KINGSPORT REGIONAL PLANNING COMMISSION

AGENDA

City Hall – 3rd floor 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.

November 17, 2022 5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON OCTOBER 17, 2022 AND THE REGULAR MEETING ON OCTOBER 20, 2022.

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

11-01 West Gate PhII, ILOC Increase and Renewal
The Kingsport Regional Planning Commission is requested to grant a one year renewal with increase amount for the remaining sidewalk improvements for the West Gate PhII development.. The property is located in the 12th Civil District of Sullivan County. (Garland)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

11-02 Rock City Road, County Rezoning (REZONE22-0291)
The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Sullivan County Commission in support of the rezoning. The property is located in the 10th Civil District of Sullivan County. (Garland)

11-03 847 Mitchell Road Rezoning (REZONE22-0315)
The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Kingsport Board of Mayor and Aldermen in support of the rezoning. The property is located in the 14th Civil District of Sullivan County. (Weems)

11-04 Breckenridge West Rezoning (REZONE22-0289)
The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Kingsport Board of Mayor and Aldermen in support of the rezoning. The property is located in the 14th Civil District of Sullivan County. (Weems)

11-05 Miller Parke PhII Final PD (RESDEV22-0287)
The Kingsport Regional Planning Commission is requested to grant Final PD approval to Miller Parke PhII. The property is located in the 14th Civil District of Sullivan County. (Garland)

11-06 Edinburgh Development Land Use Plan Amendment (RESDEV22-0280)
The Kingsport Regional Planning Commission is requested to amend the 2030 Future Land Use Plan to replace commercial use with multifamily use in the Edinburgh Development. The property is located in the 15th Civil District of Sullivan County. (Weems)

11-07 Edinburgh Townhouses Phase 3 Tract 2 Preliminary PD (COMDEV22-0211)
The Kingsport Regional Planning Commission is requested to grant preliminary PD approval for the Edinburgh Townhouses Phase 3 Tract 2. The property is located in the 15th Civil District of Sullivan County. (Garland)

VII. OTHER BUSINESS

11-08 Receive, for Information Purposes, the October-November 2022 Approved Subdivisions

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

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
415 Broad Street, Kingsport, TN 37660

October 17, 2022 12:00 noon

Members Present
Sam Booher
Pat Breeding
James Phillips
Sharon Duncan
John Moody
Phil Rickman

Members Absent
Travis Patterson
Brad Blackwell
Paula Stauffer

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

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 September 12, 2022 work session, the September 15, 2022 regular meeting, or the October 11, 2022 called meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

10-02 2405 Princeton Road, MX District Master Plan (COMDEV22-0211)
The Kingsport Regional Planning Commission is requested to grant master plan approval in an MX zone for the new Eagle Transport Facility located at 2405 Princeton Road. The property is located in the 13th Civil District of Sullivan County. Staff noted the vicinity of the request and stated the criteria described in the zoning code for master plan consideration. Staff noted that the signage, ingress/egress, availability of utilities, required buffer strip, adjacent transport, internal street layout, and site plan met the MX district standard. Staff also stated that this is the same property that was considered for and achieved a rezoning from a B-4P district a few months earlier. Additionally, staff noted that the landscaping for the site was approved by the city's landscaping specialist. Staff additionally stated that the proposal specifics would go before the Gateway Commission on Friday morning after the regular meeting. No official action was taken.

V. UNFINISHED BUSINESS

VII. OTHER BUSINESS

10-03 Receive, for Information Purposes, the September - October 2022 Approved Subdivisions

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:15 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

October 20, 2022 5:30 p.m.

Members Present
Sam Booher
John Moody
Sharon Duncan
Phil Rickman
Brad Blackwell

Members Absent
Travis Patterson
James Phillips
Paula Stauffer
Pat Breeding

Staff Present
Jessica Harmon

Visitors
Jimmy Carson
Jonathan Lewis

At 5:30 p.m., Chairman Booher called the meeting to order, introduced the Commission and staff, and summarized meeting procedures. The Chairman called for approval of the agenda. A motion was made by Sharon Duncan, seconded by Phil Rickman, to approve the agenda as presented. The motion passed unanimously, 5-0. The Chairman inquired as to whether anyone on the Commission identified any changes to the minutes from the September 12, 2022 work session, the September 15, 2022 regular meeting, or the October 11, 2022 called meeting. With no corrections identified, a motion was made by John Moody, seconded by Sharon Duncan, to approve the minutes from the September 12, 2022 work session, the September 15, 2022 regular meeting, and the October 11, 2022 called meeting. The motion passed unanimously, 5-0.

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

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operating hours of the facility. Mr. Carson stated that it would be open 24 hours for the truck drivers. Mr. Carson stated that there a total of 34 trucks that will use the facility initially. A motion was made by Sharon Duncan, seconded by Phil Rickman, to grant master plan approval. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VII. OTHER BUSINESS

10-03 Receive, for Information Purposes, the September - October 2022 Approved Subdivisions

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 5:42 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

KINGSPORT
TENNESSEE
Development Services

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: NOVEMBER 17, 2022

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR WEST GATE PHASE II

FILE NUMBER: PLNCOM21-0312

The City Engineering Division has calculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of West Gate Phase II. The estimate has increased from the amount of $3,235.05 to $3,692.46. A cash deposit for the difference of $457.41 from the developer will be submitted to the City for the amount matching that estimate. The remaining improvements include the 6' wide sidewalk.

This cash deposit guarantee of improvements will have an expiration date of December 16, 2023.

Staff recommends approval of the acceptance of the cash deposit guarantee of improvements in the amount of $3,692.46, as calculated by the City Engineering Division, to cover all remaining improvements.

ENGINEERS ESTIMATE
Roadways and Utilities - West Gate Phase 2 Development

FILE NO. 2021-D6

September 27, 2022

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalk					
1	474	S.F.	6' Wide, 6" Depth Concrete Sidewalk	$ 7.79	$ 3,692.46
				Total	**$ 3,692.46**

David Harris
Civil Engineer I
City of Kingsport

September 27, 2022
Date

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE THE STREETS, ALLEYS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED

DATE

OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AT THE TRUE POSITION

DATE

REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF (2) ACCEPTABLE PERFORMANCE BOND(S) FOR THE EXISTING PUBLIC RIGHT OF WAY SHALL SERVE THESE LOTS AS PROVIDED

DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM SHOWN ON THIS SUBDIVISION DRAWING WITH THE CITY OF KINGSPORT'S POLICIES ON STREET LIGHTING WITH THE CITY OF KINGSPORT AND ARE REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE

TRAFFIC ENGINEERING DIVISION

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER OF DEEDS, IF REQUIRED. A BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE

TENNESSEE KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL FOR SELF-ACCREDITING AGREEMENT

I HEREBY CERTIFY THAT THE AGREEMENT, AS NOTED ON THE FINAL PLAT, HAS APPROVED AS SHOWN

DATE

[illegible]

CERTIFICATION OF THE APPROVAL OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION HAS BEEN APPROVED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZED AGENT

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY WATER INSTALLED OR PROPOSED FOR INSTALLATION PUBLIC WATER SYSTEM SUBDIVISION OF THE _____ WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE

AUTHORIZED AGENT

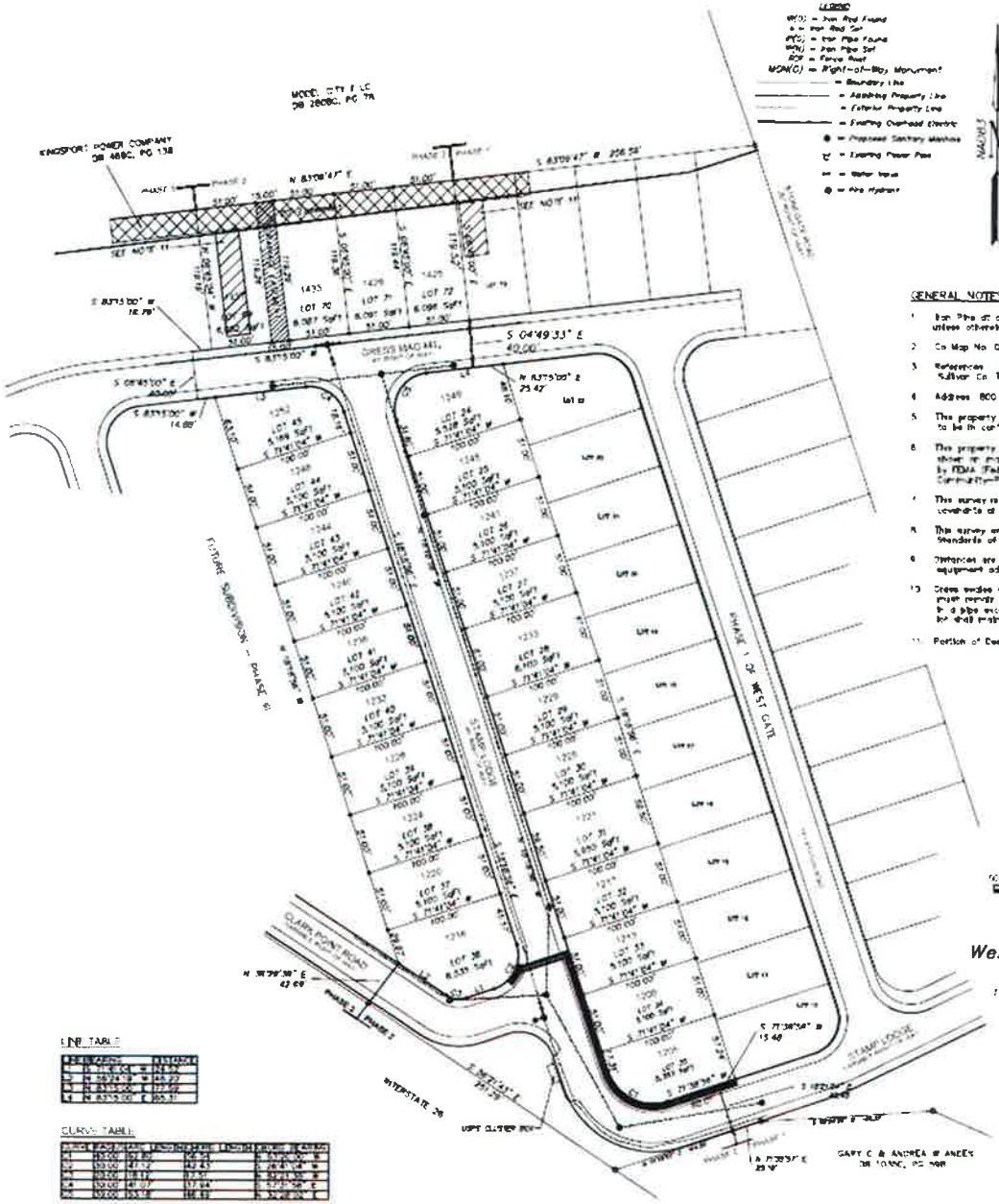
CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEM

I HEREBY CERTIFY (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED FOR STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS

I HEREBY CERTIFY (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IN SUCH SUBDIVISION (2) HAVE AS SHOWN (3) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED

DATE

CITY STORMWATER MANAGER

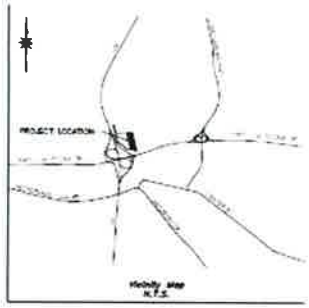


LEGEND

IP(S) = Iron Pipe Found
o = Iron Rod Set
PF(S) = Iron Pipe Found
PF(N) = Iron Pipe Set
RCF = Fence Post
MON(C) = Right-of-Way Monument

= Boundary Line
= Adjoining Property Line
= Interior Property Line
= Existing Overhead Electric
= Proposed Sanitary Manhole
= Existing Power Pole
= Water Valve
= Fire Hydrant

NAD/83



GENERAL NOTES

1. Iron Pins at all corners stamped "CPR Stewart RLS 2966" unless otherwise noted
2. Co Map No 045C Parcel 041.20
3. References Deed Book 2458C Page 595 Sullivan Co TN Register of Deeds
4. Address 800 Stonegate Kingsport TN 37660
5. This property is currently zoned R 3 setbacks to be in conformity with zoning
6. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on map provided by FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community-Panel Number 47163C0040D dated September 29, 2006
7. This survey is subject to any and all setbacks, easements, encumbrances, covenants or restrictions either written or unwritten
8. This survey was done in compliance with the current Tennessee Minimum Standards of Practice
9. Distances are based on a field run survey utilizing GPS and EDM equipment adjusted for temperature
10. Cross swales within the ROW are part of the public drainage system and must remain open to convey water and may not be filled in or enclosed in a pipe except for the driveway culvert(s). The property owner of each lot shall maintain the vegetation in the swale across their street frontage
11. Portion of Deed Book 489C Page 138 to be abandoned and transferred to AEP

LINE TABLE

L1	N 83°13'00" W	16.78'
L2	N 83°09'47" W	206.58'
L3	N 83°13'00" E	127.22'
L4	N 83°13'00" E	165.31'

CURVE TABLE

C1	300.00'	90°00'00"	282.74'	254.56'	S 38°09'33" E	254.56'	94.25'
C2	300.00'	47°12'	247.43'	240.41'	S 46°41'04" W		
C3	300.00'	118.12'	61.51'	61.41'	S 89°13'00" W		
C4	300.00'	41.07'	107.64'	107.38'	S 77°15'58" E		
C5	300.00'	153.18'	146.83'	145.26'	S 32°28'00" E		

SCALE IN FEET

60 30 0 60 120 180

Final Plat of Phase 2
West Gate Housing Development

Kingsport, TN
11th and 12th Civil District, Sullivan Co., TN
Date 11-21-2021 Scale 1" = 60'
By: Corbin R. Stewart RLS 2966
CRS Land Surveying LLC
8078 Cross Creek Drive
Talbott, TN 37877
Ph. 423-312-1678

(Total Acres: 4.468; Total Lots: 26)

Kingsport Regional Planning Commission

Rezoning Report **File Number REZONE22-0291**

Rock City Road (County Rezoning)

Property Information			
Address	274, 278, 350, 386 Rock City Road		
Tax Map, Group, Parcel	Map 032, Parcels 30.00, 030.10, 031.00, 031.50		
Civil District	10		
Overlay District	n/a		
Land Use Designation	Retail/Commercial		
Acres	114.44 +/-		
Existing Use	Residential	**Existing Zoning**	R-1 and R-2 (County)
Proposed Use	Residential/Agricultural	**Proposed Zoning**	A-5 (County)

Owner /Applicant Information

Name: Thomas, Augrita, Paul, and Melissa Hauk **Address: 274, 278, 30, 386 Rock City Rd** **City: Blountville** **State: TN** **Zip Code: 37617** **Phone: (423) 288-4010**	**Intent:** ***To rezone from R-1/R-2 to A-5 for flexibility for farm use and residential use.***

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:

- *The zoning change is compatible with the surrounding residential and agricultural zoning*
- *The zoning change will appropriately match the existing use.*

Staff Field Notes and General Comments:

The zoning area consists of 4 parcels and approximately 114.44 acres. A rezoning to A-5, in staff's opinion, is the most appropriate use for the property.

Planner:	Savannah Garland	Date:	October 18, 2022
Planning Commission Action		**Meeting Date:**	**November 17, 2022**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	County Rezoning
ADDRESS	274, 278, 350, 386 Rock City Road
DISTRICT	10
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1, R-2 (County)
PROPOSED ZONING	A-5 (County)
ACRES	114.44 +/-
EXISTING USE	Residential
PROPOSED USE	Residential/Agricultural

INTENT

To rezone from R-1, R-2 to A-5 for Residential use and farm use.

Site Map

10/18/2022, 11:50:06 AM

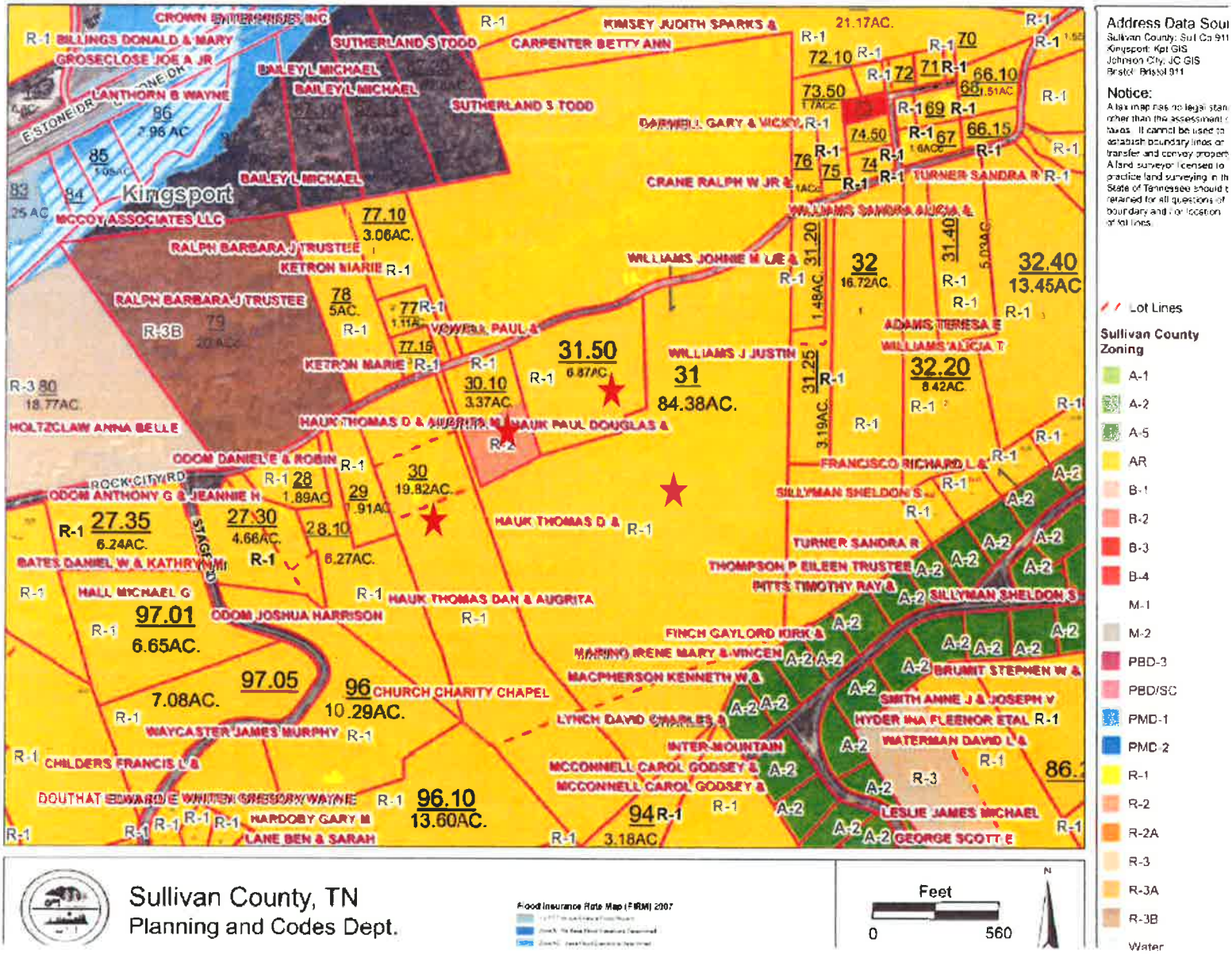
1:18,056

0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

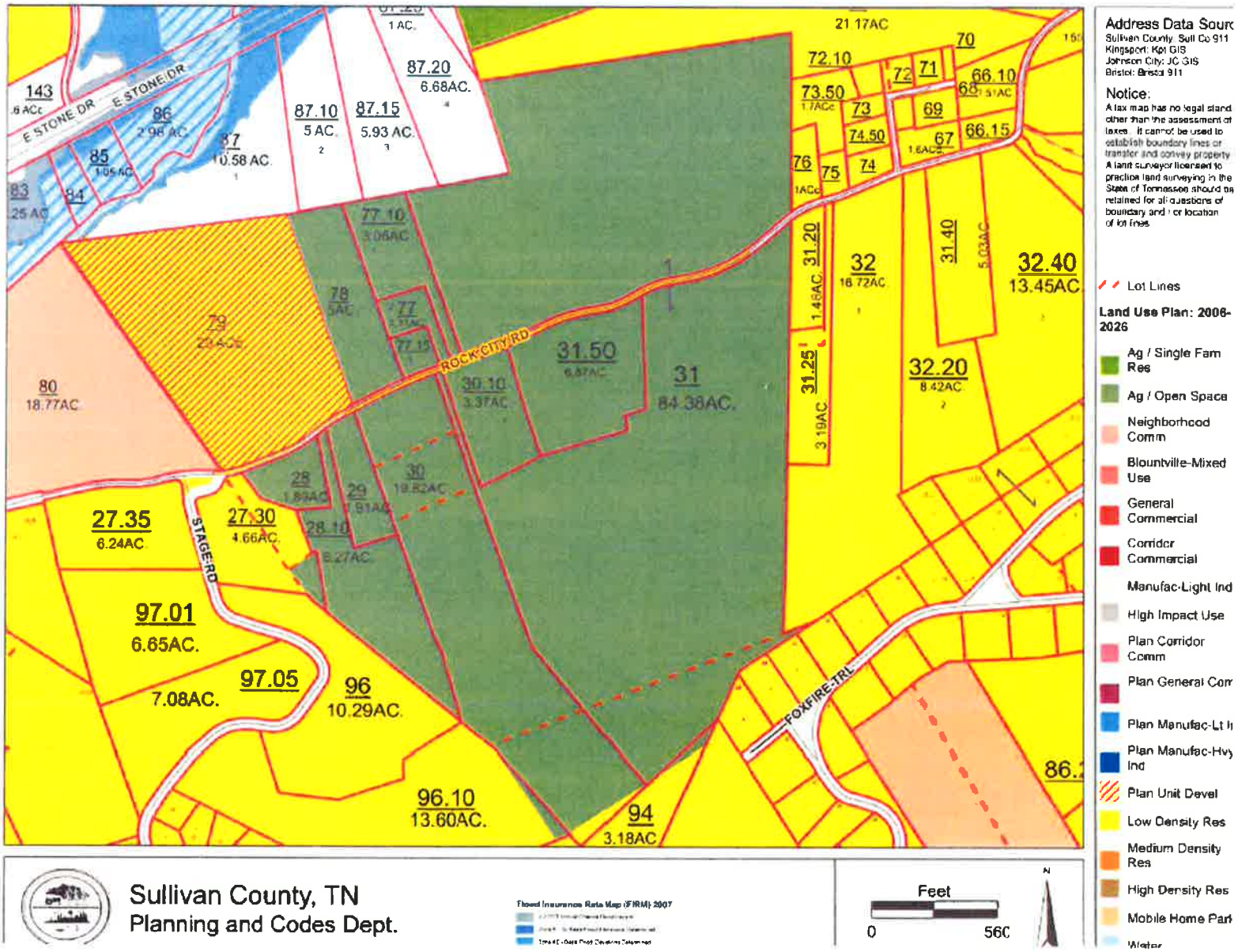
Hawkins County Parcels: Lake_Pond, Parcel_Conflict, Parcels, Railroad_ROW, River, Street_ROW
Sullivan County Parcels: Lake_Pond, Parcel_Conflict, Parcels, Railroad_ROW, River, Street_ROW
Washington County Parcels: Lake_Pond, Parcel_Conflict, Parcels, Railroad_ROW, River, Street_ROW

Web AppBuilder for ArcGIS

Surrounding Zoning Map (Sullivan County Zoning)



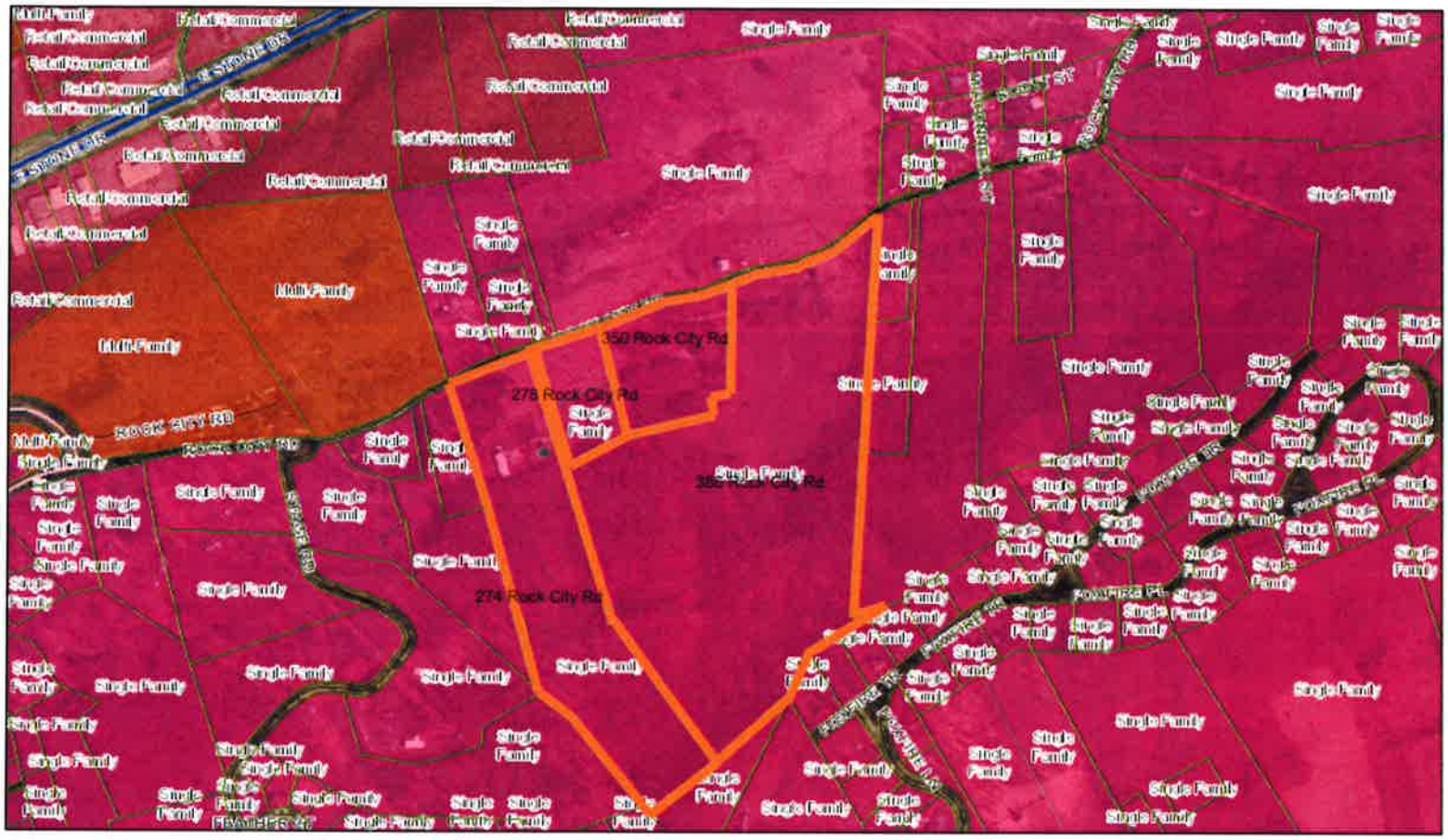
Sullivan County Future Land Use – Arg./ Open Space



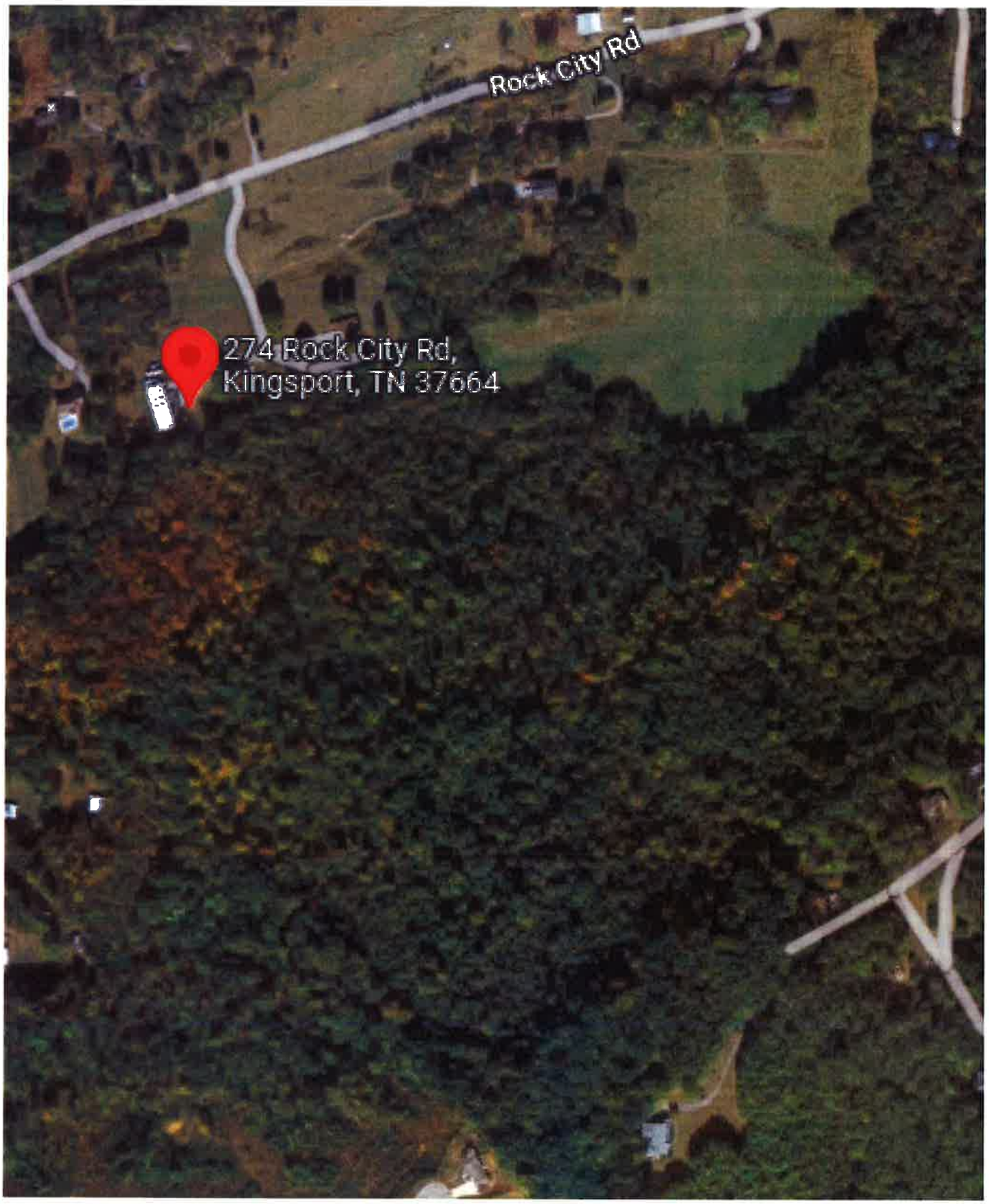
Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on November 17, 2022

City Future Land Use – Residential

Future Land Use



Site Overview



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 already surrounded by R-1 and A-2 zoning and it will permit a use that is suitable for the Future Land Use development. *A-2, Rural Agricultural/Residential

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.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan? ?** Both the City and County land use plans address the rezoning site as appropriate for Residential/Agricultural.

   Proposed use: A-5 (General Agricultural/Residential District)

   The Future Land Use Plan Map recommends county: agricultural; city: residential

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 present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned R-1 and A-2.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for agricultural/residential use.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-5 zone will exist in harmony with the abutting/ existing A-2 and R-1 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 & R-2 to A-5. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

Kingsport Regional Planning Commission

Rezoning Report **File Number REZONE22-0315**

847 Mitchell Road Rezoning

Property Information			
Address	847 Mitchell Road		
Tax Map, Group, Parcel	Map 120, Parcel 030.00		
Civil District	14		
Overlay District	Gateway		
Land Use Designation	Industrial		
Acres	8.45 +/-		
Existing Use	Single family and farm	**Existing Zoning**	A-1
Proposed Use	New commercial gymnastics center	**Proposed Zoning**	B-3

Owner /Applicant Information

Name: Kathy McKinley

Address: 1318 Fordtown Rd

City: Jonesborough

State: TN **Zip Code: 37659**

Phone: not provided

Intent: ***To rezone from A-1 (Agricultural District) to B-3 (Highway Oriented Business District) to accommodate use of the property for a new gymnastics center.***

Planning Department Recommendation

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

The proposal is a suitable location for a gymnastics center. The subject property and surrounding parcels are identified as appropriate for industrial land use in the 2030 Future Land Use Plan, but more recent residential and commercial trends may necessitate a change to the land use plan.

Staff Field Notes and General Comments:

The site contains an existing single family home, residential garage, and a barn.

An old family cemetery, approximately ¼ acre in size, is located in the center of the rezoning site and is not being considered for rezoning. The cemetery is proposed to remain as-is.

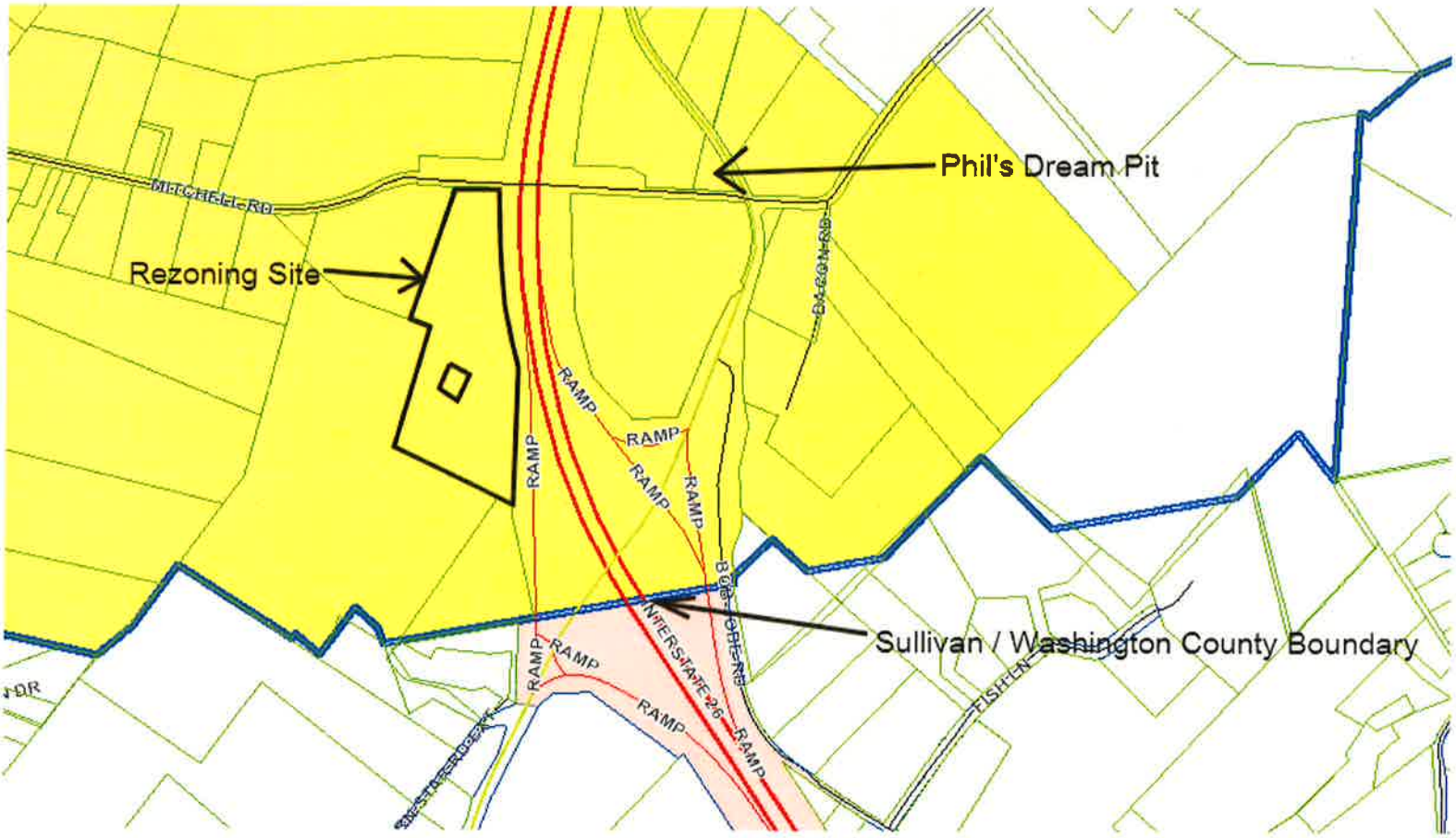
Planner:	Ken Weems	Date:	November 9, 2022
Planning Commission Action		**Meeting Date:**	**November 17, 2022**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	
ADDRESS	847 Mitchell Road
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	A-1
PROPOSED ZONING	B-3
ACRES	8.45 +/-
EXISTING USE	single family and agricultural
PROPOSED USE	new gymnastics center

INTENT

To rezone from A-1 (Agricultural District) to B-3 (Highway Oriented Business District) to accommodate use of the property for a new gymnastics center.

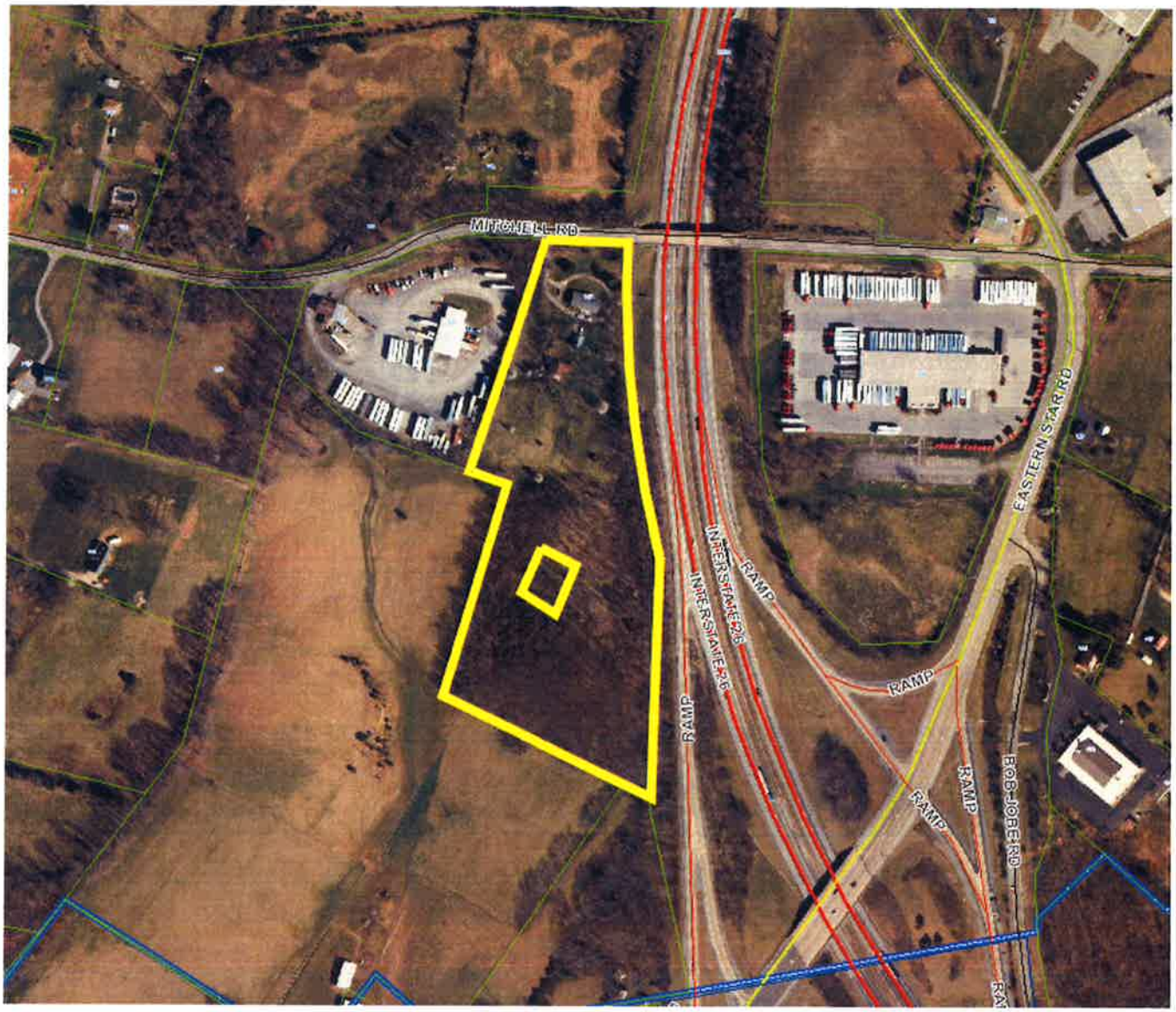
Vicinity Map



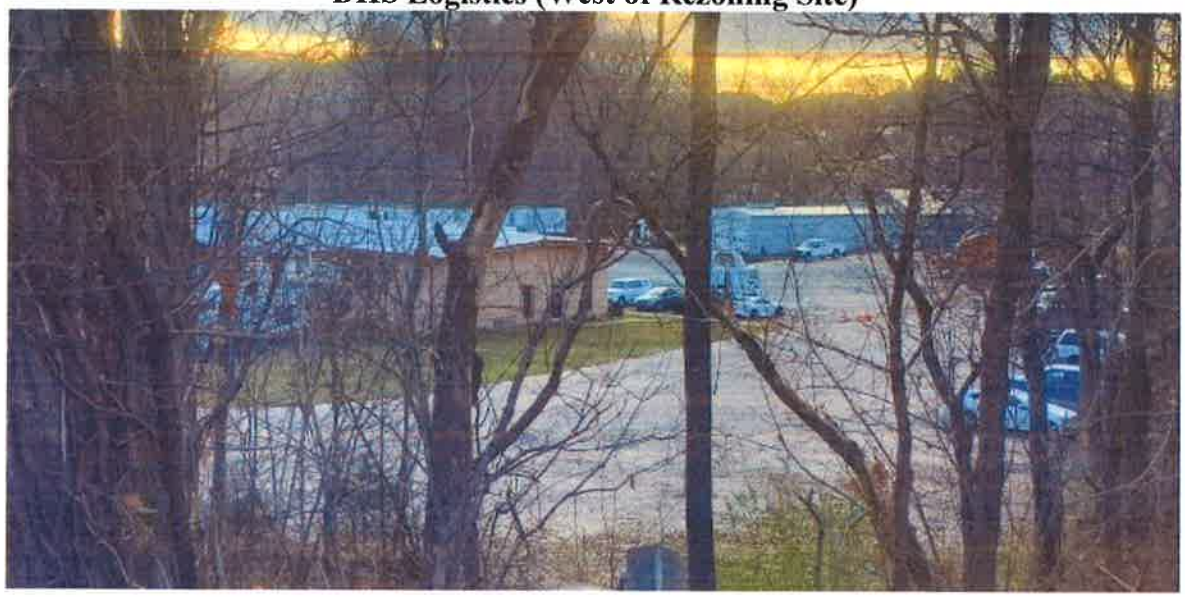
Surrounding Zoning Map

Future Land Use Plan 2030
Designation: Industrial

Aerial

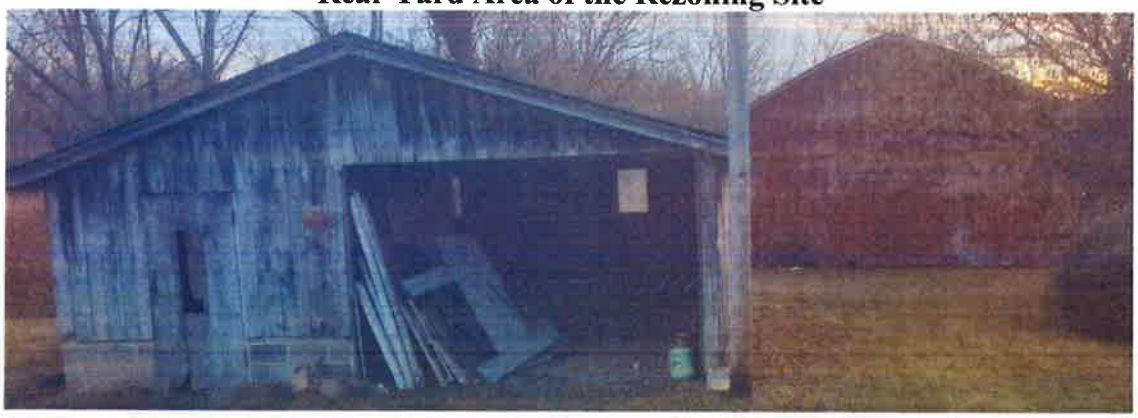

MITCHELL RD
EASTERN STAR RD
INTERSTATE 26
INTERSTATE 26
RAMP
RAMP
RAMP
RAMP
RAMP
BOG JOBE RD

DHS Logistics (West of Rezoning Site)

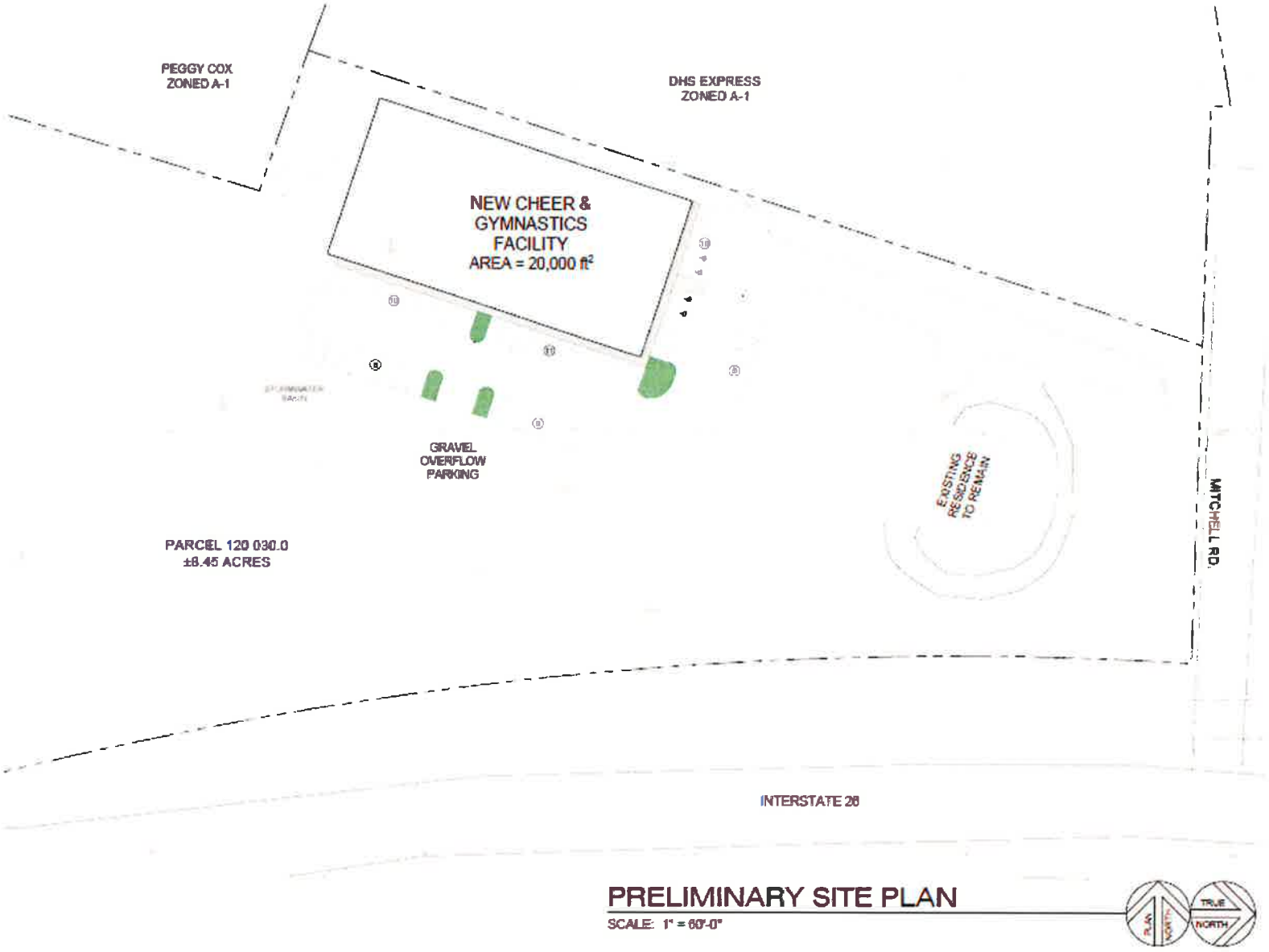


Existing House on the Site

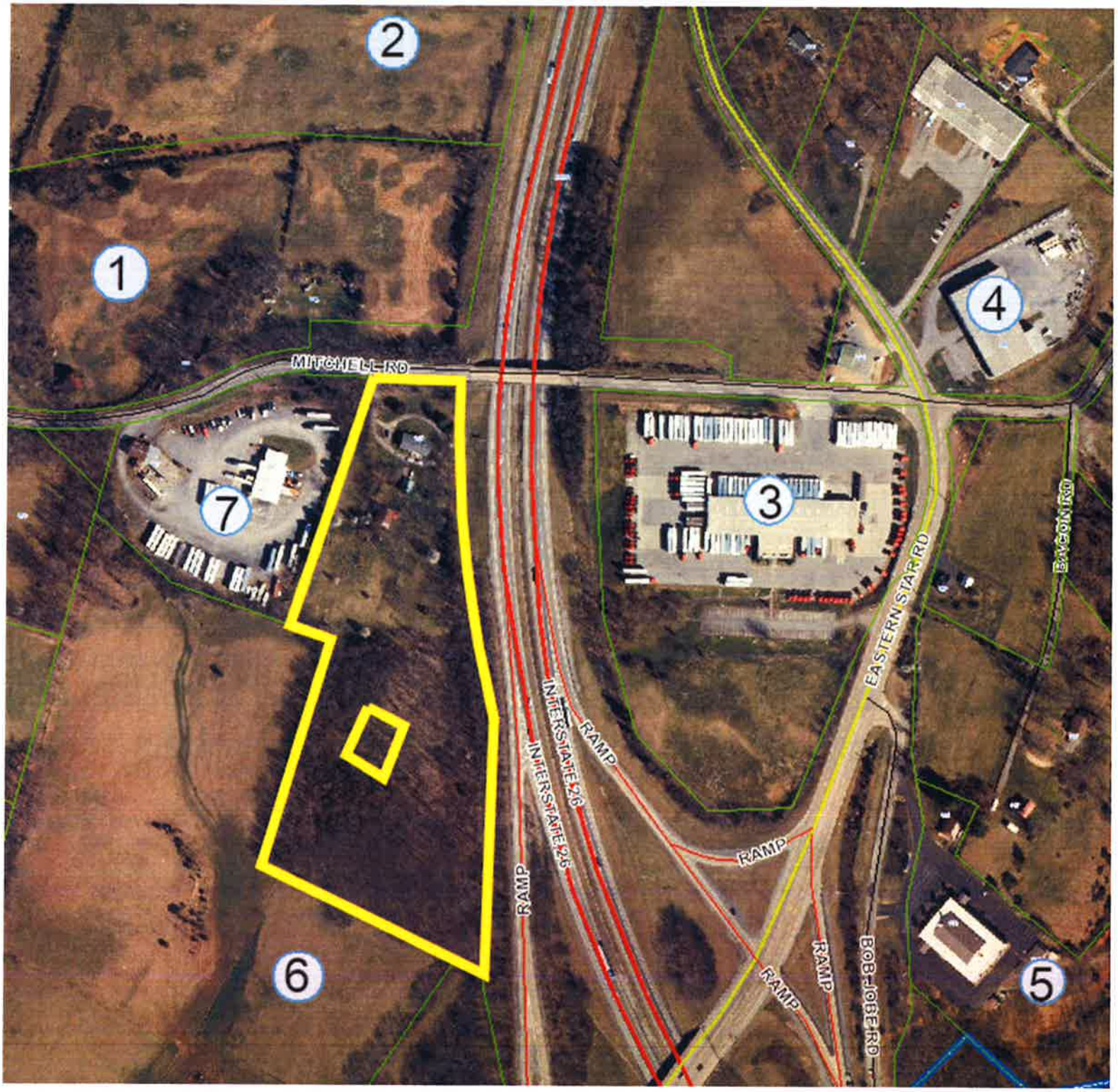
Rear Yard Area of the Rezoning Site



Preliminary Site Plan



Existing Uses Location Map



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	Zone: City A-1 Use: agricultural	n/a
Further North and Northwest	2	Zone: City M-1R Use: gas utility	n/a
East	3	Zone: City M-1 Use: Averitt Express	n/a
Further East	4	Zone: City M-1R Use: Massey Electric	n/a
Southeast and South	5	Zone: City B-3 Use: church	n/a
Further South	6	Zone: City A-1 Use: agriculture	n/a
West	7	Zone: County A-1 Use: DHS Logistics	n/a

Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal would permit a use that is suitable to be located between Interstate 26 and a logistics center.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No adverse uses are proposed.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic benefit as currently zoned. The proposed zone can also be considered a reasonable economic use for the site.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposal does not conform as an industrial use that would conform with the

future land use plan. The proposal, in general, will offer a potentially less land use intensive use as compared to many industrial uses.

Proposed use: commercial

The Future Land Use Plan Map recommends industrial

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 support potential for commercial use on the property.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the surrounding zoning. Agricultural zones were installed when the areas was annexed roughly a decade ago. The agricultural zone is used as a holding zone until areas develop.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed B-3 zone will abut next to the existing B-3 zone to the east of the rezoning site.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from A-1 to B-3. The proposal level of land use intensity is similar or less than what would be experienced with an industrial use proposal.

Kingsport Regional Planning Commission

Rezoning Report **File Number REZONE22-0289**

Breckenridge West Rezoning

Property Information			
Address	n/a		
Tax Map, Group, Parcel	Map 120, a Portion of Parcel 003.00		
Civil District	14		
Overlay District	Gateway		
Land Use Designation	Industrial		
Acres	7.87 +/-		
Existing Use	Forest	**Existing Zoning**	P-1 and M-1R
Proposed Use	New single and multifamily residential	**Proposed Zoning**	R-3

Owner /Applicant Information

Name: Miller Parke LLC/ William P. Bailey

Address: 1314 Woodland Ave

City: Johnson City

State: TN **Zip Code: 37601**

Phone: not provided

Intent: ***To rezone from P-1 (Professional Offices District) and M-1R (Light Manufacturing Restricted District) to the R-3 (Low Density Apartment District) for the purpose of new residential construction (both single and multifamily units).***

Planning Department Recommendation

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

The proposal is a suitable location for new residential development. The proposal will be the third phase of the ongoing Miller Parke residential development.

Staff Field Notes and General Comments:

The site is currently forested.

Planner:	Ken Weems	Date:	November 9, 2022
Planning Commission Action		**Meeting Date:**	**November 17, 2022**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

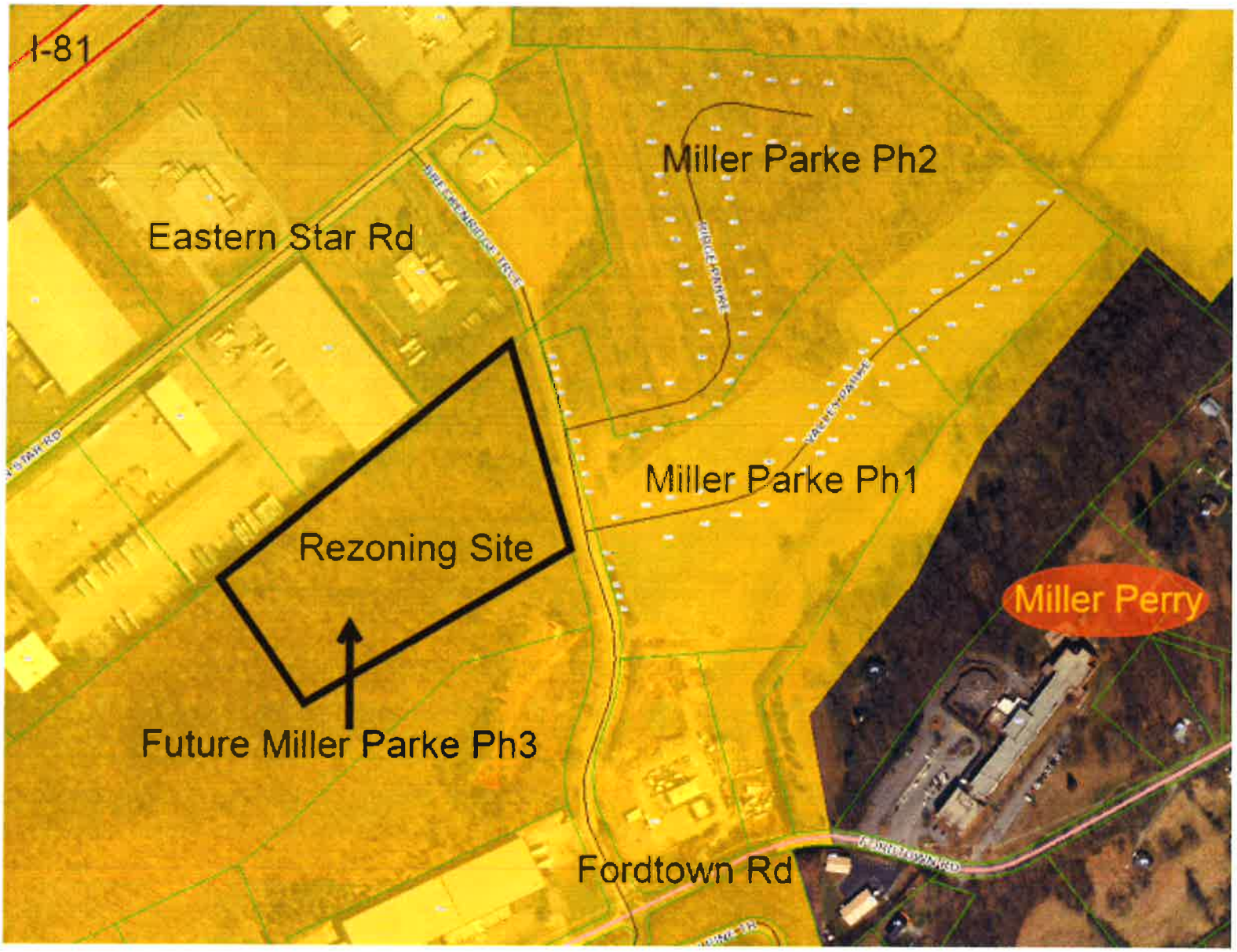
Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on November 17, 2022

PROPERTY INFORMATION	
ADDRESS	Map 120, a Portion of Parcel 003.00
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	P-1 and M-1R
PROPOSED ZONING	R-3
ACRES	7.87 +/-
EXISTING USE	forest
PROPOSED USE	new single and multifamily residential

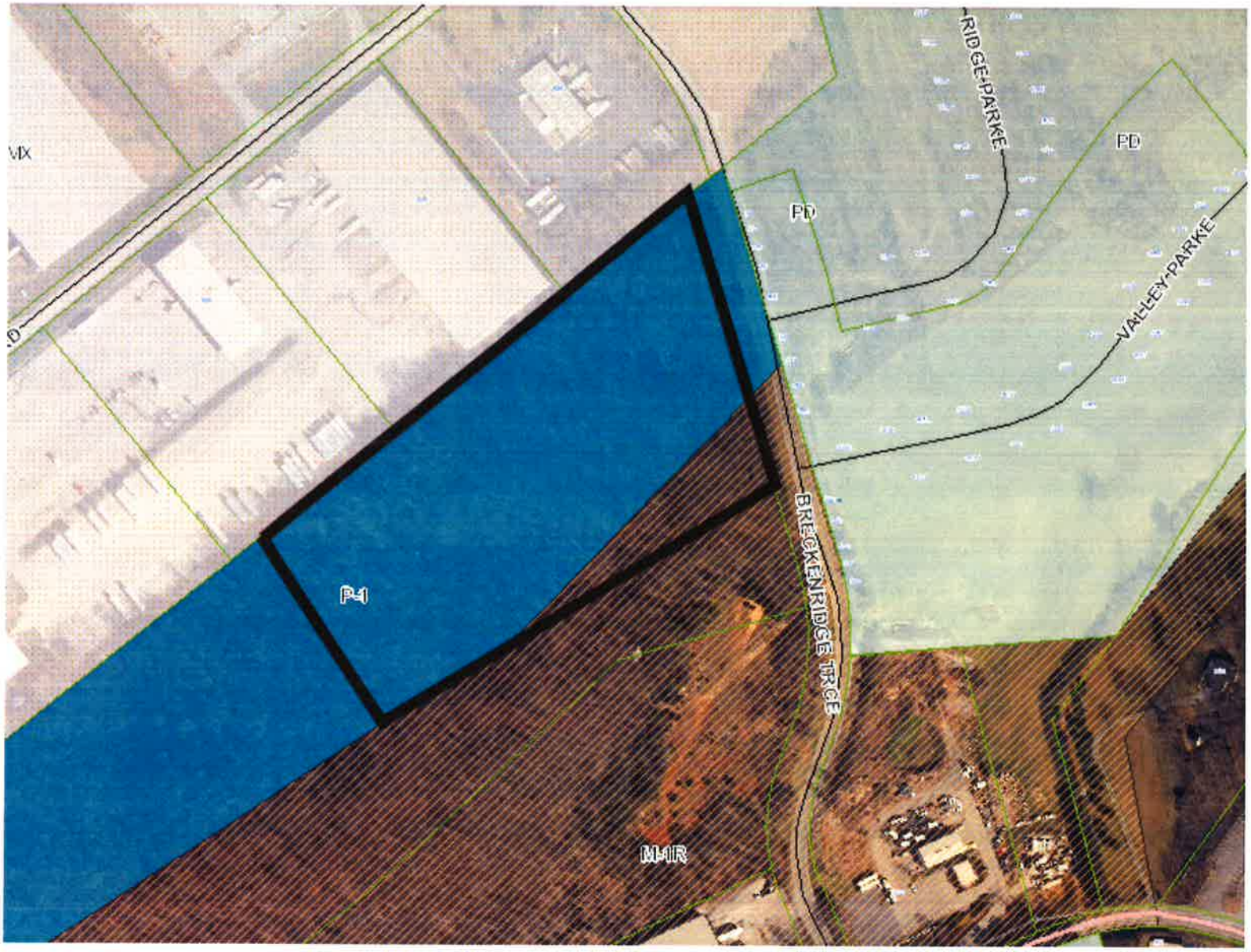
INTENT

To rezone from P-1 (Professional Offices District) and M-1R (Light Manufacturing Restricted District) to the R-3 (Low Density Apartment District) for the purpose of new residential construction (both single and multifamily units).

Vicinity Map



Surrounding Zoning Map



Future Land Use Plan 2030
Designation: Industrial

Aerial

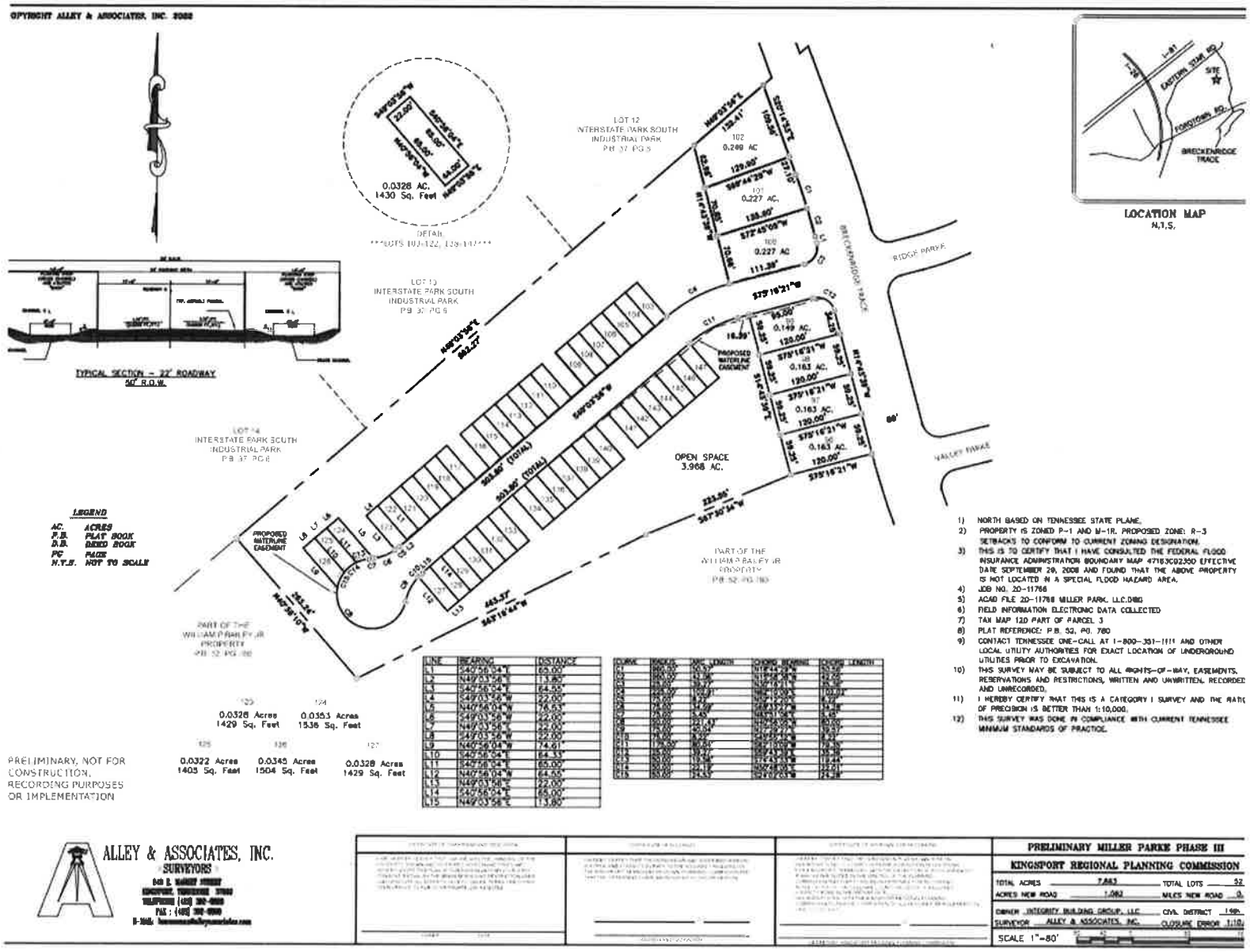
EASTERN STAR RD
BREAKENRIDGE TRCE
RIDGE PARK
Site
ALBINE TR

Site as Viewed from Breckenridge Trce

Northern View (Toward Eastern Star Rd)
Ph1 Homes Under Construction

Southern View (Toward Fordtown Rd)
Ph1 Homes Under Construction

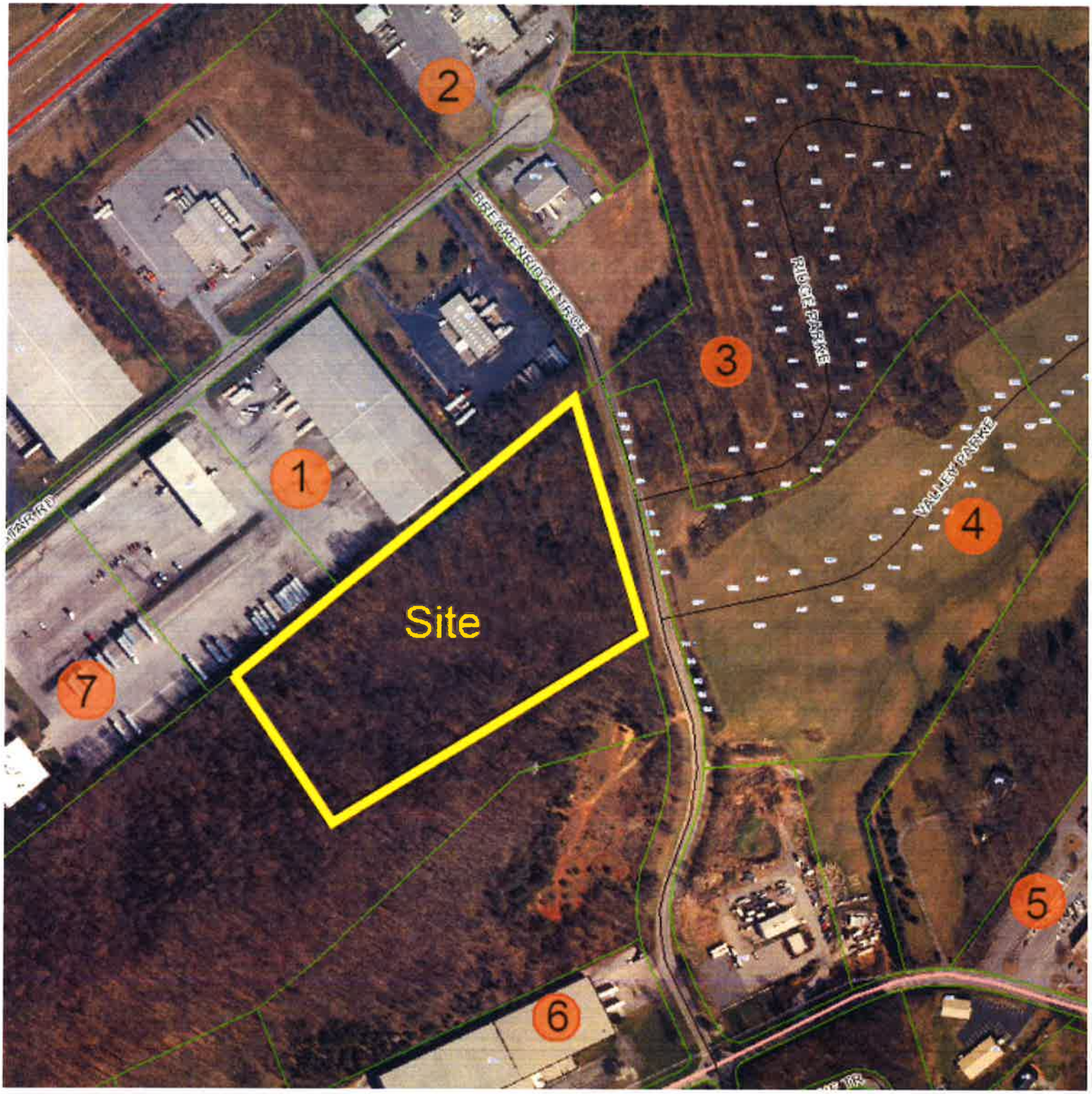
Site Plan (Future Preliminary Submittal)



LINE	BEARING	DISTANCE
L1	S40°56'04"E	65.00'
L2	N49°03'56"E	13.80'
L3	S40°56'04"E	64.33'
L4	S49°03'56"W	22.00'
L5	N40°56'04"W	76.53'
L6	S49°03'56"W	22.00'
L7	N49°03'56"E	22.00'
L8	S49°03'56"W	22.00'
L9	N40°56'04"W	74.91'
L10	S40°56'04"E	64.33'
L11	S40°56'04"E	65.00'
L12	N40°56'04"W	64.00'
L13	N49°03'56"E	22.00'
L14	S40°56'04"E	65.00'
L15	N49°03'56"E	13.80'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	50.32'	N16°42'24"W	50.26'
C2	300.00'	33.39'	N19°43'13"W	33.37'
C3	300.00'	16.93'	N18°03'43"W	16.92'
C4	300.00'	100.21'	N36°03'43"W	100.21'
C5	25.00'	9.77'	N36°03'43"W	9.71'
C6	25.00'	14.56'	N49°03'43"W	14.36'
C7	25.00'	5.45'	N61°13'43"W	5.44'
C8	300.00'	224.47'	N15°25'43"W	219.22'
C9	25.00'	40.06'	N53°13'43"W	35.97'
C10	25.00'	8.59'	N25°55'43"W	8.55'
C11	300.00'	80.51'	N36°13'43"W	80.29'
C12	25.00'	39.27'	N54°13'43"W	35.36'
C13	50.00'	19.24'	N72°13'43"W	19.24'
C14	50.00'	32.13'	N54°43'43"W	31.57'
C15	50.00'	34.53'	N34°03'43"W	33.85'

Existing Uses Location Map



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	Zone: City MX Use: truck terminal	n/a
Further North and Northwest	2	Zone: City MX Use: distribution warehouse	n/a
East	3	Zone: City PD Use: Miller Parke Ph2	Rezoned from R-1B to PD in 2022
Further East	4	Zone: City PD Use: Miller Parke Ph1	Rezoned from R-1B to PD in 2022
Southeast and South	5	Zone: County R-1 Use: Miller Perry Elementary	n/a
Further South	6	Zone: City M-1R Use: warehouse with sales	n/a
West	7	Zone: City MX Use: truck terminal	n/a

Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal would permit a use that is suitable in relationship to the two other active and adjacent phases of the Miller Parke Residential Development.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No adverse uses are proposed.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The most reasonable economic use for the site residential. This is especially the case with the new single family neighborhoods located on the east side of Breckenridge Trace from the rezoning site.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposal does not conform as an industrial use that would conform with the

future land use plan. The proposal, however, is much more in line with the adjacent residential use being constructed.

Proposed use: single and multifamily residential

The Future Land Use Plan Map recommends industrial

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 support the proposed residential use. The topography of the site lends itself most appropriate for residential use as well.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the surrounding zoning. The adjacent residential use and zoning, as well as the topography of the site will be appropriate for residential use.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-3 zone will be an appropriate compliment to the adjacent PD zone residential uses.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from P-1 and M-1R to R-3. The proposal level of land use intensity is similar or less than what would be experienced with an industrial use proposal.

Kingsport Regional Planning Commission

Subdivision Report
RESDEV22-0287

Property Information	Miller Parke Phase 2 Final		
Address	Ridge Parke Rd.		
Tax Map, Group, Parcel	TM 120, Part of Parcel 3.00		
Civil District	14th Civil District		
Overlay District	N/A		
Land Use Designation	Industrial		
Acres	17.756		
Major or Minor / #lots	Major - 40	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Final

Owner /Applicant Information	**Surveyor Information**
Name: Integrity Building Group, LLC **Address:** **City:** Kingsport **State:** TN **Zip Code:** 37664 **Email:** N/A **Phone Number:** N/A	**Name:** Alley & Associates, INC. **Address:** 243 E Market Street **City:** Kingsport **State:** TN **Zip Code:** 37660 **Email:** Bsauceman@alleyassociates.com **Phone Number:** 423-392-8896

Planning Department Recommendation

(Approve, Deny, or Defer)

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

- **Plat meets minimum Subdivision Regulations**

Staff Field Notes and General Comments:

The property lies inside the City Limits along Breckenridge Trace. The submitted plat creates 40 new lots and a future road of 1.653 acres (0.26 miles) has been completed. The location is zoned Planned Development (PD). There are three variances that were approved at the December 2021 Planning Commission meeting.

Staff recommends granting final plat approval based upon the conformance with the PD zoning standards and conformance with the preliminary approval.

Planner:	Garland	Date: 10/24/2022	
Planning Commission Action		**Meeting Date:**	**November 17, 2022**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	**Miller Parke Phase 2 Final**
ADDRESS	**Ridge Parke Road**
DISTRICT, LAND LOT	**14th Civil District, TM 120, Part of Parcel 3**
OVERLAY DISTRICT	**N/A**
EXISTING ZONING	**Planned Development (PD)**
PROPOSED ZONING	**N/A**

ACRES **17.756 – 40 lots – 0.26 miles of new streets**

EXISTING USE **Vacant**

PROPOSED USE **Single Family Residential**

PETITIONER: **Integrity Building Group, LLC**
ADDRESS: **1562 Cresent Dr. Kingsport, TN 37664**

REPRESENTATIVE: **Bryan Sauceman**
PHONE: **423-392-8896**

INTENT

The applicant is requesting a final plat approval for the subdivision of the property located in the 14th Civil District and more fully described as Tax Map 120, part of Parcel 3.

The submitted plat creates forty lots along the new Ridge Parke road. These lots will be utilized for single family residential homes. The property is zoned PD. The lots submitted meet the standards set forth in the Planned Development district.

The three requested variances of no sidewalk, no curb and gutter, and a dead end street extension variance of 400 feet were approved at the December 2021 Planning Commission meeting.

Staff recommends approval of the Miller Parke Phase 2 Final Plat based upon the conformance with the PD district standards and preliminary approval.

Site Map

10/24/2022, 2:41:52 PM

1:18,056

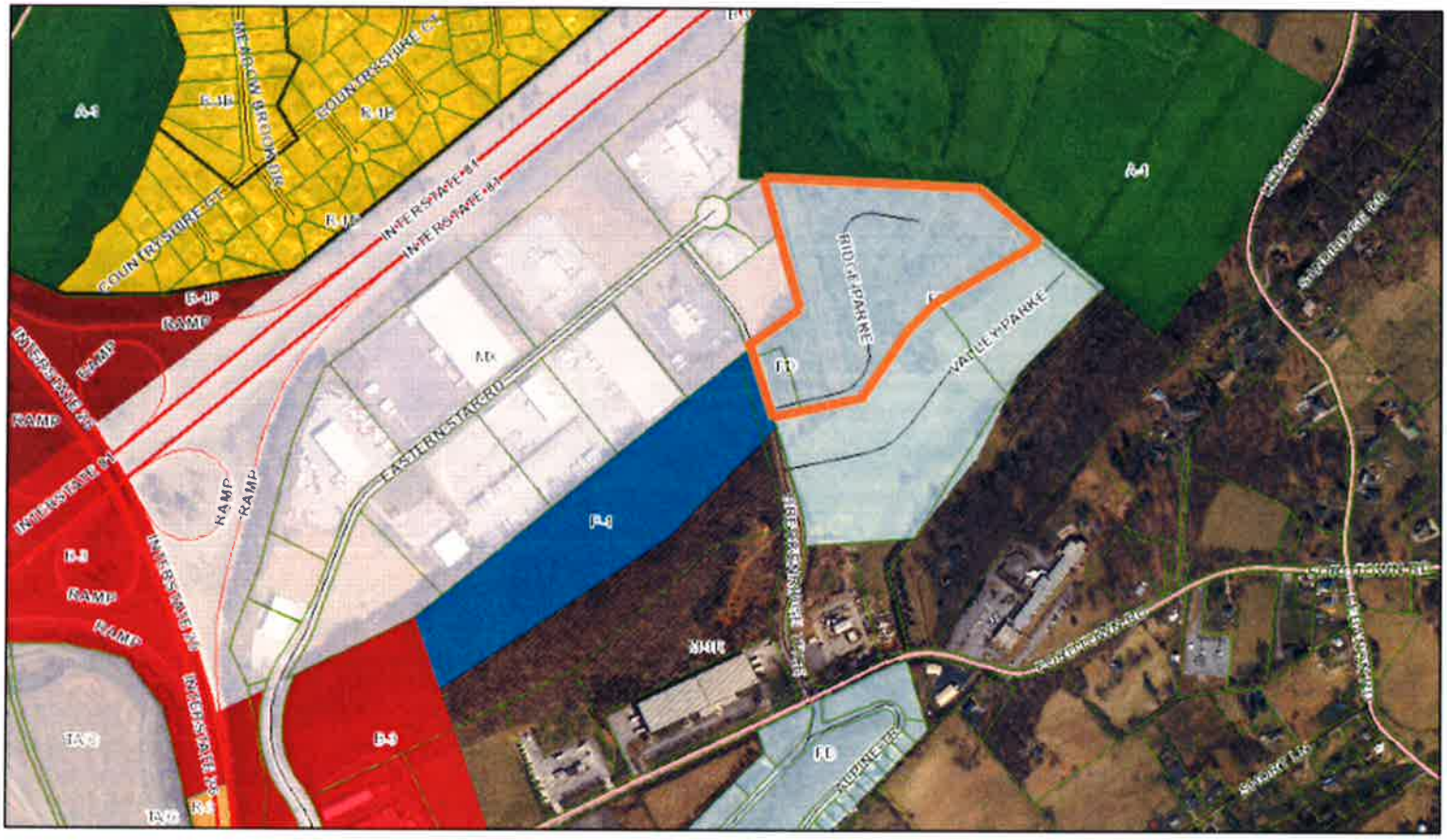
0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Hawkins County Parcels		Sullivan County Parcels		Washington County Parcels	
Lake_Pond	Railroad_ROW	Lake_Pond	Railroad_ROW	Lake_Pond	Railroad_ROW
Parcel_Conflict	River	Parcel_Conflict	River	Parcel_Conflict	River
Parcels	Street_ROW	Parcels	Street_ROW	Parcels	Street_ROW

Web AppBuilder for ArcGIS

Zoning


COUNTRYSHIRE CT
INTERSTATE 81
RAMP
EASTERN STAR RD
RIDGE PARKE
VALLEY PARKE
R-4
B-4
M-1
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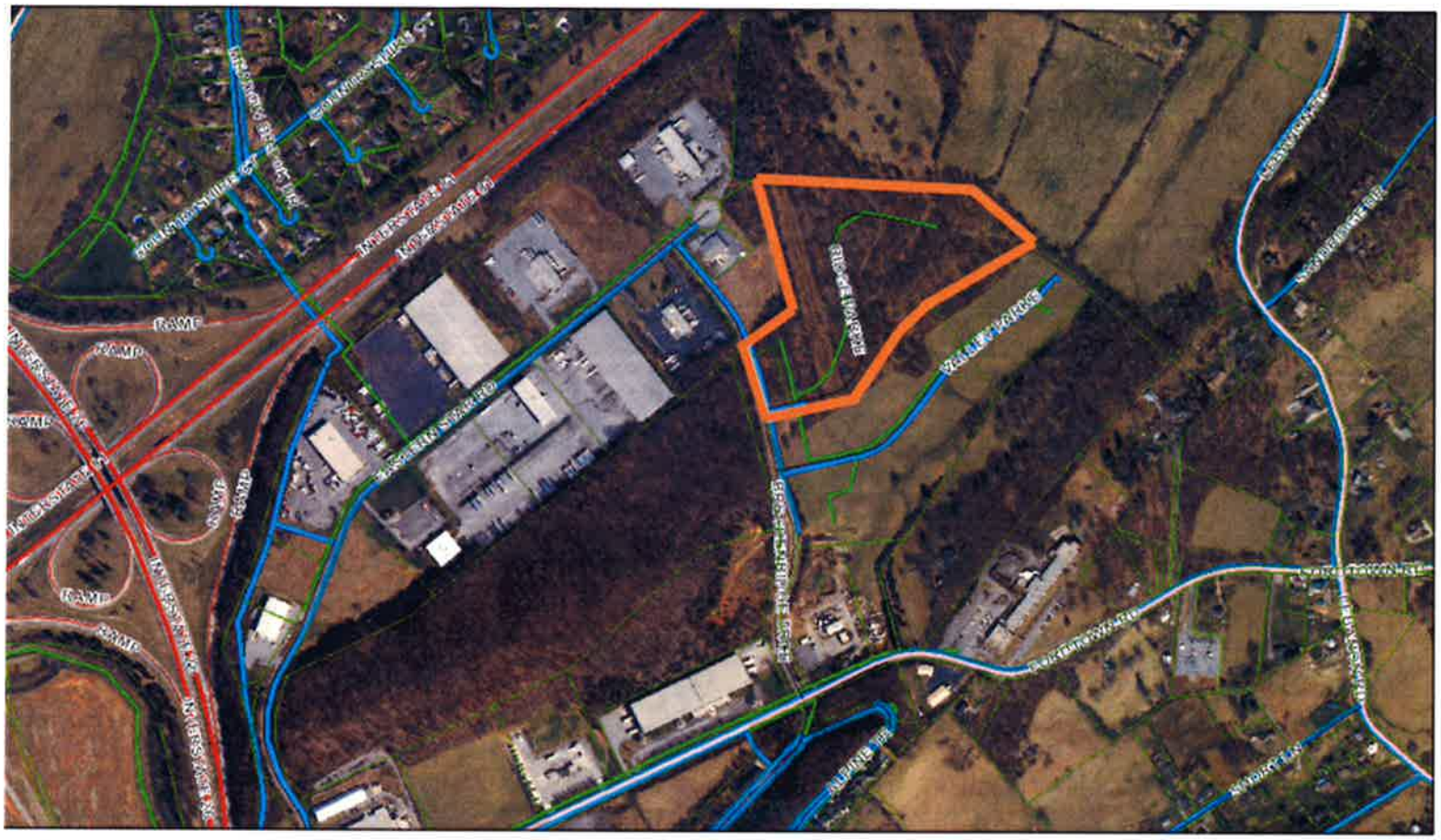
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Web AppBuilder for ArcGIS

Future Land Use

Utilities



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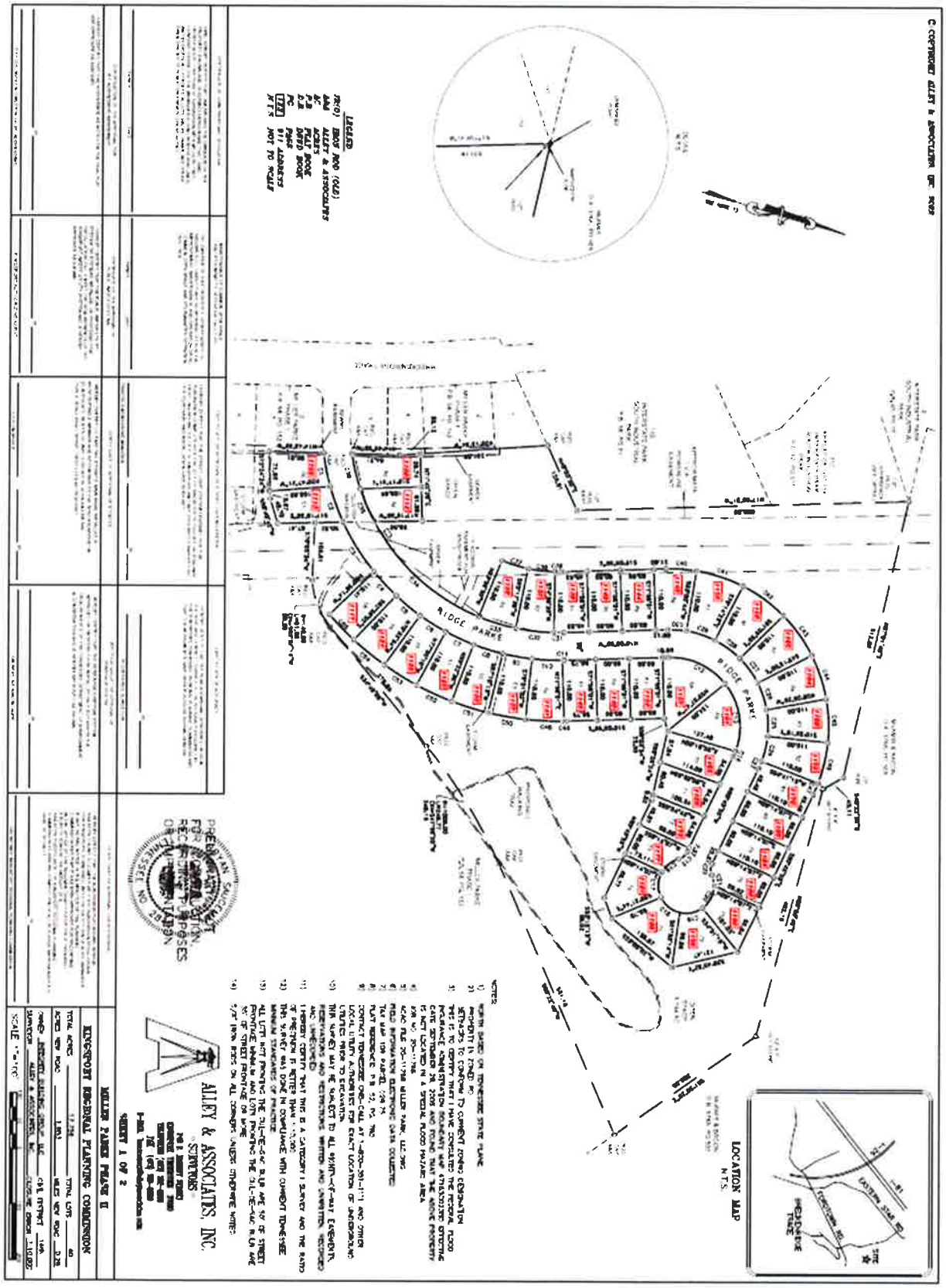
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Hawkins County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	Sewer Mains

Web AppBuilder for ArcGIS



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on November 17th, 2022

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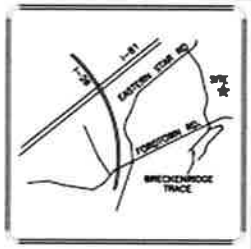
LOT AREAS

56 0.158 AC.	66 0.152 AC.	76 0.169 AC.	86 0.184 AC.
57 0.182 AC.	67 0.152 AC.	77 0.135 AC.	87 0.180 AC.
58 0.154 AC.	68 0.302 AC.	78 0.145 AC.	88 0.167 AC.
59 0.161 AC.	69 0.194 AC.	79 0.152 AC.	89 0.152 AC.
60 0.158 AC.	70 0.170 AC.	80 0.152 AC.	90 0.152 AC.
61 0.158 AC.	71 0.153 AC.	81 0.161 AC.	91 0.153 AC.
62 0.158 AC.	72 0.139 AC.	82 0.155 AC.	92 0.151 AC.
63 0.155 AC.	73 0.119 AC.	83 0.160 AC.	93 0.152 AC.
64 0.158 AC.	74 0.165 AC.	84 0.170 AC.	94 0.139 AC.
65 0.152 AC.	75 0.175 AC.	85 0.161 AC.	95 0.162 AC.

NOTES:

1) NORTH BASED ON TENNESSEE STATE PLANE.
2) PROPERTY IS ZONED PD
SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0330D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-11798
5) ACAD FILE 20-11798 MILLER PARK, LLC.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 106 PARCEL 026.75
8) PLAT REFERENCE: P.B. 52, PG. 780
9) CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111 AND OTHER LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1/10,000.
12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
13) ALL LOTS NOT FRONTING THE CUL-DE-SAC BULB ARE 50' OF STREET FRONTAGE MINIMUM AND LOTS FRONTING THE CUL-DE-SAC BULB ARE 35' OF STREET FRONTAGE OR MORE.



LOCATION MAP
N.T.S.

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

ALLEY & ASSOCIATES, INC.
SURVEYORS

SHEET 2 OF 2

MILLER PARKE PHASE II

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	17.758	TOTAL LOTS	48
ACRES NEW ROAD	1.853	MILES NEW ROAD	0.26
OWNER	INTEGRITY BUILDING GROUP, LLC	CIVIL DISTRICT	14th
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE 1"=100'			

Cul-de-sac Miller Parke PH 2

Facing Miller Parke PH 1

CONCLUSION

Staff recommends approval of the Miller Parke Phase 2 Final Plat based upon the conformance of the Planned Development District standards.

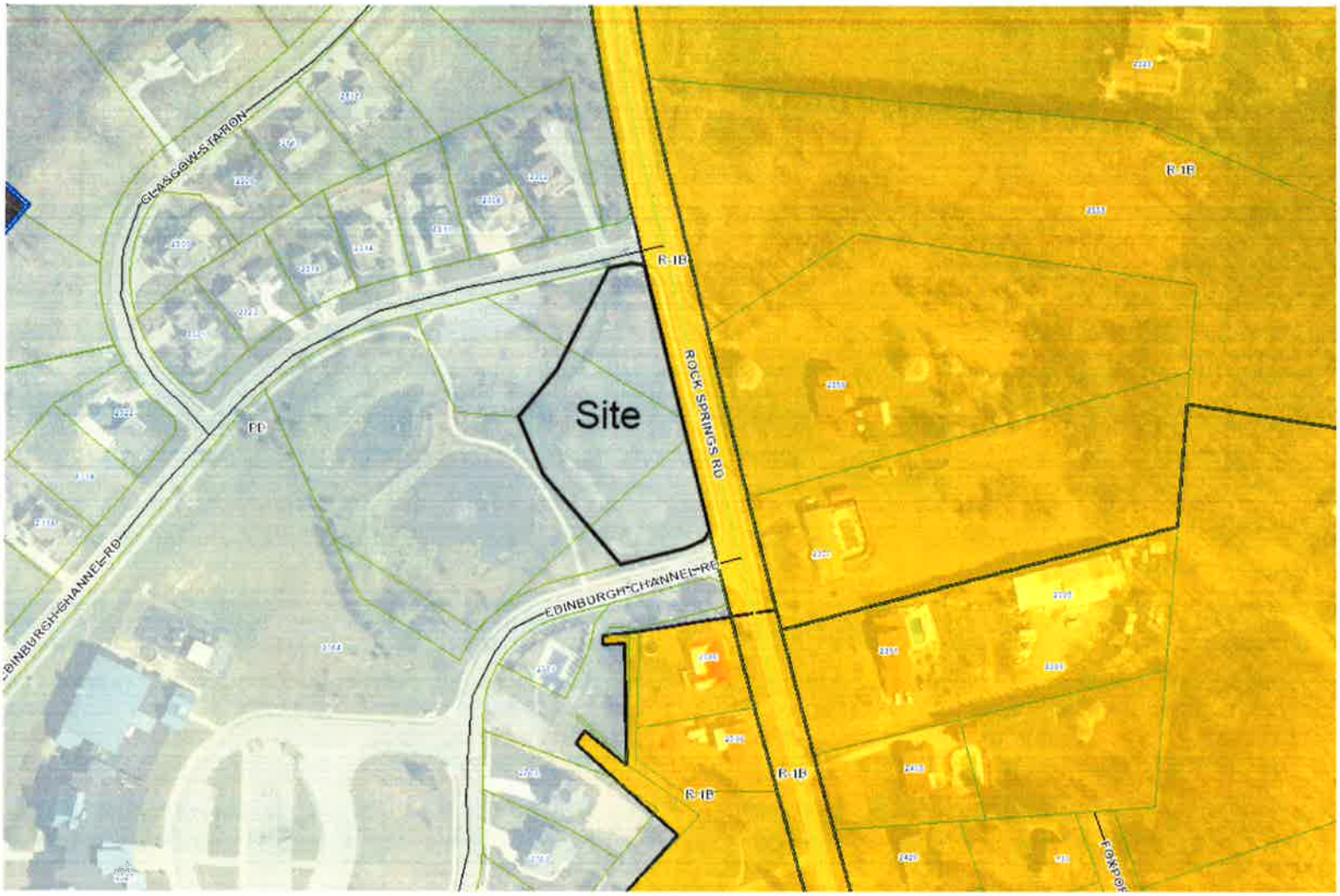
PROPERTY INFORMATION	**Property between John Adams Elementary and Rock Springs Road**
ADDRESS	**n/a**
DISTRICT, LAND LOT	**Tax Map 119A, Parcels 003.00 and 004.00**
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**PD**
PROPOSED ZONING	**PD (no change)**
ACRES	**1.34 +/-**
EXISTING USE	**Vacant**
PROPOSED USE	**Future Multifamily**

APPLICANT: Darin Karst
ADDRESS: 135 W. Main Street, Suite 101
PHONE 423-677-7575

INTENT

The applicant is requesting to amend the 2030 Future Land Use Plan for a site at the entrance to the Edinburgh Development. The current land use plan designation for this area is commercial/retail. The proposal would replace the commercial designation with a multifamily designation.

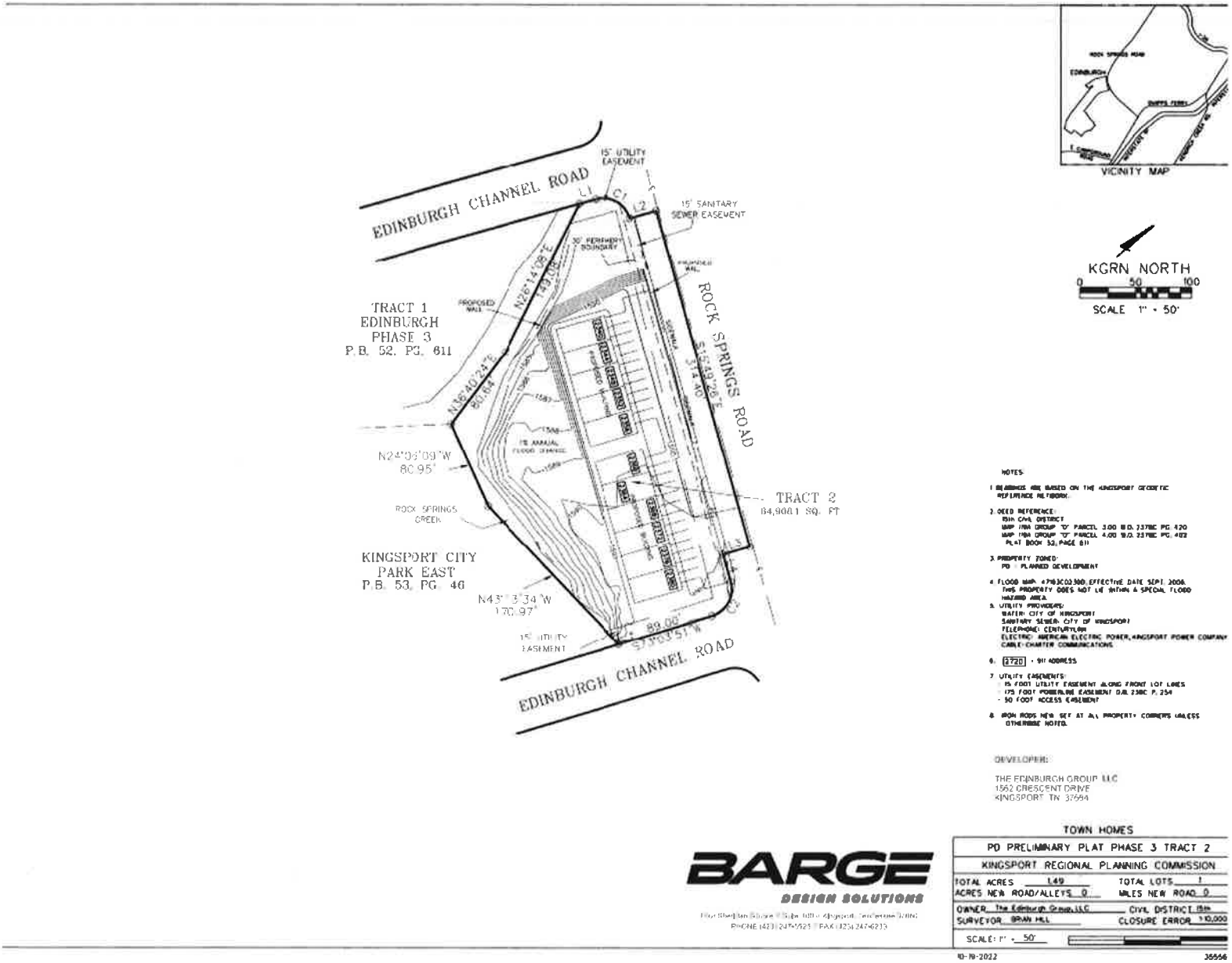
Zoning (PD zone)



Future Land Use Plan

AERIAL

PD PRELIMINARY



STAFF ANALYSIS

It is important to note that land uses in the PD zone are based upon the future land use plan designation. The site up for consideration has a current designation of retail/commercial. Staff is supportive of the change to a multifamily designation. The multifamily designation will be the same as the other portions of the Edinburgh Development that already contain multifamily structures. Additionally, staff feels that multifamily use for this site is more appropriate than commercial use at the entrance to this major residential development.

CONCLUSION

Staff recommends approval of the land use plan amendment request. It is staff's opinion that a multifamily use is more appropriate for the entrance to this major residential development.

PROPERTY INFORMATION	**Edinburgh Townhouses Phase 3 Tract 2**
ADDRESS	**Rock Springs Road**
DISTRICT, LAND LOT	**15th Civil District, TM 119A, Parcel 04.00 & 03.00**
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**PD**
PROPOSED ZONING	**No Change**
ACRES	**Phase 3 – 1.49**
EXISTING USE	**Vacant**
PROPOSED USE	**Residential**

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

REPRESENTATIVE: Edinburgh Group LLC
PHONE

INTENT

The applicant is requesting preliminary plat approval of the Edinburgh Phase 3 tract 2 townhouses PD development located off Rock Springs Rd.

The proposal adds 1 new lot to the development of Edinburgh over 1.49 acres with 11 townhouses.

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

Staff recommends granting preliminary plat approval for Edinburgh Phase 3 tract 2 townhouses based upon conformance with the PD District Standards.

Site Map

0/20/2022, 9:45:06 AM

lawkins County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW	Washington County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels		Parcels	

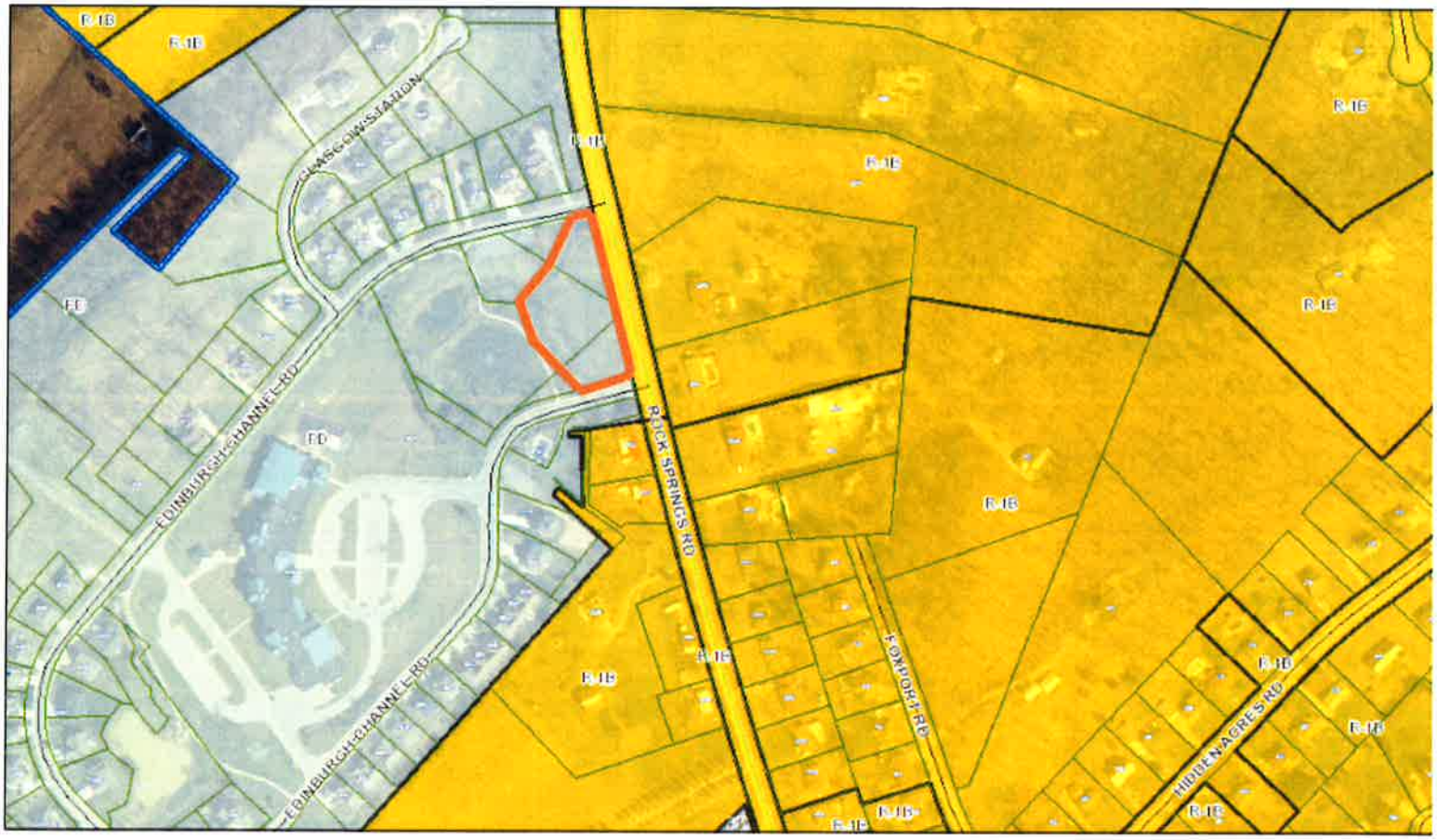
1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Web AppBuilder for ArcGIS

Zoning



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0 0.05 0.1 0.2 km

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

Web AppBuilder for ArcG

Future Land Use

10/20/2022, 9:57:52 AM

Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

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

1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

Web AppBuilder for ArcGIS

Utilities

0/20/2022, 9:59:36 AM

1:4,514

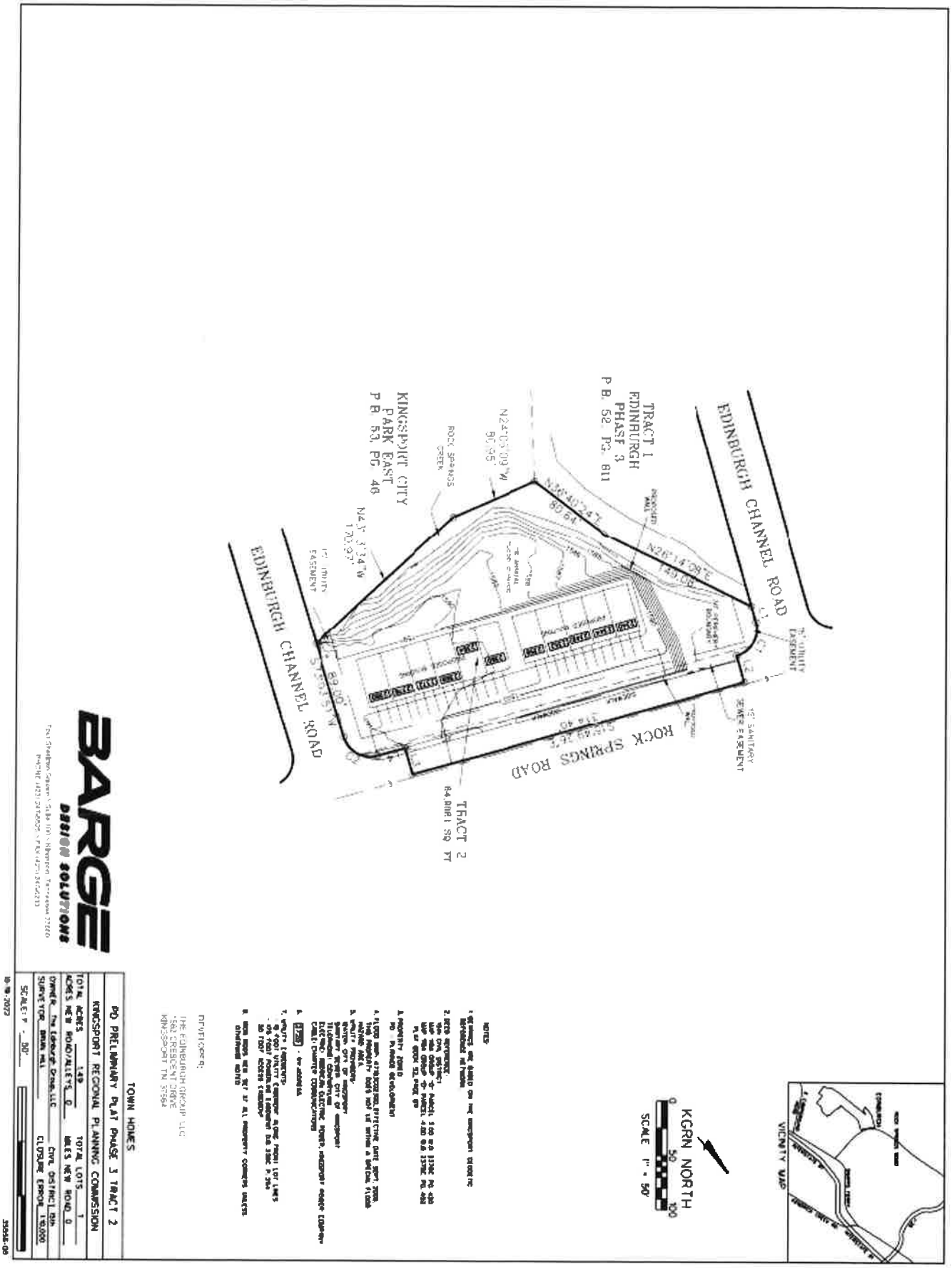
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

Web AppBuilder for ArcGIS

PHASE 1
PHASE 2
PHASE 2A-1
PHASE 2A-2
PHASE 2B-1
PHASE 2B-2
PHASE 2C-1
PHASE 2C-2
PHASE 2D-1
PHASE 2D-2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
PHASE 10
PHASE 11
PHASE 12
PHASE 13
PHASE 14
EDINBURGH
216 LOTS - PLATTED
PHASE 11A & 14
201 LOTS - UNPLATTED
11A = 2.26 AC
14 = 4.09 AC
EVARTS VALLEY PHASE 8I
32 LOTS - UNPLATTED
LEGEND
COMMERCIAL
SCHOOL
PONDS
COMMON AREAS
MULTI-FAMILY
CALCULATIONS
TOTAL ACREAGE: 164 ACRES
OPEN SPACE: 40.86 ACRES (24.5%)
SCHOOL: 12.60 ACRES
CITY PARK: 5.98 ACRES
COMMON AREAS AND
PERIMETER SETBACK: 22.60 ACRES TOTAL
(PERIMETER SETBACK: 10.45 ACRES)
POND: 1.84 (1.84), 0.21 ACRE
MULTI-FAMILY: 2.19 ACRES
EDINBURGH
CONCEPTUAL SITE PLAN
REVISED OCTOBER 11, 2022



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on November 17, 2022

Facing Rock Springs Rd

Conclusion

Staff recommends approval of the Edinburgh Phase 3 tract 2 townhouses PD Preliminary plat based upon conformance to the Planned Development District Design Standards.

KINGSPORT
TENNESSEE
Planning Department

November 17th, 2022

Sam Booher, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

Chairman Booher:

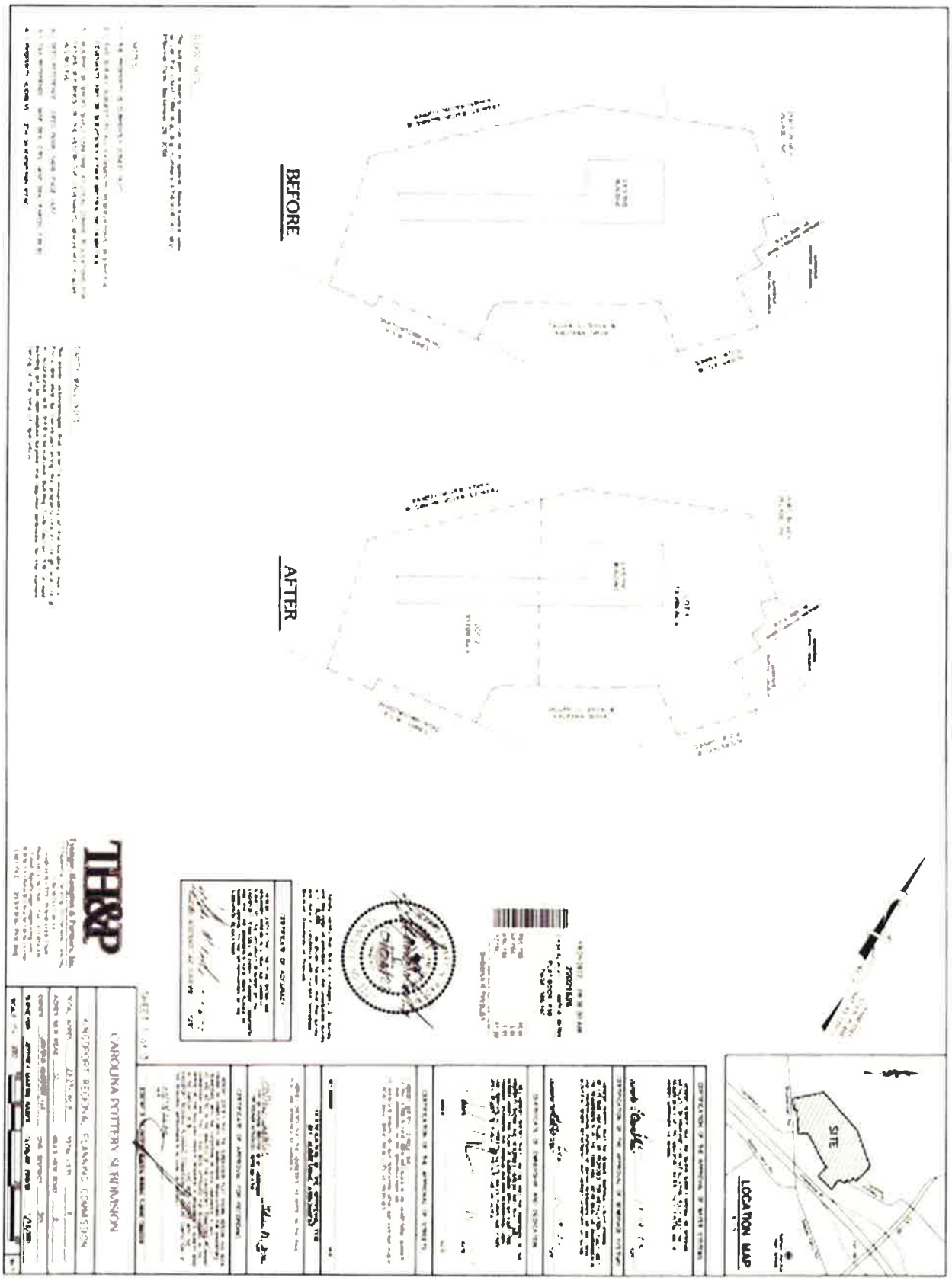
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

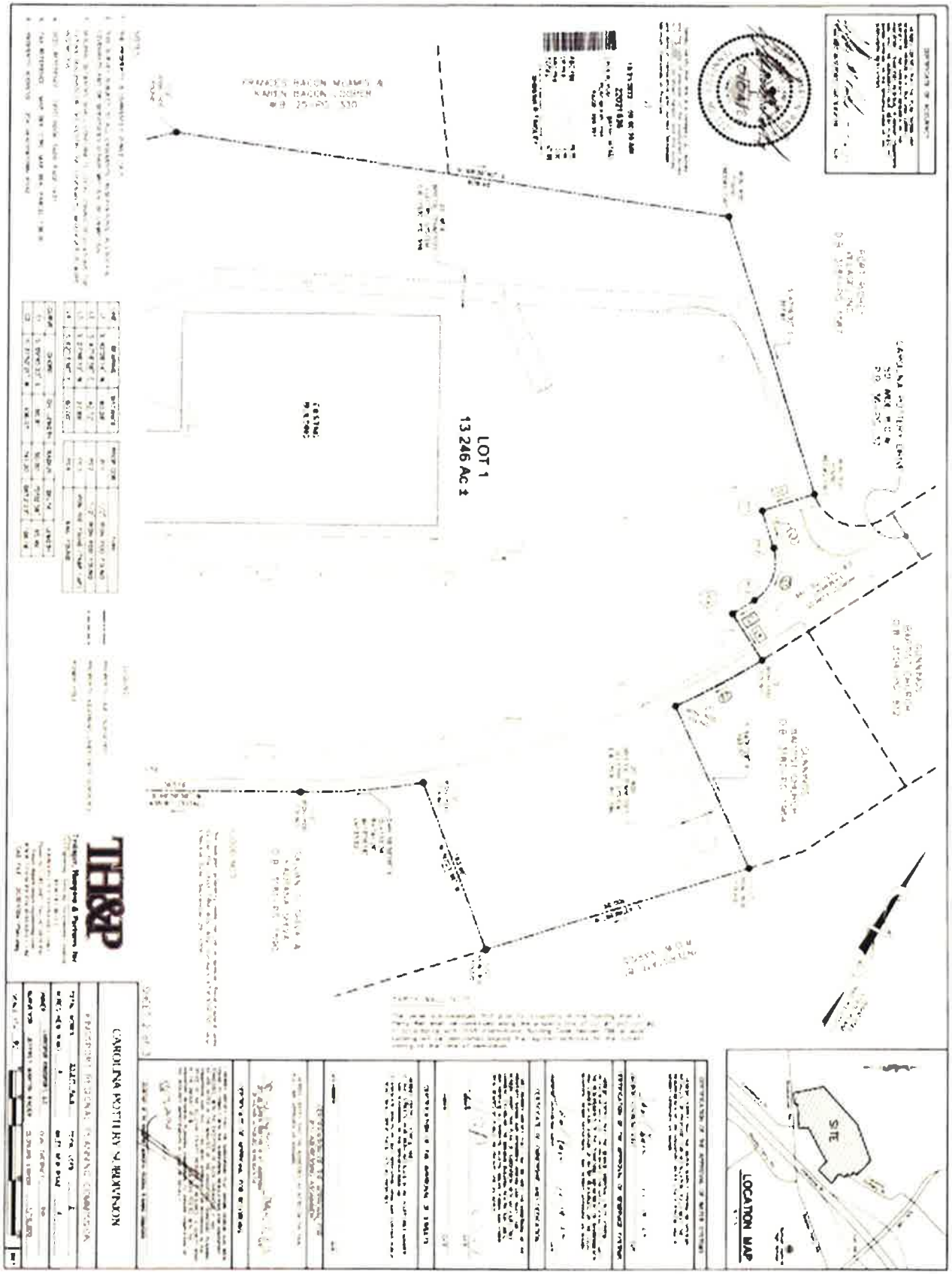
1. Commerce Park Place
2. Carolina Pottery
3. Cox Valley Final
4. West Gate Townhomes
5. Millennium Court
6. W. Market Street

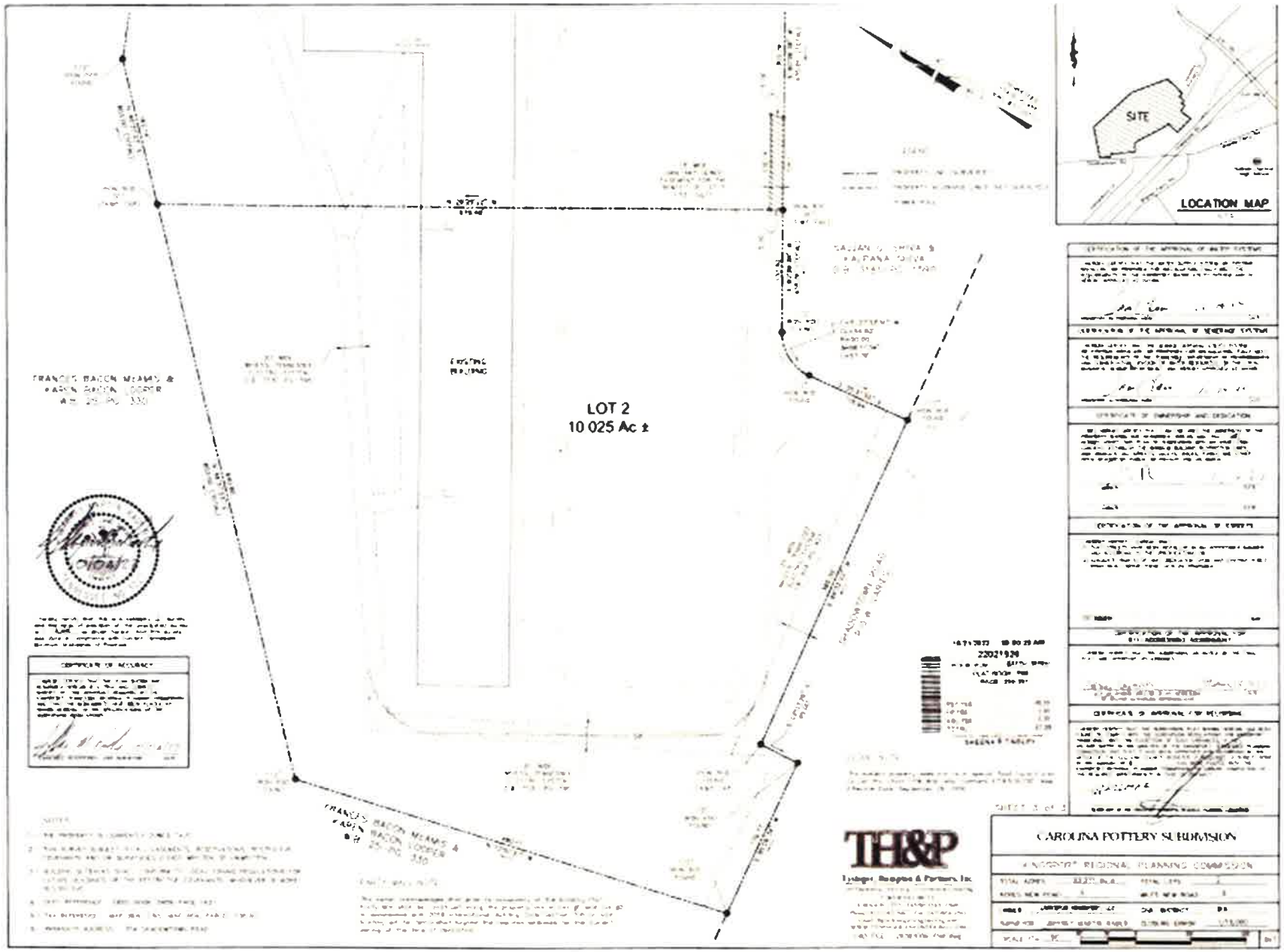
Sincerely,

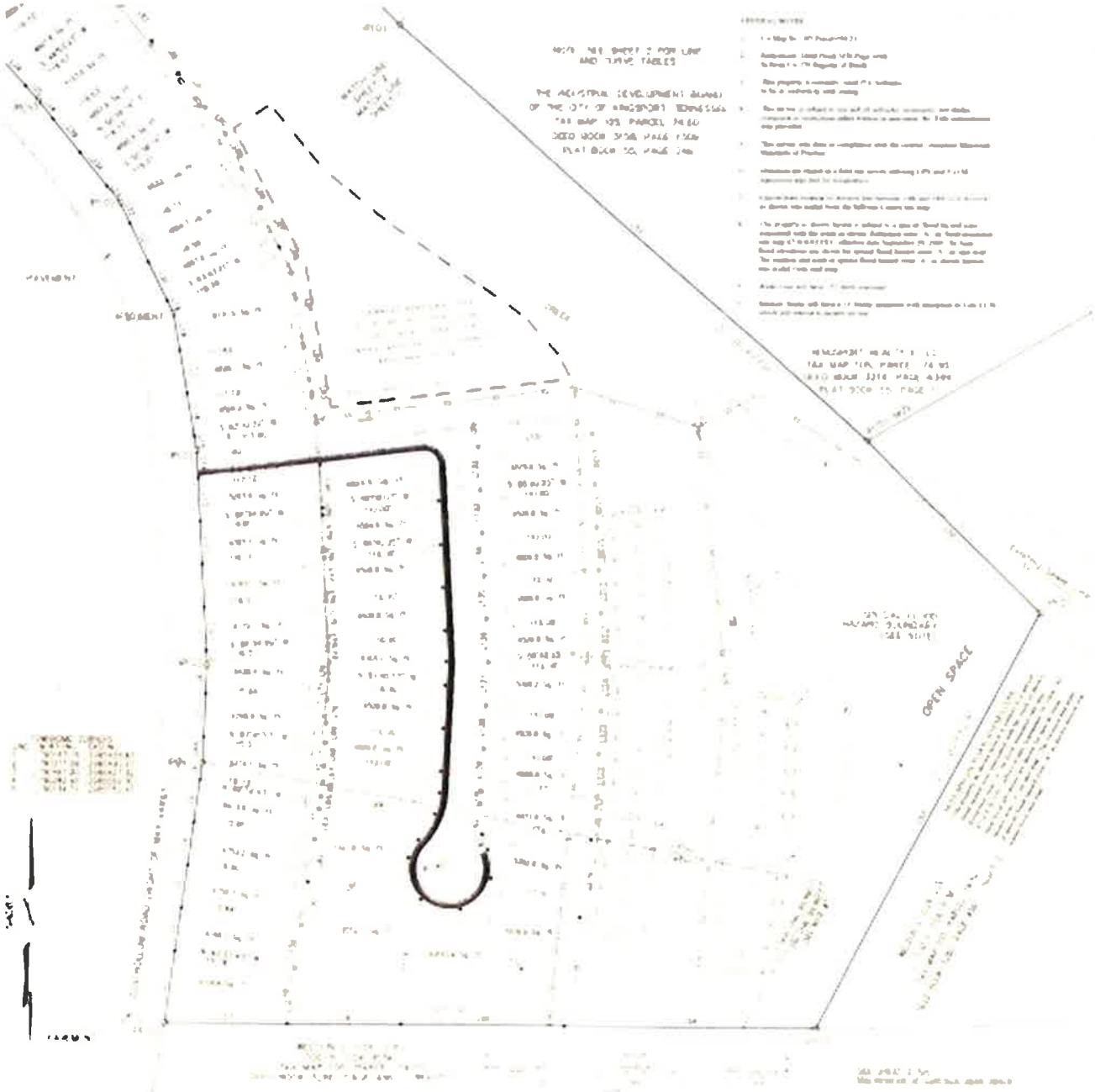
Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission

| Country | WEBSITE website

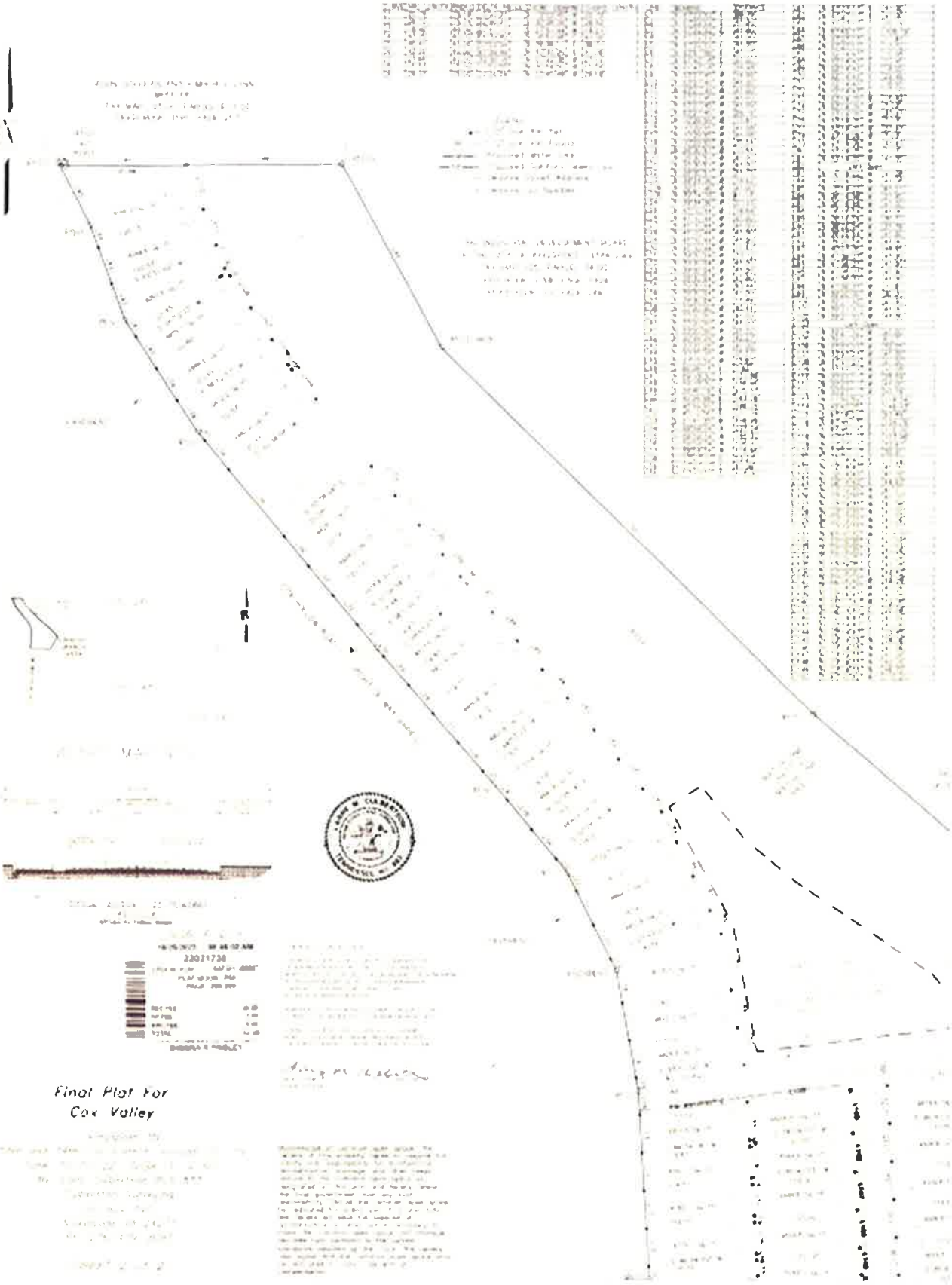

BEFORE
AFTER
SITE
LOCATION MAP
CAROLINA POTTERY SUBDIVISION
TE&P


LOT 1
13.246 Ac ±
SITE
LOCATION MAP
CAROLINA POTTERY & IRRIGATION
TH&P


LOT 2
10.025 Ac ±
SITE
LOCATION MAP
TH&P
CAROLINA POTTERY SUBDIVISION



Final Plat For
Cox Valley


Final Plat For
Cox Valley

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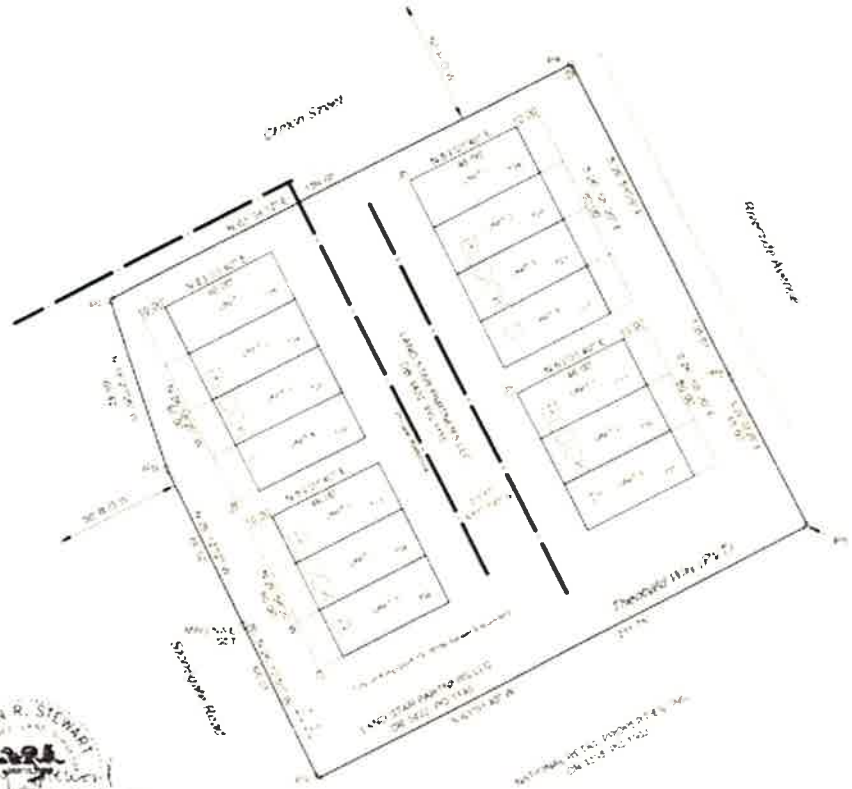
PLAT BOOK PG

PAGE

SHEENA R TINSLEY

TYPICAL DIMENSIONS NTS



CORBIN R. STEWART

TENNESSEE

Final Plat of
West Gate Town Homes

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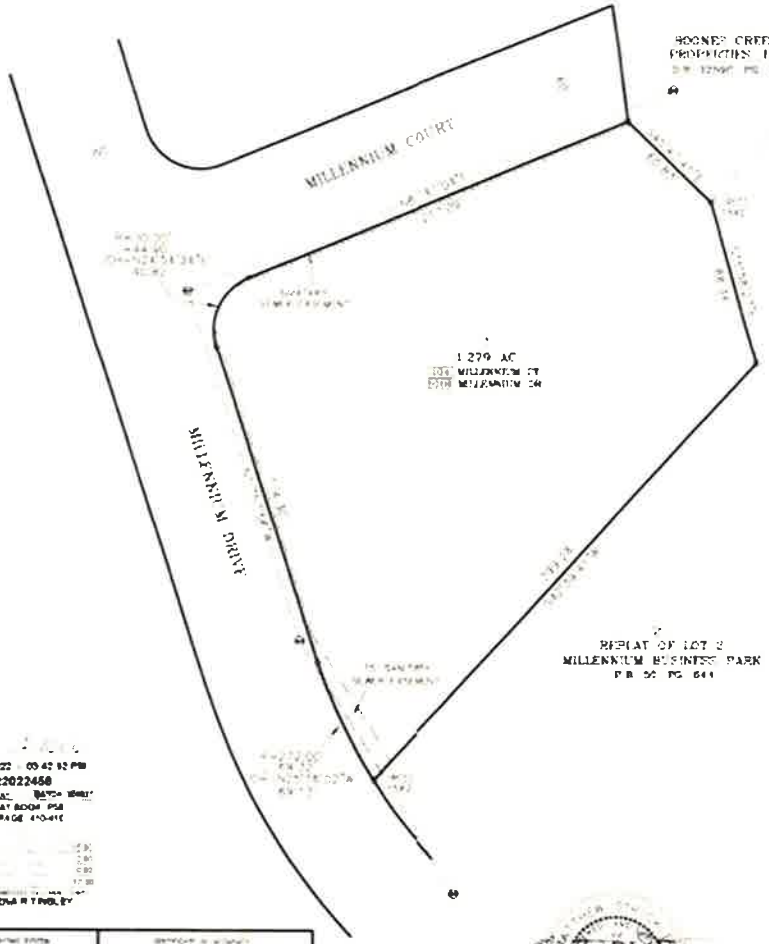

LOCATION MAP

LEGEND

(IRC)	IRON ROD (CAP)
N.T.S.	NOT TO SCALE
D.B.	DEED BOOK
PG.	PAGE
P.B.	PLAT BOOK
AC.	ACRES
R=	RADIUS
L=	LENGTH
CH=	CHORD
	SANITARY SEWER
	MANHOLE
911	911 ADDRESS

ALLEY & ASSOCIATES, INC
SURVEYORS

11/03/2022 03:42:32 PM
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PLAT BOOK PG
PAGE 410-411
SHERRA R TINSLEY

LOT 1, DIVISION OF BOONES CREEK PROPERTIES

KINGSPORT REGIONAL PLANNING COMMISSION

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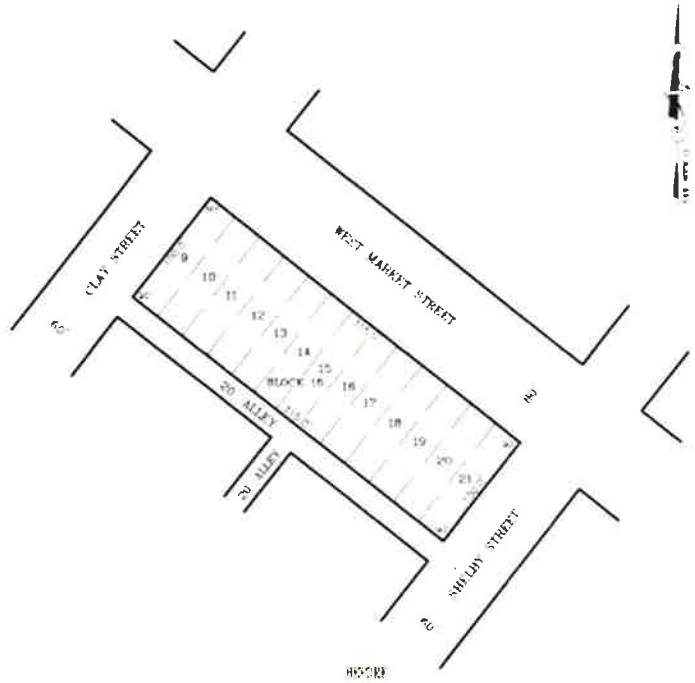

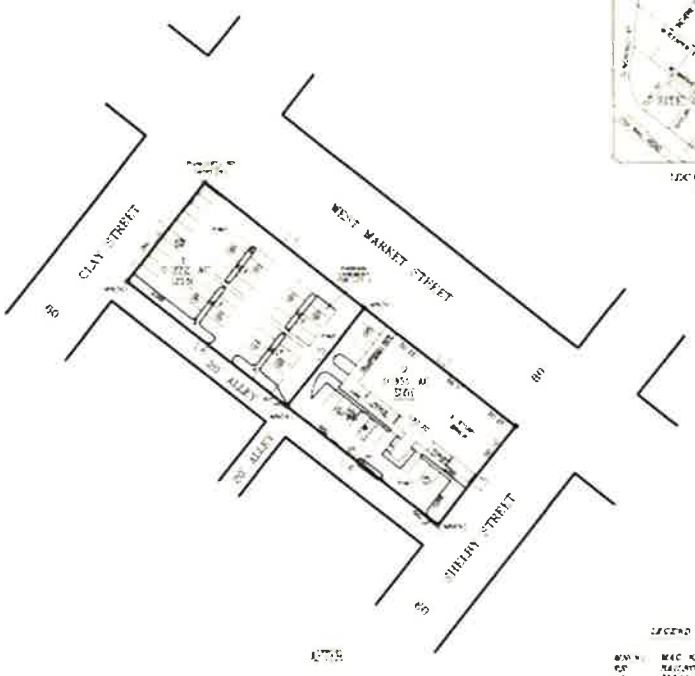

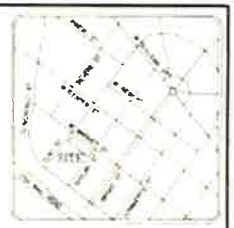

LEGEND

MAG NAIL/SPIKE	
RAILROAD	
CLEAN OUT	
CONCRETE	
BOLLARD	
POWER POLE	
OVERHEAD UTILITIES	
NOT TO SCALE	
ACRES	
PAVEMENT	
HANDICAP	
TYPICAL	
LIGHT POLE	
UNMARKED POINT	
SANITARY SEWER	
MANHOLE	
CONCRETE	
911 ADDRESS	

ALLEY & ASSOCIATES, INC
SURVEYORS

11/03/2022 03:48:52 PM
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PLAT BOOK PAGE
SHEENA KINSLEY

LINE	BEARING	DISTANCE
L1	N 74°-18'-00" E	14.00'
L2	N 74°-18'-00" E	14.00'
L3	N 74°-18'-00" E	14.00'
L4	N 74°-18'-00" E	14.00'
L5	N 74°-18'-00" E	14.00'
L6	N 74°-18'-00" E	14.00'
L7	N 74°-18'-00" E	14.00'
L8	N 74°-18'-00" E	14.00'
L9	N 74°-18'-00" E	14.00'
L10	N 74°-18'-00" E	14.00'
L11	N 74°-18'-00" E	14.00'
L12	N 74°-18'-00" E	14.00'
L13	N 74°-18'-00" E	14.00'
L14	N 74°-18'-00" E	14.00'
L15	N 74°-18'-00" E	14.00'
L16	N 74°-18'-00" E	14.00'
L17	N 74°-18'-00" E	14.00'
L18	N 74°-18'-00" E	14.00'
L19	N 74°-18'-00" E	14.00'
L20	N 74°-18'-00" E	14.00'
L21	N 74°-18'-00" E	14.00'

RESUBDIVISION OF LOTS 9-21, BLOCK 18

CITY OF KINGSPORT

KINGSPORT REGIONAL PLANNING COMMISSION