sam Booher, Chairman Paula Stauffer Sharon Duncan Beverley Perdue Phil Rickman Brad Blackwell

<u>Staff Present</u> Ken Weems, AICP Savannah Garland Elizabeth Rowe 5:30 p.m.

Members Absent Pat Breeding James Phillips John Moody

<u>Visitors</u> John Rose Danny Karst John Pierce William White Brenda White

At 5:30 p.m., Secretary Weems called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. Secretary Weems made the following statement: "A determination by the Commission that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the Covid-19 virus." The Commission affirmed this statement via role call affirmation, 6-0. The Secretary asked for approval of the amended agenda, with the bond release for Gibson Springs Phase 2 being added. A motion was made by Phil Rickman, seconded by Paula Stauffer, to approve the agenda as amended. The motion was approved unanimously, 6-0 by roll call vote. Secretary Weems asked for approval of the minutes of the work session held on February 15, 2021 and the regular meeting held on February 18, 2021. A motion was made by Beverley Perdue, seconded by Phil Rickman, to approve the minutes for the February 15, 2021 work session and the February 18, 2021 regular meeting as presented. The motion was approved unanimously by roll call vote, 6-0.

#### IV. CONSENT AGENDA

#### V. UNFINISHED BUSINESS

#### VI. NEW BUSINESS

#### 03-01 Tractor Supply Company Site Plan in a B-4P Zone – (2021-102-00001)

The Kingsport Regional Planning Commission is requested to approve the Preliminary Zoning Development Plan in a B-4P zone for a new Tractor Supply Company store. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff described the proposal, which requires Planning Commission approval due to residing in a B-4P zone. Staff noted that the property conforms to zoning as-is, due to a number of variances being approved for the site during the March 4, 2021 Board of Zoning Appeals meeting. Staff noted that the variances were primarily focused on shifting of landscaping areas. Staff further stated that this Tractor Supply store is using a new model that focuses on moving trucks with trailers through the parking lot. Staff further commented that the dock at the rear of the building is mobile and a standard feature of Tractor Supply stores. Staff further commented that the dock is routinely moved as necessary to ensure adequate access to the store. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to grant final zoning development plan approval. The motion passed by roll call vote, 6-0.

#### 03-02 Old Moreland Drive, County Rezoning (2021-101-00001)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Sullivan County Commission to rezone from PBD-3 to R-1. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff provided the details of the request to the Commission. Staff noted that both the county and city land use plans identify the parcel as appropriate for commercial use. Staff further stated that development of the property will be difficult due to terrain issues such as slope and an existing creek that bisects the property. Staff noted that a single family residential use, as proposed is most appropriate for the site due to the terrain encumbrances for the 2.5 acre property. A motion was made by Phil Rickman, seconded by Beverley Perdue, to send a positive recommendation in support of the rezoning effort to the Sullivan County Commission. The motion passed by roll call vote, 6-0.

#### 03-03 Gibson Springs Phase 3 Final Plat – (2021-103-00001)

The Kingsport Regional Planning Commission is requested to approve the final plat for Gibson Springs Phase 3 based upon conformance to the Planned Development District Design Standards and Minimum Subdivision Regulations. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff noted that all improvements for the development have been completed and inspected by the City Engineering department. Staff noted that the proposal conforms to the preliminary approval for the phase. A motion was made by Beverley Perdue, seconded by Paula Stauffer to grant final approval. The motion passed by roll call vote, 6-0.

#### 03-04 Flagship Drive Annexation – (2021-301-00001)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Flagship Drive annexation. The property is located outside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff provided the details of the item to the Commission. Staff stated that this owner-requested annexation consists of approximately 16 acres and is proposed to be zoned B-3. Staff noted that the costs are minimal and are focused on maintenance of Flagship Drive. Staff noted that the annexation site is graded flat and ready for future development. Staff noted that a standard plan of services is proposed for the annexation site. A motion was made by Sharon Duncan, seconded by Beverley Perdue, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed by roll call vote, 6-0.

#### 03-05 Flagship Drive Conceptual Street Dedication - (2021-201-00005)

The Kingsport Regional Commission is requested to approve the Conceptual Road Dedication for Flagship Drive. The property is located outside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff stated that the owner of Flagship Drive is the same as the applicant for the Flagship Drive annexation. Staff stated that the owner has agreed to make minor repairs, pave, add a sidewalk on the south side of the street, provide new street lights to the city standard, and provide a commercial turnaround at the end of the street. Staff further stated that a preliminary street dedication plat would be brought to the Commission after the street as a whole is annexed as part of the Flagship Drive annexation. A motion was made by Beverley Perdue,

seconded by Paula Stauffer, to grant conceptual approval. The motion passed by roll call vote, 6-0.

#### 03-06 Gibson Springs Phase 2 Bond Release

The Kingsport Regional Commission is requested to release the existing irrevocable letter of credit for the Gibson Springs Phase 2 development. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff stated that all development have been completed and inspected by the Engineering Department. Staff recommended releasing the existing letter of credit. A motion was made by Phil Rickman, seconded by Beverley Perdue, to release the Gibson Springs Phase 2 bond. The motion passed by roll call vote, 6-0.

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

#### VIII. OTHER BUSINESS

03-06 Receive, for informational purposes only, the February 2021 Building Department report.

#### IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:19p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission

Property Information	Waterline Easement Abandonment											
Address	2401- 2405 S. Wilcox Drive											
Tax Map, Group, Parcel	Easement located on Tax Parcel 076-006.10											
Civil District	13 <sup>th</sup> Civil District											
Overlay District	Gateway											
Land Use Designation	Retail/Commercial											
Acres	+/- 2.428											
Applicant #1 Information	1	Intent										
Name: GIP Kingsport LLC		Intent:										
Address: PO Box 13470		To abandon the existin	n waterline easement									
City: Richmond			g waterine cusement.									
State: VA	<b>Zip Code:</b> 23225											
Phone Number:												
Planning Department Re	commendation											
(Approve, Deny, or Defe	r)											
The Kingsport Planning D 006.10.	Division recommends abandonin	g the waterline easeme	nt located along Parcel 076									
<ul> <li>Request reviewe</li> </ul>	e by all city departments											
·	ager needed or used.											
·												
·	nger needed or used.											
Easement no lor Staff Field Notes and Gen	nger needed or used. neral Comments:	crossing lands of GIP King	gpost, LLC. The majority of the									
• Easement no lor Staff Field Notes and Gen The waterline easement a easement was abandone	nger needed or used. neral Comments: area is a 12 foot wide waterline o d years ago when the roadway w	vas relocated. The City di	d relocate a fire hydrant in the									
• Easement no lor Staff Field Notes and Gen The waterline easement a easement was abandone	nger needed or used. neral Comments: area is a 12 foot wide waterline o	vas relocated. The City di	d relocate a fire hydrant in the									
• Easement no lor Staff Field Notes and Gen The waterline easement a easement was abandone	nger needed or used. neral Comments: area is a 12 foot wide waterline o d years ago when the roadway w	vas relocated. The City di	d relocate a fire hydrant in the									
Easement no lor     Staff Field Notes and Gen     The waterline easement a     easement was abandone     last few months to locate	nger needed or used. neral Comments: area is a 12 foot wide waterline o d years ago when the roadway w	vas relocated. The City di	d relocate a fire hydrant in the									
Easement no lor     Staff Field Notes and Gen     The waterline easement a     easement was abandone     last few months to locate	nger needed or used. neral Comments: area is a 12 foot wide waterline of d years ago when the roadway w e it within the right-of-way in ord rland	vas relocated. The City di er for this waterline ease	d relocate a fire hydrant in the									
<ul> <li>Easement no lor</li> <li>Staff Field Notes and Ger</li> <li>The waterline easement as abandone last few months to locate</li> <li>Planner: Ga</li> <li>Planning Commission Action</li> <li>Approval:</li> </ul>	nger needed or used. neral Comments: area is a 12 foot wide waterline of d years ago when the roadway w e it within the right-of-way in ord rland	vas relocated. The City di er for this waterline ease Date: 3/11/2021 Meeting Date:	d relocate a fire hydrant in the ement to be abandoned.									
<ul> <li>Easement no lor</li> <li>Staff Field Notes and Ger</li> <li>The waterline easement is easement was abandone last few months to locate</li> <li>Planner: Ga</li> <li>Planning Commission Action</li> </ul>	nger needed or used. neral Comments: area is a 12 foot wide waterline of d years ago when the roadway w e it within the right-of-way in ord rland	vas relocated. The City di er for this waterline ease Date: 3/11/2021	d relocate a fire hydrant in the ement to be abandoned.									

<b>PROPERTY INFORMATION</b>	Waterline Easement Abandonment				
ADDRESS	2401-2405 S. Wilcox Drive				
DISTRICT, LAND LOT	Sullivan County				
	13 <sup>th</sup> Civil District, Parcel 076- 006.10				
OVERLAY DISTRICT	Gateway				
CURRENT ZONING	B-3, Highway Oriented Business				
PROPOSED ZONING	No Change				
ACRES +/- 2.428					
EXISTING USE Utilities					
PROPOSED USE					

PETITIONER 1: GIP Kingsport LLC P.O Box 13470 Richmond, VA 23225

#### INTENT

The owner has requested that the City of Kingsport abandon the old 12-ft wide waterline utility easement that was deeded to them back in 1999. The majority of the easement was abandoned years ago when the roadway was relocated. The City did relocate a fire hydrant in the last few months to locate it within the right-of-way in order for this waterline easement to be abandoned.

City Departments, as well as local utility providers, have taken a look at the request to abandon the utility easement. It has come to a conclusion that the waterline easement is no longer needed and City staff no longer see any future use for this easement.

0.03

0

0.06



Railroad\_ROW

River

Lake\_Pond

Parcel\_Conflict

Street\_ROW

Parcels

Railroad\_ROW

Site Map

Web AppBuilder for ArcGIS

0.12 km

Washington County Parcels

Lake\_Pond



Utilities			
3/16/2021, 1:18:37 PM         * Kpt 911 Address         Parcel_Conflict       River         Sullivan County Parcels         Parcels       Street_ROW         Lake_Pond       Railroad_ROW	0.0175	1:2,257 0.035 0.06	0.07 mi 0.12 km

# <u>M. Lacey Land Surveying, LLC</u>

P.O. Box 35, 7164 E. Andrew Johnson Hwy Whitesburg, TN 37891 Phone: 423-235-5546

February 25, 2021

RE: Project 9500121 Tax Parcel 076-006.01 2401-2405 South Wilcox Drive City of Kingsport, TN

#### Metes & Bounds Description of Waterline Easement to be Abandoned

All that tract, piece, parcel of land situate, lying, and being in the City of Kingsport, Sullivan County, Tennessee, being a portion of a 12-ft wide waterline easement crossing lands of GIP Kingsport, LLC (Tax Parcel 076-006.10), said portion to be abandoned by the City of Kingsport being more particularly described as follows:

Beginning at a point in the northeasterly sideline of the said 12-ft wide waterline easement, zesaid point being distant along the same on a course of north 30 degrees 13 minutes 36 seconds west for a distance of 94.63 feet from the intersection of the said northeasterly sideline of the easement with the northerly sideline of South Wilcox Drive; thence running south 59 degrees 46 minutes 24 seconds west for the distance of 12.00 feet; thence along the southwesterly sideline of the 12-ft wide waterline easement, north 30 degrees 13 minutes 36 seconds west for a distance of +/- 174 feet to the northerly terminus of said easement; thence along the northerly terminus north 59 degrees 46 minutes 24 seconds east for a distance of 12.00 feet; thence along the northerly terminus north 59 degrees 46 minutes 24 seconds east for a distance of 12.00 feet; thence along the northerly terminus north 59 degrees 46 minutes 24 seconds east for a distance of 12.00 feet; thence along the northeasterly sideline of the easement, south 30 degrees 13 minutes 36 seconds east for a distance of +/- 174 feet to the point of beginning, as shown on a survey dated February 19, 2021, by M. Lacey Land Surveying, Whitesburg, Tennessee.



**BEFORE** 

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on April 15, 2021







**AFTER** 

#### **RECOMMENDATION:**

Staff recommends sending a favorable recommendation to the Board of Mayor and Alderman for the waterline easement abandonment along 2401-2405 South Wilcox Drive.

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on April 15, 2021

Property InformationChase Meadows Phase 3 Plan AmendmentAddressCovent Garden Ct, Ethans Ct, Maple Ridge OTax Map, Group, ParcelTM 78A Group E Parcel 4Civil District7th Civil DistrictZoning DistrictPlanned Development (PD)Overlay DistrictN/ALand Use DesignationResidential	t.							
Tax Map, Group, ParcelTM 78A Group E Parcel 4Civil District7th Civil DistrictZoning DistrictPlanned Development (PD)Overlay DistrictN/ALand Use DesignationResidential								
Zoning DistrictPlanned Development (PD)Overlay DistrictN/ALand Use DesignationResidential								
Overlay District     N/A       Land Use Designation     Residential								
Land Use Designation Residential								
5								
Acres 7.432 +/-								
Major or Minor / #lots Concept Plan								
Two-lot sub Prelim/Final	Final Amendment							
Owner /Applicant Information Surveyor Information	tion							
Name: Chase Meadows HOA Name: Todd Johnso	n							
Address: PO Box 5244 Address: PO Box 55	4							
City: Kingsport City: Johnson City								
State: TN Zip Code:37663 State: TN	Zip Code: 37602							
Email: N/A Email:	-							
-	Phone Number: (423) 929-8633							
Planning Department Recommendation								
(Approve, Deny, or Defer)								
The Kingsport Planning Division recommends Phase 3 Amendment Approval	or the following reasons:							
• The proposed amendment conforms to the revised (current) standard	for minimum yards in a PD zone.							
• The applicant for the request is the Chase Meadows HOA.								
Staff Field Notes and General Comments: The applicant for the amended Chase Meadows Phase 3 Final Plan is seeking to conform to the recently amended PD zone requirement for yards. More specifically, the current standard of a 25' yard that surrounds the perimeter of the Chase Meadows PD zone. The former PD zone standard was a 30' development free periphery yard. The request is a result of a home to be located at 1523 Covent Garden Ct. proposed to be constructed with an unenclosed porch to the rear of the structure that would not be allowed with the current phase 3 approval that still has the 30' development free periphery yard requirement. This approval would pertain to all of phase 3 in Chase Meadows. Both the Chase Meadows HOA, in concert with the original developer, Ken Bates, are further considering the 25' yard change for the remaining phases of Chase Meadows (phases 1, 2, and 4) and may bring such a request forward in the future. Staff recommends approving the request as it conforms to the current PD zone standard and is supported by the Chase Meadows HOA.Planner:Ken WeemsDate: 3/23/2021								
Meeting Date:	April 16, 2020							

## Vicinity





Zoning

ArcGIS Web Map



# Subdivision Report File Number 21-103-00001

#### **Chase Meadows Phase 3 Aerial**

# ArcGIS Web Map



Actual and the second second								0	0.037	5	0.075	
1 Address	Parcel_Conflict	River	Sulliva	an County Parcels	Parcels		Street_ROW	-	<del>, , , ,</del>	· • •	- <u>+</u>	1 1
County Parcels	Parcels	Street_ROW		Lake_Pond	Railroad_ROW	_		0	0.05	0.1		
Pond	Railroad_ROW			Parcel_Conflict	River							

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on April 15, 2021



#### **Current Phase 3 Final Plan Approval**



Proposed Chase Meadows Phase 3 Approval (Changing from the 30' periphery yard to a 25' yard)

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on April 15, 2021



1523 Covent Garden Ct Proposal (allowed only after plan amendment)

#### Chase Meadows HOA Letter of Agreement and Approval for the Request



P.O. Box 5244, Kingsport, TN 37663-5244

April 7, 2021

Mr. Ken Weems Planning Manager & Zoning Administrator City of Kingsport 201 West Market Street, 2nd Floor Kingsport, TN 37660

Dear Mr. Weems:

Chase Meadows HOA is in agreement and approves the change from a 30' Periphery Yard to a 25' Yard as shown on the Chase Meadows Phase 3, 25' Yard Replat dated April 7, 2021. We are also in agreement for Patterson Homes request of a 5'-2 ¾" encroachment onto the 25' Yard for a covered back porch at 1523 Covent Garden Court. You can contact me at (276) 219-3733 if any questions arise.

Sincerely

Patrick Leedy C President Chase Meadows HOA

#### CONCLUSION

Staff recommends approval of the amended Chase Meadows Phase 3 amended final plan based on conformance to the Planned Development District Regulations.

Property Information	formation Thomas Acres										
Address	406 & 412 Thomas Acres	06 & 412 Thomas Acres Road									
Tax Map, Group, Parcel	TM 104L Group A Parcel 1	M 104L Group A Parcel 13.00									
Civil District	15 <sup>th</sup> Civil District										
Overlay District	N/A										
Land Use Designation	Single Family Residential										
Acres	+/- 3.33										
Major or Minor / #lots	Minor – 2	Concept Plan									
Two-lot sub		Prelim/Final	Final								
Owner /Applicant Inform	nation	Surveyor Information									
Name: Jamiee Odum		Name: Brian Hill									
Address: 408 Thomas Ac	res Road	Address: Four Sheridan Square, Suite 100									
City: Kingsport		City: Kingsport									
State: TN Zip Cod	<b>e:</b> 37660	<b>State:</b> Tn <b>Zip Code:</b> 37660									
Email:		Email: Brian.Hill@bargedesign.com									
Phone Number: N/A		Phone Number: 423-723-8458									
Planning Department Recommendation											

#### (Approve, Deny, or Defer)

#### The Kingsport Planning Division recommends final plat approval for the following reasons:

#### • Plat meets the minimum subdivision regulations

A request for final division of lot 1 & 2 for property located inside the City's Urban Growth Boundary has been received. The property is located off of Thomas Acres Road.

The submitted plat divides the 3.33+/- acre tract. Lot 1 will be 2.314 acres. Lot 2 will be 1.020 acres. These parcels are zoned A-1 in Sullivan County. The owner is requesting a road frontage variance to section 3.1 of the Subdivision Regulations. This section states that the physical surroundings or condition of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience. In this division they are locating the dividing line to where it includes the lot 2 driveway and avoids the neighboring lot 1 shed. The road frontage is currently 35.04 feet. The owner of lot 1 has a shed abutted against the new lot line and will not move it. Therefore the road frontage is short 14.96 feet.

# <u>Staff recommends final plat approval of the division of Thomas Acres property along with the requested variance.</u>

Planner:	Garland	Date: 3/22/21	
		Meeting Date:	April 15 <sup>th</sup> , 2021

# **Final plat of Thomas Acres**

Jamiee Oduim 408 Thomas Acres Road Kingsport, TN 37660

Date: 3-15-2020

Dear Kingsport Planning Commission,

We are asking for a variance, to your regulations, to reduce the required 50-foot road way frontage to 35-feet. Due to the existing structure along the common line with Lot 1 and Lot 2. The required 50-foot would create a non-conforming issue and the current owner would like to leave their shed in place.

Thank you,

Brian Hill

David Brian Hill Tennessee RLS #2634

# Subdivision Report File Number 2021-201-00006



3/22/2021, 3:42:53 PM							0	0.0375	0.075		0.15 mi
Kpt 911 Address	Parcel_Conflict	River	Sulliva	n County Parcels	Parcels	Street_ROW	F	· · · ·	· · · ·	- +	<del>, · · · ·</del>
Washington County Parcels	Parcels	Street_ROW		Lake_Pond	Railroad_ROW		0	0.05	0.1	0	).2 km
Lake_Pond	Railroad_ROW			Parcel_Conflict	River						

## Subdivision Report File Number 2021-201-00006

Zoning



## **Subdivision Report** File Number 2021-201-00006



Future Land Use









Kingsport Regional Planning Commission

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on April 15, 2021

# 406 Thomas Acres Rd

# Behind 406 is 412 Thomas Acres Rd





Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on April 15, 2021



# **CONCLUSION**

Staff recommends final plat approval of the resubdivision of 406 & 412 Thomas Acres lot 1 & 2 along with the road frontage variance.

# Building Division Monthly Report

March 2021

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	19	\$280,630
ADDITIONS	1	\$40,000
ALTERATIONS	9	\$414,956
NEW CONDO		
NEW DUPLEX	1	\$132,000
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	15	\$3,559,213
RESIDENTIAL ROOF	11	\$85,304
COMMERCIAL PERMITS		
ADDITIONS	1	\$88,000
ALTERATIONS	11	\$1,242,565
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING	1	\$436,000
FOUNDATION ONLY		
COMMUNICATION TOWER	1	\$15,000
COMMERCIAL ROOF	4	\$194,544
TOTAL	74	\$6,488,212
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS	3	\$5,500
MOVE STRUCTURE		
SIGNS	6	
TENTS		
CHANGE OF USE CO'S	1	
TOTAL PERMITS ISSUED	·	
ESTIMATED CONSTRUCTION CO	OST YEAR-TO-DATE	\$6,493,712