KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

City Hall – Council Room 225 West Center 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.

June 17, 2021

5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON MAY 17, 2021 AND THE REGULAR MEETING HELD ON MAY 20, 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.

06-01 Chase Meadows ILOC Phases 3 & 4 – (2021-201-00011)

The Kingsport Regional Planning Commission is requested to extend the Irrevocable Letter of Credit in the amount of \$20,000, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 3 & Phase 4. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Garland)

06-02 Granby Place ILOC – (2021-201-00008)

The Kingsport Regional Planning Commission is requested to extend the Irrevocable Letter of Credit in the amount of \$149,375.94 as calculated by the City Engineering Division, to cover all remaining improvements. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Garland)

06-03 West Park Development ILOC – (2021-201-00012)

The Kingsport Regional Planning Commission is requested to extend the Irrevocable Letter of Credit in the amount of \$14,118.00, as calculated by the City Engineering Division, to cover all remaining improvements. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Garland)

06-04 West Park Lot 9 ILOC – (2021-201-00010)

The Kingsport Regional Planning Commission is requested to extend an Irrevocable Letter of Credit in the amount of \$12,146.00, as calculated by the City Engineering Division, to cover all remaining improvements. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Garland)

06-05 West Park Development Road Construction ILOC – (2021-201-00009)

The Kingsport Regional Planning Commission is requested to extend the Irrevocable Letter of Credit in the amount of \$342,348.14 as calculated by the City Engineering Division, to

cover all remaining improvements for West Park Development road construction. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Garland)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

06-06 Cox Hollow Road Rezoning – (2021-201-00011)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor & Alderman to rezone from MX (Mixed-Use District) to PD (Planned Development District) to accommodate a new single family and multi-family development. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Weems)

06-07 Cox Hollow Road Vicinity Land Use Plan Amendment – (2021-601-00012)

The Kingsport Regional Planning Commission is requested to amend the future land use plan designation for the property from Retail/ Commercial to Single and Multi-Family Residential. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Weems)

VIII. OTHER BUSINESS

- 06-08 Discussion of Multiple Principal Structures per parcel (Single Family) in a PD zone
- 06-09 PC Officer Nominating Committee designation

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

May 17, 2021

Members Present

Sam Booher, Chairman Pat Breeding Sharon Duncan John Moody Beverley Perdue Paula Stauffer 12:00 noon

Members Absent Phil Rickman Brad Blackwell James Phillips

Staff Present

Ken Weems, AICP Savannah Garland Visitors none

At 12:00 p.m., Chairman Booher called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the April 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

05-01 Glory Road Rezoning – (2021-101-00002)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor & Alderman to rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate a new single family development. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the vicinity of the development, located off both Glory Road and Rocky Branch Road. Staff stated that the proposal is owner-requested and consists of approximately 33.91 acres. Staff stated that the developer would bring plans in the future for a single family development on the property. Staff noted that a total of 5 calls have been received about the rezoning. Staff noted that all callers were satisfied that this would be a single family development as opposed to a multifamily development. Staff recommended sending a positive recommendation to the BMA for the rezoning due to conformance to the land use plan as an area appropriate for single family development. No official action was taken.

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

VIII. OTHER BUSINESS

- **05-02** Receive, a letter to certify the Division of the Moore Property, located off of Old Mill Road.
- **05-03** Receive, a letter to certify the Resubdivision of the Chicago Dough Company Property, located off of East Stone Drive.
- **05-04** Receive, a letter to certify the Replat of Lot 6 of the Isaac Clonce Estate, located off Bell Ridge Road.
- **05-05** Receive, a letter to certify the Resubdivision of Lots 195-196 of Edinburgh Phase 11, located off of Murrayfield Way.
- **05-06** Receive, a letter to certify the Replat of lots 22 & 23 The Summit at Preston Park, located off of Preston Park Drive.
- **05-07** Receive, a letter to certify the Consolidation of lots 18 & 19 in block 0 Preston Forest, Section 15, located off of Sussex Drive.
- **05-08** Receive, a letter to certify the Resubdivision of Lots 7 & 8, Crockett Landing at Old Island, located off of Old Island Trail.

X. ADJOURNMENT

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

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE KINGSPORT REGIONAL PLANNING COMMISSION

City Hall 225 West Center Street, Kingsport, TN 37660

May 20, 2021

Members Present

Sam Booher Pat Breeding Sharon Duncan John Moody Beverley Perdue James Phillips Phil Rickman Paula Stauffer

Staff Present

Ken Weems, AICP Savannah Garland Members Absent Brad Blackwell

<u>Visitors</u> Barbara Lambert Tony Jones Ken Bates

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman asked for approval of the agenda. A motion was made by Sharon Duncan, seconded by Phil Rickman, to approve the agenda. The motion was approved unanimously, 8-0. The Chairman asked for approval of the minutes of the work session held on April 12, 2021 and the regular meeting held on April 15, 2021. A motion was made by Pat Breeding, seconded by Beverley Perdue, to approve the minutes for the April 12, 2021 work session and the April 15, 2021 regular meeting as presented. The motion was approved unanimously, 8-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

05-01 Glory Road Rezoning – (2021-101-00002)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor & Alderman to rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate a new single family development. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the vicinity of the development, located off both Glory Road and Rocky Branch Road. Staff stated that the proposal is owner-requested and consists of approximately 33.91 acres. Staff stated that the developer would bring plans in the future for a single family development on the property. Staff noted that a total of 5 calls have been received about the rezoning. Staff noted that all callers were satisfied that this would be a single family development as opposed to a multifamily development. Staff recommended sending a positive recommendation to the BMA for the rezoning due to conformance to the land use plan as an area appropriate for single family development. Tony Jones inquired as to whether or not buffering

5:30 p.m.

would be required against existing homes along Rocky Branch Road. Staff answered that buffering would not be requirement. Ken Bates stated that he intends to develop 80-100 single family home sites on the property. A motion was made by Sharon Duncan, seconded by James Phillips, to send a positive recommendation to rezone the property to the BMA. The motion passed, 8-0.

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

VIII. OTHER BUSINESS

- **05-02** Receive, a letter to certify the Division of the Moore Property, located off of Old Mill Road.
- **05-03** Receive, a letter to certify the Resubdivision of the Chicago Dough Company Property, located off of East Stone Drive.
- **05-04** Receive, a letter to certify the Replat of Lot 6 of the Isaac Clonce Estate, located off Bell Ridge Road.
- **05-05** Receive, a letter to certify the Resubdivision of Lots 195-196 of Edinburgh Phase 11, located off of Murrayfield Way.
- **05-06** Receive, a letter to certify the Replat of lots 22 & 23 The Summit at Preston Park, located off of Preston Park Drive.
- **05-07** Receive, a letter to certify the Consolidation of lots 18 & 19 in block 0 Preston Forest, Section 15, located off of Sussex Drive.
- **05-08** Receive, a letter to certify the Resubdivision of Lots 7 & 8, Crockett Landing at Old Island, located off of Old Island Trail.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 5:55 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 3RD, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR CHASE MEADOWS PHASES 3 & 4

FILE NUMBER: 2021-201-00011

The City currently holds an Irrevocable Letter of Credit in the amount of \$5,000 for Chase Meadows Phase 3. Additionally, The City currently holds an Irrevocable Letter of Credit in the amount of \$15,000 for Chase Meadows Phase 4. The developer has been permitted to combine the bond for the two phases into one Irrevocable Letter of Credit since the majority of the improvements have been completed. The remaining items left on the bond estimate is for as-built surveys/record drawings (both phase 3 & 4) and the conversion of the sediment pond into a retention pond (phase 4 only).

The Kingsport Regional Planning Commission is requested to approve the Irrevocable Letter of Credit extension for Chase Meadows Phases 3 & 4 for \$20,000, and to extend the expiration date for six months. The new Irrevocable Letter of Credit will have an expiration date of January 22, 2022. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to October 22, 2021. Both existing letters of credit will be returned to the developer upon approval of and receipt of the new letter of credit.

Staff Recommends extension of the single Irrevocable Letter of Credit in the amount of \$20,000, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 3 & Phase 4.

BOND ESTIMATE FOR Chase Meadows- Phases 3 & 4 June 2, 2021

| ITEM NO. | QUAN | UNIT | DESCRIPTION | l | JNIT COST | TOTAL COST |
|----------|------|------|-------------------------------------|----|-----------|-----------------|
| 1 | 2 | LS | AS-BUILT SURVEY/RECORD DRAWINGS | \$ | 5,000.00 | \$ 10,000.00 |
| 2 | 1 | LS | CONVERT SEDIMENT PONDS TO DETENTION | \$ | 10,000.00 | \$ 10,000.00 |
| | | | CONSTRUCTION TOTAL | | | \$ 20,000.00 |

ame

Pamela Gilmer, P.E. Civil Engineer City of Kingsport

June 2, 2021







MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: MAY 27TH, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR GRANBY PLACE

FILE NUMBER: 2021-201-00008

The City currently holds an Irrevocable Letter of Credit in the amount of \$149,375.94 for Granby Place road development. The City Engineering Division has calculated an estimate for this extension to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Grandby Place Subdivision. The estimate is for the amount of \$149,375.94. An irrevocable letter of credit will be submitted to the City for the amount matching that estimate. The remaining improvements include thinks like fire hydrant installation, sidewalks, and land clearing and stabilization.

The new Irrevocable Letter of Credit will have an expiration date of June 30th, 2022. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to March 30, 2022.

Staff Recommends extension of the Irrevocable Letter of Credit in the amount of \$149,375.94 as calculated by the City Engineering Division, to cover all remaining improvements for Granby Place.

ENGINEERS ESTIMATE Roadways and Utilities - Granby Road Development

FILE NO. 2020-D9

5/26/2021 (updated)

Date

| ITEM NO. QUA | ANTITY | UNIT | DESCRIPTION | I | JNIT COST | T | DTAL COST |
|---------------------|--------|------|---|----|-----------|----|------------|
| General Items | | | | | | | |
| 1 | 1 | LS | Mobilization | s | 20,000.00 | s | 20,000.00 |
| 2 | 1 | LS | Clearing and Grubbing | s | 12,000.00 | s | 12,000.00 |
| 3 | 1 | LS | Traffic Control | \$ | 12,000.00 | \$ | 12,000.00 |
| 4 | 1 | LS | Project Sign | \$ | 1,068.00 | \$ | 1,068.00 |
| 5 | 1 | LS | Topsoil, Mulching, Seeding and Strawing | \$ | 15,000.00 | \$ | 15,000.00 |
| Itilities - Water | | | | | | | |
| 5 | 1 | EA | Fire Hydrant Assembly - Complete includes Tee, Valve and Hydrant | \$ | 2,500.00 | \$ | 2,500.00 |
| idewalks 6 | 7,982 | S.F. | 5' Wide, 4" Sidewalk (includes East and West Granby, Williams Road) | s | 6.91 | s | 57,914.13 |
| rosion Control 7 | 1 | LS | Erosion Control | s | 10,000.00 | - | 10,000.00 |
| | | | | SU | BTOTAL | \$ | 130,482.13 |
| | | | CONTINGENCIES (6%) | | | \$ | 7,828.93 |
| | | | | | | \$ | 138,311.0 |
| | | | CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%) | | | \$ | 11,064.88 |
| | | | | TO | TAL | \$ | 149,375.94 |

David Harris Civil Engineer I City of Kingsport

Phase

5/26/2021 (updated)





MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 3RD, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR WEST PARK DEVELOPMENT

FILE NUMBER: 2021-201-00012

The City currently holds an Irrevocable Letter of Credit for the West Park Development. This letter of credit totals \$14,118.00 and is to cover the cost of the remaining improvements. Those improvements include road extension and top coat at the site of the lot.

The City Engineering Division has reviewed the project and has found that the value of the Irrevocable Letter of Credit is still valid. The project is ongoing with active construction. If extended, this Irrevocable Letter of Credit will have an expiration date of July 24, 2022. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to May 24, 2022.

Staff Recommends approval of the extension of an Irrevocable Letter of Credit in the amount of \$14,118.00, as calculated by the City Engineering Division, to cover all remaining improvements contingent upon approval by the City Attorney.

BOND ESTIMATE WEST PARK LOT 5 - 25' AISLE

June 8, 2021

FILE NO. 2018-D20

| ITEM NO. QUAN | TITY | UNIT | DESCRIPTION | UNI | T COST | T | OTAL COST |
|---------------------------|------|------|--|-------|----------|----|-----------|
| <u>General Items</u> 1 | 1 | LS | Mobilization | \$ | 5,000.00 | \$ | 5,000.00 |
| Paving | | | | | | | |
| 2 | 11 | TON | 6" Mineral Aggregate Base (Type A, Grade D) | \$ | 43.00 | \$ | 473.00 |
| 3 | 5 | TON | 2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2) | \$ | 175.00 | \$ | 875.00 |
| 4 | 13 | TON | 1" Asphaltic Concrete Surface Mix (PG64-22, Grade D) | \$ | 290.00 | \$ | 3,770.00 |
| Erosion Control | | | | | | | |
| 5 | 1 | LS | Erosion Control & Seeding | \$ | 4,000.00 | \$ | 4,000.00 |
| | | | | TOTAL | | \$ | 14,118.00 |

Pamela

Pamela Gilmer, PE Civil Engineer II City of Kingsport

June 8, 2021 Date





MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 3RD, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR WEST PARK LOT 9

FILE NUMBER: 2021-201-00010

The City currently holds an Irrevocable Letter of Credit for the West Park Lot 9 Subdivision Plat. This letter of credit totals \$12,146 and is to cover the cost of the remaining improvements. Those improvements include road extension and top coat at the site of the lot.

The City Engineering Division has reviewed the project and has found that the value of the Irrevocable Letter of Credit is still valid. The project is ongoing with active construction. If extended, this Irrevocable Letter of Credit will have an expiration date of July 10, 2022. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to May 10, 2022.

Staff Recommends approval of the extension of an Irrevocable Letter of Credit in the amount of \$12,146.00, as calculated by the City Engineering Division, to cover all remaining improvements contingent upon approval by the City Attorney.

BOND ESTIMATE WEST PARK LOT 9 - 25' AISLE Continued

FILE NO. 2020-D2

| ITEM NO. QUAN | TITY | UNIT | DESCRIPTION | UN | IT COST | Т | OTAL COST |
|---------------------------|------|------|--|------|----------|----|-----------|
| <u>General Items</u> 1 | 1 | LS | Mobilization | \$ | 5,000.00 | \$ | 5,000.00 |
| Paving | | | | | | | |
| 2 | 18 | TON | 6" Mineral Aggregate Base (Type A, Grade D) | \$ | 43.00 | \$ | 774.00 |
| 3 | 5 | TON | 2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2) | \$ | 175.00 | \$ | 875.00 |
| 4 | 3 | TON | 1" Asphaltic Concrete Surface Mix (PG64-22, Grade D) | \$ | 290.00 | \$ | 870.00 |
| 5 | 33 | LF | 6" Detatched Curb (TDOT RP-VC-10) | \$ | 19.00 | \$ | 627.00 |
| Erosion Control | | | | | | | |
| 6 | 1 | LS | Erosion Control & Seeding | \$ | 4,000.00 | \$ | 4,000.00 |
| | | | | τοτα | L | \$ | 12,146.00 |

amela

Pamela Gilmer, PE Civil Engineer II City of Kingsport June 8, 2021

Date

June 8, 2021





MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 3RD, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR WEST PARK DEVELOPMENT ROAD CONSTRUCTION

FILE NUMBER: 2021-201-00009

The City currently holds an Irrevocable Letter of Credit in the amount of \$342,348.14 for West Park development road construction. The City Engineering Division has calculated an estimate for this extension to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for West Park development road. The estimate is for the amount of \$342,348.14. An irrevocable letter of credit will be submitted to the City for the amount matching that estimate.

The new Irrevocable Letter of Credit will have an expiration date of June 30, 2022. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to March 30, 2022.

Staff Recommends extension of the Irrevocable Letter of Credit in the amount of \$342,348.14 as calculated by the City Engineering Division, to cover all remaining improvements for West Park Development road construction.

BOND ESTIMATE Roadways and Utilities - West Park Development

June 8, 2021

FILE NO. 2020-D14

| ITEM NO. Q | UANTITY | UNIT | DESCRIPTION | U | NIT COST | | TOTAL COST |
|------------------|---------|------|---|-----|-----------|----|------------|
| | | | | | | | |
| Seneral Items | | | Mahilantian | | 20.004.00 | | |
| 1 2 | 1 | LS | Mobilization | \$ | 38,684.90 | \$ | 38,684.90 |
| | 1 | LS | Clearing and Grubbing | \$ | 12,000.00 | \$ | 12,000.00 |
| 3 | 1 | LS | Traffic Control | \$ | 12,000.00 | \$ | 12,000.00 |
| 4 | 1 | LS | Project Sign | \$ | 1,068.00 | \$ | 1,068.00 |
| 5 | 1 | LS | Topsoil, Mulching, Seeding and Strawing | \$ | 15,000.00 | \$ | 15,000.00 |
| 6 7 | 4 | EA. | Stop Signs | \$ | 40.00 | \$ | 160.00 |
| 8 | 2 | EA. | Plastic Pavement Marking (Turn Lane Arrow) | \$ | 140.00 | \$ | 280.00 |
| - | 36 | LFT | Plastic Pavement Marking (Stop Line) | \$ | 9.95 | \$ | 358.20 |
| 9 | 120 | LFT | Plastic Pavement Marking (Cross-Walk) | \$ | 8.52 | \$ | 1,022.40 |
| 10 | 1 | LS | As-Builts | \$ | 15,000.00 | \$ | 15,000.00 |
| Demolition | | | | | | | |
| 11 | 150 | LFT | Removal of Existing Curb and Gutter | s | 12.00 | \$ | 1,800.00 |
| 12 | 2,150 | LFT | Removal of Existing 6" Curbing | ŝ | 8.00 | \$ | 17,200.00 |
| 13 | 24 | SY | Removal of Asphalt Pavement | \$ | 12.06 | \$ | 289.44 |
| Itilities - Wate | ar . | | | | | | |
| 14 | | LFT | 8 inch Ductile iron Pipe (D.I.P.) Pipe Including Fittings | s | 40.00 | \$ | 30,000.00 |
| 15 | 3 | EA | 8 inch Gate Valves and Boxes | s | 1,400.00 | \$ | 4,200.00 |
| 16 | 2 | EA | Fire Hydrant Assembly - Complete includes Tee, Valve and Hydrant | ŝ | 3,700.00 | ŝ | 7,400.00 |
| 17 | 4 | EA | Service Connection to Existing 3/4" - Short w/ Copper w/ New Meter Box and Setter | s | 1,187.00 | ŝ | 4,748.00 |
| 18 | 459 | TON | 8" Mineral Aggregate Base (Type A, Grade D) | \$ | 43.00 | \$ | 19,737.00 |
| aving | | | | | | | |
| 19 | 124 | TON | 8" Mineral Aggregate Base (Type A, Grade D) | ş | 43.00 | \$ | 5,332.00 |
| 20 | | | 3" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2) | ŝ | 104.20 | ś | 3,542.80 |
| 21 | | | 2.5" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2) | ŝ | 104.20 | ś | 1,250.40 |
| 22 | | | 1.5" Asphaltic Concrete Surface Mix (PG64-22, Grade D) | ŝ | 115.90 | ŝ | 2,549.80 |
| 23 | | | 2 " Asphaltic Concrete Surface Mix (PG64-22, Grade D) | \$ | 115.90 | ŝ | 38,594.70 |
| urbing | | | | | | | |
| 24 | 165 | LFT | Sloping Curb | \$ | 31.40 | \$ | 5,181.00 |
| 25 | | | 6-24 Curb and Gutter | ŝ | 43.00 | ś | 12,040.00 |
| 26 | 2,100 | | 6" Detatched Curb (TDOT RP-VC-10) | ŝ | 20.00 | ś | 42,000.00 |
| 27 | | | Sloping Curb | ŝ | 31.40 | ś | 5,181.00 |
| 28 | 20 | | Corner Curb Ramp | ŝ | 17.68 | š | 353.60 |
| idewalk | | | | | | | |
| 29 | 300 | LFT | 5' Wide, 4" Concrete Sidewalk | \$ | 6.91 | \$ | 2,073.00 |
| | | | | SUB | TOTAL | \$ | 299,046.24 |
| | | | CONTINGENCIES (6%) | | | \$ | 17,942.77 |
| | | | | | | \$ | 316,989.01 |
| | | | CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%) | | | \$ | 25,359.12 |
| | | | | TOT | AL | \$ | 342,348.14 |

Pamela Gilmer, PE men Civil Engineer II City of Kingsport

June 8, 2021 Date



Kingsport Regional Planning Commission

Rezoning Report

File Number 21-101-00003

Cox Hollow Road Rezoning

| | | Dau Rezonnig | | | |
|---|--|----------------------------|--|--|--|
| Property Information | | | | | |
| Address | n/a | | | | |
| Tax Map, Group, Parcel | Map 105, a portion of pare | cel 074.23 | | | |
| Civil District | 13 | | | | |
| Overlay District | Gateway | | | | |
| Land Use Designation Retail/ Commercial | | | | | |
| Acres | 15.71 +/- | 15.71 +/- | | | |
| Existing Use | Undeveloped/ Vacant | Existing Zoning | MX | | |
| Proposed Use | Single Family and Multi- Family Development | Proposed Zoning | PD | | |
| Owner /Applicant Infor | mation | | | | |
| Name: Carla Karst Address: 1504 Dobyns E City: Kingsport State: TN Phone: (423)384-7001 | Dr Zip Code: 37664 | - | n MX (Mixed Use District) to PD t District) to accommodate a new tifamily development. | | |
| Mayor and Aldermen fo The existing M | Division recommends sending a I or the following reasons: < zone allows a mix of uses to inclu ful rezoning to the PD district will | ıde single family, multi-j | family, commercial, and industrial | | |
| | to existing residential use. | | | | |
| _ | eneral Comments: te is bordered by Cox Hollow Road imately 1,750 feet of Cox Hollow F | | to the east. The rezoning site | | |
| Planner: Ke | en Weems | Date: | June 3, 2021 | | |
| Planning Commission A | ction | Meeting Date: | June 17, 2021 | | |
| Approval: | | | | | |
| Denial: | | Reason for Denial: | | | |
| Deferred: | | Reason for Deferral: | | | |
| PROPERTY INFORM | ATION | | | | |

 DISTRICT
 13

 OVERLAY DISTRICT
 Gateway

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on June 17, 2021

Kingsport Regional Planning Commission

Rezoning Report

| EXISTING ZONING | | MX |
|-------------------------|--|------------------------------|
| PROPOSED ZONING | | PD |
| ACRES 15.71 +/- | | |
| EXISTING USE undevelo | | I |
| PROPOSED USE Single Fam | | v & Multi-Family Development |

INTENT

To rezone from MX (Mixed Use District) to PD (Planned Development District) to accommodate a new single family & multi-family development.

Rezoning Report

Kingsport Regional Planning Commission File Number 21-101-00003

Vicinity Map

ArcGIS Web Map



Rezoning Report

Kingsport Regional Planning Commission

File Number 21-101-00003

Surrounding Zoning Map

ArcGIS Web Map



Parcel_Conflict

Web App Builder for ArcGIS

River

Lake_Pond

Railroad_ROW



Future Land Use Plan 2030 Change Proposal Designation: Single and Multi-Family



ArcGIS Web Map

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on June 17, 2021 Kingsport Regional Planning Commission

Rezoning Report

File Number 21-101-00003

Aerial

ArcGIS Web Map





Northern View from Southern Portion of Rezoning Site

Southern Portion of the Rezoning Site



Eastern View (FedEx Building in Background)



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on June 17, 2021

Rezoning Report

Southeast View Toward I-81/ I-26 Interchange



Existing Residential Along West Side of Cox Hollow Rd



Rezoning Report

File Number 21-101-00003

Existing Uses Location Map

ArcGIS Web Map



Web AppBuilder for AroGIS

Existing Zoning/ Land Use Table

| Location | Parcel / Zoning Petition | Zoning / Use | History Zoning Action Variance Action |
|---------------------------|-----------------------------|---|---|
| North, East, Northwest | 1 | Zone: County R-1 Use: <u>single family</u> | n/a |

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on June 17, 2021

Kingsport Regional Planning Commission

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File Number 21-101-00003

| Further | 2 | Zone: County R-1 | n/a |
|-----------|---|-------------------------|----------------------|
| North and | | Use: single family | |
| Northwest | | | |
| East | 3 | Zone: City MX | Area annexed in 1988 |
| | | Use: food manufacturing | |
| Further | 4 | Zone: City MX | Area annexed in 1988 |
| East | | Use: logistics hub | |
| Southeast | 5 | Zone: City M-1R | Area annexed in 1988 |
| and South | | Use: pasture | |
| Further | 6 | Zone: County A-1 | n/a |
| South | | Use: farm | |
| West | 7 | Zone: County R-1 | n/a |
| | | Use: single family | |

Standards of Review

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

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? The proposal will permit a residential use that is appropriate to locate adjacent to existing residential use along Cox Hollow Road.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property? The proposed PD zone will permit single family and multi-family development, the same use which can be accomplished with the current MX zone for the site. The rezoning to PD will provide more flexibility to the developer for house placement as compared to the MX zone. A rezoning to PD will also eliminate the possibility of commercial or industrial uses at the rezoning site. Both commercial and industrial uses are considered principal uses in the MX zone.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned? The current and proposed zones both permit residential development. Both zones have the same reasonable economic use. It is staff's opinion that rezoning to PD and subsequently restricting the property to residential use only will be more compatible with the existing Cox Hollow Road and adjacent residential use.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan? The land use plan designates the area as appropriate for retail/ commercial use. The developer has applied to change the land use plan designation for the site to a mixture of single family and multi-family use. It is staff's opinion that residential use is

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Rezoning Report

more compatible with the existing residential along Cox Hollow Road than any retail or commercial uses.

- 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 are best suited for residential development in consideration of the site being adjacent to existing residential and separated from the Gateway Commerce Park by a creek.
- 6. Whether the present district boundaries are illogically drawn in relation to existing conditions? It is staff's opinion that the rezoning site should have a zone that is exclusive to residential development.
- 7. Whether the change will create an isolated district unrelated to similar districts: The proposed PD zone affords residential development similar to abutting and surrounding zones.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from MX to PD. Supporting rationale is to remove the possibility of commercial or industrial use, both of which are allowed in the current MX zone designation for the property. The proposed PD zone for single family and multi-family development will conform to the amended land use plan once approved.

| PROPERTY INFORMATION | Vicinity of Cox Hollow Road |
|----------------------|--|
| ADDRESS | n/a |
| DISTRICT, LAND LOT | 13 th Civil District, Tax Map 105, a Portion of Parcel 074.23 |
| OVERLAY DISTRICT | Gateway |
| EXISTING ZONING | MX |
| PROPOSED ZONING | PD |
| ACRES | 15.71 +/- |
| EXISTING USE | Vacant |
| PROPOSED USE | Single & Multi-Family Residential |
| | |

APPLICANT: Carla Karst ADDRESS: 1504 Dobyns Dr. Kingsport, TN 37664

REPRESENTATIVE: Terry Cox PHONE 423-384-7001

INTENT

The applicant is requesting to amend the 2030 Future Land Use Plan at the site of the Cox Hollow Road Rezoning located along Cox Hollow Road. The current land use plan designation for this property is Retail/ Commercial and the applicant is seeking a change to Single and Multi-Family Residential. The property is currently going through a rezoning process to a PD zone. The uses in a PD zone must match the land use plan designation which is the reason for the land use plan designation change request.

Land Use Plan Amendment Report 21-601-00001 File Number



Zoning ArcGIS Web Map

21-601-00001 File Number

Future Land Use Plan Amendment Proposal



ArcGIS Web Map

AERIAL







LAND USE DESIGNATION PROPOSAL SUBMITTED BY APPLICANT

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STAFF ANALYSIS

Staff supports the change in the land use plan designation for this site from Retail/ Commercial to Single Family and Multi-Family. Staff's rationale is based upon existing conditions surrounding the property and the topographic conditions of the property itself.

The existing conditions surrounding the property consist of low density single family use along the western side of Cox Hollow Road. Having commercial or industrial use bordering the eastern side of Cox Hollow Road would likely result in incompatible land uses. It is important to note that the current MX zone allows a multitude of uses to include commercial and industrial. A list of the principal uses in the MX zone is shown below:

Sec. 114-353. - Permitted uses.

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

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

The current MX zone of the property was originally installed to accommodate uses in the Gateway Commerce Park. These uses are best served by the road network that serves the majority of the development, Tri Cities

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Crossing. The area where the land use plan designation is proposed to change, which is the same area proposed for rezoning to PD, is unlikely to ever be accessed from the road network that extends from Tri Cities Crossing, making Cox Hollow Road the most likely access for this site. This is primarily due to a creek that borders the eastern edge of the rezoning site/ land use plan change request. Vehicles that would be utilized to support commercial or industrial uses would not have ideal access conditions if Cox Hollow Road is the sole access. Subsequently, a residential use for the rezoning site is most appropriate not only due to existing surrounding residential use, but also the less than ideal condition of Cox Hollow Road for commercial or industrial work vehicles. It is staff's opinion that the MX zone and associated uses should end at the creek that borders the eastern side of the rezoning area to allow for better separation of uses.

STAFF RECOMMENDATION

Staff recommends changing the land use plan designation for the property from Retail/ Commercial to Single and Multi-Family Residential.