KINGSPORT REGIONAL PLANNING COMMISSION

AGENDA

City Hall – Boardroom

415 Broad Street

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

September 16, 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 AUGUST 16, 2021 AND THE REGULAR MEETING ON AUGUST 19, 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.

09-01 1000 Globe Avenue, Property Surplus – (21-401-00003)
The Kingsport Regional Planning Commission is requested to recommend a surplus designation for 1000 Globe Avenue to the Board of Mayor and Aldermen. The property is located inside the City limits, in the 11th Civil District of Sullivan County. (Garland)

09-02 S. John B. Dennis Highway, County Right-Of-Way Vacating – (21-401-00005)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the right-of-way vacating. The property is located outside the City limits, in the 13th Civil District of Sullivan County. (Garland)

09-03 Overhill Drive, County Right-Of-Way Vacating – (21-101-00004)
The Kingsport Regional Planning Commission is is requested to send a positive recommendation to the Sullivan County Commission in support of the right-of-way vacating. The property is located outside the City limits, in the 5th Civil District of Sullivan County. (Garland)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

09-04 New Beason Well Road, Minor Subdivision– (21-201-00013)
The Kingsport Regional Planning Commission is requested to grant approval for the minor subdivision and associated street frontage variance. The property is located inside the City limits of Kingsport, in the 10th Civil District of Sullivan County. (Garland)

09-05 West Gate Phase 3 Preliminary - (21-0124)
The Kingsport Regional Planning Commission is requested to grant preliminary approval along with the associated street frontage variances for West Gate Phase 3 Preliminary. The property is located inside the City limits, in the 12th Civil District of Sullivan County. (Garland)

09-06 Evarts Valley Phase 1 Preliminary PD (Edinburgh PD) - (21-0075)
The Kingsport Regional Planning Commission is requested to grant Preliminary PD approval for Evarts Valley Phase 1. The property is located inside the City limits, in the 15th Civil District of Sullivan County. (Garland)

VII. OTHER BUSINESS

09-07 Kingsport MPO Presentation: Receive presentation from the Kingsport MPO Office in regard to transportation projects occurring throughout the Kingsport area (work session only).

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

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
415 Broad Street, Kingsport, TN 37660

August 16, 2021 12:00 noon

Members Present
Sam Booher, Chairman
James Phillips
Pat Breeding
Sharon Duncan
Travis Patterson
Paula Stauffer
John Moody

Members Absent
Brad Blackwell
Phil Rickman

Staff Present
Ken Weems, AICP
Savannah Garland
Elizabeth Rowe

Visitors
none

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

08-01 Cash Bond Extension for Cherokee Bend Ph II – (21-103-00004)
The Kingsport Regional Planning Commission is requested to extend the $819 cash bond for Cherokee Bend Ph II. The property is located in the 11th Civil District of Sullivan County. Staff stated that the developer needed more time to complete the home builds for the subdivision prior to completing the last amount of required sidewalks. Staff stated support for the extension. No official action was taken.

08-02 Chase Meadows Phases 3 and 4 Combined Bond Release – (21-103-00005)
The Kingsport Regional Planning Commission is requested to release the $20,000 irrevocable letter of credit for Chase Meadows Phases 3 and 4. The property is located in the 7th Civil District of Sullivan County. Staff stated that this item is a late addition and that notification was recently received from the Engineering Department that all improvements have been completed. Staff stated support for releasing the bond. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

08-03 South Eastman Road (County Rezoning) – (21-101-00002)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission to approve the rezoning. The property is located in the 13th Civil District of Sullivan County. Staff provided an overview of the request, stating that the proposal would allow for an office use that will serve the adjacent manufacturing site owned by the same company. Staff noted that the County R-1 to County M-2 rezoning proposal conforms to the City's land use plan. Staff stated that they had not received any public comment on the proposal. No official action was taken.

08-04 Shadowtown Road 2021 (City Rezoning) - (21-80182)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to approve the rezoning. The property is located in the 7th Civil District of Sullivan County. Staff stated that the proposal would impact the western 10 acres that currently make up the old Carolina Pottery parcel located at 354 Shadowtown Road. Staff stated that the western half of the existing Carolina Pottery building would be razed to make space for a 152-unit apartment complex. Staff noted that the B-3 zone to R-4 zone proposal would allow for up to 20 units per acre. Staff noted that the proposal has been evaluated by the City's Traffic Superintendent and that there were no future traffic concerns associated with the proposal. No official action was taken.

VII. OTHER BUSINESS

08-05 Kingsport MPO Presentation: Receive presentation from the Kingsport MPO Office in regard to transportation projects occurring throughout the Kingsport area. Staff stated that due to technical issues with the tv set in Conference Room 226, that this presentation would take place during the regular meeting.

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:35 p.m.

Respectfully Submitted,

_____
Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
415 Broad Street, Kingsport, TN 37660

August 19, 2021 5:30 p.m.

Members Present
Sam Booher, Chairman
James Phillips
John Moody
Travis Patterson
Phil Rickman
Paula Stauffer
Sharon Duncan

Members Absent
Pat Breeding
Brad Blackwell

Staff Present
Ken Weems, AICP
Savannah Garland

Visitors
Richard Rose
David Bernstein
James Griffin
Terry Griffin
Marcy Walker
Jonathan Shipley

At 5:30 p.m., Chairman Booher called the meeting to order, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman stated that the agenda needed to be amended to add item 08-02 at the applicant's request. A motion was made by Sharon Duncan, seconded by John Moody, to approve the amended agenda. The motion was approved unanimously, 7-0. The Chairman asked for approval of the minutes of the work session held on July 19, 2021 and the regular meeting held on July 22, 2021. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to approve the minutes for the July 19, 2021 work session and the July 22, 2021 regular meeting as presented. The motion was approved unanimously, 7-0.

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

08-01 Cash Bond Extension for Cherokee Bend Ph II – (21-103-00004)
The Kingsport Regional Planning Commission is requested to extend the $819 cash bond for Cherokee Bend Ph II. The property is located in the 11th Civil District of Sullivan County. Staff stated that the developer needed more time to complete the home builds for the subdivision prior to completing the last amount of required sidewalks. Staff recommended the one year extension. Staff stated that upon approval, the new expiration for the cash bond will be September 17, 2022.

08-02 Chase Meadows Phases 3 and 4 Combined Bond Release – (21-103-00005)
The Kingsport Regional Planning Commission is requested to release the $20,000 irrevocable letter of credit for Chase Meadows Phases 3 and 4. The property is located in the 7th Civil District of Sullivan County. Staff stated that notification was recently received from the

Engineering Department that all improvements have been completed. Staff recommended the release.

A motion was made by John Moody, seconded by Phil Rickman, to approve the consent agenda as presented. The motion passed unanimously, 7-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

08-03 South Eastman Road (County Rezoning) – (21-101-00002)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission to approve the rezoning. The property is located in the 13th Civil District of Sullivan County. Staff provided an overview of the request, stating that the proposal would allow for an office use that will serve the adjacent manufacturing site owned by the same company. Staff noted that the County R-1 to County M-2 rezoning proposal conforms to the City's land use plan and that the subject property was surrounded by M-2 zone and use. A motion was made by James Phillips, seconded by Phil Rickman, to send a positive recommendation to the Sullivan County Commission. The motion passed unanimously, 7-0.

08-04 Shadowtown Road 2021 (City Rezoning) - (21-80182)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to approve the rezoning. The property is located in the 7th Civil District of Sullivan County. Staff stated that the proposal would impact the western 10 acres that currently make up the former Carolina Pottery parcel located at 354 Shadowtown Road. Staff stated that the western half of the existing Carolina Pottery building would be razed to make space for a 152-unit apartment complex. Staff noted that the B-3 zone to R-4 zone proposal would allow for up to 20 units per acre. Staff noted that the proposal has been evaluated by the City's Traffic Superintendent and that there were no future traffic concerns associated with the proposal. Staff stated that the City's Traffic Department further evaluated the site and found that the proposal is not enough to trigger a traffic impact study. James Griffin stated that he has to contact the police frequently to report late night loitering that currently goes on at the site. Staff stated that the new apartments on the site would put an end to this activity. James Griffin inquired as to whether any of the apartments would be "low income." David Bernstein stated that the apartments would have quality construction. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen. A motion was made by Phil Rickman, seconded by Sharon Duncan, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

08-05 Kingsport MPO Presentation: Receive presentation from the Kingsport MPO Office in regard to transportation projects occurring throughout the Kingsport area. Staff stated that the MPO presentation would take place during the work session in August 2021.

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:10 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Surplus Report
File Number 2021-401-00003

Property Information	Surplus Request
Address	1000 Globe Avenue
Tax Map, Group, Parcel	Tax Map 046J Group E Parcel 018.00
Civil District	11th Civil District
Overlay District	N/A
Land Use Designation	Residential
Acres	+/- 0.06

Applicant #1 Information	**Intent**
Name: City of Kingsport **Address:** 415 Broad Street **City:** Kingsport **State:** TN **Zip Code:** 37660 **Phone Number:** (423) 229-9485	**Intent:** *To declare Tax Map 046J Group E Parcel 018.00 as surplus property by the City of Kingsport.* Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends declaring 1000 Globe Avenue as surplus:

- Request reviewed by all city departments
- Request reviewed by Utility Providers

Staff Field Notes and General Comments:

The City is requesting that the Planning Commission declare Tax Map 046J Group E Parcel 018.00 as surplus property. The requested area is located at 1000 Globe Avenue.

All city departments and utility providers have reviewed the request and see no need to retain this property as city property. The City has owned the property over the years and has exhausted resources to mow and maintain the property. This is a developable piece of property that will go back on the tax roll.

Staff recommends that the Planning Commission declare Tax Map 046J Group E Parcel 018.00 as surplus property due to the City seeing no future use for the property.

Planner:	Garland	Date: 8/23/2021	
Planning Commission Action		**Meeting Date:**	**September 16, 2021**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

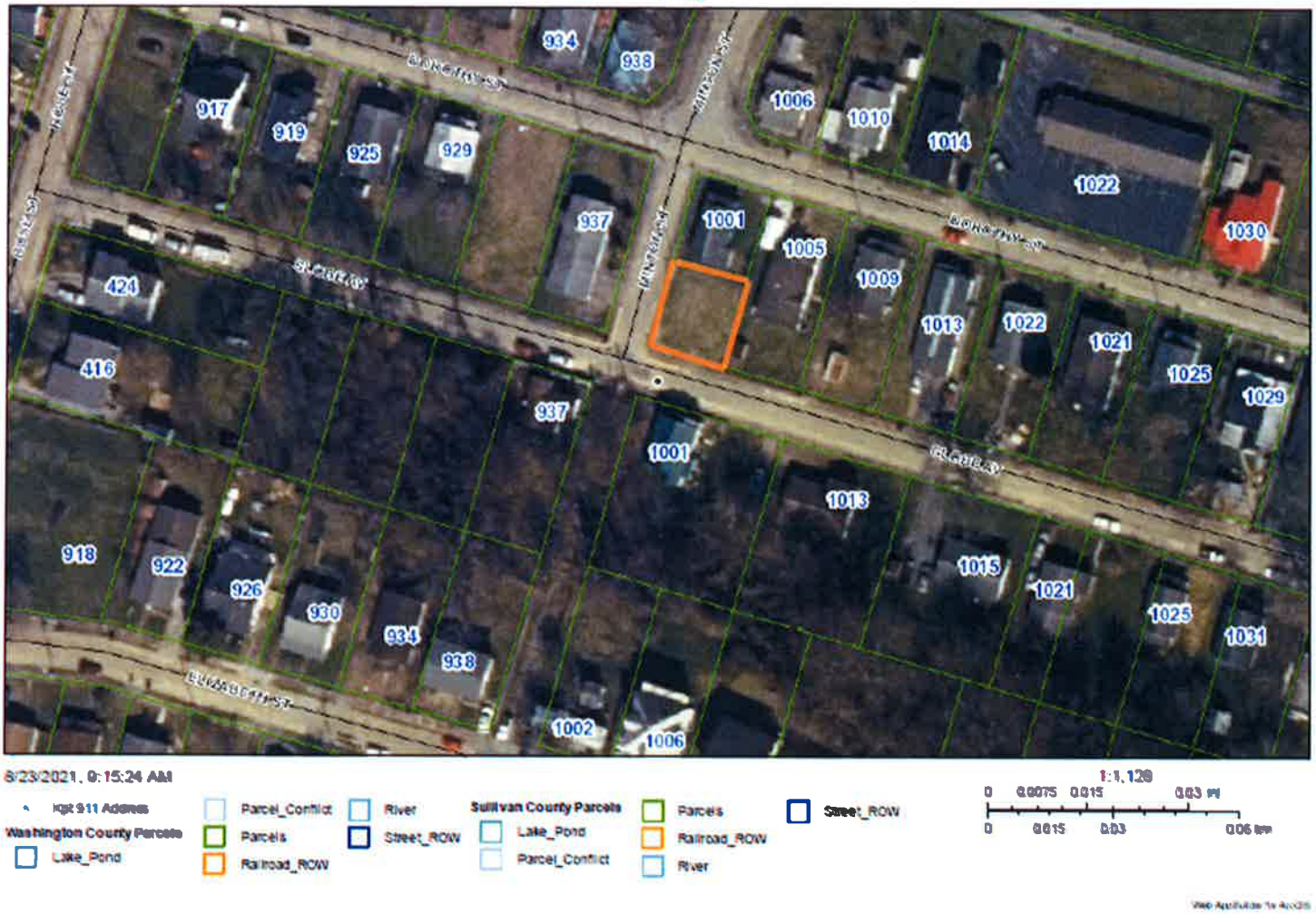
PROPERTY INFORMATION	Surplus Request for 1000 Globe Avenue
ADDRESS	1000 Globe Avenue
DISTRICT, LAND LOT	Sullivan County
	11th Civil District, TM 046J, Group E, Parcels 018.00
OVERLAY DISTRICT	N/A
CURRENT ZONING	R-1C
PROPOSED ZONING	No Change
ACRES +/- 0.06	
EXISTING USE Vacant lot	
PROPOSED USE Residential	

PETITIONER 1: City of Kingsport
415 Broad Street Kingsport, TN 37660

INTENT

To declare Tax Map 046J Group E Parcel 018.00 as surplus property by the City of Kingsport.

Site Map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1025
1029
424
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1031
1002
1006
8/23/2021, 9:15:24 AM
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Kgs 911 Address
Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Zoning

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on September 16, 2021

Utilities

8/23/2021, 9:19:43 AM

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Kpt 911 Address

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

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

Web Application by Arcgis

Future Land Use

On the corner of Globe Ave. and Minton St.

RECOMMENDATION:

Staff recommends that the Planning Commission declare 1000 Globe Avenue as surplus property.

Kingsport Regional Planning Commission

County ROW vacating Report
File Number 2021-401-00005

Property Information	S. John B Dennis Right-Of-Way Vacating
Address	1010 S John B Dennis HWY
Tax Map, Group, Parcel	TM 076, Parcel 066.00
Civil District	13th Civil District
Overlay District	N/A
Land Use Designation	M-2
Acres	Area R-O-W acquisition +/- .250

Applicant #1 Information	**Intent**
Name: Eastman Chemical Company **Address:** P.O box 511 **City:** Kingsport **State:** TN **Zip Code:** 37662 **Phone Number:** (423) 229-2504	**Intent:** *To vacate excess right-of-way to expand their parking area.*

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends vacating the excess right-of-way off John B Dennis:

- Request reviewed by all city departments
- Request reviewed by Utility Providers

Staff Field Notes and General Comments:

TDOT and Eastman are working with Sullivan County to vacate the excess right-of-way that extends further in at the driveway entrances. The purpose is to relieve the driveway entrances issues and to expand their parking. This is zoned in the County and within Kingsport's Urban Growth Boundary.

Planner:	Garland	Date: 8/24/2021	
Planning Commission Action		**Meeting Date:**	**September 16, 2021**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	S. John B Dennis Right-Of-Way Vacating
ADDRESS	1010 S. John B Dennis HWY
DISTRICT, LAND LOT	Sullivan County
	13th Civil District, TM 076, Parcels 066.00
OVERLAY DISTRICT	N/A
CURRENT ZONING	M-2
PROPOSED ZONING	No Change

ACRES +/- 0.250

EXISTING USE County Right-of-Way

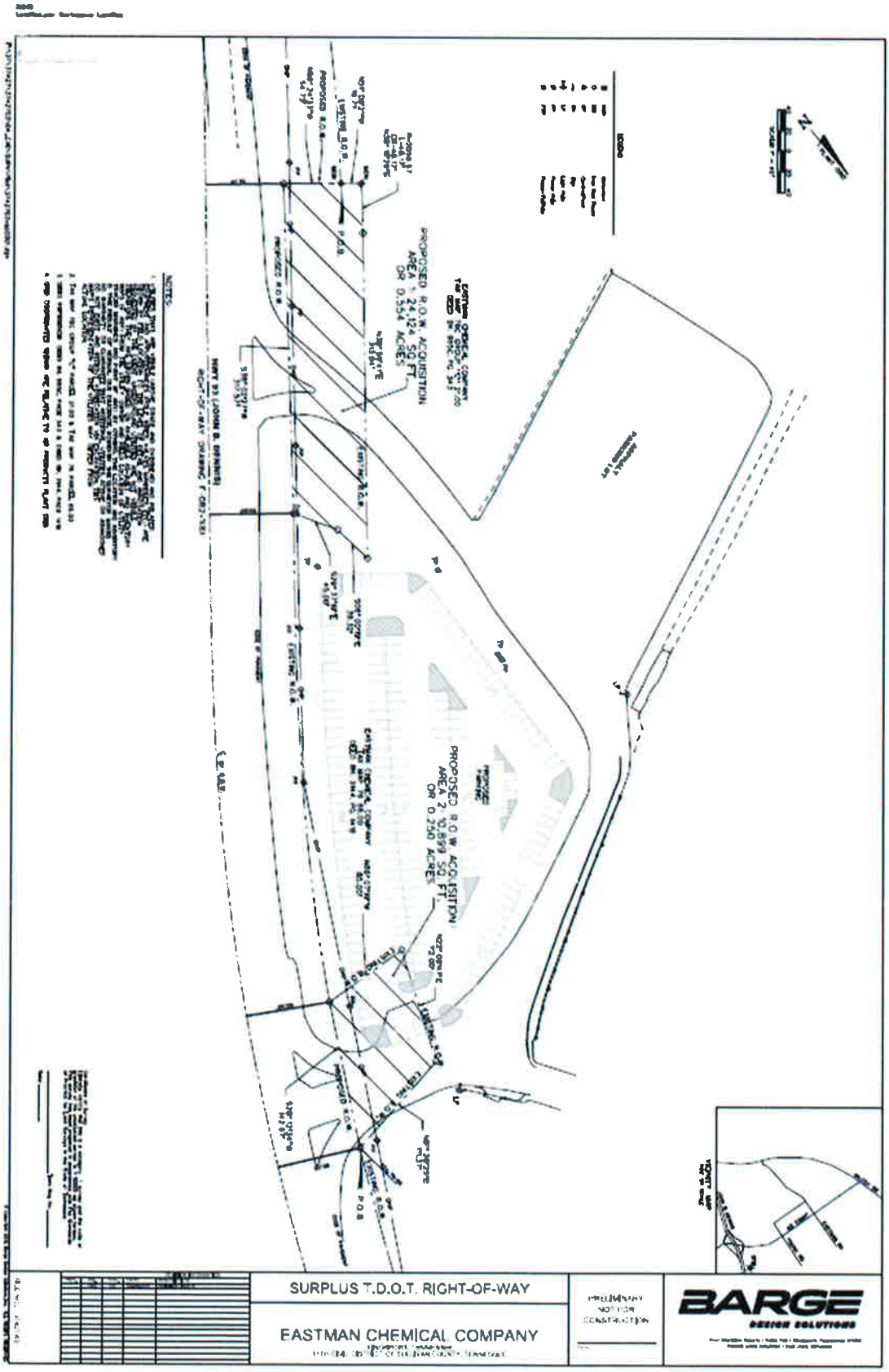
PROPOSED USE extended parking

PETITIONER 1: Eastman Chemical Company
P.O. Box 511 Kingsport, TN 37662

INTENT

The applicant is requesting to vacate excess right-of-way. This site has two TDOT right-of-way issues, where the right-of-way extend further in at driveway entrances. Vacating these right-of-ways will fix the issue and they will be able to extend their parking.

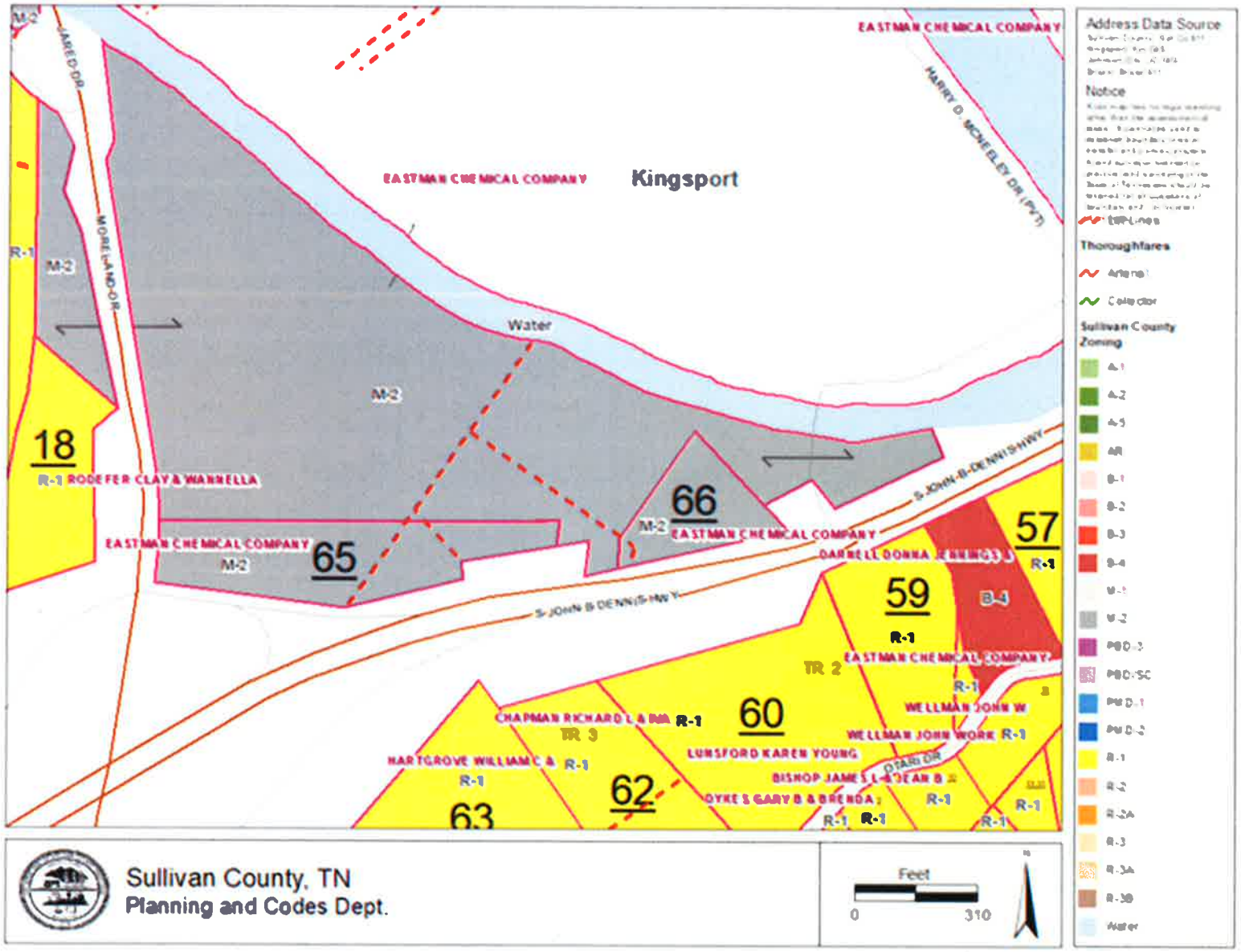
This request has been reviewed by all city departments and they have responded that there is no need to keep these right-of-ways. Sullivan County's Planning Department and Highway Department are supportive of the request.



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on September 16, 2021

Location Map

County M-2 Zone



Future Land Use

Site Pictures

RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Sullivan County Commission for vacating excess right-of-way off of S. John B Dennis HWY.

Kingsport Regional Planning Commission

County ROW Vacating Report
File Number 2021-401-00004

Property Information	Overhill Drive – Excess Right-Of-Way
Address	323 Overhill Drive
Tax Map, Group, Parcel	TM 049, Parcel 059.00
Civil District	5th Civil District
Overlay District	N/A
Land Use Designation	Manufacturing District
Acres	+/- 4.57

Applicant #1 Information	**Intent**
Name: Joseph Thomas **Address:** 3612 Honeywood Drive **City:** Johnson City **State:** TN **Zip Code:** 37604 **Phone Number:** (423) 791-2828	**Intent:** *To vacate excess right-of-way*

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends vacating the excess right-of-way located at 323 Overhill Drive:

- Request reviewed by all city departments
- Request reviewed by Utilities

Staff Field Notes and General Comments:

The applicant requests vacating the unimproved 50' excess right-of-way. The unimproved right-of-way is in between two parking lots on the applicant's property. This excess right-of-way is Approximately 114.63' in length. This is zoned in the County and within Kingsport's Urban Growth Boundary.

Planner:	Garland	Date: 8/23/21	
Planning Commission Action		**Meeting Date:**	**September 16, 2021**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Overhill Drive – Excess Right-Of-Way
ADDRESS	323 Overhill Drive
DISTRICT, LAND LOT	Sullivan County
	5th Civil District, TM 049, Parcel 059.00
OVERLAY DISTRICT	N/A
CURRENT ZONING	M-1
PROPOSED ZONING	No Change

ACRES +/- 4.57

EXISTING USE Excess Right-of-Way

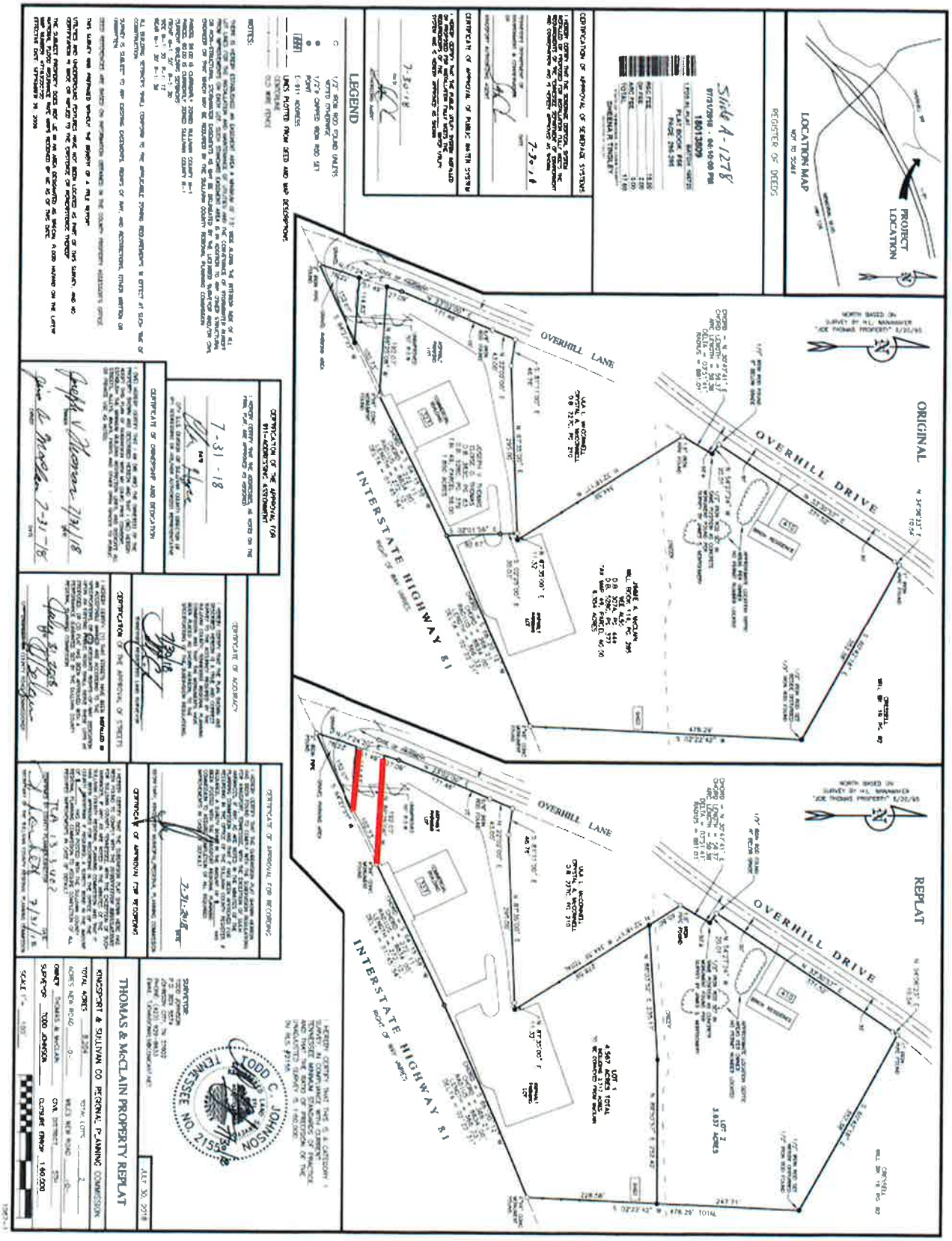
PROPOSED USE

PETITIONER 1: Joseph Thomas
3612 Honeywood Dr., Johnson City 37604

INTENT

The applicant is requesting that the 50' unimproved right-of-way off Overhill drive be vacated. The unimproved right-of-way is in between two parking lots on the applicant's property. This excess right-of-way is approximately 114.63' in length

This request has been reviewed by all city departments and Utility providers, and they have responded that there is no need to keep this excess right - of-way.



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on September 16, 2021

Site Map

OVERHILL DR
OVERHILL DR
OVERHILL DR
INTERSTATE 81
INTERSTATE 81
FIELDER DR
8/23/2021, 3:16:16 PM
Kpt 911 Address
Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
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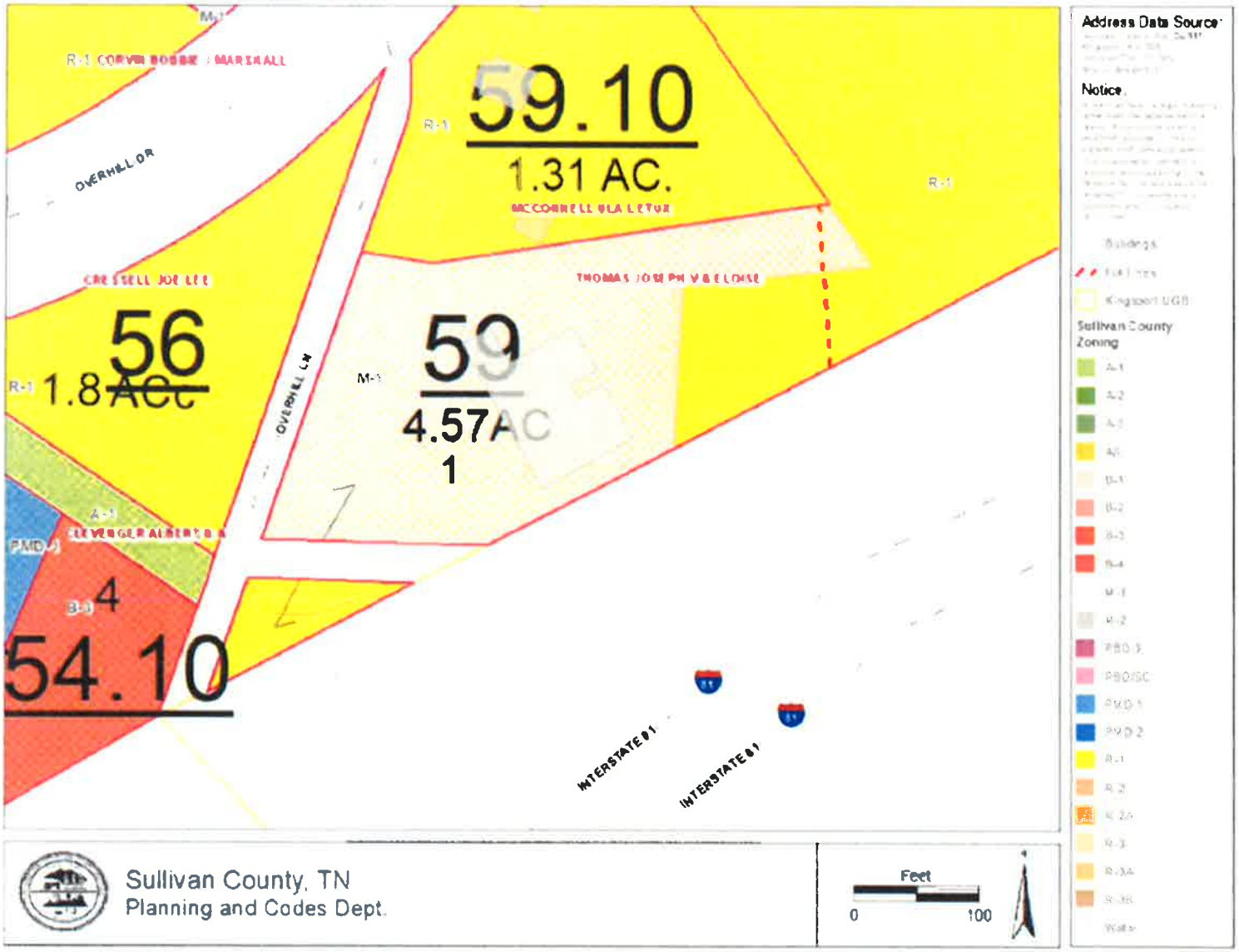
0 0.03 0.06 0.12 km
Web AppBuilder for ArcGIS

County Zoning



Future Land Use

Industrial
Industrial
Industrial

Site Overview

RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Sullivan County Planning Commission for vacating the excess right-of-way at 323 Overhill Drive.

Kingsport Regional Planning Commission

Subdivision Report
File Number 2021-201-00013

Property Information	Replat of the Hammitt and Castle Property		
Address	941 & 945 New Beason Well Road		
Tax Map, Group, Parcel	TM 031 Parcels 038.00 & 037.02		
Civil District	10th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 5.93		
Major or Minor / #lots	Minor – 2	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Final

Owner /Applicant Information	**Surveyor Information**
Name: Dale and Renee Hammitt	**Name:** Jonathan Willis
Address: 941 New Beason Well Road	**Address:** 170 Lakeview Lane
City: Kingsport	**City:** Gray
State: TN **Zip Code:** 37664	**State:** Tn **Zip Code:** 37615
Email:	**Email:** willissurvey@embarqmail.com
Phone Number: N/A	**Phone Number:** 423-202-8667

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends variance and final plat approval

A request for final replat of lot 1 & 2 for property located inside the City's Urban Growth Boundary has been received. The property is located off of New Beason Well Road.

The submitted plat divides the 5.93+/- acre tract. Lot 1 will be 3.897 acres. Lot 2 will be 2.033 acres. These parcels are zoned R-1B. The owner is requesting a road frontage variance to section 3.1 of the Subdivision Regulations. This section states that the physical surroundings or condition of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience. In this replat they are relocating the dividing line, so that it includes lot 1's driveway on their property. The road frontage is currently 40.19 feet. These parcels are on a private road therefore no lot can be divided unless it can obtain 50' of road frontage on a public street or have a permanent easement.

Staff recommends final plat approval of the replat of the Hammitt & Castle property along with the requested variance. The two parcels do not currently have public street frontage and will still not have public street frontage after the reconfiguration of property lines.

Planner:	Garland	Date: 8/19/21	
		Meeting Date:	**September 16, 2021**

Dear Members of the Planning Commision,

We are requesting a variance for the properties of 941 and 945 New Beason Well Road. Our properties do not meet the city code requiring 50 feet of road frontage, and did not when it was annexed into the city. We are landlocked without the possibility of obtaining the required road frontage.

We have no plans to develop this property,only to own our driveway and maintain our privacy. Thank you for your consideration of the variance needed.

Thank you,
Dale and Renee Hammitt

Site Map

8/19/2021, 2:24:57 PM

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Kpt 911 Address

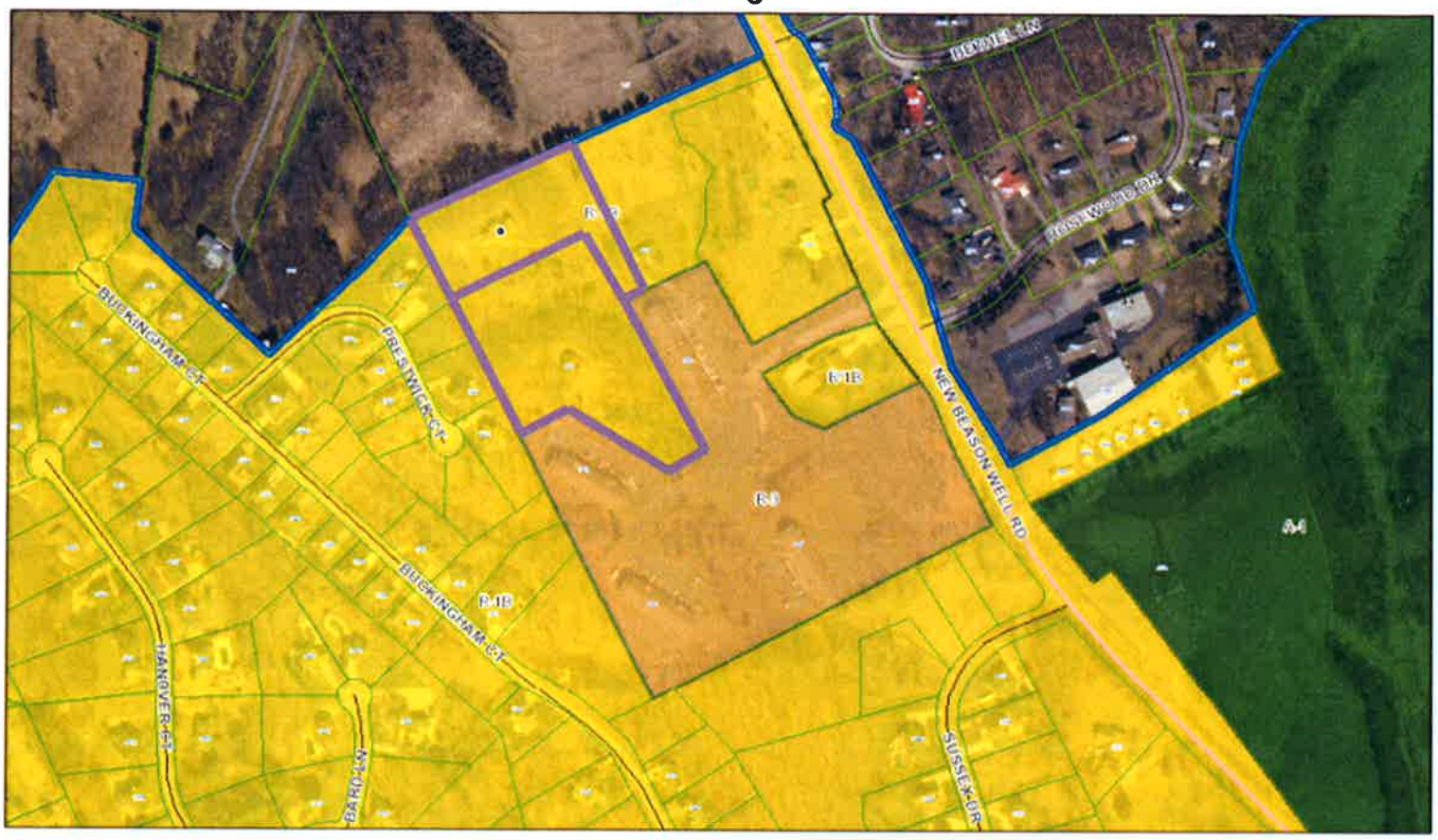
Washington County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

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

Web Application for ArcGIS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on September 16, 2021

Zoning



8/19/2021, 2:29:51 PM

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Kpt 911 Address

Washington County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Sullivan County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

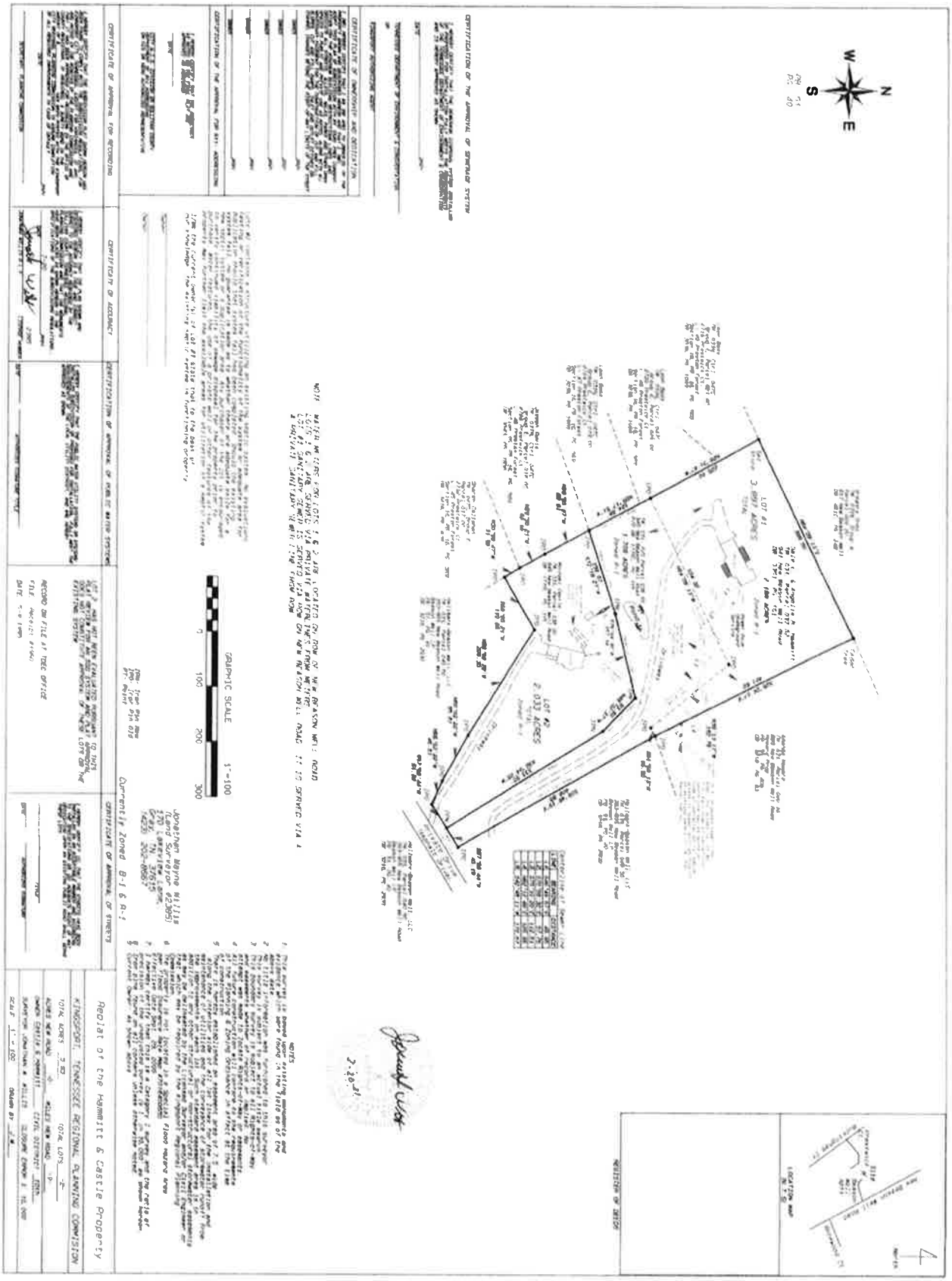
Web AppBuilder for ArcGIS

Future Land Use Plan

Single Family
C
Single Family
Single Family
Single Family

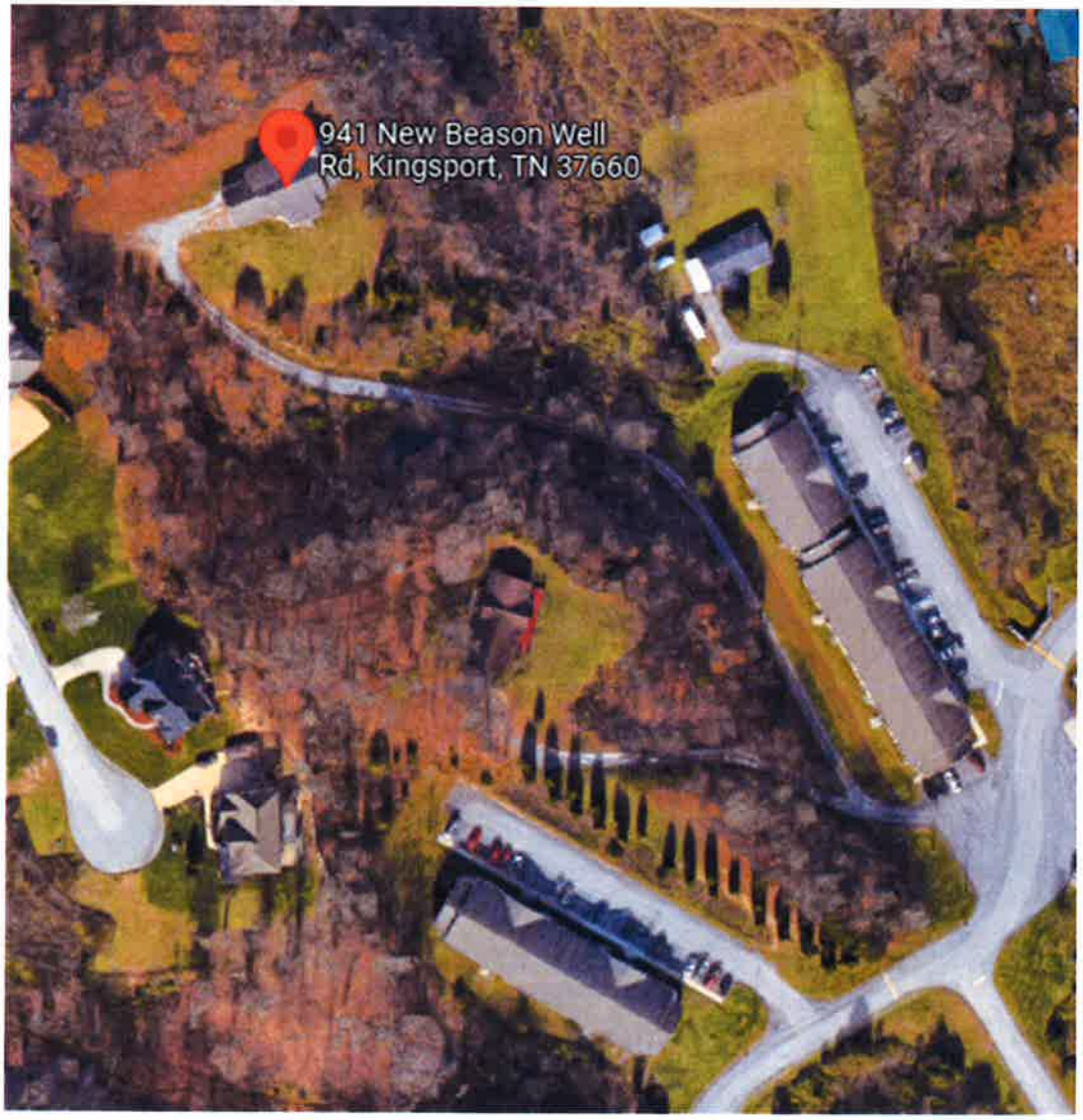
Utilities

GREENWOOD DR
GREENWOOD DR
GREENWOOD DR



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on September 16, 2021

SITE PICTURES



Bottom of the driveway behind the apartments

RECOMMENDATION

Staff recommends approval of the plat and associated variance

Kingsport Regional Planning Commission

Subdivision Report
File Number RESDEV21-0124

Property Information	West Gate Preliminary Phase 3		
Address	800 Stonegate Road		
Tax Map, Group, Parcel	TM 045C, Group C, Parcel 041.20		
Civil District	12th Civil District		
Overlay District	N/A		
Land Use Designation	R-3, Residential		
Acres	4.321		
Major or Minor / #lots	Major - 23	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Preliminary

Owner /Applicant Information	**Surveyor Information**
Name: Danny and Carla Karst	**Name:** Knight/Stewart Surveying
Address: 1504 Dobyns Dr.	**Address:** 8078 Cross Creek Drive
City: Kingsport	**City:** Talbott
State: TN **Zip Code:** 37664	**State:** TN **Zip Code:** 37877
Email: karstland@gmail.com	**Email:** crssurvey@hotmail.com
Phone Number: N/A	**Phone Number:** 423-312-1678

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends Preliminary Subdivision Approval for the following reasons:

- **A road frontage variance has been requested**

Staff Field Notes and General Comments:

The property lies inside the City Limits along Stonegate Road. The submitted plat creates 23 new lots on 4.321 total acres. The location is zoned as R-3. A variance has been requested for the following lots: #60, 61, 62, & 63, located off Gress Mag Mt.

This variance is being requested because the design for Phase 2 evolved and a 15' wide storm water conveyance and easement was required to be placed. Therefore this altered the alignment in Phase 3, such as adjusting the amount of road frontage available for these four lots. Additionally, a storm water discharge feature prevents extending the end of the road further so the lots are unable to extend to get more road frontage. This variance references both 3.1 Physical Surroundings and 3.2 Unique Conditions in the Subdivision Regulations.

The owner is requesting a road frontage variance for lots #60, 61, 62, & 63. The applicant's variance letter states: that the request does not negatively impact the public's interests nor does it violate the intent of the regulations.

Planner:	Garland	Date: 08/25/2021	
Planning Commission Action		**Meeting Date:**	**September 16, 2021**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	**West Gate Preliminary Phase 3**
ADDRESS	**Stonegate Road**
DISTRICT, LAND LOT	**12th Civil District, TM 045C, Parcel 041.20**
OVERLAY DISTRICT	**N/A**
EXISTING ZONING	**R-3 – Residential**
PROPOSED ZONING	**N/A**
ACRES	**4.321acres – 23 lots**
EXISTING USE	**Vacant**
PROPOSED USE	**Single Family Residential**

PETITIONER: Danny and Carla Karst
ADDRESS: 1504 Dobyns Dr. Kingsport, TN 37664

REPRESENTATIVE: Corbin Stewart
PHONE: 423-312-1678

INTENT

The applicant is requesting a preliminary plat approval for the subdivision of the property located in the 12th Civil District and more fully described as Tax Map 045C, Parcel 041.20.

The submitted plat would create twenty-three new lots along Stonegate Road. These lots will be utilized for single family residential homes. The property is zoned R-3. The lots submitted meet the standards set forth in the R-3 Zoning District.

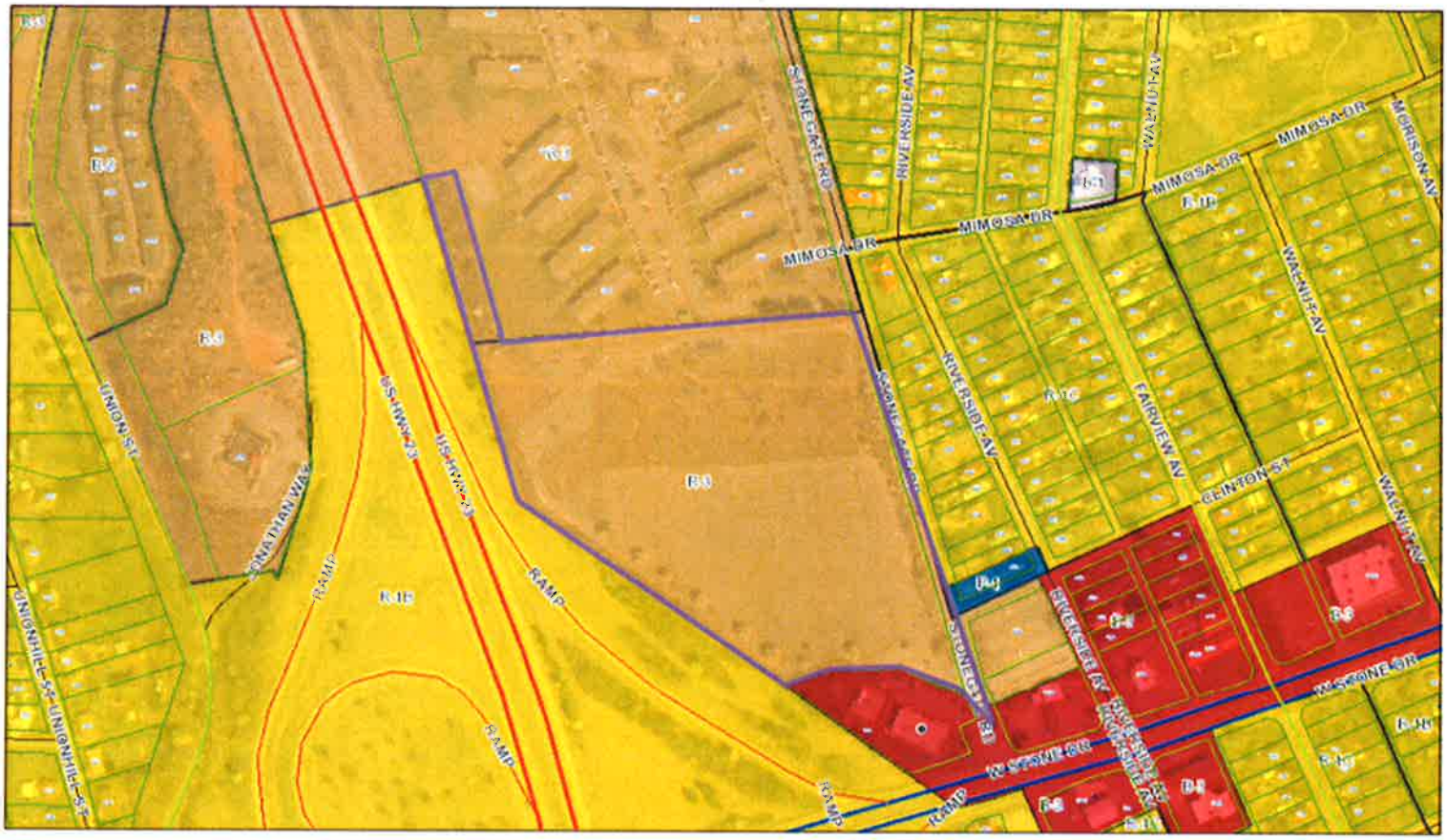
The owner is requesting a variance to reference to section 6-3 of the Subdivision Regulation. This is a variance for road frontage for lots #60, 61, 62, & 63 due to a 15' storm water easement being implemented. **Lot 60 would have a minimum road frontage of 41' (a 9' street frontage variance), lot 61 would have a minimum road frontage of 33' (a 17' street frontage variance), lot 62 would have a minimum road frontage of 43' (a 7' street frontage variance)**, and **lot 63 will have a minimum road frontage of 41' (a 9' street frontage variance).**

Staff recommends approval of the West Gate Preliminary Phase 3 Plat with the requested road frontage variance for lots #60, 61, 62, & 63.

Site Map

SITE
W STONE DR
E STONE DR
INTERSTATE 26
RAMP
9/24/2020 9:57:41 AM
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Urban Growth Boundary
1:18,056
0 0.225 0.45 0.9 mi
0 0.35 0.7 1.4 km

Zoning


MIMOSA DR
RIVERSIDE AV
WALNUT AV
MORISON AV
STONEGATE RD
FAIRVIEW AV
CLINTON ST
UNION ST
JONATHAN WAY
US HWY 23
RAMP
W STONE DR
R-1B
R-1C
B-4
B-5
B-6
B-7
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B-41
B-42
B-43

Future Land Use

9/24/2020, 10:28:47 AM

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

Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

Future Land Use
- Agri/Vacant
- Single Family
- Multi-Family
- Industrial
- Retail/Commercial
- Public
- Utilities

1:9,028

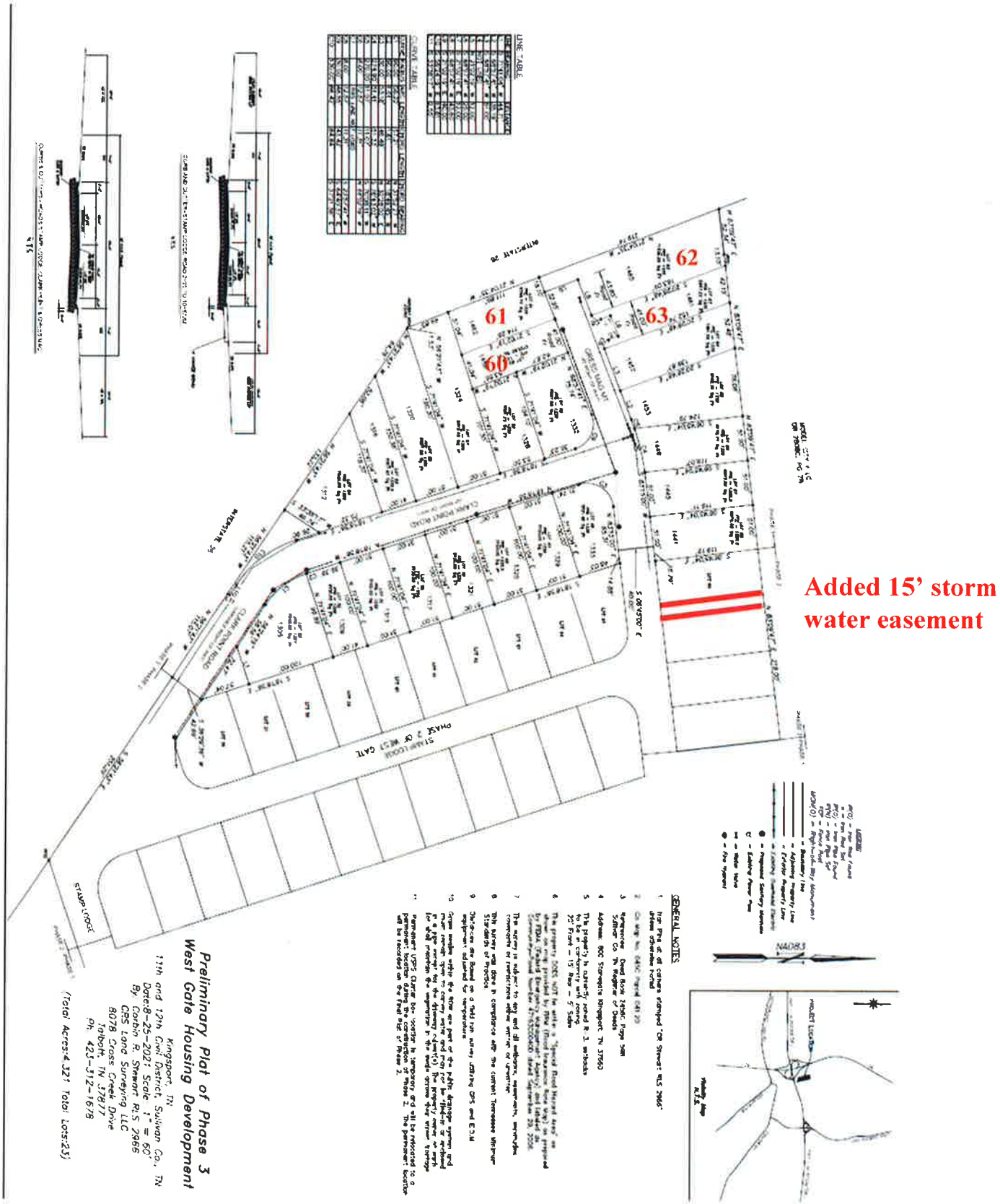
0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

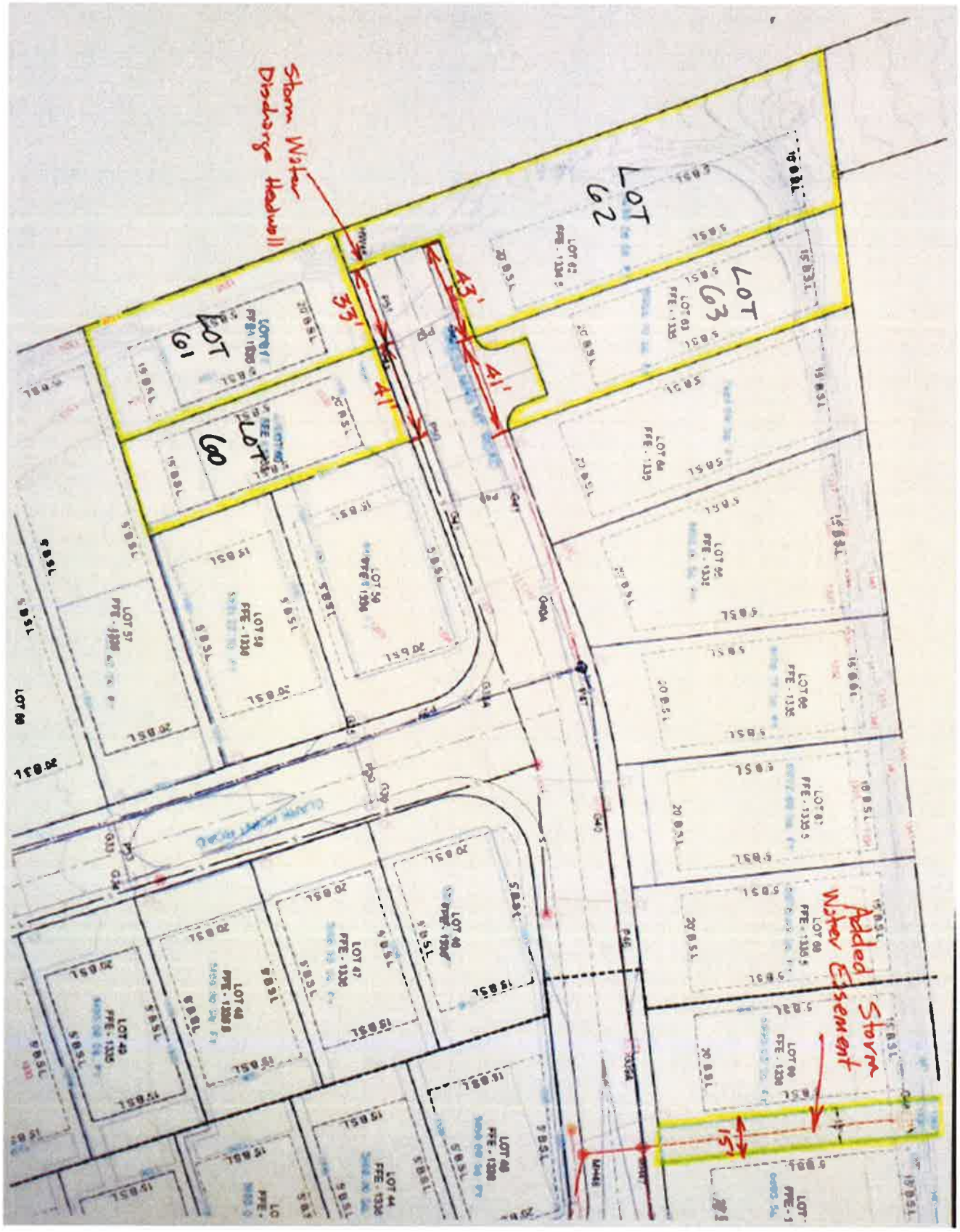
Web AppBuilder for ArcGIS

Utilities

SITE
U.S. HWY 23
W. STATE OF FRANKLIN
I-26
INTERSTATE DR
FORT PATRICK HENRY
WASHINGTON
CLINCHFIELD DR
9/24/2020, 10:09:03 AM
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Water Lines
Sewer Mains
Urban Growth Boundary
1:9,028
0 0.1 0.2 0.4 mi
0 0.175 0.35 0.7 km



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on September 16, 2021


Storm Water Discharge Headwall
LOT 62
LOT 63
LOT 61
LOT 60
33'
41'
43'
41'
Added Storm Water Easement
15'

LANDSTAR

August 25th, 2021

Mr. Ken Weems
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN, 37660

RE: West Gate Subdivision – Phase 3 – Project #RESDEV21-0124

Dear Mr. Weems,
Please accept this letter as a variance request to be put before the Kingsport Regional Planning Commission concerning 4 lots on the subdivision referenced above. We are requesting a variance for the *minimum road frontage length* on each of 4 lots (Lots # 60, 61, 62, & 63) to be reduced from the required 50' minimum road frontage as stated in the Subdivision Regulations.

These four lots are part of the West Gate Subdivision, consisting of 77 total lots in 3 separate Phases, located at 800 Stonegate Road in Kingsport, Tennessee. This subdivision is on the 'Old Walmart' site that has been vacant for many years and this subdivision will be integral to a revitalization of the surrounding neighborhood. All lots in Phase 1 are complete, Phase 2 is nearing completion, and Phase 3 is currently under construction and will be finished within the next 6 to 8 weeks.

We are making this request to vary from the strict letter of the regulations, in accordance with Article VI – General Provisions, 6-3 Variances, Item 3.1 Physical Surroundings and Item 3.2 Unique Conditions, for the reasons described below.

Originally these four lots were designed to have a minimum of 50' of road frontage as required. As the design for Phase 2 evolved we were forced to address offsite storm water drainage (both a Physical and a Unique Condition) onto our site from the property neighboring to the North. The initial plan would have had us addressing the drainage on *their* property and routing it away from our site. No agreement could be met so we designed a 15' wide storm water conveyance (and easement) in Phase 2 between 2 lots. Ensuing changes as a result of that change slightly altered the road alignment in Phase 3 as well as constrained the amount of road frontage available for these 4 lots because 2 of the 4 lots are now, necessarily, smaller. Additionally, a storm water discharge feature (headwall discharging onto TDOT Right of Way) prevents extending the end of the road further on the two larger lots to get more road frontage. Please see the attached detail image. This creates a hardship for us in the development of the property. We believe this constitutes a reasonable request for a variance and that the request does not negatively impact the publics interests nor does it violate the intent of the regulations.

Land Star Group • 367 Hog Hollow Road • Johnson City, TN 37615

LANDSTAR

The variance we are requesting is as shown in the following table:

Lot #	Lot Width	Maximum Road Frontage Available	Variance Requested for Road Frontage
60	41'	41'	41'
61	51'	33'	33'
62	51'	43'	43'
63	41'	41'	41'

Specifically: as the table shows: we are requesting a variance from the requirement to have a minimum of 50' road frontage on each of these four lots.

Lot **60** would have a variance to have a minimum road frontage of **41'**
Lot **61** would have a variance to have a minimum road frontage of **33'**
Lot **62** would have a variance to have a minimum road frontage of **43'**
Lot **63** would have a variance to have a minimum road frontage of **41'**

Thank you for your kind consideration of our request.

George A Smith

George A. Smith, PE
Director of Engineering

RECOMMENDATION

Staff recommends approval of the West Gate Preliminary Phase 3 Plat with the requested road frontage variance for lots #60, 61, 62, & 63.

PROPERTY INFORMATION	**Evarts Valley Phase 1**
ADDRESS	**Rock Springs Road**
DISTRICT, LAND LOT	**15th Civil District, TM 119, Portion of parcel 11.00**
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**PD**
PROPOSED ZONING	**No Change**
ACRES	**Phase 1 – 18.15**
EXISTING USE	**Vacant**
PROPOSED USE	**Single Family Residential**

APPLICANT: Edinburgh Homes LLC
ADDRESS: Rock Springs Road, Kingsport, TN 37664

REPRESENTATIVE: Edinburgh Homes LLC
PHONE

INTENT

The applicant is requesting preliminary plat approval of the Evarts Valley Phase 1 (Edinburgh Phase 6) development located off Rock Springs Rd.

The proposal adds 50 new lots to the development of Edinburgh over 18.15 acres along with .40 miles of new road in the form a new residential street.

The overall Edinburgh development plan shows 30' periphery boundary and areas designated for open space. The total acreage calculation is 164 acres and 39.72 acres is dedicated to open space for the entire Edinburgh development.

Staff recommends granting preliminary plat approval based upon conformance with the PD District Standards.

Site Map

9/9/2021, 9:20:07 AM

1:18,056

0 0.15 0.3 0.6 mi
0 0.25 0.5 1 km

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

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

Web AppBuilder for ArcGIS

Zoning

9/9/2021, 9:24:04 AM

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

- Kpt 911 Address

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

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

Web AppBuilder for ArcGIS

Future Land Use

9/9/2021, 9:25:51 AM

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

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Web AppBuilder for A

Utilities

9/9/2021, 9:36:22 AM

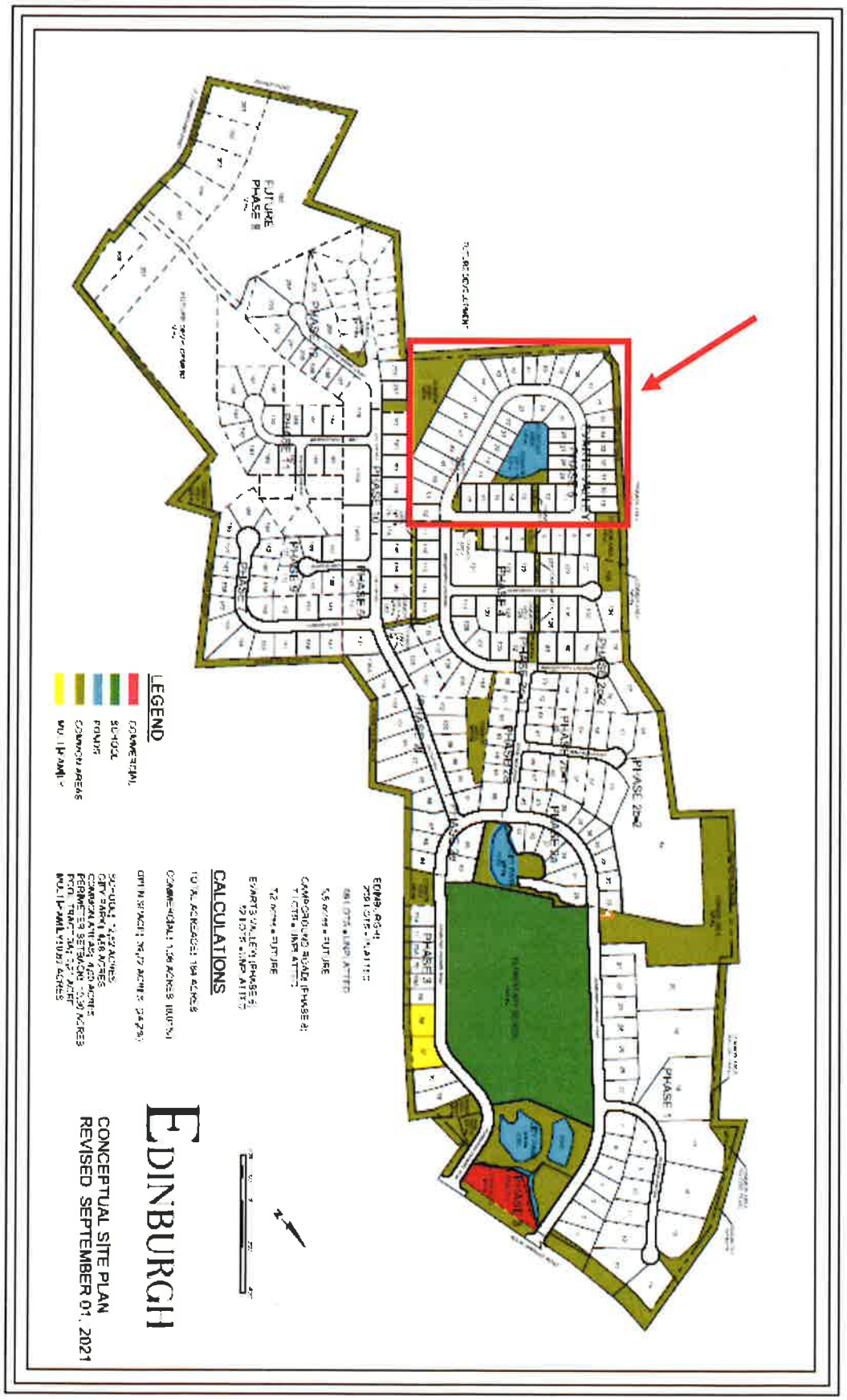
1:4,514

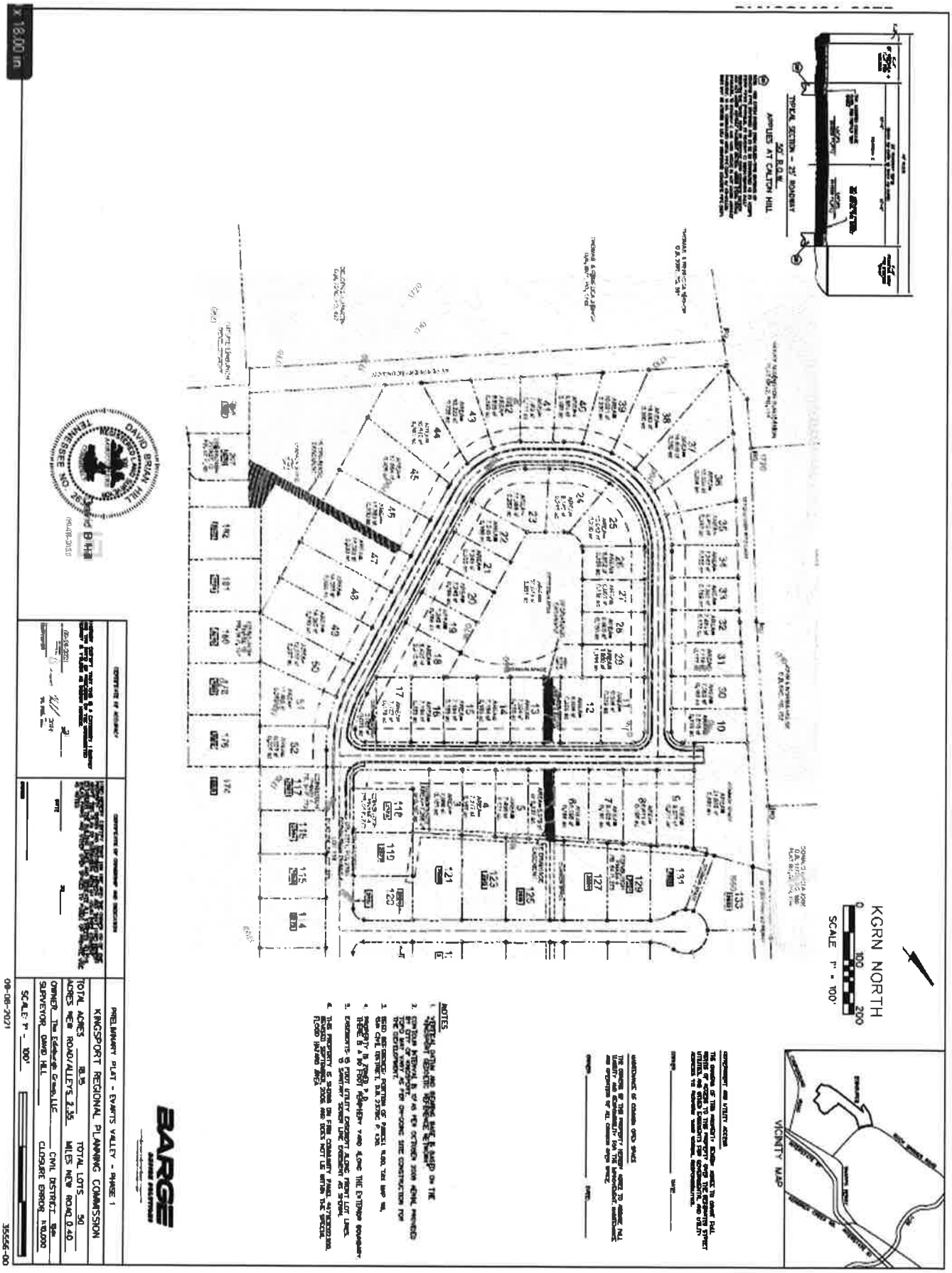
0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

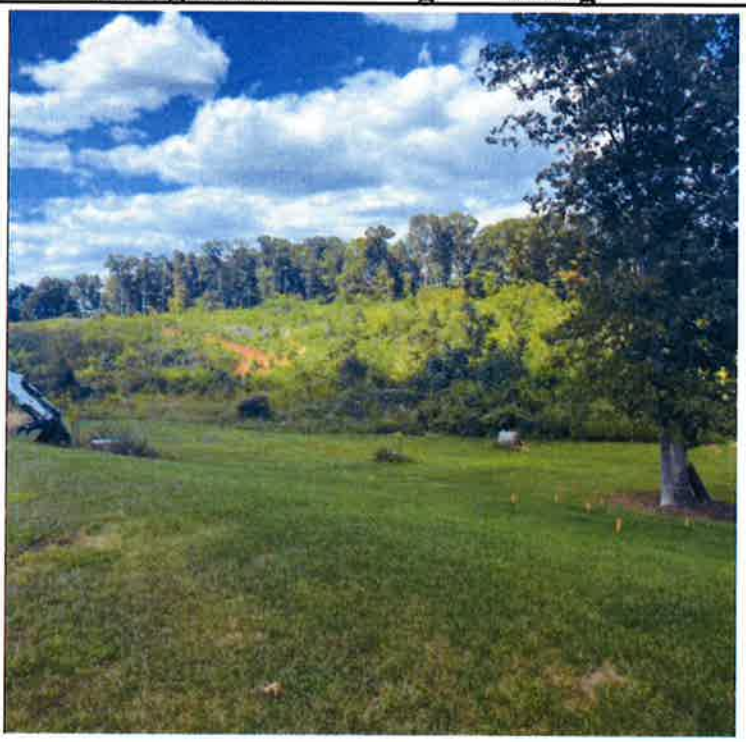
- Kpt 911 Address
- **Washington County Parcels**
  - Lake_Pond
  - Parcel_Conflict
  - Parcels
  - Railroad_ROW
  - River
  - Street_ROW
- **Sullivan County Parcels**
  - Lake_Pond
  - Parcel_Conflict
  - Parcels
  - Railroad_ROW
  - River
  - Street_ROW

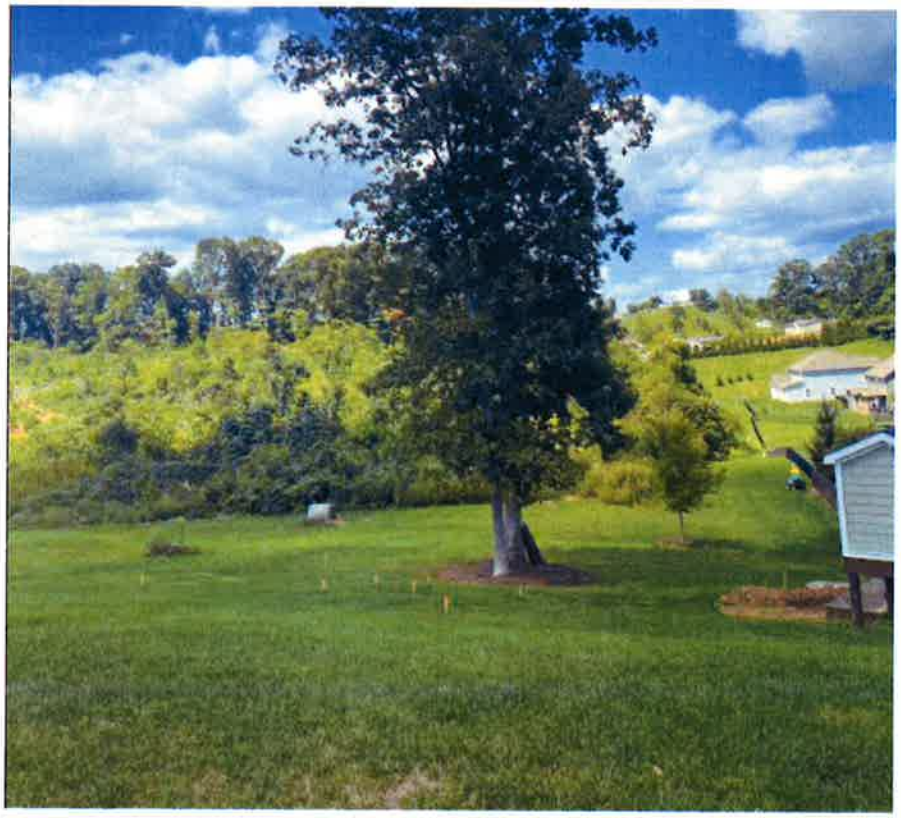
Web AppBuilder for ArcGIS


PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
PHASE 10
FUTURE PHASE
LEGEND
CALCULATIONS
EDINBURGH
CONCEPTUAL SITE PLAN
REVISED SEPTEMBER 01, 2021


KGRN NORTH
SCALE 1" = 100'
VICINITY MAP
PRELIMINARY PLAT - EVANTS VALLEY - PHASE 1
KINGSPORT REGIONAL PLANNING COMMISSION
BARGE
09-08-2021
35556-00

The end of Bridgeforth Crossing rd. facing Evarts Valley





Conclusion

Staff recommends approval of the Evarts Valley Phase 1 Preliminary plat based upon conformance to the Planned Development District Design Standards.