

KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

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.

July 27, 2017

6:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

**III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON JUNE 12, 2017
THE REGULAR MEETING HELD ON JUNE 15, 2017.**

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
None

VI. NEW BUSINESS

07-01 Resubdivision of Lot 5 – Cedar Brook Subdivision – (17-201-000050)

The Kingsport Regional Planning Commission is requested to grant Final Subdivision Approval for the Cedar Brook Subdivision. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

07-02 Division of the Johnston Property – (17-201-00051)

The Kingsport Regional Planning Commission is requested to grant contingent final subdivision approval of the Johnston Property. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Harmon)

07-03 Election of Officers – The Planning Commission is required to elect the positions of Chairman and Vice-Chairman for the 2017-2018 term after a report by the nominating committee.

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

VIII. OTHER BUSINESS

07-04 Receive a letter of division of Crossroads United Methodist Church, located on West Stone Drive.

- 07-05** Receive a letter of desubdivision of lots 5-8, Block 3 Ruth Addition, located on Garland Street.
- 07-06** Receive a letter of replat of lots 8-9, Block 3 Sunset Hills Addition, located on Atoka Circle.
- 07-07** Receive a letter to certify the addition to lot 3, Block B Chase Heights.
- 07-08** Receive a letter of replat of lots 19 & 20 of the City of Kingsport, located on Arch Street.
- 07-09** Receive a letter of replat of Herbert J Denton Property, located on Highway 126.
- 07-10** Receive a letter of resubdivision of lots 13 & 14 Block A Green Valley Estates, located on Green Valley Drive.
- 07-11** Receive a letter to certify that the abandonment of an existing turnaround and new easement through store it GP, located on Sherwood Rd.
- 07-12** Receive a letter of resubdivision of Lot 1R Division of O'Neill Property, located on Rock Springs Rd.
- 07-13** Receive, for informational purposes only, the June 2017 Building Department report.

X. ADJOURNMENT

**MINUTES OF THE WORK SESSION OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

Jimmy Walker Conference Room – Improvement Building
201 West Market Street, Kingsport, TN 37660

June 12, 2017

12:00 noon

Members Present

Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
Mark Selby
Paula Stauffer

Members Absent

Mike McIntire
Phil Rickman

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
Michael Thompson

Visitor's

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems asked for any corrections to the minutes. With no corrections proposed, the minutes will be presented during the Thursday evening regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

06-01 Replat of The Landings at Anchor Pointe – (17-201-000015)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision Approval for The Landings at Anchor Pointe. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the development was being subdivided similar to phase 1 of the development. Staff stated that the same density and open space will remain in place for the development and that there will be no changes to any streets. In discussion with the owners of the property, staff found that some confusion existed as to whether or not the owners actually owned individual parcels or not. Staff further stated that subdivision of The Landings would supply each home in the development with a parcel, thus ending any confusion as to the ownership of property.

Sharon Duncan stated that this would be a positive move for the development and help to prevent any confusion in the future. No official action was taken.

06-02 Sullivan Gardens Rezoning (County Rezoning) – (17-101-00003)

The Kingsport Regional Planning Commission is requested to recommend approval to rezone from R-1 to B-4 for business use. The property is located outside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Staff provided details of the proposal to the Commission. This county rezoning proposal is located at the intersection of Sullivan Gardens Drive and Sullivan Gardens Parkway. The proposal is a rezoning from county R-1 to county B-4. The purposed of the rezoning is to accommodate future business use for the property. Staff stated that both the county and city future land use plans address the area as appropriate for commercial use. Staff additionally noted that frontage on the principal arterial of Sullivan Gardens Parkway was most appropriate for commercial use, with single family use being unlikely along the Parkway. Staff further stated that one adjacent property owner had visited the planning office recently to express opposition to the proposal. Staff noted that the opposition centered upon unwanted additional traffic to the area, especially in light of children riding their bikes in the area. Additionally, the adjacent property owner desired to maintain the bucolic nature of the area. No official action was taken.

06-03 Surplus Request– (17-401-00002)

The Kingsport Regional Planning Commission is requested to declare 1700N John B Dennis Highway as surplus property by the City of Kingsport. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the water department no longer had any use for the property. Additionally, an easement was now in place for the water intake that lies well below ground surface. Staff recommended declaring the property surplus. No official action was taken.

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

VIII. OTHER BUSINESS

- 06-04** Appoint a Nominating Committee for July officer elections. Staff noted that the June regular meeting is the annual time for the Chairman to establish a nominating committee that will elect both a Chairman and Vice Chairman for the Commission. Mark Selby inquired as to whether county representatives can serve office. The Commission established that county representatives can serve office per the by-laws, and that this had occurred in the past. No official action was taken.
- 06-05** Receive a letter of resubdivision of lot 14 Edinburgh South Phase II and Lot 15R of the resubdivision of lot 15 & 16, located on Southbridge Road.
- 06-06** Receive a letter of resubdivision of lot 46 polo Fields Phase 3 and Lot 45R of the resubdivision of lots 44 & 45. Located on Polo Fields Place.

- 06-07** Receive a letter of subdivision of lot 8 Hunts Crossing – Phase 2 Plat, located on Summerville Road.
- 06-08** Receive a letter of resubdivision of lot 1-5 block c Hemlock Park, located on Hemlock Park Road.
- 06-09** Receive a letter of subdivision of Edinburgh Phase 2e lots 90 & 91, located on Edinburgh Channel Road.
- 06-10** Receive a letter of resubdivision of lot 2 Wilder Property Replat, located on Packing House Road.
- 06-11** Receive a letter of resubdivision of lot 57 Edinburgh Phase 2b-2 and lot 56 of the re-plat of Edinburgh, phase 2b-2 lots 54 & 56, located on Wallace Court.
- 06-12** Receive a letter of resubdivision lots 15 & 16 Block 6 Ridgefields, located on Sunningdale Road.
- 06-13** Receive a letter of resubdivision of Part of Tract 1 Division of A.P. Mann Property, located on Memorial Blvd.
- 06-14** Receive a letter of resubdiviion of part of Lots 8 & 9 Block 18 Kingsport Heights, located on Overlook Road.
- 06-15** Receive a letter of subdivision of lot 1 Horse Creek Farms, GP Subvision, located on Tri Cities Crossing.
- 06-16** Receive a letter of resubdivision of lot 1 Division of O'Neill Property, located on Rock Springs Road.
- 06-17** Receive a letter of replat of Edinburgh lot 89 Phase 2 a, Dissolution lot 90 Phase 2e, located on Edinburgh Channel Road.
- 06-18** Receive a letter of replat of the Byrd Property, located on Fuller Street.
- 06-19** Receive a letter of subdivision for lots 1 & 2 Riverwatch, located on Riverwatch Circle.
- 06-20** Receive a letter of resubdivision of Lots 33, 34, & 35 Sugarwood, Section 6, located on Red Leaf Lane.
- 06-21** Receive a letter of subdivision of the David & Evelyn Pierce Property & The Kelly Payne Property plat, located on Ames Street.
- 06-22** Receive a letter of desubdivision of lots 1 & 2, resubdivision of lots 1 & 2 St. Charles Place, located on St. Charles Place.
- 06-23** Receive, for informational purposes only, the May 2017 Building Department report.

X. ADJOURNMENT

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

Respectfully Submitted,

Ken Weems, Planning Commission Secretary

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

City Hall Council Room
225 West Center St., Kingsport, TN 37660

June 15, 2017

6:00 p.m.

Members Present

Sam Booher, Chairman
Pat Breeding
Sharon Duncan
Mike McIntire
John Moody
Beverley Perdue
Mark Selby

Members Absent

Phil Rickman
Paula Stauffer

Staff Present

Ken Weems
Jessica Harmon
David Harris

Visitor's

Laurie Light
Cliff White
Jeanie White
Danny Carr
Steve Bishop
Shannon Bishop
Curtis Parkis
Tim Scott

At 6:00 p.m., Chairman Sam Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Sam Booher asked for approval of the agenda. A motion was made by Mike McIntire seconded by Mark Selby to approve the agenda as presented. The motion was approved unanimously, 6-0. Chairman Sam Booher asked for any changes to the minutes of the work session held on May 15, 2017 and the regular meeting held on May 18, 2017. A motion was made by Mark Selby, seconded by Beverley Perdue to approve the minutes as presented. The motion was approved unanimously 6-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

06-01 Replat of The Landings at Anchor Pointe – (17-201-000015)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision Approval for The Landings at Anchor Pointe. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff presented the details of the item

to the Commission. Staff stated that the development was being subdivided similar to phase 1 of the development. Staff stated that the same density and open space will remain in place for the development and that there will be no changes to any streets. In discussion with the owners of the property, staff found that some confusion existed as to whether or not the owners actually owned individual parcels or not. Staff further stated that subdivision of The Landings would supply each home in the development with a parcel, thus ending any confusion as to the ownership of property. Mr. Tim Scott, representing the item, stated that many of the property owners in The Landings thought they owned individual parcels. Mr. Scott further stated that he had to inform the property owners that they only owned the pad their house sits on instead of an entire lot. Mr. Scott stated that subdivision of The Landings will satisfy the current property owners and further enhance the appeal of the development to potential new owners. On a motion by Mark Selby, seconded by John Moody, a motion was made to grant final subdivision approval for The Landings. The motion passed unanimously, 6-0.

06-02 Sullivan Gardens Rezoning (County Rezoning) – (17-101-00003)

The Kingsport Regional Planning Commission is requested to recommend approval to rezone from R-1 to B-4 for business use. The property is located outside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Staff provided details of the proposal to the Commission. This county rezoning proposal is located at the intersection of Sullivan Gardens Drive and Sullivan Gardens Parkway. The proposal is a rezoning from county R-1 to county B-4. The purposed of the rezoning is to accommodate future business use for the property. Staff stated that both the county and city future land use plans address the area as appropriate for commercial use. Staff additionally noted that frontage on the principal arterial of Sullivan Gardens Parkway was most appropriate for commercial use, with single family use being unlikely for areas abutting the Parkway. Chairman Booher asked for comment from the audience. Ms. Laurie Light addressed the Commission. Ms. Light stated that she bought her place in this area because it was out in the country and not near any type of commercial development. She explained to the Commission that the overall beauty of the area would diminish if this rezoning is approved. Additionally, Ms. Light stated that kids like to ride bikes and skateboards in this area and that they may be in danger due to increased traffic that results from new commercial development. Ms. Light further stated that rezoning the site would be a disservice to the City of Kingsport and to Sullivan County. Next, Ms. Jeanie White addressed the Commission. Ms. White stated that she lives on Clover Bottom Drive and that it has been a wonderful place to live. Ms. White stated that bringing commercial development to the area would impact the beauty of the area. Ms. White stated that the area proposed for rezoning is prone to flooding. Ms. White further stated that the light from the commercial development would be disrupting at night. Next, Mr. Cliff White addressed the Commission. Mr. White stated that he had not been notified of the rezoning request and he believes others in the area should be made aware. Mr. White stated that he can hear the noise from motor cars traveling Sullivan Gardens Parkway and that introduction of a new commercial development in the area would only further worsen the problem. Mr. White further stated that a commercial business located at the rezoning site would increase the potential for people to loiter on the property which could be bad for the homeowners in the area. Next, Mr. Curtis Parkis addressed the Commission, stating that he was representing the item and would be happy to answer any questions.

Mr. Parkis noted that the lighting plan for their stores is designed to be concentrated on their property, minimizing light spillage on any surrounding properties. Mr. Parkis stated that his goal is to be a good neighbor to the community while providing a needed service in the area. Seeing no one else wishing to speak, Chairman Booher returned the item to the Commission for further action. Mike McIntire reminded everyone that the Sullivan County Commission is the entity that will make the final decision on this rezoning and that the Kingsport Regional Planning Commission is a recommending body for county rezonings. John Moody made a motion to send a positive recommendation to the Sullivan County Commission in support of the rezoning. The motion was seconded by Sharon Duncan. The motion passed unanimously, 6-0.

06-03 Surplus Request– (17-401-00035)

The Kingsport Regional Planning Commission is requested to declare 1700N John B Dennis Highway as surplus property by the City of Kingsport. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the water department no longer had any use for the property. Additionally, an easement was now in place for the water intake that lies well below ground surface. Staff recommended declaring the property surplus. On a motion by Beverley Perdue, seconded by Pat Breeding, the Commission voted to declare the property surplus. The motion passed, 6-0.

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

VIII. OTHER BUSINESS

- 06-04** Appoint a Nominating Committee. Chairman Booher nominated Paula Stauffer, Phil Rickman, and Sharon Duncan to serve as the nominating committee for the July 2017 Kingsport Regional Planning Commission Officers.
- 06-05** Receive a letter of resubdivision of lot 14 Edinburgh South Phase II and Lot 15R of the resubdivision of lot 15 & 16, located on Southbridge Road.
- 06-06** Receive a letter of resubdivision of lot 46 polo Fields Phase 3 and Lot 45R of the resubdivision of lots 44 & 45. Located on Polo Fields Place.
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- 06-22** Receive a letter of desubdivision of lots 1 & 2, resubdivision of lots 1 & 2 St. Charles Place, located on St. Charles Place.
- 06-23** Receive, for informational purposes only, the May 2017 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:58 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Subdivision Report

File Number 17-201-00050

Property Information	Resubdivision of Lot 5 – Cedar Brook Subdivision		
Address	600 W Valley View Circle		
Tax Map, Group, Parcel	TM 48M Group C Part of Parcel 5		
Civil District	7th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	1.00		
Major or Minor / #lots	Minor - 1	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Carr Hyatt III Address: 600 W Valley View Circle City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: mstrickler@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> The plat meets the City's minimum regulations for subdivisions. Staff Field Notes and General Comments: <p>The property, located at 600 W Valley View Circle is outside of the City Limits of Kingsport, but within Kingsport's Urban Grown Boundary. The property owner is requesting to create one lot at the end of W Valley View Circle. A 5-foot reserve strip exists at the end of W Valley View Circle. This reserve strip is proposed to be removed and one lot be created at the end of the street. The Planning Commission is the final authority on approving the addition or removal of a reserve strip. All other aspects of the submitted subdivision plat meet the Minimum Subdivision Regulations.</p> <p>Utilities: City of Kingsport water is available to the property. Soil Testing has been completed and approved by TDEC.</p>			
Planner:	Harmon	Date: 07/13/17	
Planning Commission Action		Meeting Date:	July 27, 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Resubdivision of Lot 5 – Cedar Brook Subdivision
ADDRESS	600 W Valley View Circle
DISTRICT, LAND LOT	7th Civil District, TM 48M Group C Part of Parcel 5
OVERLAY DISTRICT	N/A
EXISTING ZONING	County R-1
PROPOSED ZONING	No Change
ACRES	1.00 – 1 lot - 0 miles of new streets
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER: Carr Hyatt III
ADDRESS: 600 W Valley View Circle

REPRESENTATIVE: Matthew Strickler, Alley & Associates, INC.
PHONE: 423-392-8896

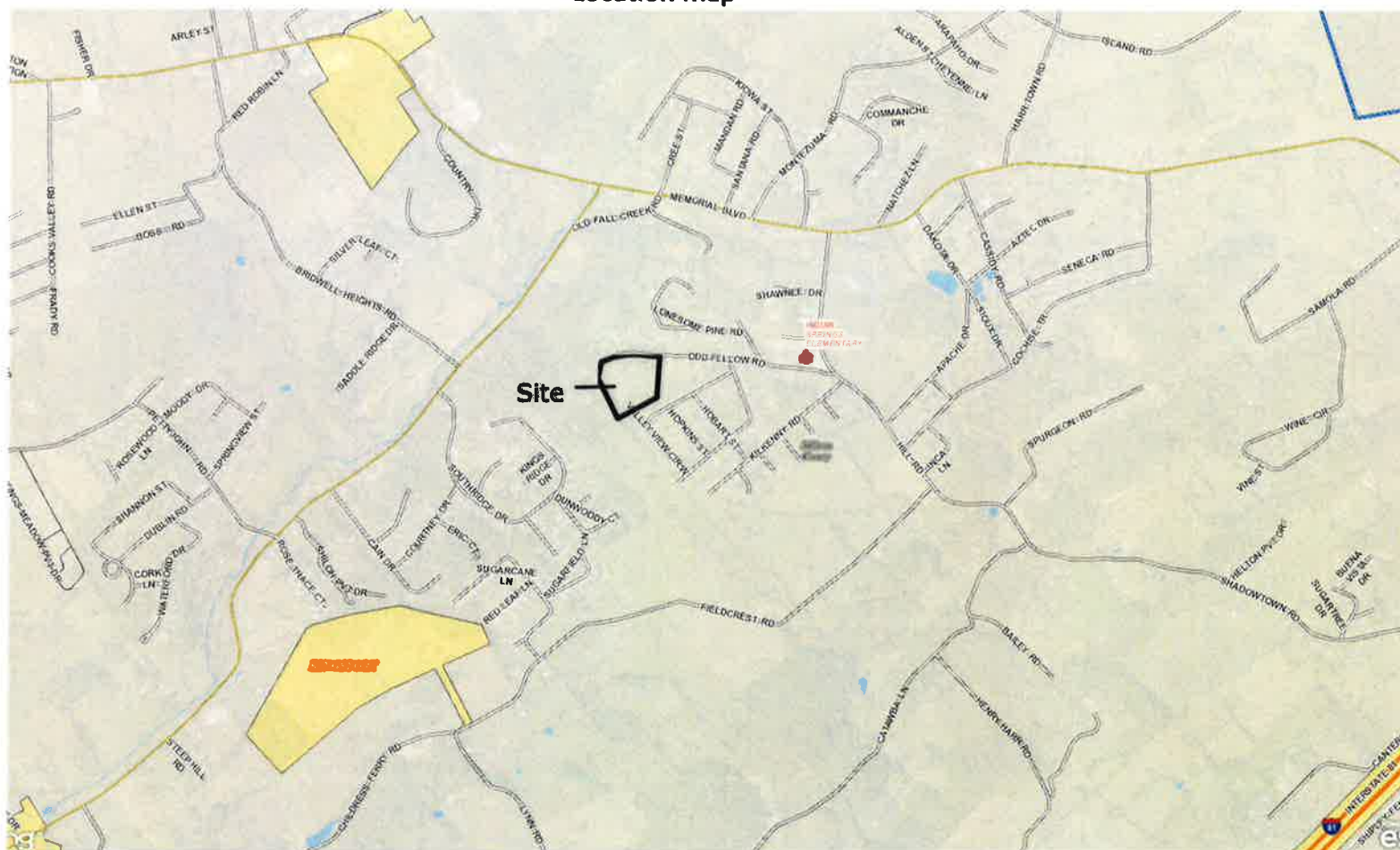
INTENT

The applicant is requesting final plat approval for the subdivision of the property located in the 7th Civil District and more fully described as Tax Map 48M Group C Part of Parcel 5.

The submitted plat would eliminate the 5-foot reserve strip at the end of W Valley View Circle and allow the creation of one additional lot. The reserve strip was approved by the Sullivan County Planning Commission prior to this property being within the Kingsport Urban Grown Boundary. The Planning Commission is the final authority to approve or remove a reserve strip. Reserve Strips are not allowed unless specifically required by the Planning Commission. The plat has been reviewed by the Sullivan County Highway Commissioner and Planning Director and both are in support of the request to remove the reserve strip.

Staff recommends approval of the final plat for the Resubdivision of Lot 5 – Cedar Brook Subdivision eliminating the 5-foot reserve strip based on conformance with the Minimum Subdivision Regulations.

Location Map

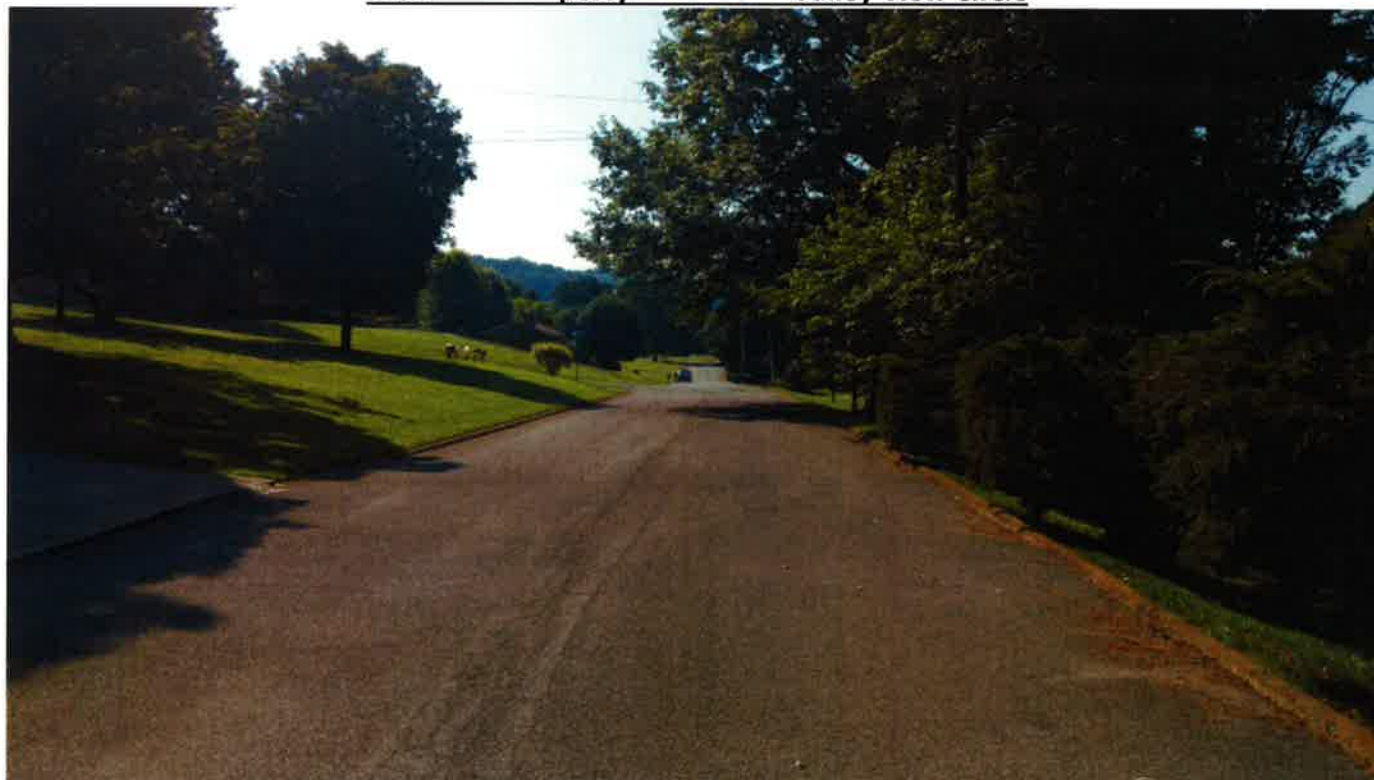


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View from W Valley View Circle



View from Property towards W Valley View Circle



Aerial**CONCLUSION**

Staff recommends approval of the final plat for the Resubdivision of Lot 5 – Cedar Brook Subdivision eliminating the 5-foot reserve strip based on conformance with the Minimum Subdivision Regulations.

Kingsport Regional Planning Commission

Subdivision Report

File Number 17-201-00051

Property Information	Division of the Johnston Property		
Address	2017 Gregory Road		
Tax Map, Group, Parcel	TM 12K Group C Parcels 23		
Civil District	12th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	2.177		
Major or Minor / #lots	Minor - 2	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Larry Johnston Address: 2017 Gregory Road City: Kingsport State: TN Zip Code: 37665 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 CONTINGENT Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> • The plat meets the City's minimum regulations for subdivisions with the approval of one variance. • Lot frontage less than the minimum required. • Soil testing needs to be completed for Lot 1 Staff Field Notes and General Comments: <p>The property, located at 2017 Gregory Road is proposed to be divided into two lots. The property is located outside the City Limits of Kingsport but within Kingsport's Urban Grown Boundary. The property owner has requested one variance to the lot frontage requirement. The current lot only has 99.27 feet of road frontage along Gregory Road. The Subdivision Regulations require that all lots have at a minimum 50' of public road frontage. When proposing the subdivision of the lots, one lot is left being 0.73 feet short of the required minimum 50' along a public road. A variances in the amount of 0.73 feet is being requested. All other requirements of the Subdivision Regulations have been met, with the exception of soil testing being completed for Lot 1.</p> Utilities: City of Kingsport water is available and Soil Testing needs to be completed for Lot 1.			
Planner:	Harmon	Date: 07/13/17	
Planning Commission Action		Meeting Date:	July 27, 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Division of Johnston Property
ADDRESS	2017 Gregory Road
DISTRICT, LAND LOT	12th Civil District, TM 12K Group C Parcel 23
OVERLAY DISTRICT	N/A
EXISTING ZONING	County R-1
PROPOSED ZONING	No Change
ACRES 2.177 – 2 lots - 0 miles of new streets	
EXISTING USE Residential	
PROPOSED USE Residential	

PETITIONER: Larry Johnston
ADDRESS: 2017 Gregory Road

REPRESENTATIVE: Bryan Sauceman, Alley & Associates, INC.
PHONE: 423-392-8896

INTENT

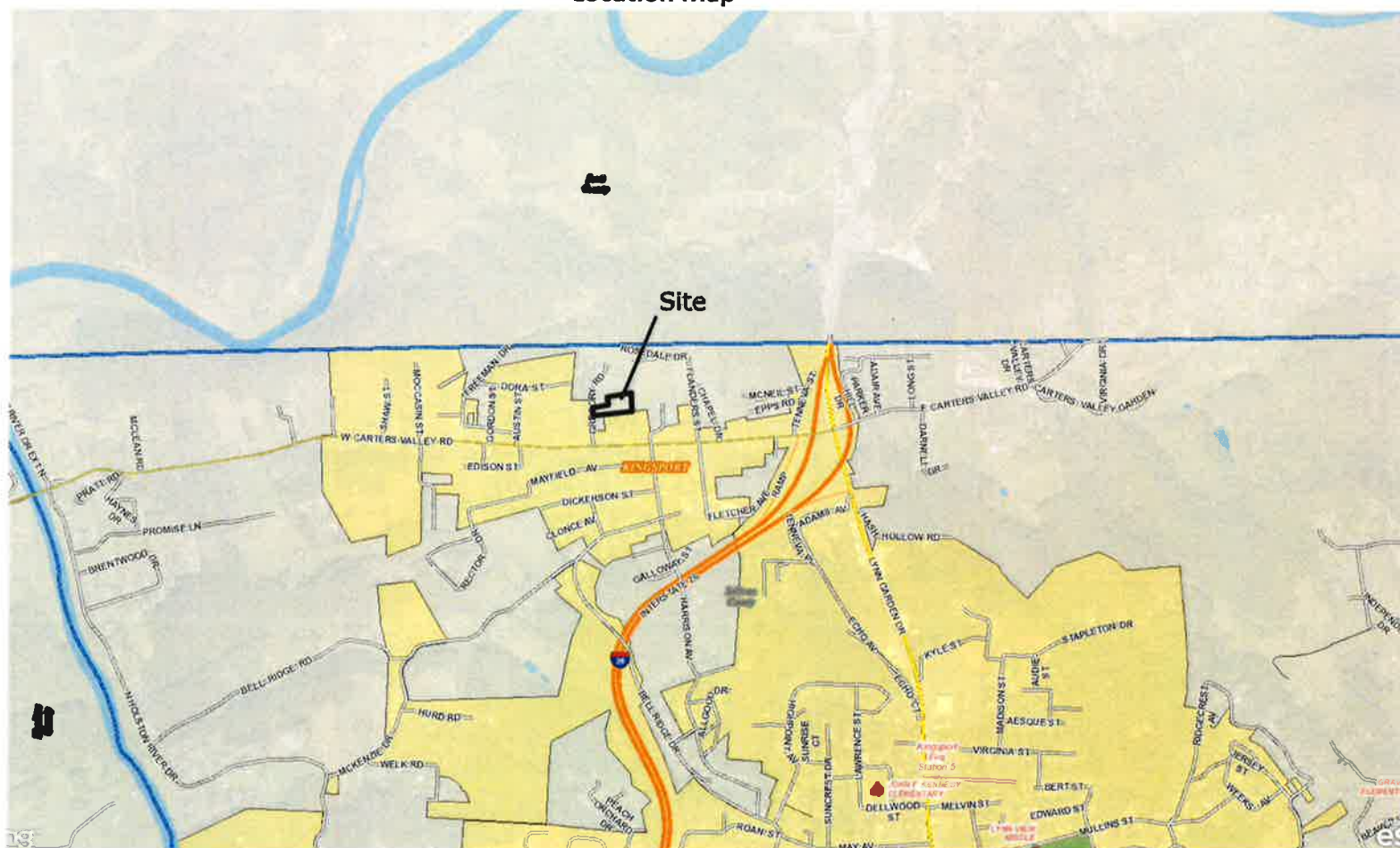
The applicant is requesting final plat approval for the subdivision of the property located in the 12th Civil District and more fully described as Tax Map 12K Group C Parcel 23.

The submitted plat would create split the current lot into two. City of Kingsport water is available to the property, however sewer is not. Lot 2 currently has an existing Sanitary Sewer Disposal System on the property and Lot 1 will need to have soil testing completed and submitted to TDEC prior to signing of the plat.

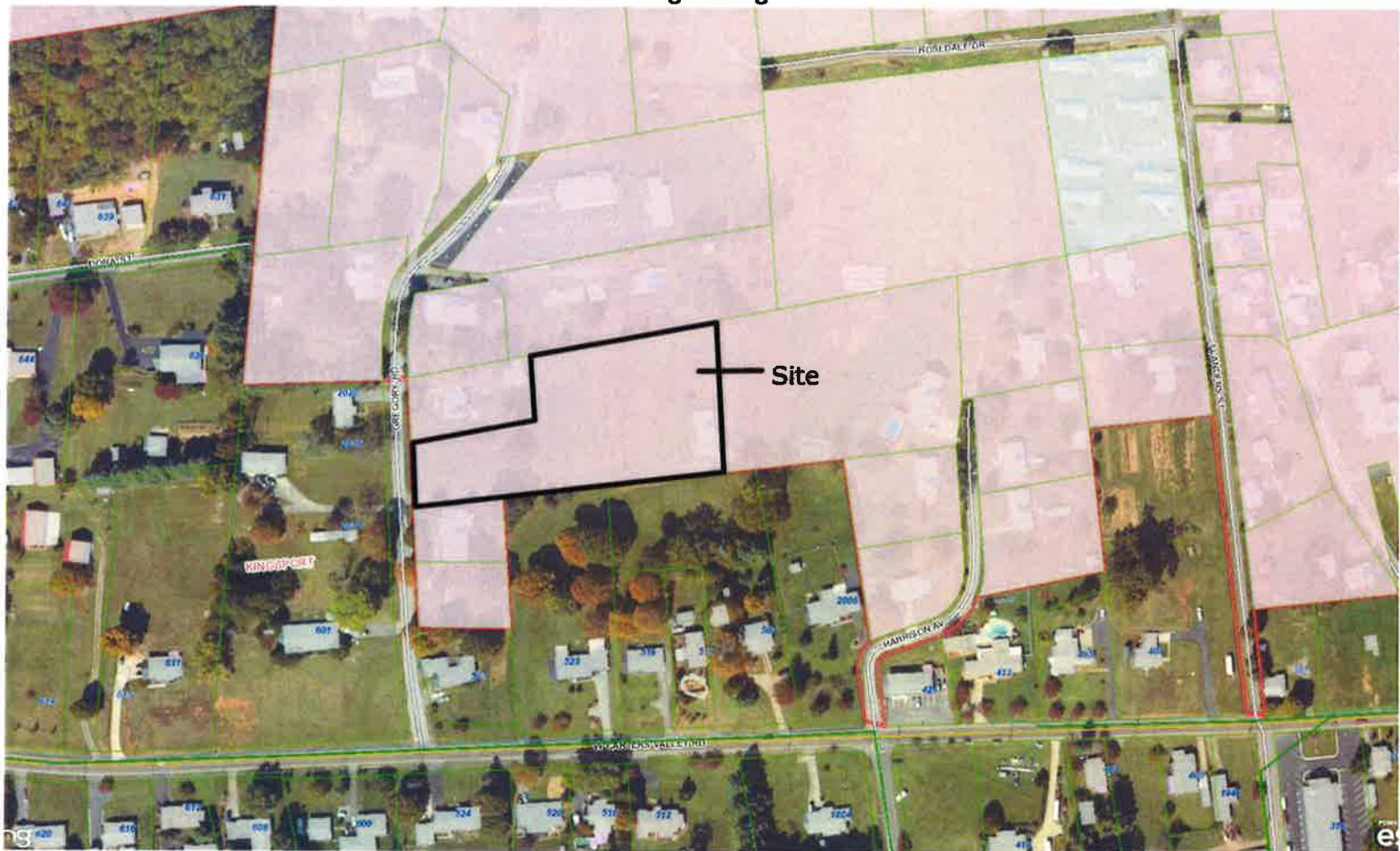
One variances have been requested. The requested variance is to the required 50 feet of road frontage on a public street or permanent easement. The property currently has 99.27 feet of frontage. Splitting the property into two lots would leave one shy of the required 50 feet by 0.73 feet.

Staff recommends approval of the final plat for the Division of the Johnston Property as well as the 0.73 foot variance request contingent upon soil testing being completed and submitted to TDEC.

Location Map



Surrounding Zoning



Future Land Use Map



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**Alley & Associates, Inc.****Surveyors • Planners • Managers**

243 East Market Street
Kingsport, Tennessee 37660
Telephone: (423) 392-8896
FAX: (423) 392-8898

July 12, 2017

To the Kingsport Planning Commission

I would like to request a variance for section 4-3 3.3 which states that all lot frontage be no less than 50 feet along a public street, road or permanent easement. The subject property is located on 2017 Gregory Road Kingsport, Tennessee 37665 (tax map 012k "C" parcel 23). After surveying this parcel and the surrounding parcels, evidence found that there is 99.27 feet of road frontage. I would like a variance to subdivide this parcel into two tracts yielding one lot to have 49.27 feet of road frontage and the other lot to have 50.00 feet.

Thank you

Bryan Sauceman, PLS | Alley & Associates, Inc. | Surveyors
243 E. Market Street | Kingsport, TN 37660
Phone: 423-392-8896 | Fax: 423-392-8898
Website: alleyassociates.com

View from Gregory Road



Aerial**CONCLUSION**

Staff recommends approval of the final plat for the Division of the Johnston Property as well as the 0.73 foot lot frontage variance request contingent upon soil testing being completed and submitted to TDEC.



July 11, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

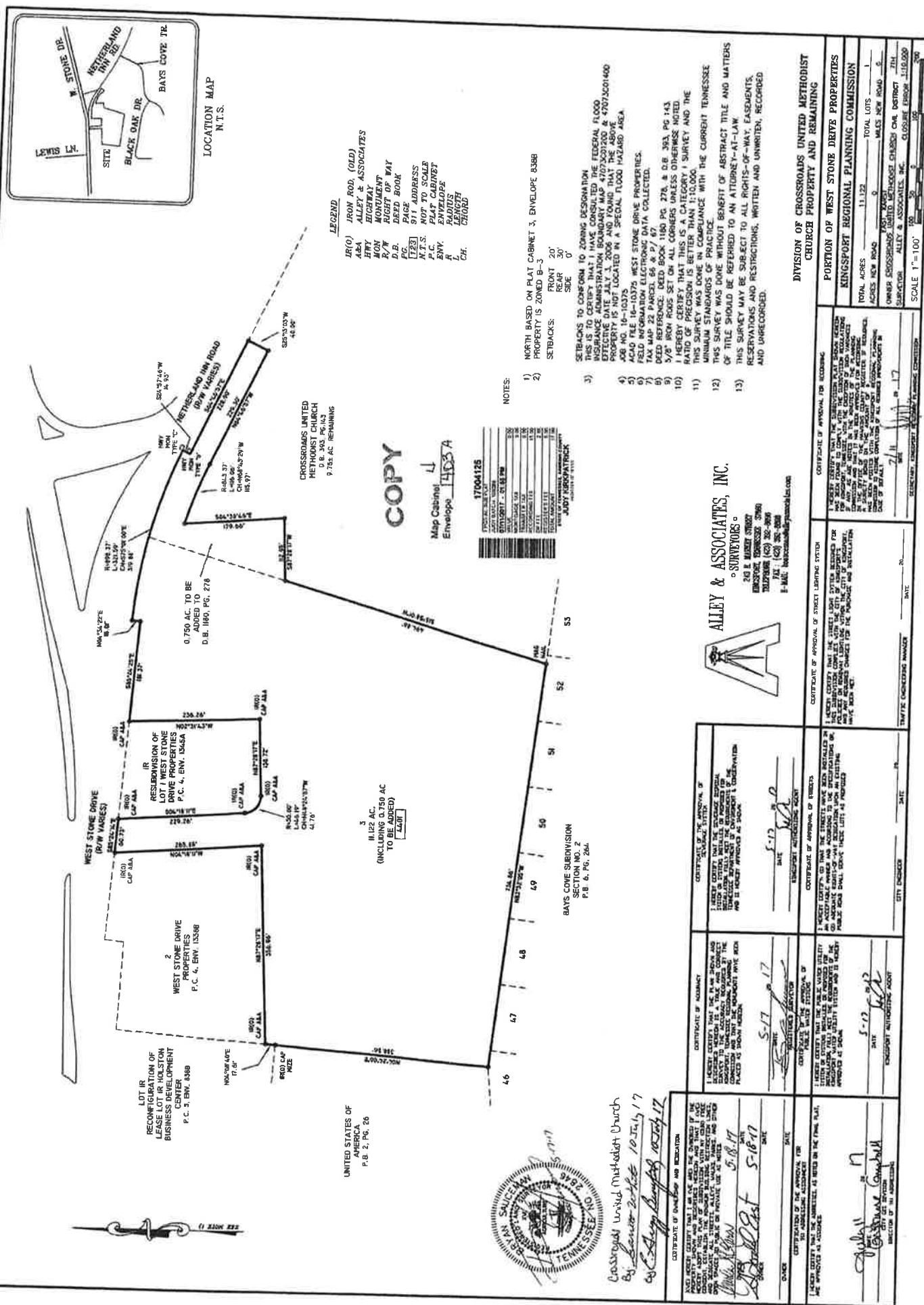
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of Crossroads United Methodist Church, located on W Stone Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission





July 6, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Desubdivision of Lots 5-8, Block 3 Ruth Addition, located on Garland Street, surveyed by Cross Land Surveying and Planning, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

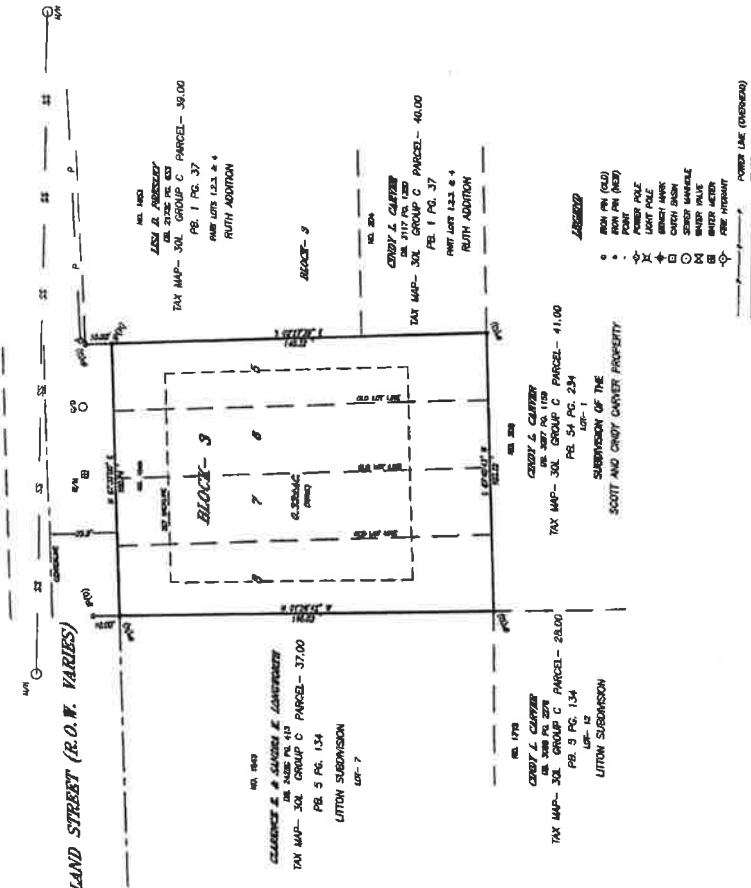
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

LOCATION MAP
A-7-5



GARLAND STREET (R.O.W. VARIES)



OWNER: JAMES C. ROBERTS
1810 BLOOMINGDALE AVE. C
KINGSPORT, TENNESSEE 37600

- NOTES**
1. THE SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH MAY BE FOUND ON THE PROPERTY.
 2. NO TITLE INSURANCE WAS OBTAINED FOR THIS SURVEY.
 3. THE PROPERTY IS SUBJECT TO A DEED OF TRUST DATED 08-29-17.
 4. THE PROPERTY IS SUBJECT TO A DEED OF TRUST DATED 08-29-17.
 5. THE PROPERTY IS SUBJECT TO A DEED OF TRUST DATED 08-29-17.
 6. THE PROPERTY IS SUBJECT TO A DEED OF TRUST DATED 08-29-17.
 7. THE PROPERTY IS SUBJECT TO A DEED OF TRUST DATED 08-29-17.
 8. THE PROPERTY IS SUBJECT TO A DEED OF TRUST DATED 08-29-17.



CROSS LAND
SURVEYING & PLANNING
55 TUBER OAKS DR.
BRISTOL, TENNESSEE
(423) 764-0029
FAX: (423) 764-1078

PROPERTY ADDRESS: 1810 GARLAND ST.
KINGSPORT, TN 37600

NOTED: 08-29-17
DATE: 08-29-17
FILE NAME: ROBERTS-J
JOB NO. 20505117



<p>OWNER: JAMES C. ROBERTS 1810 BLOOMINGDALE AVE. C KINGSPORT, TENNESSEE 37600</p>		<p>DEED: 08-29-17 DATE: 08-29-17 FILE NAME: ROBERTS-J JOB NO. 20505117</p>		<p>PROPERTY ADDRESS: 1810 GARLAND ST. KINGSPORT, TN 37600</p>	
<p>CITY OF KINGSPORT SUBDIVISION OF THE PROPERTY OF JAMES C. ROBERTS</p>		<p>CITY OF KINGSPORT SUBDIVISION OF THE PROPERTY OF JAMES C. ROBERTS</p>		<p>CITY OF KINGSPORT SUBDIVISION OF THE PROPERTY OF JAMES C. ROBERTS</p>	
<p>DEED: 08-29-17 DATE: 08-29-17 FILE NAME: ROBERTS-J JOB NO. 20505117</p>		<p>DEED: 08-29-17 DATE: 08-29-17 FILE NAME: ROBERTS-J JOB NO. 20505117</p>		<p>DEED: 08-29-17 DATE: 08-29-17 FILE NAME: ROBERTS-J JOB NO. 20505117</p>	
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June 29, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Re-plat of Lots 8-9, Block 3 Sunset Hills Addition, located on Atoka Circle, surveyed by Wilson & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



June 27, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Addition to Lot 3, Block B Chase Heights, located on Haven Drive, surveyed by Wilson & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

[illegible]



June 12, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lots 19 & 20 of City of Kingsport, located on Arch Street, surveyed by Charles Johnson, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



June 11, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Herbert J Denton Property, located on Highway 126, surveyed by Dan Saxon, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

Saxon & Associates
129 Otori Drive
Kingsport, TN 37664-5200
PHONE: (423) 245-9926
FAX: (423) 245-0931

HERBERT DENTON
HERB. 3035, P. 616
D.B. 3035, P. 616
1.3.689 ACRES ±
PART OF TAX MAP 49/94.00
7th CIVIL

LOT 2
4.226 ACRES
TO BECOME PART OF T.M. 49/94.00

EXISTING SEPTIC SYSTEM IS IN PLACE
AND OPERATING PROPERLY ON LOT 2

THIS PROPERTY IS LOCATED ON FIRM
COMMUNITY PANEL 470181 0070D, DATED
25 SEP 2006 AND IS IN A ZONE "X"
(OUTSIDE 500 YEAR FLOOD)

- LEGEND:
- 1 = REBAR FOUND
 - 2 = 1/2" REBAR SET W/ CAP
 - 3 = UTILITY POLE
 - 4 = OVERHEAD UTILITY WIRES
 - 5 = FENCE ON OR NEAR LINE

CERTIFICATION OF THE APPROVAL OF THE ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSING ASSIGNMENT IS CORRECT AND AS NOTED ON THE FINAL PLAN, THE ADDRESSING IS CORRECT.

DATE: 6/16/17 BY: Carol S. Denton

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

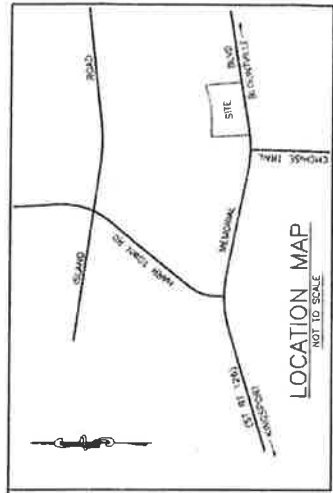
I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM IS CORRECT AND AS NOTED ON THE FINAL PLAN, THE PUBLIC WATER SYSTEM IS CORRECT.

DATE: 6/16/17 BY: Carol S. Denton

CERTIFICATION OF THE APPROVAL OF THE ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSING ASSIGNMENT IS CORRECT AND AS NOTED ON THE FINAL PLAN, THE ADDRESSING IS CORRECT.

DATE: 6/16/17 BY: Carol S. Denton



GENERAL NOTES:

1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WHETHER OR NOT SHOWN ON THIS SURVEY.
2. ADJOINING OWNERS AND DEED REFERENCES AS SHOWN HEREON ARE BASED ON THE RECORDS OF THE COUNTY OF KINGSPORT, TENNESSEE.
3. UTILITIES AND CONVEYING PLANNING HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY DAMAGE TO OR FROM ANY UTILITIES OR CONVEYING PLANNING.
4. THE SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ANY LEGAL OCCUPATION THAT MAY AFFECT PROPERTY.
5. THE SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
6. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE CORRECTNESS OF THE INFORMATION CONTAINED HEREON, OR THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY DAMAGE TO OR FROM ANY UTILITIES OR CONVEYING PLANNING.

CARLYE SPROLES
D.B. 2918C, P. 718
D.B. 412 ACRES ±
TAX MAP 49/80.30
TAX MAP 126

06/09/2017 04:05:44 PM

17010080

PLAT BOOK: 376

PAGE: 376-446

AREA	1.00
PERCENT	100.00
ACRES	1.00
TOTAL	1.00

HERBERT J. DENTON
SURVEYOR

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY. THE RATIO OF PRECISION OF THIS UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY CONFORMS TO THE TENNESSEE STANDARD OF PRACTICE.



RECORDED DATA:
DEED BOOK 3242, PAGE 376
PART OF: SHIELDS PRICE SUBDIVISION
PLAT BOOK 3, PAGE 31, LOT 3+

REPLAT OF HERBERT J. DENTON PROPERTY	
KINGSFORD TENNESSEE REGIONAL PLANNING COMMISSION	TOTAL ACRES 5.002
TOTAL LOTS 2	ACRES NEW ROAD .002
MILES NEW ROAD .NONE	OWNER HERBERT J. DENTON
CIVIL DISTRICT 7th	CLOSURE ERROR 1:10,000
SCALE 1" = 50'	

CERTIFICATE OF THE APPROVAL OF THE ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSING ASSIGNMENT IS CORRECT AND AS NOTED ON THE FINAL PLAN, THE ADDRESSING IS CORRECT.

DATE: 6-8-17 BY: Carol S. Denton

CERTIFICATE OF THE APPROVAL OF THE ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSING ASSIGNMENT IS CORRECT AND AS NOTED ON THE FINAL PLAN, THE ADDRESSING IS CORRECT.

DATE: 6-8-17 BY: Carol S. Denton

CERTIFICATE OF THE APPROVAL OF THE ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSING ASSIGNMENT IS CORRECT AND AS NOTED ON THE FINAL PLAN, THE ADDRESSING IS CORRECT.

DATE: 6-8-17 BY: Carol S. Denton

CERTIFICATE OF THE APPROVAL OF THE ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSING ASSIGNMENT IS CORRECT AND AS NOTED ON THE FINAL PLAN, THE ADDRESSING IS CORRECT.

DATE: 6-8-17 BY: Carol S. Denton

CERTIFICATE OF THE APPROVAL OF THE ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSING ASSIGNMENT IS CORRECT AND AS NOTED ON THE FINAL PLAN, THE ADDRESSING IS CORRECT.

DATE: 6-8-17 BY: Carol S. Denton



June 9, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

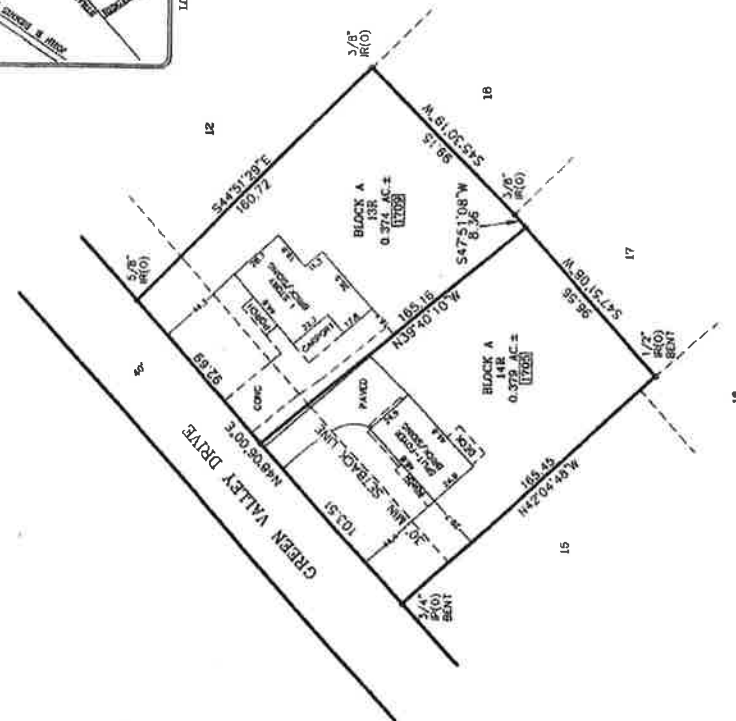
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lots 13 & 14 Block A Green Valley Estates, located on Green Valley Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



LEGEND

IP(O)	IRON PIPE OLD
IR(O)	IRON ROD OLD
MIN.	MINIMUM
CONC	CONCRETE
AC.	ACRES
N.T.S.	NOT TO SCALE

BEFORE

AFTER

NOTES:
1) NORTH BASED ON REFERENCED PLAT.
2) PROPERTY IS ZONED R-1B
SETBACKS:

2) STRAUBS TO CONDUCT TOWNING DEMONSTRATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163-000450 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

3) JOB NO. 17-10727

4) ACAD FILE 17-10727 PAGE.DWG

5) FIELD INFORMATION ELECTRONIC DATA COLLECTED

6) FIELD INFORMATION ELECTRONIC DATA COLLECTED

7) PLAT REFERENCE: P.B. PAGE 23

8) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

9) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THE RATIO OF THIS SURVEY TO THE STANDARD IS BETTER THAN 1:10,000

10) THIS SURVEY WAS DONE IN ACCORDANCE WITH CURRENT TOWNSHIP MINIMUM STANDARDS OF PRACTICE.

06/09/2017 - 04:06:54 PM

17010091

JAN-MAY MATR. TRNG

PLAY BOOK: P46

PAGE: 846-858

REG FEE	15.00
DP FEE	2.00
AMS FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, IN CLERK'S COURT

CHEENA R TINSLEY



ALLEY & ASSOCIATES, INC.

◦ SURVIVORS ◦
243 E. MARKET STREET
KNOXSPRINT, TENNESSEE 37650
TELEPHONE (423) 392-8886
FAX : (423) 392-8886

[illegible][illegible]



June 9, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Abandonment of an existing turnaround and new easement through store it GP, located on Sherwood Rd, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



June 9, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lot 1R Division of O'Neill Property, located on Rock Springs Road, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

Building Division Monthly Report

JUNE 2017

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	19	\$302,197
ADDITIONS	3	\$172,500
ALTERATIONS	7	\$309,500
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	6	\$597,290
RESIDENTIAL ROOF	13	\$73,482
<u>COMMERCIAL PERMITS</u>		
ADDITIONS		
ALTERATIONS	8	\$2,273,519
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME	1	\$12,000,000
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNs		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKs		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	1	\$245,100
GRADING	1	\$255,500
FOUNDATION ONLY	3	\$192,900
COMMUNICATION TOWER		
COMMERCIAL ROOF	3	\$41,000
TOTAL	65	\$16,462,988
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS	1	
MOVE STRUCTURE		
SIGNS	8	
TENTS	5	
TOTAL PERMITS ISSUED	79	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$43,606,375