

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.

March 18, 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 FEBRUARY 15, 2021 AND THE REGULAR MEETING HELD ON FEBRUARY 18, 2021.

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

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. (Weems)

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. (Weems)

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. (Garland)

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, 7th Civil District of Sullivan County. (Rowe)

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, 7th Civil District of Sullivan County. (Garland)

VIII. OTHER BUSINESS

03-06 Receive, for informational purposes only, the February 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

February 15, 2021

12:00 noon

Members Present

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

Members Absent

Beverley Perdue

Staff Present

Ken Weems, AICP
Savannah Garland
Elizabeth Rowe

Visitors

none

At 12:00 p.m., Secretary Weems called the meeting to order. 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, 8-0. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the January 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

02-01 Eastman Road Right-of-Way Vacating – (2021-401-00001)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board Mayor and Alderman for the vacating of the 0.067 acres of N. Eastman Road right-of-way. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the proposal had been reviewed by both city departments and utilities. Staff stated that AEP had secured an easement for their power lines and that city staff saw no need to keep the property proposed for right-of-way vacating. Staff noted that the total area of the proposal is approximately 2,900 sq ft. Staff noted that the vacated area will be utilized as a parking lot landscape buffer off Eastman Road. No official action was taken.

02-02 5848 Orebank Road County Rezoning (2020-101-00008)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Sullivan County Commission to rezone from M-1 to R-1. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff provided the details of the item to the Commission. Staff presented the details of the item to the Commission. Staff noted that the rezoning site currently contains a single family home and that the reason for the rezoning is so that a financial institution may lend money of the property. Staff noted that the property is in the process of being subdivided. Staff stated that no comments had been received in regard to the rezoning. Staff stated that a rezoning to R-1 would conform to both existing surrounding zones and uses in the area. No official action was taken.

02-03 Gibson Springs Phase 2 Final – (2021-103-00001)

The Kingsport Regional Planning Commission is requested to approve the Final Development Plan for Gibson Springs phase 2 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 stated that the developer for the project is almost finished with the required improvements and that a small bond was expected to accompany the final approval for the regular meeting. Staff noted that the proposal contains 24 new lots off of Joshua Lane in the Gibson Springs Development. Staff stated that the same variances that were approved during preliminary approval still exist in the final plat. The variances are no curb and gutter and a gravel nature trail for pedestrian mobility. No official action was taken.

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

VIII. OTHER BUSINESS

02-04 Receive, for informational purposes only, the January 2021 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:30 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

February 18, 2021

5:30 p.m.

Members Present

Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
James Phillips
Phil Rickman
Brad Blackwell
Paula Stauffer

Members Absent

Sam Booher

Staff Present

Ken Weems, AICP
Savannah Garland
Elizabeth Rowe

Visitors

Danny Karst

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 roll call affirmation, 8-0. The Secretary asked for approval of the agenda. A motion was made by Pat Breeding, seconded by Sharon Duncan, to approve the agenda with the addition of a letter of credit bond request for Gibson Springs Phase 2. The motion was approved unanimously, 8-0 by roll call vote. Secretary Weems asked for approval of the minutes of the work session held on January 19, 2021 and the regular meeting held on January 21, 2021. A motion was made by Phil Rickman, seconded by John Moody, to approve the minutes for the January 19, 2021 work session and the January 21, 2021 regular meeting as presented. The motion was approved unanimously by roll call vote, 8-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

02-01 Eastman Road Right-of-Way Vacating – (2021-401-00001)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board Mayor and Alderman for the vacating of the 0.067 acres of N. Eastman Road right-of-way. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the proposal had been reviewed by both city departments and utilities. Staff stated that AEP had secured an easement for their power lines and

that city staff saw no need to keep the property proposed for right-of-way vacating. Staff noted that the total area of the proposal is approximately 2,900 sq ft. Staff noted that the vacated area will be utilized as a parking lot landscape buffer off Eastman Road for a new insurance office planned to be built on the property. A motion was made by Pat Breeding, seconded by Sharon Duncan, to send a favorable recommendation to the BMA in support of the vacating. The motion passed unanimously by roll call vote, 8-0.

02-02 5848 Orebank Road County Rezoning (2020-101-00008)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Sullivan County Commission to rezone from M-1 to R-1. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that the rezoning site currently contains a single family home and that the reason for the rezoning is so that a financial institution may lend money of the property. Staff noted that the property is in the process of being subdivided. Staff stated that no comments had been received in regard to the rezoning. Staff stated that a rezoning to R-1 would conform to both existing surrounding zones and uses in the area. A motion was made by Sharon Duncan, seconded by Pat Breeding, to send a favorable recommendation to the Sullivan County Commission on the rezoning. The motion passed unanimously by roll call vote, 8-0.

02-03 Gibson Springs Phase 2 Final – (2021-103-00001)

The Kingsport Regional Planning Commission is requested to approve the Final Development Plan for Gibson Springs phase 2 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 proposal contains 24 new lots off of Joshua Lane in the Gibson Springs Development. Staff stated that the same variances that were approved during preliminary approval still exist in the final plat. The variances are no curb and gutter and a gravel nature trail for pedestrian mobility. Staff further stated that the developer has produced a letter of credit in the amount of \$31,253.04 as determined by the city engineering department to cover the remaining costs of construction. A motion was made by Pat Breeding, seconded by Phil Rickman to grant final approval of Gibson Springs Phase 2 with the related variances and acceptance of the irrevocable letter of credit in the amount of \$31,253.04 for the remaining improvements. The motion passed unanimously by roll call vote, 8-0.

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

VIII. OTHER BUSINESS

02-04 Receive, for informational purposes only, the January 2021 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:05 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission

Intersection of Packing House Road and E. Stone Drive, Preliminary
Zoning Development Plan/B-4P

Property Information			
Address	NE Corner of Packing House Road and E. Stone Drive.		
Tax Map, Group, Parcel	32P, a Portion of Parcels 3 and 15.2		
Civil District	10		
Overlay District	n/a		
Land Use Designation	Retail/ Commercial		
Acres	+/- 2.75 acres		
Existing Use	vacant	Existing Zoning	B-4P
Proposed Use	Tractor Supply Company	Proposed Zoning	Same
Owner /Applicant Information			
Name: Gregory Glass Address: 208 Lynn Garden Dr City: Kingsport State: TN Zip Code: 37660 Email: greg.glass@glassmachineryco.com Phone Number: (276) 393-9550		Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new Tractor Supply Company store.	
Planning Department Recommendation			
The Kingsport Planning Division recommends APPROVAL for the following reasons: • The submitted preliminary zoning development plan meets the development standards of the B-4P zone with various BZA-granted variances awarded on Mar 4, 2021. • The future land use plan supports commercial development for the parcel. Staff Field Notes and General Comments: • This B-4P District parcel is currently vacant and was a former home to a mulch service.			
Planner:	Ken Weems	Date:	8 March 2021
Planning Commission Action		Meeting Date:	18 March 2021
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: NE Corner of Packing House Road and E. Stone Drive.

DISTRICT: 10th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 2.75

EXISTING USE: vacant

PROPOSED USE: Tractor Supply Company

PETITIONER

ADDRESS 208 Lynn Garden Dr. Kingsport, TN 37660

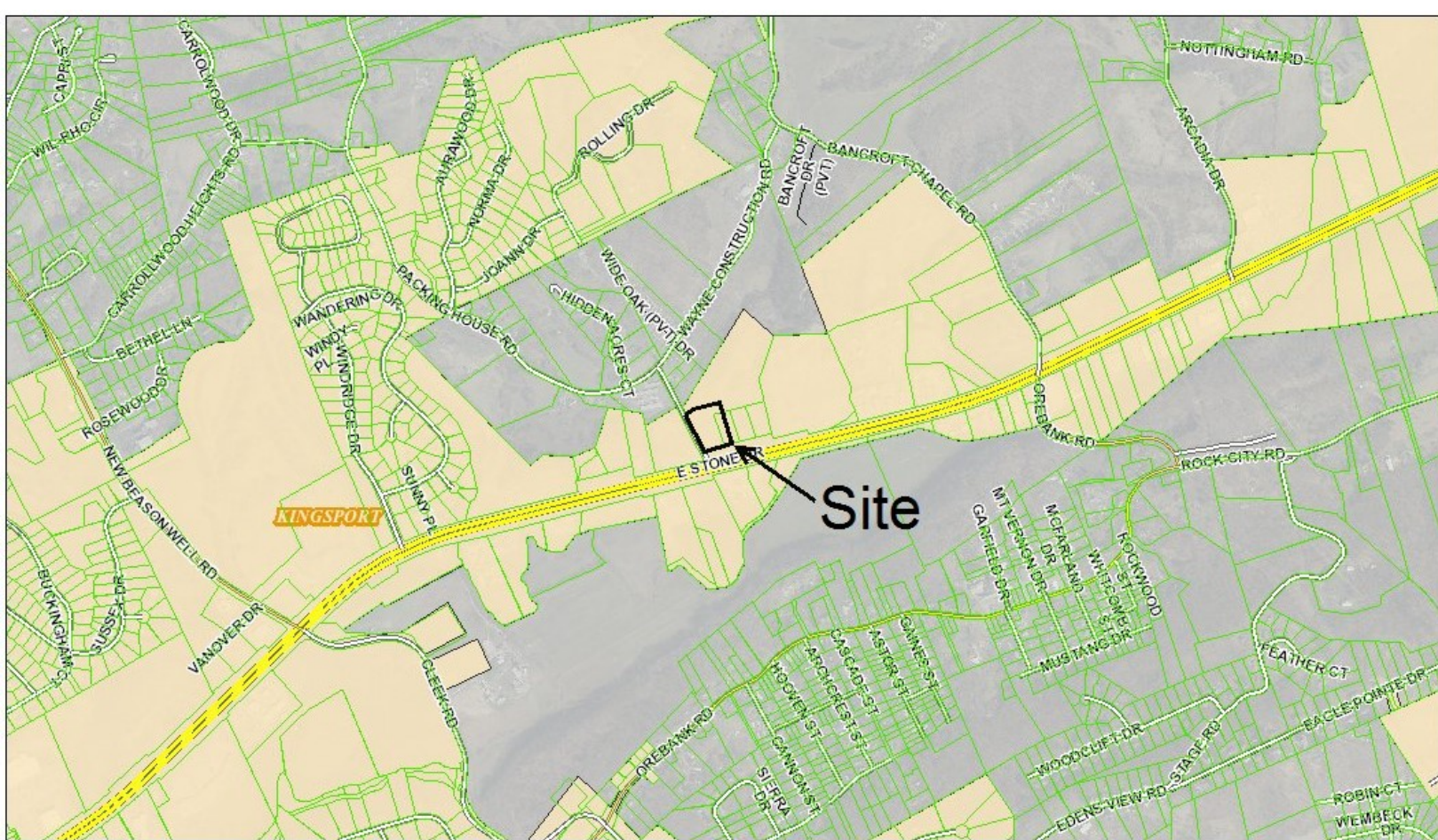
REPRESENTATIVE

PHONE David Howicz (630) 464-9008

INTENT

To receive preliminary zoning development plan approval in a B-4P zone for a new Tractor Supply Company store.

LOCATION MAP



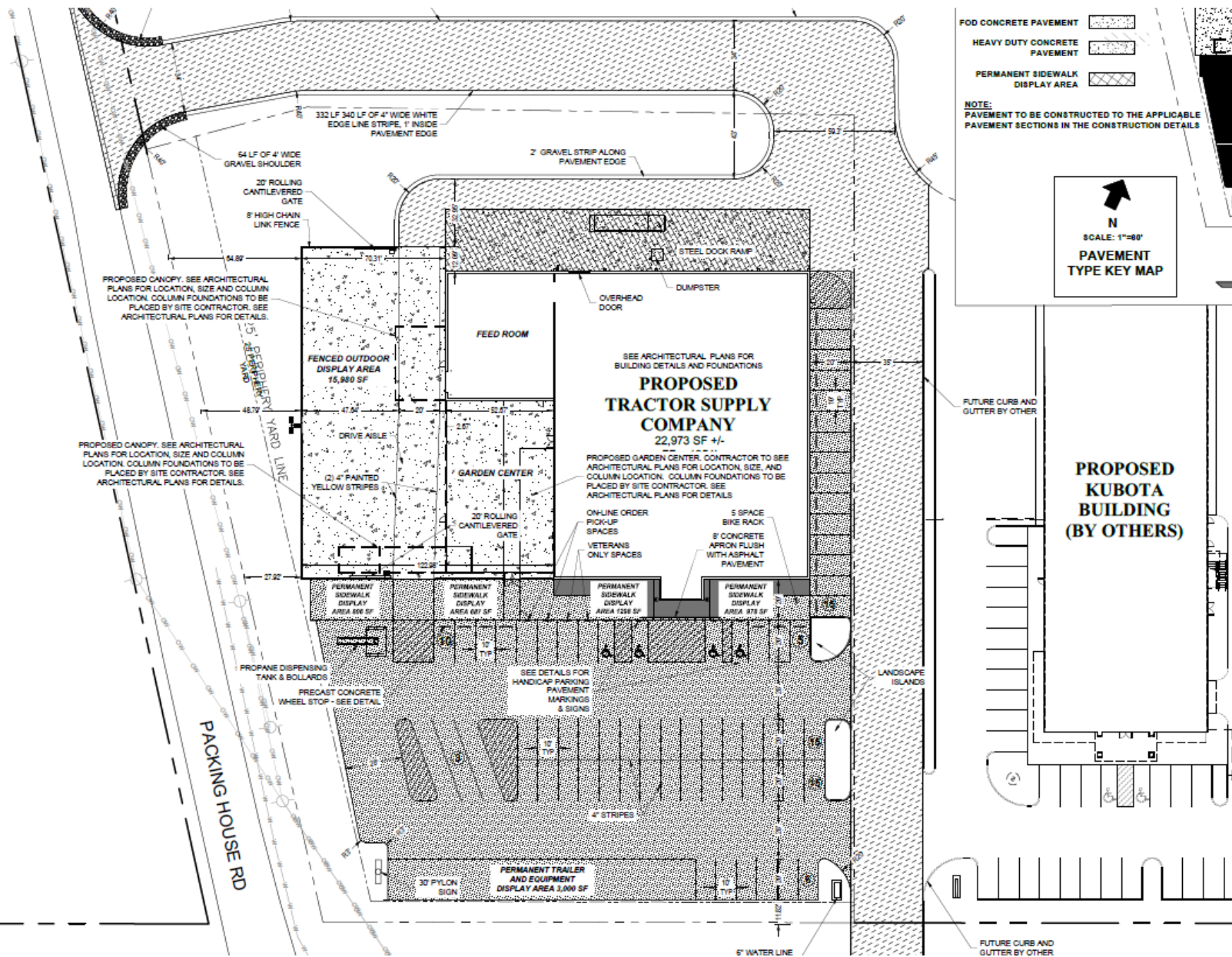
CURRENT ZONING MAP



AERIAL

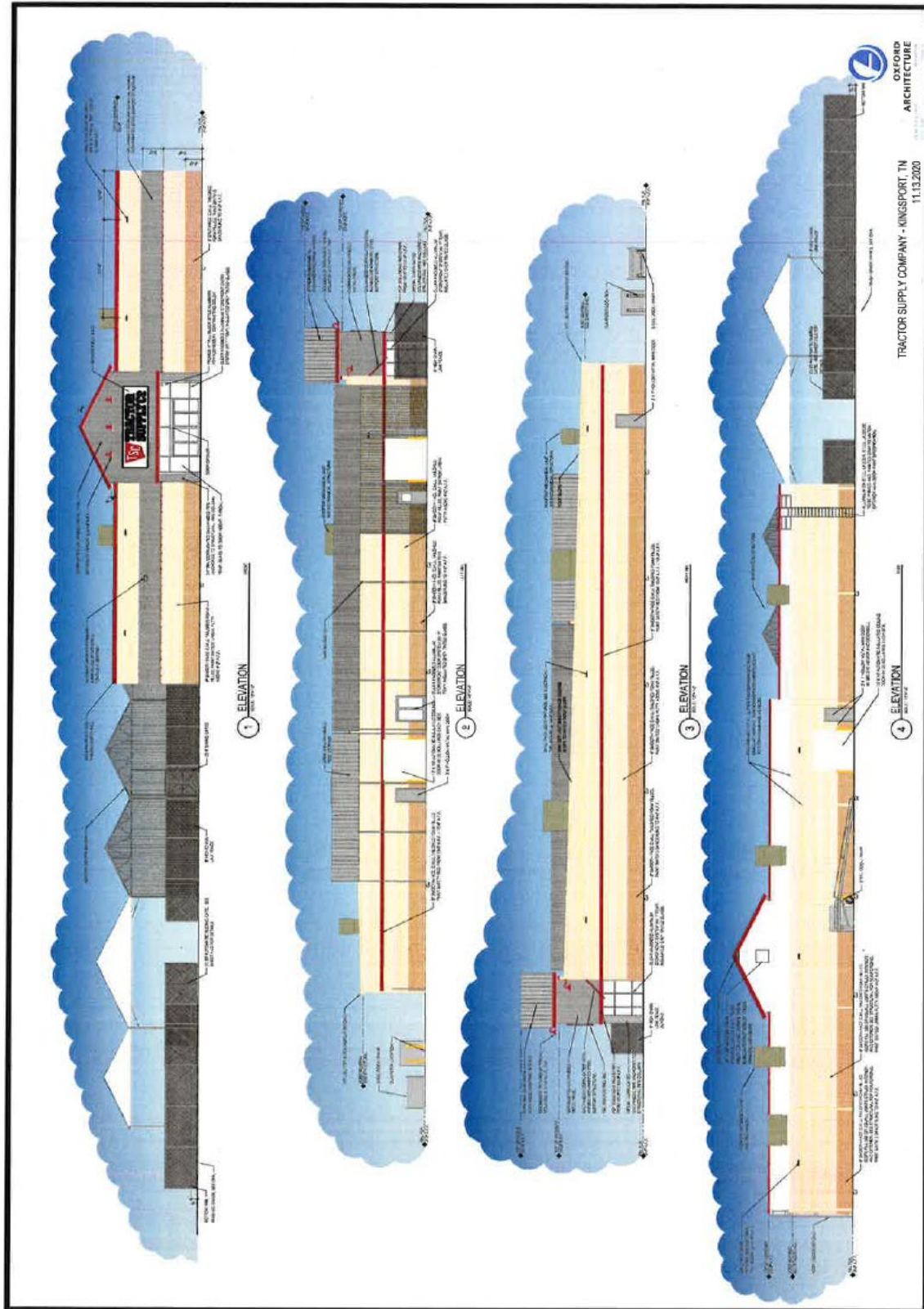


Expanded View of the Site Plan



[illegible]

Elevations



PRELIMINARY ZDP ANALYSIS

This development came before the Kingsport Board of Zoning Appeals on March 4, 2021. The approved variances consist of the following:

1. A periphery yard reduction of 20 feet along E. Stone Drive
2. A periphery yard reduction of 5 feet along Packing House Road
3. A 3-space automobile parking reduction variance
4. Elimination of required building perimeter plantings
5. Loading dock buffering reduction
6. A 1,654 sq ft reduction of parking lot internal tree areas
7. Elimination of the pedestrian way requirement and associated landscaping
8. Elimination of the outdoor display area landscape islands

Tractor Supply had concerns about landscaping islands inside the parking lot due to the large number of trucks pulling trailers that visit their stores. The same total amount of landscaping has been provided, though on the perimeter of the parking lot as opposed being internal to the parking lot.

Both the Packing House Road and E Stone Dr. driveway entrances have been approved. Of note, the E. Stone Drive entrance will be used in conjunction with the future Kubota dealership that will be located next to Tractor Supply.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.

Kingsport Regional Planning Commission
Rezoning Report

File Number 21-101-00001

Old Moreland Drive (County Rezoning)

Property Information			
Address	n/a (next to 157 Old Moreland Drive)		
Tax Map, Group, Parcel	Map 91, parcel 133.25		
Civil District	13		
Overlay District	n/a		
Land Use Designation	County: Planned Commercial Corridor; City: Retail/ Commercial		
Acres	2.87 +/-		
Existing Use	Vacant farm	Existing Zoning	PBD3 (County)
Proposed Use	3 Single Family Homes	Proposed Zoning	R-1 (County)
Owner /Applicant Information			
Name: Steve and Donna White Address: 209 Elmhurst Dr. City: Kingsport State: TN Zip Code: 37663 Phone: (219)743-4032		Intent: <i>To rezone from PBD-3 to R-1 for the purpose of building 3 single dwelling residential homes.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons: <i>The existing terrain on the property is not conducive for commercial use without tremendous soil disturbance. The property is also has a stream running across it.</i> <i>It would be difficult to tie into the adjacent commercial use without major grading.</i> Staff Field Notes and General Comments: <i>The rezoning site is a difficult site to develop commercially due to major grading and stream protection constraints. A rezoning to R-1 for single family use, in staff's opinion, is the most appropriate use for the property.</i>			
Planner:	Ken Weems	Date:	March 8, 2021
Planning Commission Action		Meeting Date:	March 18, 2021
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number 21-101-00001

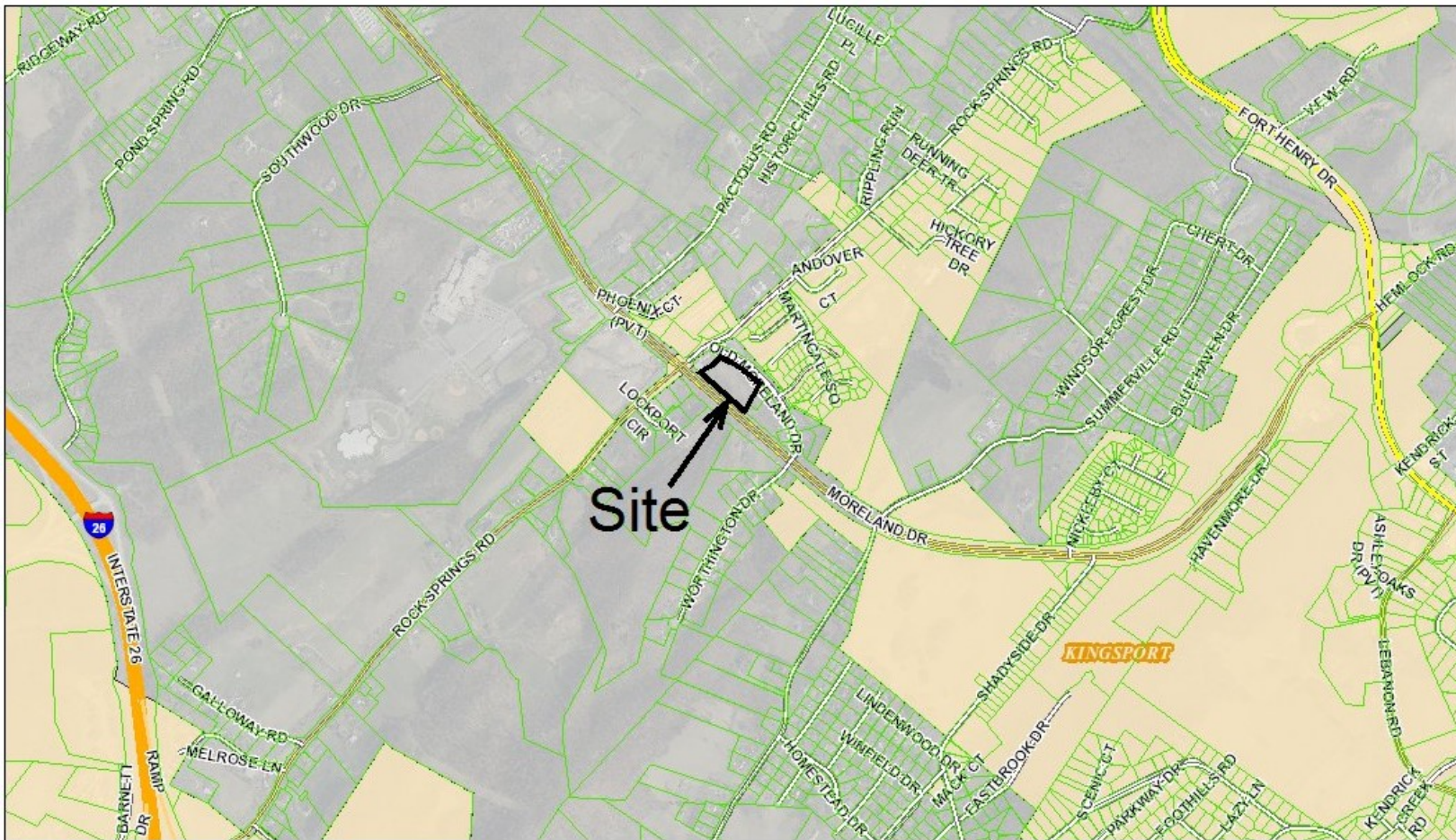
PROPERTY INFORMATION

ADDRESS	n/a (next to 157 Old Moreland Drive)
DISTRICT	13
OVERLAY DISTRICT	n/a
EXISTING ZONING	PBD3 (County)
PROPOSED ZONING	R-1 (County)
ACRES	2.87 +/-
EXISTING USE	vacant farm land
PROPOSED USE	3 single family homes

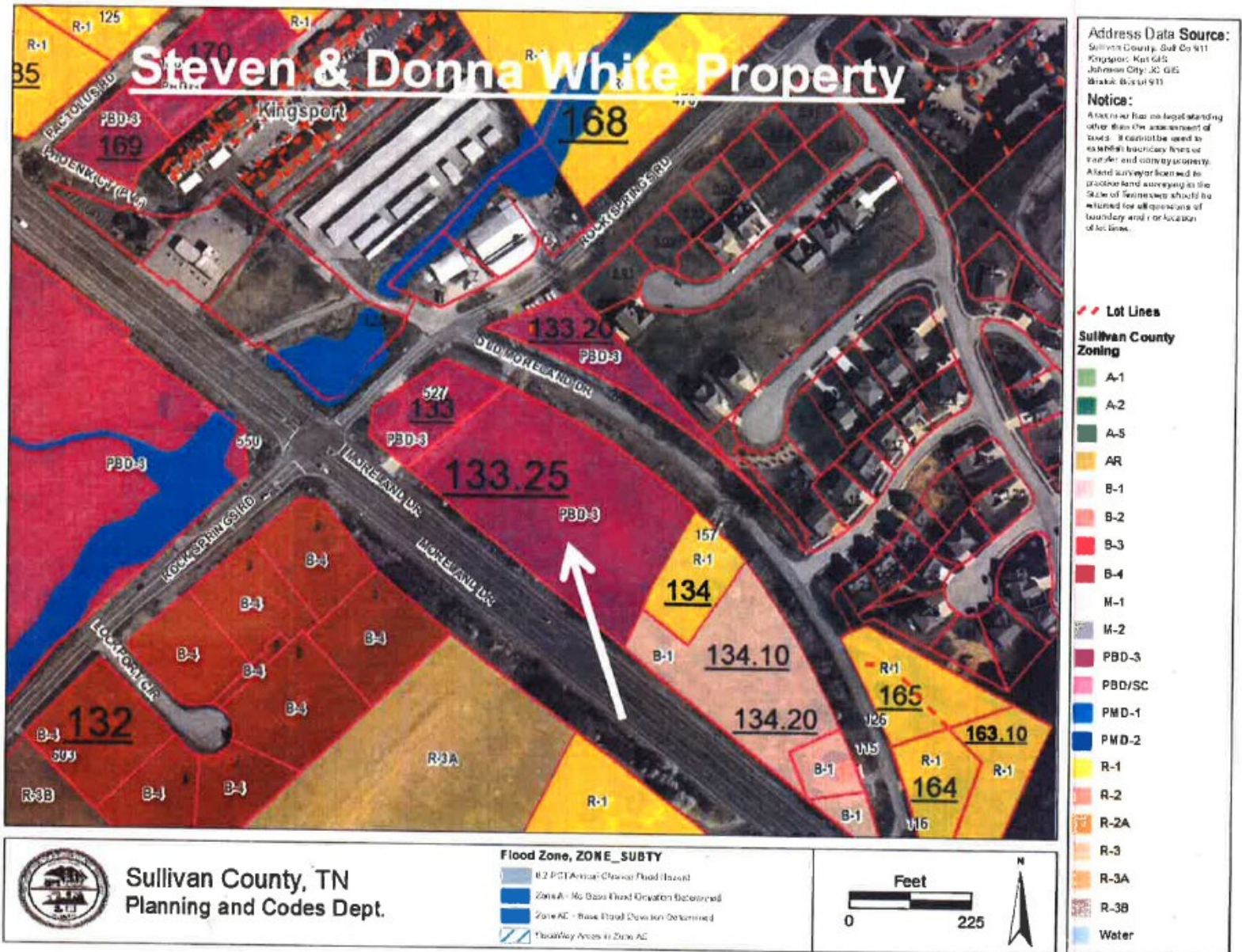
INTENT

To rezone from PBD-3 to R-1 for the purpose of building 3 single dwelling residential homes.

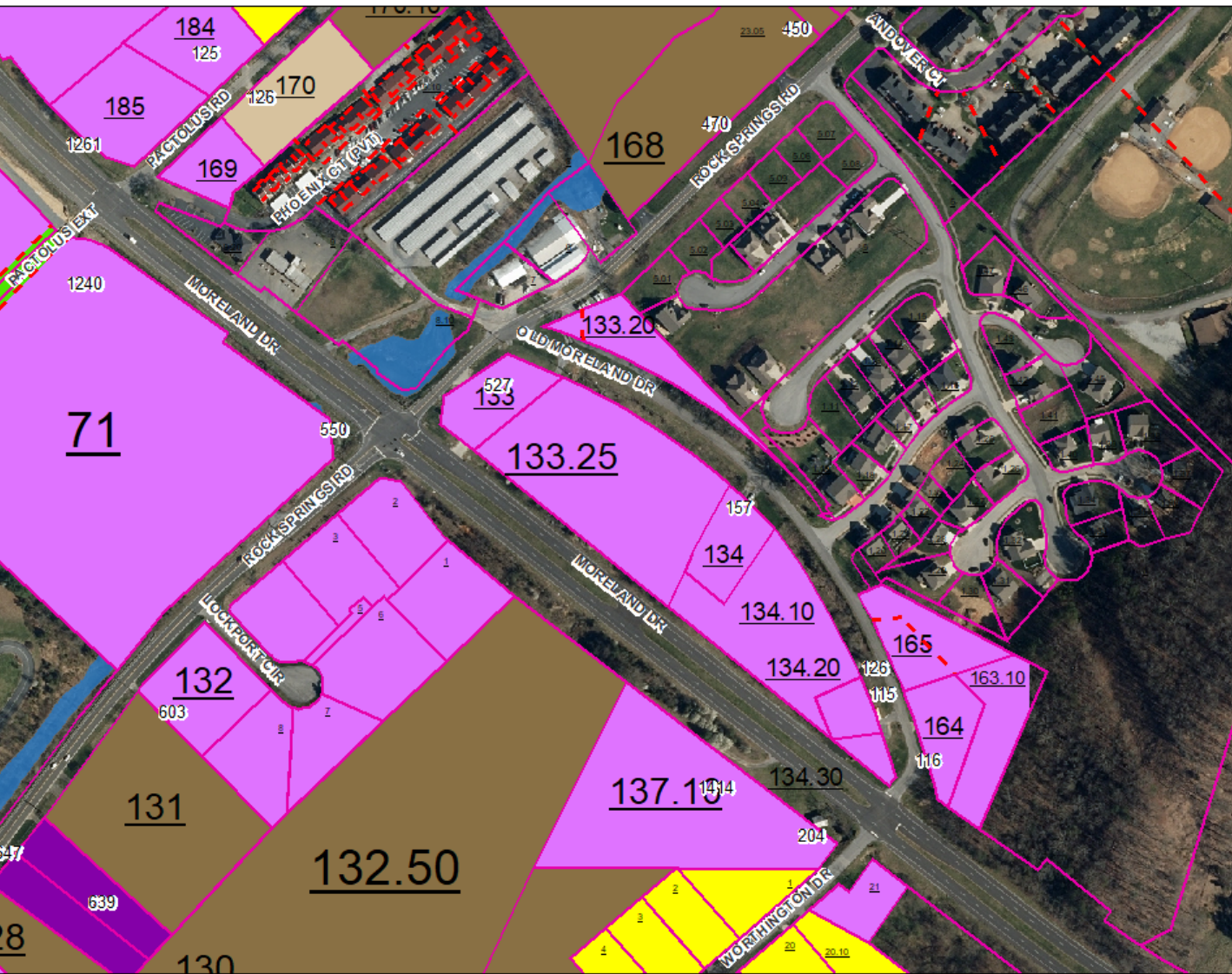
Vicinity Map



Surrounding Zoning Map (Sullivan County Zoning)



Land Use Plan Designation:
Planned Corridor Commercial



Address Data Source:

Sullivan County: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

Lot Lines

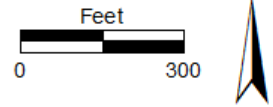
Land Use Plan: 2006-2026

- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-Lt Ind
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water



Sullivan County, TN
Planning and Codes Dept.

- 0.2 PCT Annual Chance Flood Hazard
- Zone A - No Base Flood Elevations Determined
- Zone AE - Base Flood Elevations Determined
- FloodWay Areas in Zone AE

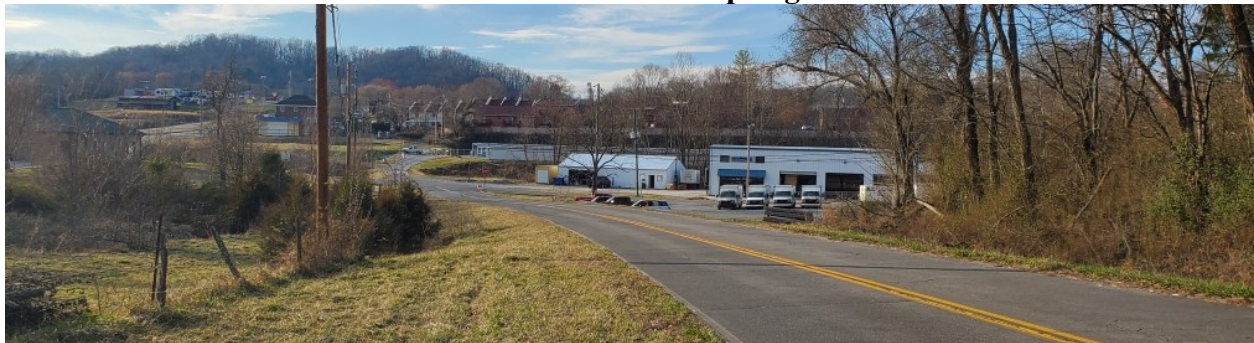


File Number 21-101-00001

Rezoning Area



View North Toward Rock Springs Road



View South (Abutting Single Family)



Abutting Office Use (View From Old Moreland Drive)



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 is sandwiched between single family residential and a commercial office use.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property. It is staff's opinion that the existing topography is best geared toward R-1 uses.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed R-1 zone does not conform to the County's land use plan or the City's land use plan as both call for commercial use on the property.

Proposed use: single family

The Future Land Use Plan Map recommends county: corridor commercial; city: 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 along align more with residential use due to the rough terrain and stream associated with the parcel.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in regard to the abutting commercial use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1 zone will exist in harmony with the abutting/ existing R-1 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from PBD3 to R-1. The proposed R-1 zone, in staff's opinion, is desirable due to the existing terrain constraints and stream located on the property.

PROPERTY INFORMATION	Gibson Springs Phase 3 Final
ADDRESS	Phillips Way
DISTRICT, LAND LOT OVERLAY DISTRICT	14th Civil District, TM 119, Parcel 21.00 Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	Phase 3 – 3.779
EXISTING USE	Vacant
PROPOSED USE	Single Family Residential

APPLICANT: Edinburgh Homes LLC

ADDRESS: South Bridge Rd., Kingsport, TN 37664

REPRESENTATIVE: Edinburgh Homes LLC

INTENT

The applicant is requesting final plat approval of the Gibson Springs Phase 3 development located in the Rock Springs community.

The proposal is the Gibson Springs Phase 3 final plat that adds to the Gibson Springs development in the form of one new residential lane ending in a cul-de-sac off Phillips Way.

The property is zoned PD – Planned Residential District. The Preliminary plat was approved along with the two variances at the March 2020 Planning Commission. The first variance was to the street cross section to allow it to match the previous phase of the subdivision. The second variance was to the paving requirement for the mobility path. The plan shows the required 25' periphery setback as well as the areas designated for open space.

The submitted phase 3 final shows 18 new lots. The overall subdivision will have 84 units for all phases combined.

Staff recommends approval of the Gibson Springs Phase 3 Final Plat based upon conformance to the Development Plan and the Minimum Subdivision Regulations. The developer is very close to completing all construction for this final phase of Gibson Springs. If necessary, a small bond may be requested for the regular Planning Commission meeting to capture any remaining improvements.

Location



1/23/2020, 3:29:44 PM

Sullivan County Parcels

□ Lake_Pond

□ Parcel_Conflict

□ Parcels

□ Railroad_ROW

□ River

□ Street_ROW

Hawkins County Parcels

□ Lake_Pond

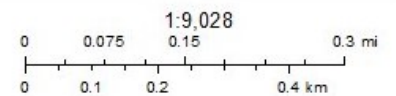
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Zoning



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Sullivan County Parcels

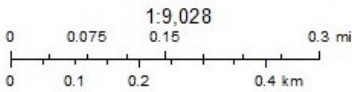
- Lake_Pond
- Parcel_Conflict

- Parcels
- Railroad_ROW
- River

- Street_ROW
- Hawkins County Parcels
- Lake_Pond

- Parcel_Conflict
- Parcels
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Web App Builder for ArcGIS

Future Land Use Plan
FLU



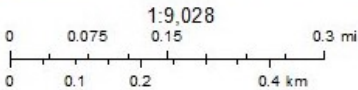
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Sullivan County Parcels

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- River
- Lake_Pond
- Railroad_ROW

Hawkins County Parcels

- Parcel
- Street_ROW
- Parcel_Conflict
- River
- Lake_Pond
- Railroad_ROW



Web App Builder for ArcGIS

Aerial with Utilities



1/23/2020, 3:33:41 PM

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict

- Parcels
- Railroad_ROW
- River

Street_ROW

Hawkins County Parcels

- Lake_Pond

Parcel_Conflict

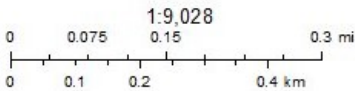
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Railroad_ROW

River

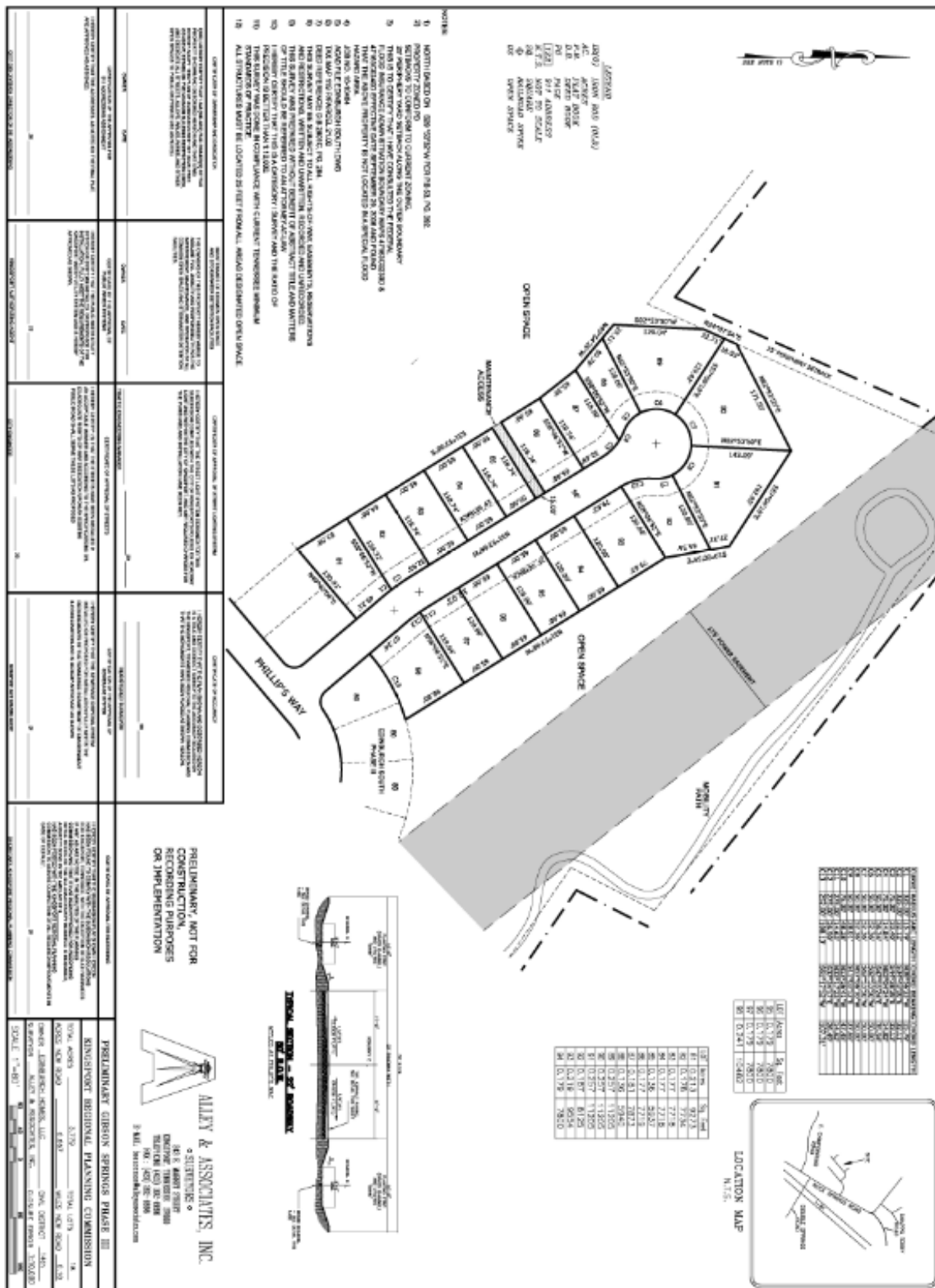
Street_ROW

Water Lines

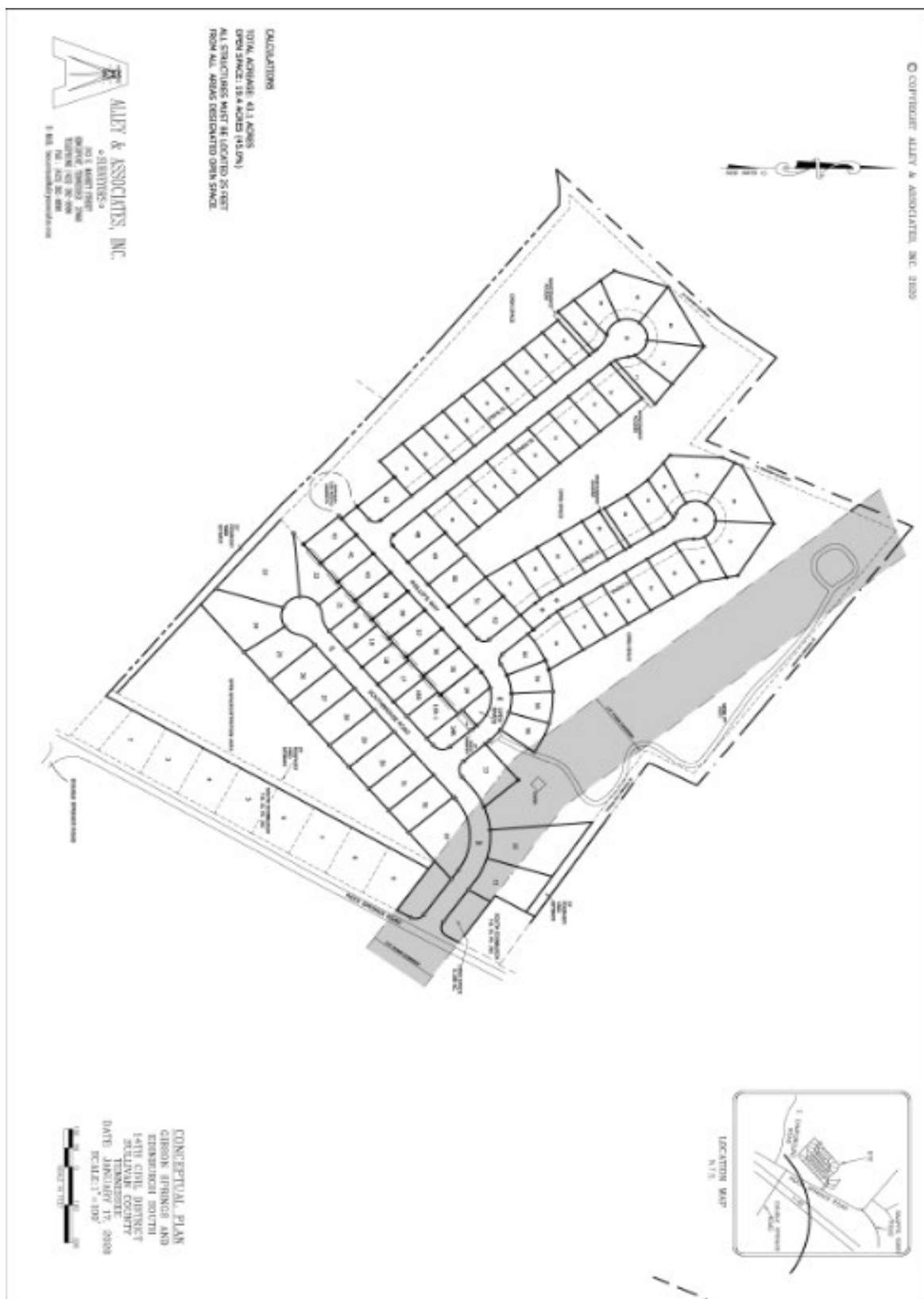


Map Data Source: Esri, DeLorme, NAVTEQ

Approved Preliminary Plan March 2020



Concept Plan January 2020



PROPOSED DEVELOPMENT

CITY CENTER

OPEN SPACE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

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Conclusion

Staff recommends approval of the Final Development Plan for Gibson Springs phase 3 based upon conformance to the Planned Development District Design Standards and Minimum Subdivision Regulations.

Kingsport Regional Planning Commission
Annexation Report

File Number 21-301-00001

Property Information	Flagship Drive Annexation		
Address	Near 1053 Flagship Drive		
Tax Map, Group, Parcel	078 078.00		
Civil District	07 th		
Overlay District	n/a		
Land Use Plan Designation	Industrial		
Acres	16.893acs +/-		
Existing Use	Vacant	Existing Zoning	County M-1
Proposed Use	Retail	Proposed Zoning	B-3
Owner Information		Owner Information	
Name: Jonathan & Leslie Pierce Address: PO Box 266 City: Kingsport State: TN Zip Code: 37663 Email: pierceetal@msn.com Phone Number: 423-323-8121			
Planning Department Recommendation			
RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA The Kingsport Planning Division recommends approval for the following reasons: • <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i> • <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area.</i> • <i>Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i> Staff Field Notes and General Comments: This is a property owner-requested annexation. The annexation is being requested as part of a larger-scale plan to dedicate the private portions of Flagship Drive to the City of Kingsport. The owners believe that making Flagship Drive a public roadway and annexing this portion of adjoining land will facilitate buildout of the property.			
Planner:	Elizabeth Rowe	Date:	March 1, 2021
Planning Commission Action		Meeting Date:	March 18, 2021
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

File Number 21-301-00001

[illegible]

Future Land Use Map



**View of Annexation Site from Flagship Drive:
Left side to be annexed, right side already inside the City Limits.**



View of Annexation Site from Flagship Drive toward Hamrick's



View of Annexation Site from Hamrick's Vicinity



View of Annexation Site from Flagship Drive



Water/Sewer Lines Existing



Kingsport Regional Planning Commission
Annexation Report

File Number 21-301-00001

Cost

Flagship Drive		
Cost Estimate/ tax records as of March 2021		
Revenues	One Time	Reoccurring (annual)
Property Taxes		\$6819.42
State Shared		0
Stormwater		TBD @ buildout
Water & Sewer Rev (loss) *		H2O & Sewer: TBD @ buildout
Total	\$0	\$6819.42

\$827,600 appraisal

\$100.00 x 0 residents

5,000 gallon/month avg (rate reductions)

Expenses	One Time	Recurring (Annual)
Operating Budget		
Police & Fire Service	0.00	0.00
Transit Service	0.00	0.00
Street Lighting	0.00	0.00
Traffic Controls	0.00	0.00
Streets & Sanitation	0.00	0.00
Subtotal	0.00	0.00
Capital Budget		
Water	0.00	0.00
Sewer		0.00
Streets	0.00	0.00
Subtotal		0.00
Grand Total		

Google Earth Aerial



CONCLUSION

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

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

RESOLUTION NO. ____

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE FLAGSHIP DRIVE ANNEXATION OF THE CITY OF KINGSPORT, TENNESSEE

WHEREAS, before any territories may be annexed under Tennessee Code Annotated §6-51-102, the governing body shall have previously adopted a plan of services setting forth the identification and timing of municipal services; and

WHEREAS, before any such plan of services shall have been adopted, it must have been submitted to the local planning commission for study and a written report; and

WHEREAS, a plan of services for the proposed Flagship Drive annexation was submitted to the Kingsport Regional Planning Commission on March 18, 2021, for its consideration and a written report; and

WHEREAS, prior to the adoption of a plan of services, the City shall hold a public hearing; and

WHEREAS, a public hearing was held April 06, 2021; and

WHEREAS, notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the municipality a minimum of fifteen (15) days prior to the hearing; and

WHEREAS, notice of the time and place of the public hearing was published in the Kingsport Times-News on March 19, 2021; and

WHEREAS, the City of Kingsport, pursuant to the provisions of Tennessee Code Annotated, §6-51-102 has endeavored to annex a portion of the 07th Civil District of Sullivan County, Tennessee, commonly known as the Flagship Drive Annexation, said area being bounded and further described as follows:

BEGINNING AT A POINT ON THE WESTERLY SIDELINE OF AIRPORT PARKWAY (STATE ROUTE 357), SAID POINT A CORNER TO LOT 1, FLAGSHIP COMMERCIAL PARK (PLAT BOOK 36, PAGE 18). THENCE ALONG SAID SIDELINE SOUTH 05' 19' 51" WEST, A DISTANCE OF 274.35 FEET TO A POINT, SAID POINT A CORNER TO THE DIVISION OF THE PIERCE PROPERTY (PLAT BOOK 50, PAGE 952). THENCE ALONG SAME SOUTH 86' 14' 12" WEST, A DISTANCE OF 642.51 FEET TO A POINT AND SOUTH 58' 06' 02" WEST, A DISTANCE OF 431.43 FEET, TO A POINT, SAID POINT IN THE LINE OF CARROLL (DEED BOOK 3278, PAGE 365). THENCE ALONG CARROLL NORTH 38' 05' 51" WEST, A DISTANCE OF 446.20 FEET TO A POINT AND NORTH 38' 35' 11" WEST, A DISTANCE OF 391.69 FEET TO A POINT, SAID POINT IN THE LINE OF MOODY (DEED BOOK 3005, PAGE 2336) AND A CORNER TO PIERCE (DEED BOOK 2113C, PAGE 316). THENCE ALONG

PIERCE NORTH 54' 28' 46" EAST, A DISTANCE OF 317.18 FEET TO A POINT; NORTH 38' 49' 07" WEST, A DISTANCE OF 108.86 FEET TO A POINT; NORTH 54' 00' 53" EAST, A DISTANCE OF 301.93 FEET TO A POINT; SOUTH 39' 08' 07" EAST, A DISTANCE OF 277.31 FEET TO A POINT AND NORTH 55' 52' 53" EAST, A DISTANCE OF 21.11 FEET TO A POINT, SAID POINT LOCATED ON THE WESTERLY SIDELINE OF FLAGSHIP DRIVE. THENCE ALONG SAID SIDELINE SOUTH 38' 48' 33" EAST, A DISTANCE OF 334.93 TO A POINT, SAID POINT A PC OF A CURVE TO THE LEFT. THENCE ALONG SAID CURVE HAVING A RADIUS 123.88 FEET AN ARC LENGTH 152.00 FEET AND A CHORD SOUTH 73' 07' 44" EAST, A DISTANCE OF 143.07 FEET TO A POINT, SAID POINT THE PT OF SAID CURVE. THENCE CONTINUING ALONG SAID SIDELINE NORTH 72' 33' 04" EAST, A DISTANCE OF 85.40 FEET TO A POINT AND NORTH 69' 02' 32" EAST, A DISTANCE OF 83.96 FEET TO A POINT, SAID POINT A CORNER TO LOT 2, RE PLAT OF FLAGSHIP COMMERCIAL PARCELS (PLAT BOOK 43, PAGE 47). THENCE ALONG SAME SOUTH 17' 06' 09" EAST, A DISTANCE OF 254.61 FEET TO A POINT. THENCE ALONG LOT 2 AND LOT 1 NORTH 68' 52' 55" EAST, A DISTANCE OF 369.10 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 16.893 ACRES, MORE OR LESS.

AND WHEREAS, the City of Kingsport deems it advisable to adopt a Plan of Services for the proposed annexation area. Now, therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF KINGSFORT, TENNESSEE, AS FOLLOWS:

SECTION I. That a Plan of Services for the Flagship Drive Annexation as bounded and described above is hereby adopted, subject to an enactment of an annexation resolution for the annexation area, the said Plan of Services to be as follows:

Flagship Drive Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and

approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.

- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.

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

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.
- C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant has been the recipient of the EPA Partnership for Safe Drinking Water award for nine consecutive years.
- D. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key

members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

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

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer serves the annexation site. At properties where sewer services must be extended, the upgrades will be complete within five (5) years of the effective date of the annexation.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Wastewater Treatment Plant is the recipient of multiple operations excellence awards.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

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

7. Public Road/Street Construction & Repair

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

Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

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

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that AEP install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation.

10. Zoning Services

- A. The area will be zoned B-3 (Highway Oriented Business District).

- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

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

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

12. Traffic Control

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

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the

time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

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

15. Storm Sewers

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

16. Leaf Removal

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

17. Litter Control

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

18. Graffiti Control

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

19. Other Services

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

SECTION II. This Resolution shall be effective from and after its adoption, the public welfare requiring it.

ADOPTED this the 06th day of April 2021.

ATTEST:

PATRICK W. SHULL, Mayor

LISA WINKLE
Interim City Recorder

APPROVED AS TO FORM:

J. MICHAEL BILLINGSLEY, City Attorney

Property Information	Flagship Drive Road Dedication – Conceptual		
Address	Flagship Drive		
Tax Map, Group, Parcel	078, Parcel 078.00		
Civil District	7 th Civil District		
Overlay District	N/A		
Land Use Designation			
Acres	1.696		
Major or Minor / #lots	Road Dedication, 0	Concept Plan	
Two-lot sub		Prelim/Final	Conceptual
Owner /Applicant Information		Surveyor Information	
Name: Jonathan Todd Pierce, ETAL Address: 725 Centenary Road City: Blountville State: TN Zip Code: 37667 Email: N/A Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: (423)-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Conceptual Road Dedication Approval for the following reasons: The owner of the private drive portion of Flagship Drive has proposed improvements that bring the street very close to the standard of a non-residential street. Staff Field Notes and General Comments: The private portion of Flagship Drive is currently going through the annexation process. The Planning Commission can expect a preliminary street dedication plat once the property is officially annexed into the city limits.			
Planner:	Garland	Date: 03/09/21	
Planning Commission Action		Meeting Date:	March 18, 2021
Approval:			
Denial:		Reason for Denial:	

PROPERTY INFORMATION **Flagship Drive Road Dedication Plat****ADDRESS** **Flagship Drive****DISTRICT** **7st Civil District****OVERLAY DISTRICT** **Not Applicable****EXISTING ZONING** **M-1 (County)****PROPOSED ZONING** **No Change****ACRES** 1.696**EXISTING USE** **M-1, Light Manufacturing****PROPOSED USE****PETITIONER ADDRESS: 725 Centenary RD., Blountville, TN 37617****INTENT**

The applicant is seeking conceptual plat approval for the street dedication of Flagship Drive approximately .023 miles and 1.696 acres.

Flagship Drive and the remaining county property that fronts Flagship Drive is currently going through the process of being annexed. For public street dedication purposes and on the submitted plat it is proposed to have a 60' right-of-way.

Proposed road improvements for Flagship Drive include:

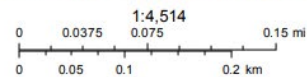
1. Minor repairs and paving applied to the entire roadway.
2. All street lights brought up to city standard.
3. A new commercial turnaround at the terminus of Flagship Drive is proposed.
4. Sidewalk to be constructed on the south side of the street.

Site Map



 Kpt 911 Address
  Parcel_Conflict
  River
 Sullivan County Parcels
 Parcels
  Street_ROW

Washington County Parcels
 Parcels
 Street_ROW
 Lake_Pond
 Railroad_ROW
 Parcel_Conflict
 River



Web AppBuilder for ArcGIS

Utilities



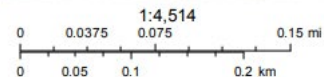
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Kpt 911 Address
Washington County Parcels
Lake_Pond

Parcel_Conflict
Parcels
Railroad_ROW

Sullivan County Parcels
Lake_Pond
Parcel_Conflict
River
Street_ROW

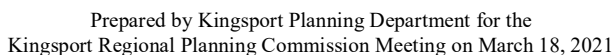
Street_ROW



Web AppBuilder for ArcGIS

Future Land Use Map





LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY SIDELINE OF AIRPORT PARKWAY (STATE ROUTE 357), SAID POINT A CORNER TO LOT 1, FLAGSHIP COMMERCIAL PARK (PLAT BOOK 36, PAGE 18). THENCE ALONG SAID SIDELINE SOUTH 05° 19' 51" WEST, A DISTANCE OF 274.35 FEET TO A POINT, SAID POINT A CORNER TO THE DIVISION OF THE PIERCE PROPERTY (PLAT BOOK 50, PAGE 952). THENCE ALONG SAME SOUTH 86° 14' 12" WEST, A DISTANCE OF 642.51 FEET TO A POINT AND SOUTH 58° 06' 02" WEST, A DISTANCE OF 431.43 FEET, TO A POINT, SAID POINT IN THE LINE OF CARROLL (DEED BOOK 3278, PAGE 365). THENCE ALONG CARROLL NORTH 38° 05' 51" WEST, A DISTANCE OF 446.20 FEET TO A POINT AND NORTH 38° 35' 11" WEST, A DISTANCE OF 391.69 FEET TO A POINT, SAID POINT IN THE LINE OF MOODY (DEED BOOK 3005, PAGE 2336) AND A CORNER TO PIERCE (DEED BOOK 2113C, PAGE 316). THENCE ALONG PIERCE NORTH 54° 28' 46" EAST, A DISTANCE OF 317.18 FEET TO A POINT; NORTH 38° 49' 07" WEST, A DISTANCE OF 108.86 FEET TO A POINT; NORTH 54° 00' 53" EAST, A DISTANCE OF 301.93 FEET TO A POINT; SOUTH 39° 08' 07" EAST, A DISTANCE OF 277.31 FEET TO A POINT AND NORTH 55° 52' 53" EAST, A DISTANCE OF 21.11 FEET TO A POINT, SAID POINT LOCATED ON THE WESTERLY SIDELINE OF FLAGSHIP DRIVE. THENCE ALONG SAID SIDELINE SOUTH 38° 48' 33" EAST, A DISTANCE OF 334.93 TO A POINT, SAID POINT A PC OF A CURVE TO THE LEFT. THENCE ALONG SAID CURVE HAVING A RADIUS 123.88 FEET AN ARC LENGTH 152.00 FEET AND A CHORD SOUTH 73° 07' 44" EAST, A DISTANCE OF 143.07 FEET TO A POINT, SAID POINT THE PT OF SAID CURVE. THENCE CONTINUING ALONG SAID SIDELINE NORTH 72° 33' 04" EAST, A DISTANCE OF 85.40 FEET TO A POINT AND NORTH 69° 02' 32" EAST, A DISTANCE OF 83.96 FEET TO A POINT, SAID POINT A CORNER TO LOT 2, REPLAT OF FLAGSHIP COMMERCIAL PARK (PLAT BOOK 43, PAGE 47). THENCE ALONG SAME SOUTH 17° 06' 09" EAST, A DISTANCE OF 254.61 FEET TO A POINT. THENCE ALONG LOT 2 AND LOT 1 NORTH 68° 52' 55" EAST, A DISTANCE OF 369.10 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 16.893 ACRES, MORE OR LESS.

Flagship Drive



Hamrick's is facing the proposed additional pavement



[View](#)

from Hamrick's parking lot



Conclusion

Staff recommends conceptual plat approval of the Flagship Drive Road Dedication.

Building Division Monthly Report
February 2021
New Residential

<u>Address</u>	<u>Category</u>	<u>Cost</u>	<u>Total Sq Ft</u>
1333 Chestnut St.	Single-Family	\$107,000	1260
341 Old Kinhead Rd.	Single-Family	\$156,000	1391
619 W. Carters Valley Rd.	Single-Family	\$325,000	2700
408 Hidden Acres Rd.	Single-Family	\$200,000	1859
	TOTALS:	\$788,000	7210