

# **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.

April 20, 2017

6:00 p.m.

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF THE MINUTES OF THE WORKSESSION HELD ON MARCH 13, 2017, THE REGULAR MEETING HELD ON MARCH 16, 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.

#### **04-01 Final Plat – Broadway – Sullivan Gardens Parkway – (17-201-00008)**

The Kingsport Regional Planning Commission is requested to recommend approval of the final plat for the Broadway – Sullivan Gardens Parkway plat. The property is located outside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. (Harmon)

#### **04-02 Bond Release for Autumn Woods Phase 3 – (17-201-00010)**

The Kingsport Regional Planning Commission is requested to release the bond for Autumn Woods Phase 3 back to the developer in the amount of \$29,160.00. (Harmon)

#### **04-03 Resubdivision Hemlock Park Subdivision – (17-201-00013)**

The Kingsport Regional Planning Commission is requested to approve the final plat approval for the resubdivision of Hemlock Park subdivision. The property is located inside the corporate limits of the City of Kingsport, 14<sup>th</sup> Civil District of Sullivan County. (Harmon)

### **V. UNFINISHED BUSINESS**

None

### **VI. NEW BUSINESS**

#### **04-04 1912 Seaver Road Rezoning – (17-101-00001)**

The Kingsport Regional Planning Commission is requested to recommend a positive recommendation of rezoning to the Kingsport Board of Mayor and Alderman. The property is located inside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. (Harmon)

**04-05 David & Evelyn Pierce Property & The Kelly Payne Property – (17-201-00009)**

The Kingsport Regional Planning Commission is requested to recommend final subdivision approval of the Pierce & Payne Property. The property is located outside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. (Harmon)

**04-06 E Street Rezoning – (17-101-00002)**

The Kingsport Regional Planning Commission is requested to recommend a positive recommendation of rezoning to the Kingsport Board of Mayor and Alderman. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Weems)

**04-07 Meade Construction & Forestry Building – (17-102-00001)**

The Kingsport Regional Planning Commission is requested to recommend approval of the Preliminary Zoning Development in a B-4P zone for the construction of a new Meade Construction and Forestry Center as well as the Corporate Office. The property is located inside the corporate limits of the City of Kingsport, 14<sup>th</sup> Civil District of Sullivan County. (Harmon)

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

**VIII. OTHER BUSINESS**

**04-08** Receive a letter of replat of lots 560, 561, 582, and 583 Rotherwood Heights, located on Mellon Street.

**04-09** Receive a letter of subdivision of the Alexander Lot – Brookside Drive Recombination, located on Brookside Dr.

**04-10** Receive a letter of subdivision of Lot 1 Depews Chapel Church Subdivision, located on Reservoir Road.

**04-11** Receive a letter of subdivision of the Poff Property partition, located on Shipley Ferry Rd.

**04-12** Receive a letter of subdivision of the Wolf Hills Phase 1, located on Seaver Road.

**04-13** Receive a letter of resubdivision of Lots 44 & 45 Polo Fields Phase III, located on Polo Fields Place.

**04-14** Receive a letter of subdivision for Garland Hobbs Property, located on Moreland Drive.

**04-15** Receive a letter of resubdivision of Lots 15 & 16 Edinburgh South Phase II, located on Southbridge Road.

- 04-16** Receive a letter of resubdivision of Easley Estates Sections 2 & 3 Lots 18, 19 & 20, located on Argonne Street.
- 04-17** Receive a letter of replat of lots 7, 8 & 9 in block 2 of Lynn Gardens Subdivision, located on Virgil Ave.
- 04-18** Receive, for informational purposes only, the March 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

March 13, 2017

12:00 noon

**Members Present**

Sam Booher, Chairman  
Mike McIntire  
Sharon Duncan  
John Moody  
Beverley Perdue  
Phil Rickman  
Mark Selby

**Members Absent**

Pat Breeding  
Paula Stauffer

**Staff Present**

Ken Weems  
Nathan Woods  
Pamela Gilmer  
Dave Harris

**Visitor's**

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Secretary Weems asked the Commission for any corrections to the minutes of the February 13, 2017 work session, February 16, 2017 regular meeting, and February 27, 2017 called meeting. Without any needed corrections, the minutes will be presented during the March regular meeting for approval. Secretary Weems announced that staff had received a request from the applicant of item 03-02 to have the item pulled off the March agenda. Secretary Weems stated that the agenda would be amended during the regular meeting.

**IV. CONSENT AGENDA**  
None

**V. UNFINISHED BUSINESS**  
None

**VI. NEW BUSINESS**

**03-01 Seaver Road Annexation – (11-301-00001)**

The Kingsport Regional Planning Commission is requested to recommend approval of the annexation, zoning, and plan of services to the Board of Mayor and Alderman. The property is located outside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the annexation, which consists of approximately 5.64 acres off Seaver Road. The applicant desires to build 7 single family homes on the property. Staff noted that a 470 linear foot sanitary sewer extension is necessary to properly serve the annexation area. Staff stated

that the annexation request conforms to the existing annexation policy. No official action was taken.

**03-02 1912 Seaver Road Rezoning – (17-101-00001)**

The Kingsport Regional Planning Commission is requested to rezone from B-4P to R-1B to allow for subdivision of the property to construct single family homes. The property is located outside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Staff noted that this item would be officially removed from the agenda during the March regular meeting at the request of the applicant. No official action was taken.

**03-03 3820 Memorial Boulevard Surplus Request – (16-401-00007)**

The Kingsport Regional Planning Commission is requested to declare 3820 Memorial Boulevard as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff presented the item to the Commission, which consists of approximately 1.48 acres off Memorial Boulevard. Staff noted that the property had been purchased with the intent of having to relocate Fire Station #3 in the event that the widening of SR 126 would require such. With staff no longer identifying a need for the property, staff recommends to declare the property surplus. No official action was taken.

**03-04 Irrevocable Letter of Credit Extension for Chase Meadows Phase 3 – (17-201-00006)**

The Kingsport Regional Planning Commission is requested to approve the extension of an Irrevocable Letter of Credit (ILOC) for Chase Meadows Phase 3. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that the current ILOC amounts to \$31,640 for phase 3 of the development. Staff noted the remaining improvements to be completed are the asphalt topping and as-built survey/record drawings. Staff recommends a one year extension of the ILOC. No official action was taken.

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

**VIII. OTHER BUSINESS**

- 03-05** Receive a letter of replat of lot 8 & 9 Rose Garden & Windridge Estates, located on Rose Gardens Circle.
- 03-06** Receive a letter of addition to tract 1, Linda Denton Ramsey Property, located on Hill Road.
- 03-07** Receive a letter of de-subdivision of Lots 24-34 and Part of Lots 1-16 & 23 Block 28 and closure of a portion of a 25' alley, located on Clinchfield Street.
- 03-08** Receive a letter of subdivision of Essie Ilene Christian Morse Property, located on Cooks Valley Road.
- 03-09** Receive a letter of de-subdivision of Lots 10A & 10B, Block B in Kingsport Regional Service Park.

- 03-10** Receive a letter for the plat for Lot 1 Salyers Property, located on Rock Springs Road.
- 03-11** Receive, for informational purposes only, the February 2017 Building Department report.

**X. ADJOURNMENT**

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

Respectfully Submitted,

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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

March 16, 2017

6:00 p.m.

**Members Present**

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

**Members Absent**

none

**Staff Present**

Ken Weems  
Jessica Harmon  
Nathan Woods  
Pamela Gilmer  
Dave Harris

**Visitor's**

none

At 6:00 p.m., Chairman Sam Booher called the meeting to order, introduced the commissioners and staff and summarized the meeting procedures. Chairman Sam Booher called for approval of the amended agenda, thus removing item 03-02 per the applicant's request. A motion was made by Mark Selby, seconded by Mike McIntire to approve the amended agenda. The motion was approved unanimously, 8-0. Chairman Sam Booher asked for any changes to the minutes of the work session held on February 13, 2017, the regular meeting held on February 16, 2017 and the February 27, 2017 called meeting. A motion was made by Mark Selby, seconded by Phil Rickman to approve the minutes as presented. The motion was approved unanimously 8-0.

**IV. CONSENT AGENDA**

None

**V. UNFINISHED BUSINESS**

None

**VI. NEW BUSINESS**

**03-01 Seaver Road Annexation – (11-301-00001)**

The Kingsport Regional Planning Commission is requested to recommend approval of the annexation, zoning, and plan of services to the Board of Mayor and Alderman. The property is located outside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the annexation, which consists of approximately 5.64 acres off Seaver Road. The applicant desires to build 7 single family homes on the property. Staff noted that a 470

linear foot sanitary sewer extension is necessary to properly serve the annexation area. Staff stated that the proposed zone for the property is City R-1B. Staff stated that the annexation request conforms to the existing annexation policy. A motion was made by Mark Selby, seconded by Beverley Perdue to send a positive recommendation for the annexation, zoning, and plan of services to the Board of Mayor and Aldermen. The motion passed, 8-0.

**03-03 3820 Memorial Boulevard Surplus Request – (16-401-00007)**

The Kingsport Regional Planning Commission is requested to declare 3820 Memorial Boulevard as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff presented the item to the Commission, which consists of approximately 1.48 acres off Memorial Boulevard. Staff noted that the property had been purchased with the intent of having to relocate Fire Station #3 in the event that the widening of SR 126 would require such. With staff no longer identifying a need for the property, staff recommends to declare the property surplus. A motion was made by Mark Selby, seconded by John Moody to declare the subject property as surplus. The motion passed, 8-0.

**03-04 Irrevocable Letter of Credit Extension for Chase Meadows Phase 3 – (17-201-00006)**

The Kingsport Regional Planning Commission is requested to approve the extension of an Irrevocable Letter of Credit (ILOC) for Chase Meadows Phase 3. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that the current ILOC amounts to \$31,640 for phase 3 of the development. Staff noted the remaining improvements to be completed are the asphalt topping and as-built survey/record drawings. Staff recommends a one year extension of the ILOC. A motion was made by Mike McIntire, seconded by Phil Rickman to approve the one year extension. The motion passed, 8-0.

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

**VIII. OTHER BUSINESS**

**03-05** Receive a letter of replat of lot 8 & 9 Rose Garden & Windridge Estates, located on Rose Gardens Circle.

**03-06** Receive a letter of addition to tract 1, Linda Denton Ramsey Property, located on Hill Road.

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**03-08** Receive a letter of subdivision of Essie Ilene Christian Morse Property, located on Cooks Valley Road.

**03-09** Receive a letter of de-subdivision of Lots 10A & 10B, Block B in Kingsport Regional Service Park.

**03-10** Receive a letter for the plat for Lot 1 Salyers Property, located on Rock Springs Road.

**03-11** Receive, for informational purposes only, the February 2017 Building Department report.

**IX. ADJOURNMENT**

There being no further business the meeting adjourned at approximately 6:09 p.m.

Respectfully Submitted,

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Ken Weems, AICP, Planning Commission Secretary

<b>Property Information</b>	Final Plat – Broadway – Sullivan Gardens Parkway		
<b>Address</b>	4355 Sullivan Gardens Drive		
<b>Tax Map, Group, Parcel</b>	TM 104 Parcel 57		
<b>Civil District</b>	15th Civil District		
<b>Overlay District</b>			
<b>Land Use Designation</b>	Retail/Commercial		
<b>Acres</b>	23.84		
<b>Major or Minor / #lots</b>	Minor - 3	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Roy R & Bernice M Conkin <b>Address:</b> 3701 Glenmont Ct <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> N/A <b>Phone Number:</b> N/A		<b>Name:</b> Anthony S Manary <b>Address:</b> 7500 S Memorial Parkway Suite 209 <b>City:</b> Huntsville <b>State:</b> AL <b>Zip Code:</b> 35802 <b>Email:</b> N/A <b>Phone Number:</b> 256-539-1221	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b> <p>The Kingsport Planning Division recommends contingent Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> <li>• The plat meets the City's minimum regulations for subdivisions.</li> <li>• No variances have been requested.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>The property lies outside the City Limits but within the Urban Grown Boundary along Sullivan Gardens Parkway at the intersection with Sullivan Gardens Drive. Any subdivision which deals with more than two lots requires approval from the full Planning Commission per Tennessee Code Annotated. The plat would create 3 lots with no new street construction.</p> <p><b>Utilities:</b> No utilities or street construction required</p>			
<b>Planner:</b>	Harmon	<b>Date:</b> 04/07/17	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>April 20, 2017</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION</b>	<b>Final Plat – Broadway – Sullivan Garden Parkway</b>
<b>ADDRESS</b>	<b>4355 Sullivan Gardens Drive</b>
<b>DISTRICT, LAND LOT</b>	<b>15<sup>th</sup> Civil District, TM 104 Parcel 57</b>
<b>OVERLAY DISTRICT</b>	<b>n/a</b>
<b>EXISTING ZONING</b>	<b>County R-1 &amp; Count A-1</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>

**ACRES** 23.84 – 3 lots - 0 miles of new streets

**EXISTING USE** Vacant

**PROPOSED USE** Commercial/Vacant

**PETITIONER:** Roy R & Bernice M Conkin  
**ADDRESS:** 3701 Glenmont Ct. Kingsport TN 37660

**REPRESENTATIVE:** Anthony Manary  
**PHONE:** 256-539-1221

#### **INTENT**

The applicant is requesting final plat approval for the subdivision of the property located in the 15<sup>th</sup> Civil District and more fully described as Tax Map 104 Parcel 57.

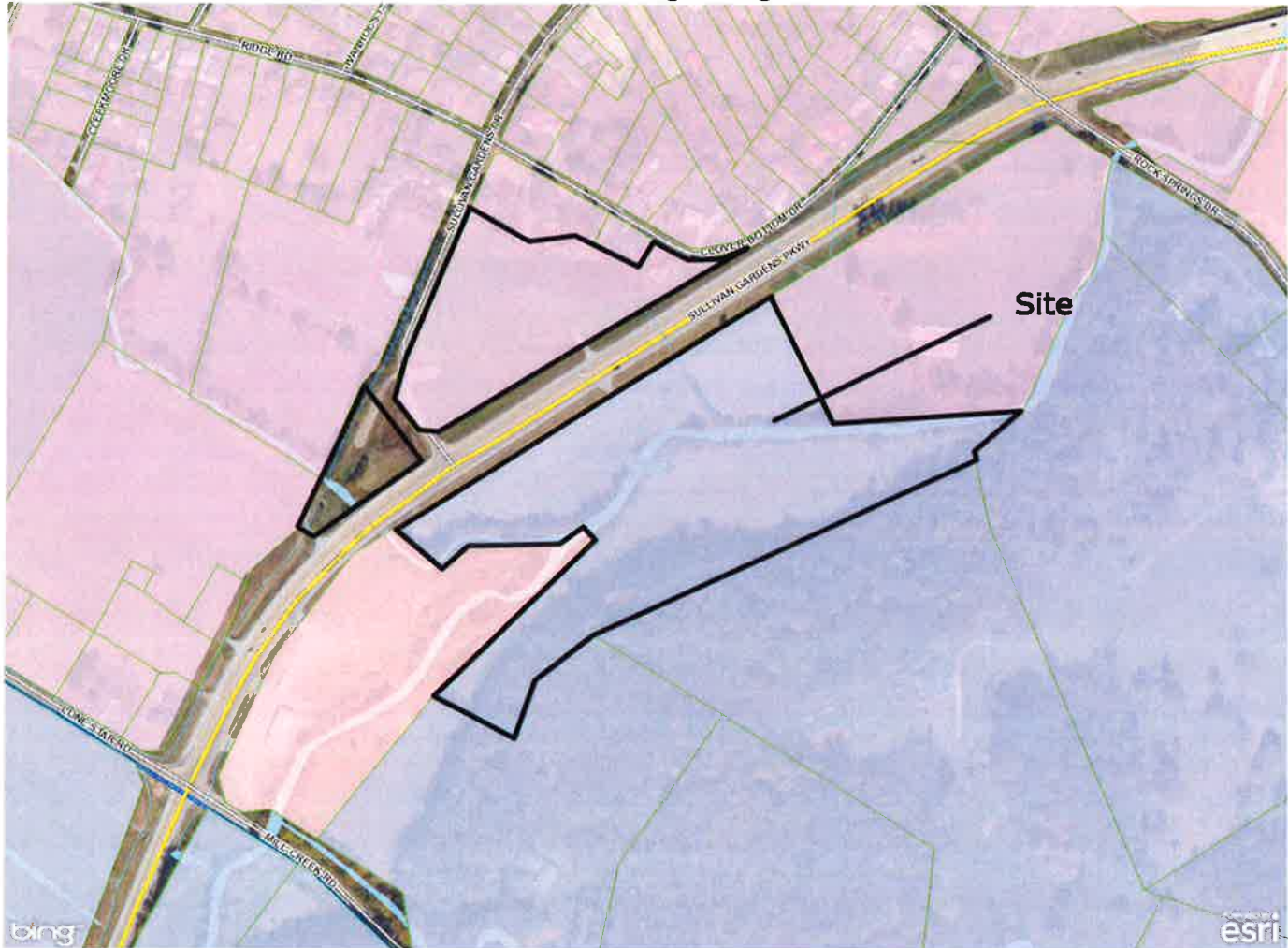
The submitted plat would create three lots off Sullivan Gardens Parkway at the Intersection with Sullivan Gardens Drive. Tennessee Code Annotated requires that any plat which deals with over 2 lots must receive approval from the full Planning Commission.

No variances have been requested and no utilities or streets are proposed for construction.

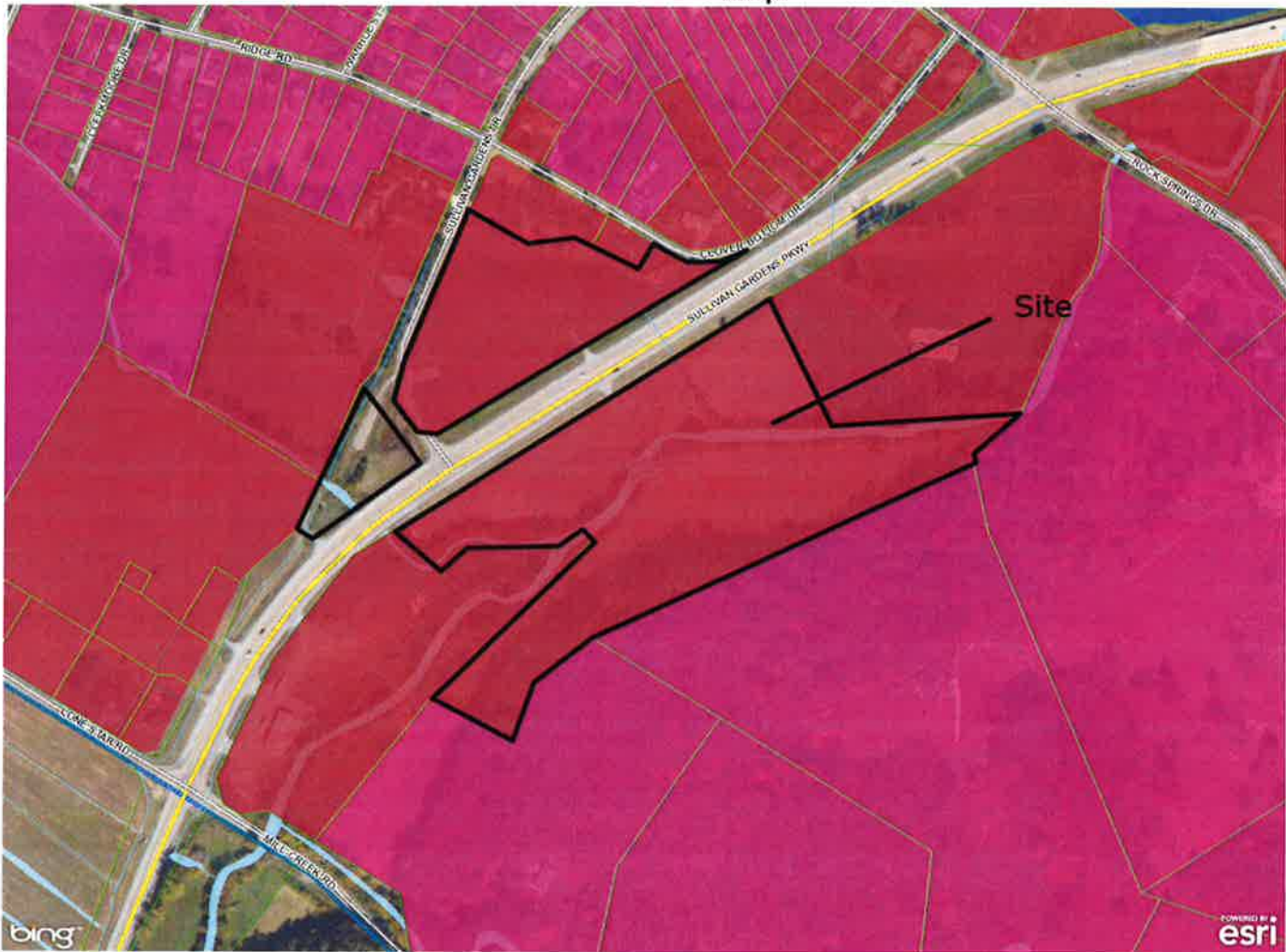
Staff recommends approval of the final plat for the Broadway-Sullivan Gardens Parkway plat based upon conformance to the Minimum Subdivision Regulations.

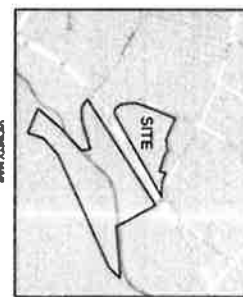


## Surrounding Zoning



**Future Land Use Map**





PREPARED FOR SEVERVILLE INVESTMENTS LLC, WINSTONPORT REGIONAL PLANNING COMMISSION  
SULLIVAN COUNTY, TENNESSEE PARCEL # 0408705  
1ST CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE



**View from Sullivan Gardens Parkway**



**View from Sullivan Gardens Drive**



**View of remainder of property across Sullivan Gardens Parkway**



Aerial



**CONCLUSION**

Staff recommends final plat approval of the Broadway-Sullivan Gardens Parkway plat based upon conformance to the Minimum Subdivision Regulations.

**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: JESSICA HARMON, SENIOR PLANNER**

**DATE: APRIL 7, 2017**

**SUBJECT: BOND RELEASE FOR AUTUMN WOODS PHASE 3**

**FILE NUMBER: 17-201-00010**

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The City currently holds a bond in the amount of \$29,160.00 for the Autumn Woods Phase III Subdivision. The Bond was first submitted to the City in January of 2011 and has been reduced twice since then. The City Engineering Division has inspected all work and verified that all remaining improvements have been completed.

The Kingsport Regional Planning Commission is asked to release the bond back to the developer since all remaining improvements have been completed.

Staff recommends the release of the bond for Autumn Woods Phase III back to the developer in the amount of \$29,160.00.

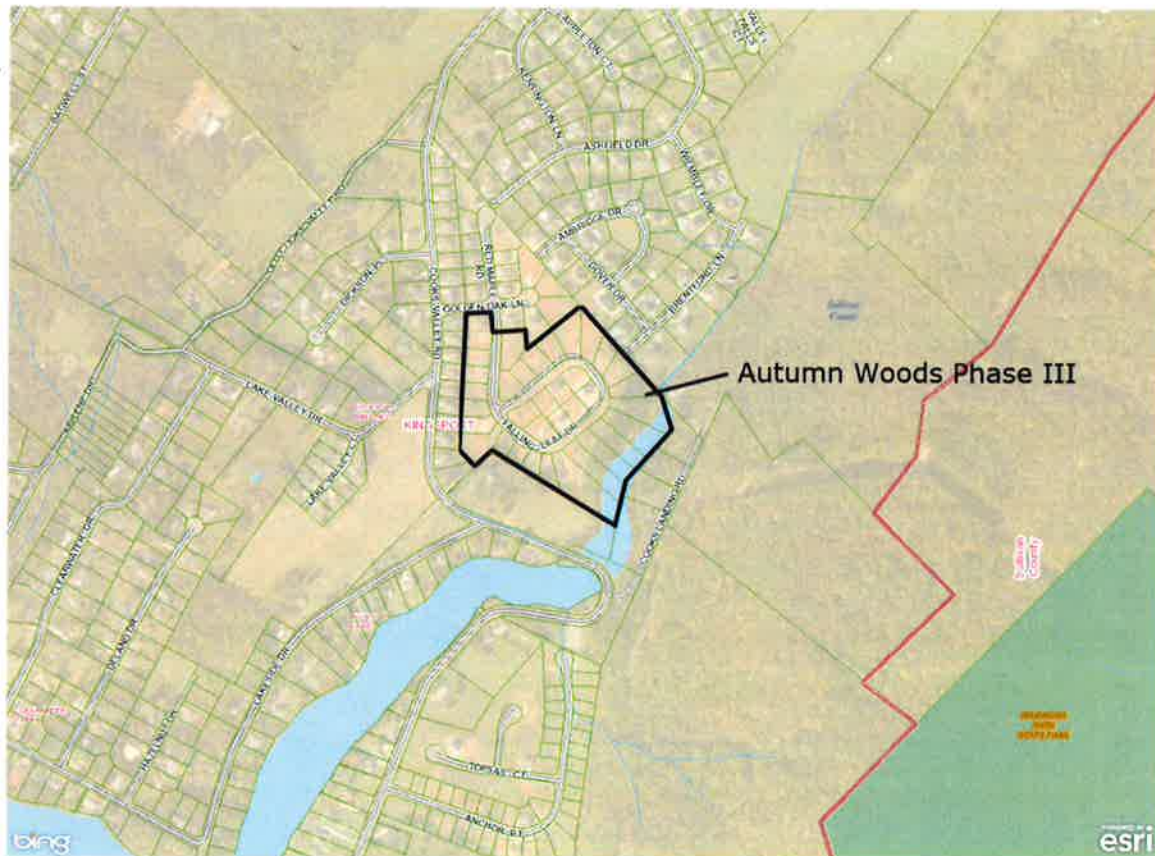
**BOND ESTIMATE  
FOR  
Autumn Woods- Phase 3  
Plans Dated: August 12, 2009  
Bond Estimate Revision: February 3, 2016**

ITEM NO.	QUAN	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	LS	WATER QUALITY BASIN	\$ 12,000.00	\$ 12,000.00
2	1	LS	AS-BUILT SURVEY/RECORD DRAWINGS	\$ 7,000.00	\$ 7,000.00
5	1,000	SQ FT	SIDEWALK	\$ 5.50	\$ 5,500.00
CONSTRUCTION TOTAL					\$ 24,500.00
CONTINGENCIES (6%)					\$ 1,470.00
					\$ 25,970.00
ENGINEERING (14%)					\$ 3,640.00
					\$ 29,610.00

**Jacob Grieb, P.E.  
Civil Engineer  
City of Kingsport**

February 3, 2016

### Autumn Woods Phase III



<b>Property Information</b>	Resub. of Lots 1-5 Hemlock Park Sub., Lot 1R of the Richards Property and Lot 2B Division of Lot 2 Hemlock Park Sub. and Richards Property		
<b>Address</b>	3800, 3816 & 3828 Hemlock Park Drive		
<b>Tax Map, Group, Parcel</b>	TM 77J Group B Parcels 2 & 6		
<b>Civil District</b>	14th Civil District		
<b>Overlay District</b>	n/a		
<b>Land Use Designation</b>	Residential		
<b>Acres</b>	7.26		
<b>Major or Minor / #lots</b>	Minor - 3	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Richards & Fuller <b>Address:</b> 3800 Hemlock Park Drive <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37663 <b>Email:</b> N/A <b>Phone Number:</b> N/A		<b>Name:</b> Alley & Associates INC. <b>Address:</b> 243 E Market Street <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> <a href="mailto:TLingerfelt@alleyassociates.com">TLingerfelt@alleyassociates.com</a> <b>Phone Number:</b> 423-392-8896	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b>  The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> <li>• The plat meets the City's minimum regulations for subdivisions.</li> <li>• No variances have been requested.</li> </ul> <b>Staff Field Notes and General Comments:</b>  The property lies along Hemlock Park Drive along Fort Patrick Henry Lake. Any subdivision which deals with more than two lots requires approval from the full Planning Commission per Tennessee Code Annotated.  <b>Utilities:</b> No utilities or street construction required			
<b>Planner:</b>	Harmon	<b>Date:</b> 04/04/17	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>April 20, 2017</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION</b>	<b>Resub. of Lots 1-5 Hemlock Park Sub., Lot 1R of the Richards Property and Lot 2B Division of Lot 2 Hemlock Park Sub. and Richards Property</b>
<b>ADDRESS</b>	<b>3800, 3816 &amp; 3828 Hemlock Park Drive</b>
<b>DISTRICT, LAND LOT</b>	<b>14<sup>th</sup> Civil District, TM 77J Group B Parcels 2 &amp; 6</b>
<b>OVERLAY DISTRICT</b>	<b>N/A</b>
<b>EXISTING ZONING</b>	<b>R-1B</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES</b>	<b>7.26 – 3 lots - 0 miles of new streets</b>
<b>EXISTING USE</b>	<b>Residential</b>
<b>PROPOSED USE</b>	<b>Residential</b>

**PETITIONER:** Richards & Fuller  
**ADDRESS:** 3800 Hemlock Park Drive, Kingsport, TN 37663

**REPRESENTATIVE:** Tim Lingerfelt, Alley & Associates INC.  
**PHONE:** 423-392-8896

#### **INTENT**

The applicant is requesting final plat approval for the re-subdivision of the property located in the 14<sup>th</sup> Civil District and more fully described as Tax Map 77J Group B Parcels 2 & 6.

The submitted plat would amend the property boundary lines of three lots within the City of Kingsport. Tennessee Code Annotated requires that any plat which deals with over 2 lots must receive approval from the full Planning Commission.

No variances have been requested and no utilities have been proposed for construction.

Staff recommends approval of the resubdivision of Lots 1-5 Hemlock Park Subdivision, Lot 1R of the Richards Property and Lot 2B Division of Lot 2 Hemlock Park Subdivision and Richards Property based on conformance with the Minimum Subdivision Regulations.

The map displays a residential neighborhood with a central 'Site' marked by a house icon. A yellow dashed line traces a path through the area, starting from the top left, passing through several streets, and ending near the bottom center. The streets shown include Fort Henry Dr, VFW Rd, Hemlock Rd, and various residential streets such as Cables Dr, Rockford St, Lakeland Dr, and others. The map also features green areas representing parks and golf courses, and a red dot labeled 'Waller's Park VFO Station 1'.

**Surrounding Zoning**



Future Land Use Map





View from Hemlock Park Drive



Aerial**CONCLUSION**

Staff recommends final plat approval of the resubdivision of Lots 1-5 Hemlock Park Subdivision, Lot 1R of the Richards Property and Lot 2B Division of Lot 2 Hemlock Park Subdivision and Richards Property based on conformance with the Minimum Subdivision Regulations.

**Kingsport Regional Planning Commission**  
**Rezoning Report**

**File Number 17-101-00001**

**1912 Seaver Road Rezoning**

<b>Property Information</b>			
<b>Address</b>		1912 Seaver Road, Kingsport TN	
<b>Tax Map, Group, Parcel</b>		Tax Map 75M Group A Parcel 37	
<b>Civil District</b>		13	
<b>Overlay District</b>		Not applicable	
<b>Land Use Designation</b>		Single Family	
<b>Acres</b>		6.74 acres +/-	
<b>Existing Use</b>	Single family	<b>Existing Zoning</b>	B-4P
<b>Proposed Use</b>	Single family	<b>Proposed Zoning</b>	R-1B
<b>Owner /Applicant Information</b>			
<b>Name:</b> John Dickenson <b>Address:</b> 233 New Beason Well Road <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> <a href="mailto:dickensonbuilders@yahoo.com">dickensonbuilders@yahoo.com</a> <b>Phone Number:</b> (423) 571-9862		<b>Intent:</b> <i>To rezone from B-4P to R-1B to allow for subdivision of the property to construct single family homes.</i>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <li>The rezoning site is designated as Low Density Residential on the Future Land Use Plan.</li> <li>The property currently is being used as residential. The rezoning will not change the use of the property.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>The parcel lies at the intersection of Seaver Road, Princeton Road, and Diana Road.</li> <li>Letters were mailed to adjacent property owners within 300' of the rezoning site. No feedback has been received.</li> <li>The rezoning site will help facilitate a smooth transition from the existing commercial districts to the residential districts along Seaver Rd and Diana Rd.</li> </ul>			
<b>Planner:</b>	Jessica Harmon	<b>Date:</b>	April 7, 2017
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>April 20, 2017</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 17-101-00001

**PROPERTY INFORMATION**

<b>ADDRESS</b>	1912 Seaver Road Kingsport TN
<b>DISTRICT</b>	13
<b>OVERLAY DISTRICT</b>	Not Applicable
<b>EXISTING ZONING</b>	B-4P (Planned Business District)
<b>PROPOSED ZONING</b>	R-1B (Single Family Residential)
<b>ACRES</b>	6.4 +/-
<b>EXISTING USE</b>	Single Family
<b>PROPOSED USE</b>	Single Family

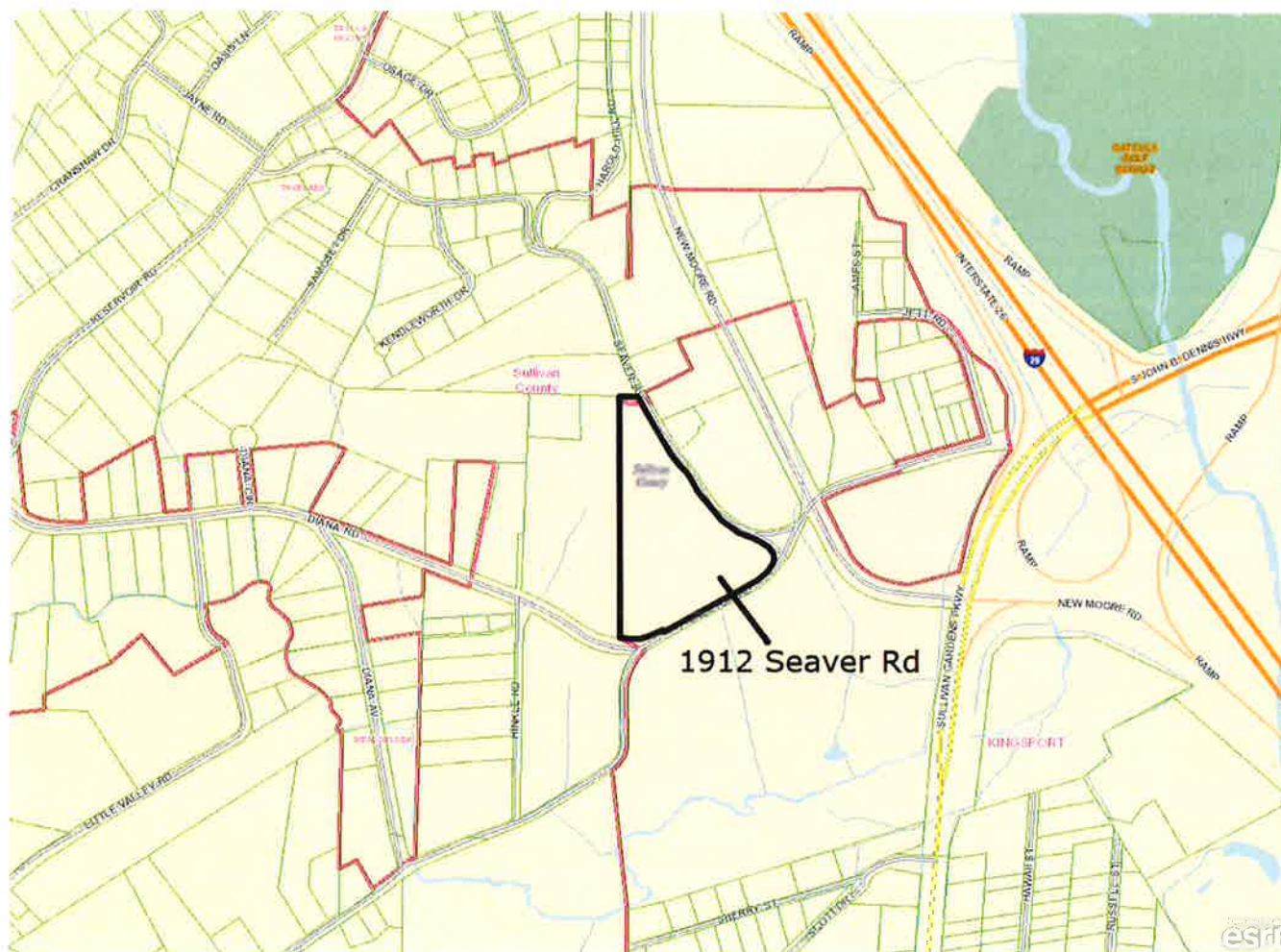
**PETITIONER****ADDRESS** 233 New Beason Well Rd. Kingsport, TN**REPRESENTATIVE****PHONE** (423) 571-9862**INTENT**

*The property currently has one single family home on it. The petitioner is seeking to rezone the property from B-4P to R-1B so that he may subdivide the land and construct multiple single family residential structures.*

**Vicinity Map**

Kingsport Regional Planning Commission  
Rezoning Report

File Number 17-101-00001

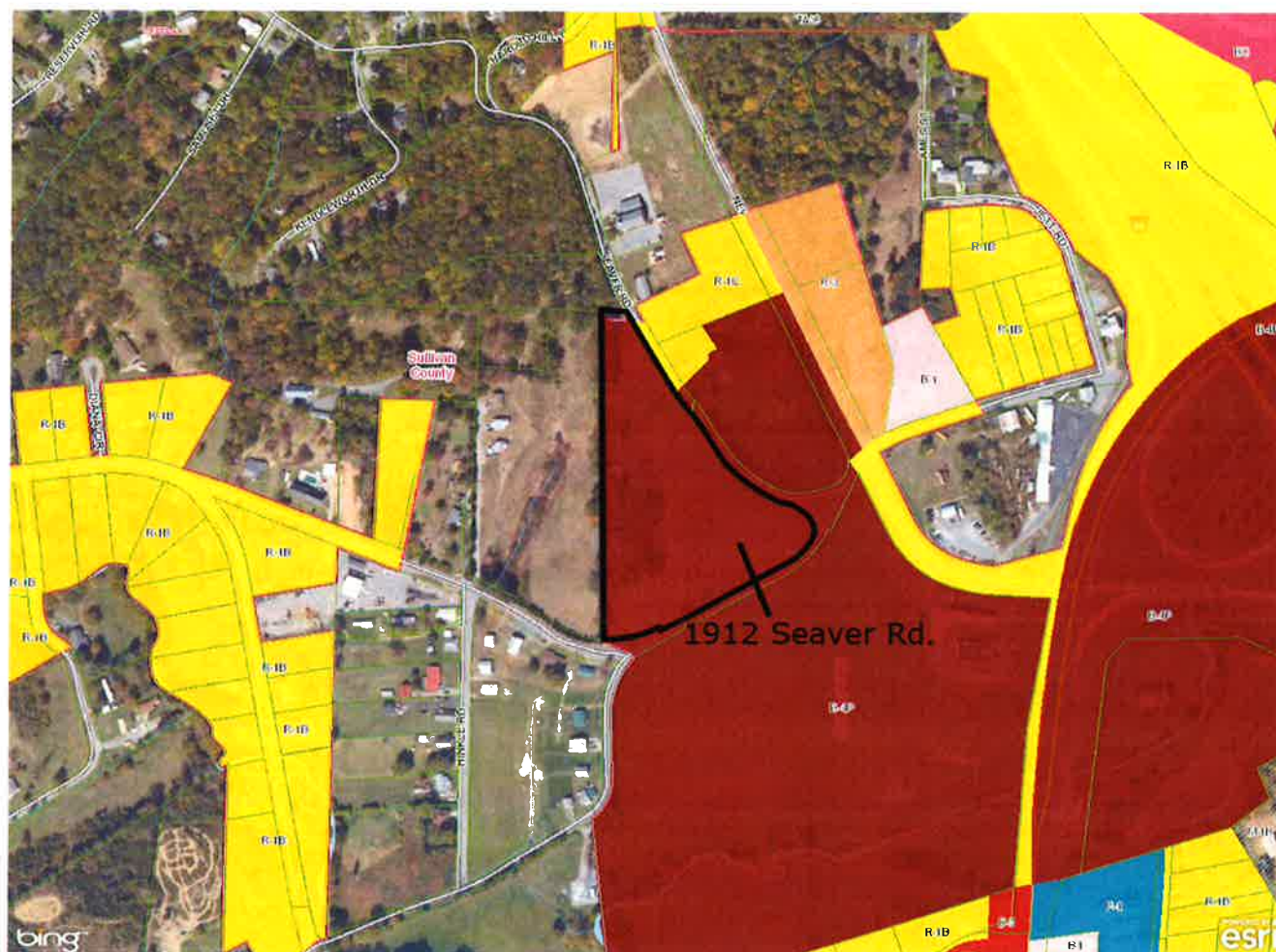


### Surrounding City Zoning Map

Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on April 20, 2017

**Kingsport Regional Planning Commission**  
**Rezoning Report**

**File Number 17-101-00001**



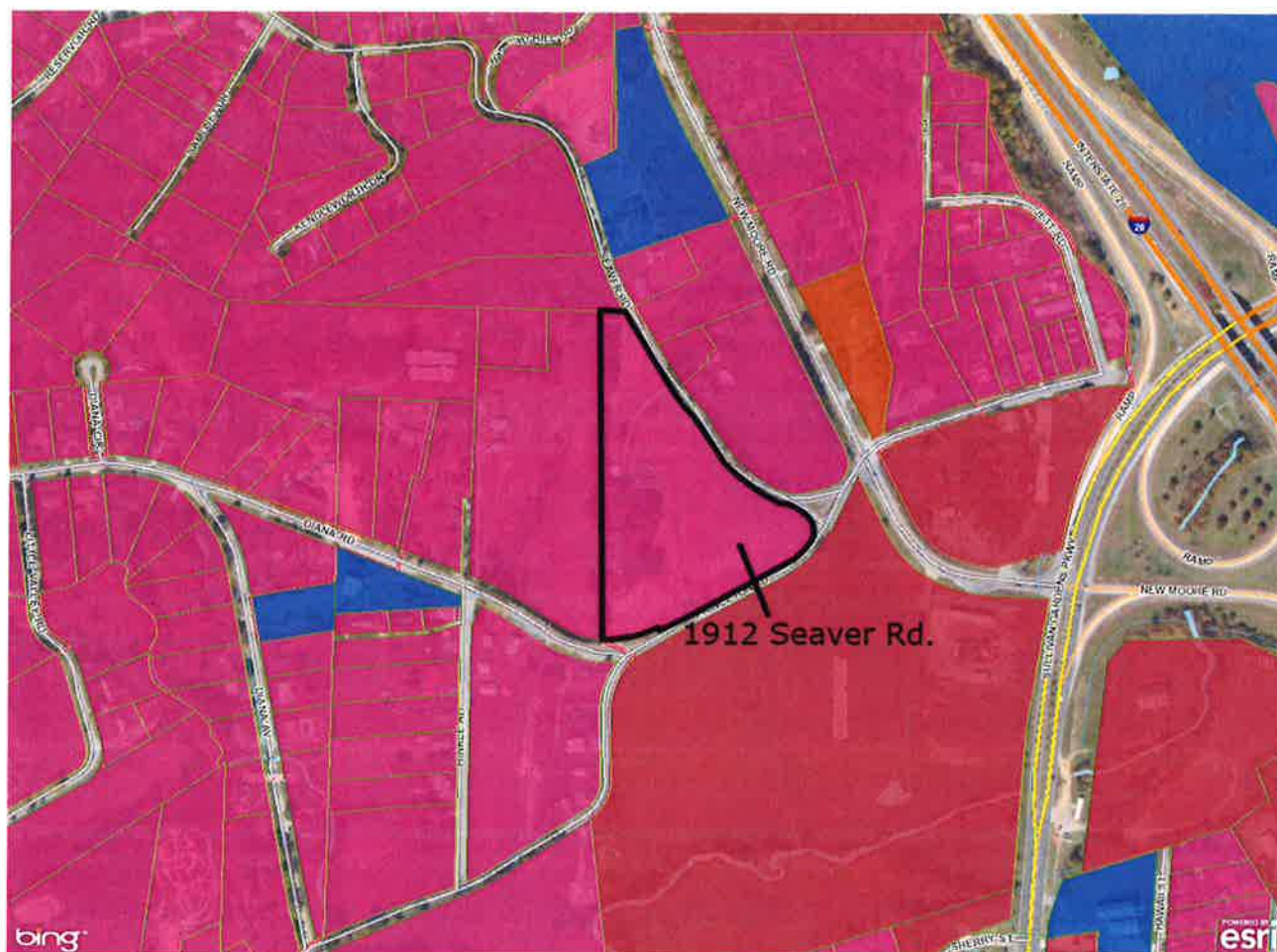
**Surrounding County Zoning Map**

Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on April 20, 2017



## Future Land Use Plan 2030

Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on April 20, 2017



### Aerial

Kingsport Regional Planning Commission  
Rezoning Report

File Number 17-101-00001



**View from Seaver Rd.**



**View from Princeton Rd.**



## Kingsport Regional Planning Commission

## Rezoning Report

File Number 17-101-00001

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County R-1</u> Use: Church	n/a
East	2	<u>Zone: City B-4P</u> Use: Single Family	Annexed in July of 1999 as part of the Princeton Rd Annexation
Southeast	3	<u>Zone: City B-4P</u> Use: Gas Station/Fast Food Restaurant	Annexed in July of 1999 as part of the Princeton Rd Annexation
South	4	<u>Zone: City B-4P</u> Use: vacant	Annexed in July of 1999 as part of the Princeton Rd Annexation
Southwest	5	<u>Zone: County B-3</u> Use: Sull. Co. Hwy Dept.	n/a
West	6	<u>Zone: County R-1</u> Use: Church	n/a
Nothwest	7	<u>Zone: County R-1</u> Use: Vacant	Currently proposed for annexation as part of the Seaver Rd Annexation

## EXISTING USES LOCATION MAP



## Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal will permit the same single family uses that surround the property on all sides.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. Adjacent property is zoned City R-1B and County R-1.

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 17-101-00001

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone.
4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

**Proposed use:** Single Family

**The Future Land Use Plan Map recommends** single family use.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning. The location of the parcel requested for rezoning demonstrates a reasonable transition from the B-4P Commercial zones to the Single Family City and County Zones along Seaver Rd and Diana Rd.
7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed. The zoning will permit uses consistent with single family use.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will not create an isolated district in that it is surrounded by both Sullivan County and Kingsport City residential districts.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are appropriately drawn as is. The proposed boundaries are logical too, in regards to following the current property lines.
10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to an individual as contrasted to the general welfare.

**CONCLUSION**

Staff recommends sending a POSITIVE recommendation to rezone from B-4P to R-1B based upon conformance to the Future Land Use Plan and Policy and the rezoning site acting as a smooth transition from the existing commercial district to the residential districts of Seaver Rd and Diana Rd.

<b>Property Information</b>	David & Evelyn Pierce Property & The Kelly Payne Property		
<b>Address</b>	2305, 2315 & 2319 Ames Street		
<b>Tax Map, Group, Parcel</b>	TM 76PGGroup I Parcels 6		
<b>Civil District</b>	13th Civil District		
<b>Overlay District</b>	Gateway		
<b>Land Use Designation</b>	Residential		
<b>Acres</b>	4.089		
<b>Major or Minor / #lots</b>	Minor - 3	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Pierce/Payne <b>Address:</b> 2305 Ames Street <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37663 <b>Email:</b> N/A <b>Phone Number:</b> N/A		<b>Name:</b> Jonathan Willis <b>Address:</b> 170 Lakeview Lane <b>City:</b> Gray <b>State:</b> TN <b>Zip Code:</b> 37615 <b>Email:</b> N/A <b>Phone Number:</b> 423-202-8667	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b>  The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> <li>The plat meets the City's minimum regulations for subdivisions with the approval of one variance.</li> </ul> <b>Staff Field Notes and General Comments:</b>  The property lies along Ames Street at the intersection with Jett Road. Any subdivision which deals with more than two lots requires approval from the full Planning Commission per Tennessee Code Annotated. The property owner has requested one variance to the lot frontage requirement. The lot at the end of Ames Street proposed for creation currently has no street frontage. They are proposing a 34 foot permanent easement from Ames Street to the property line to allow for access. This would require a variance of 16 feet for the easement to meet the Minimum Subdivision Regulations of 50 feet of frontage.  <b>Utilities:</b> No utilities or street construction required			
<b>Planner:</b>	Harmon	<b>Date:</b> 04/07/17	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>April 20, 2017</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION</b>	<b>David &amp; Evelyn Pierce Property &amp; The Kelly Payne Property</b>
<b>ADDRESS</b>	<b>2305, 2315 &amp; 2319 Ames Street</b>
<b>DISTRICT, LAND LOT</b>	<b>12<sup>th</sup> Civil District, TM 76P Group I Parcel 6</b>
<b>OVERLAY DISTRICT</b>	<b>Gateway</b>
<b>EXISTING ZONING</b>	<b>County R-1</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES</b>	<b>4.089 – 3 lots - 0 miles of new streets</b>
<b>EXISTING USE</b>	<b>Residential</b>
<b>PROPOSED USE</b>	<b>Residential</b>

**PETITIONER:** Pierce & Payne  
**ADDRESS:** 2305 Ames Street Kingsport, TN 37663

**REPRESENTATIVE:** Jonathan Willis  
**PHONE:** 423-202-8667

#### **INTENT**

The applicant is requesting final plat approval for the subdivision of the property located in the 13<sup>th</sup> Civil District and more fully described as Tax Map 76P Group I Parcel 6.

The submitted plat would create three lots off Ames Street. Tennessee Code Annotated requires that any plat which deals with over 2 lots must receive approval from the full Planning Commission.

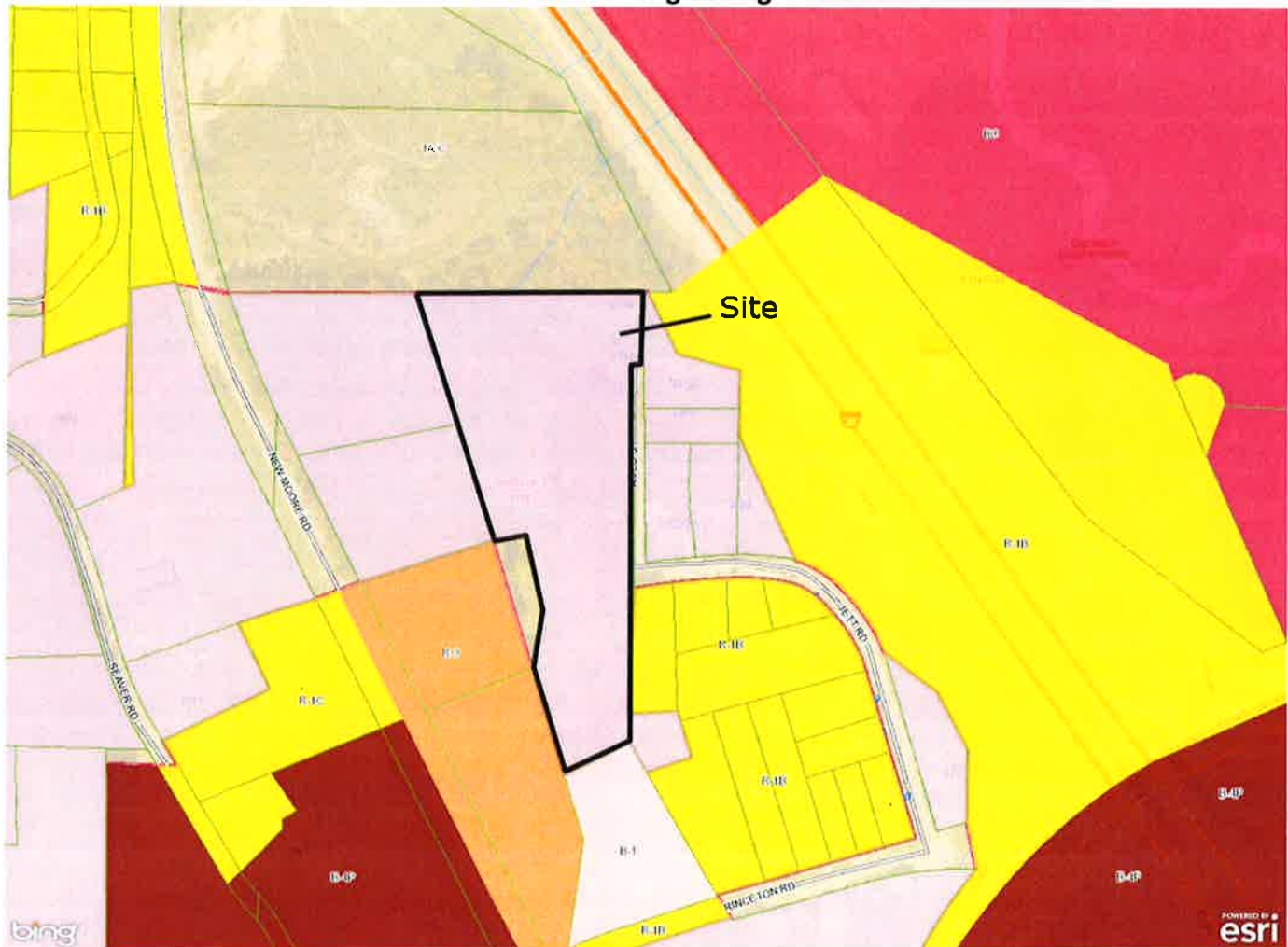
One variances have been requested. The requested variance is to the required 50 feet of road frontage on a public street or permanent easement. The property at the end of Ames Street has no public street frontage so a permanent easement is being proposed. The minimum Subdivision Regulations require that the permanent easement be 50 feet in width. However, due to an existing structure, there is not enough room to place a 50 foot easement to access the property. A 34 foot easement is proposed and the property owner is requesting a 16 foot variance to the 50 foot requirement.

Staff recommends approval of the final plat for the David & Evelyn Pierce & Kelly Payne property plat as well as the 16 foot variance request based upon conformance to the Minimum Subdivision Regulations.

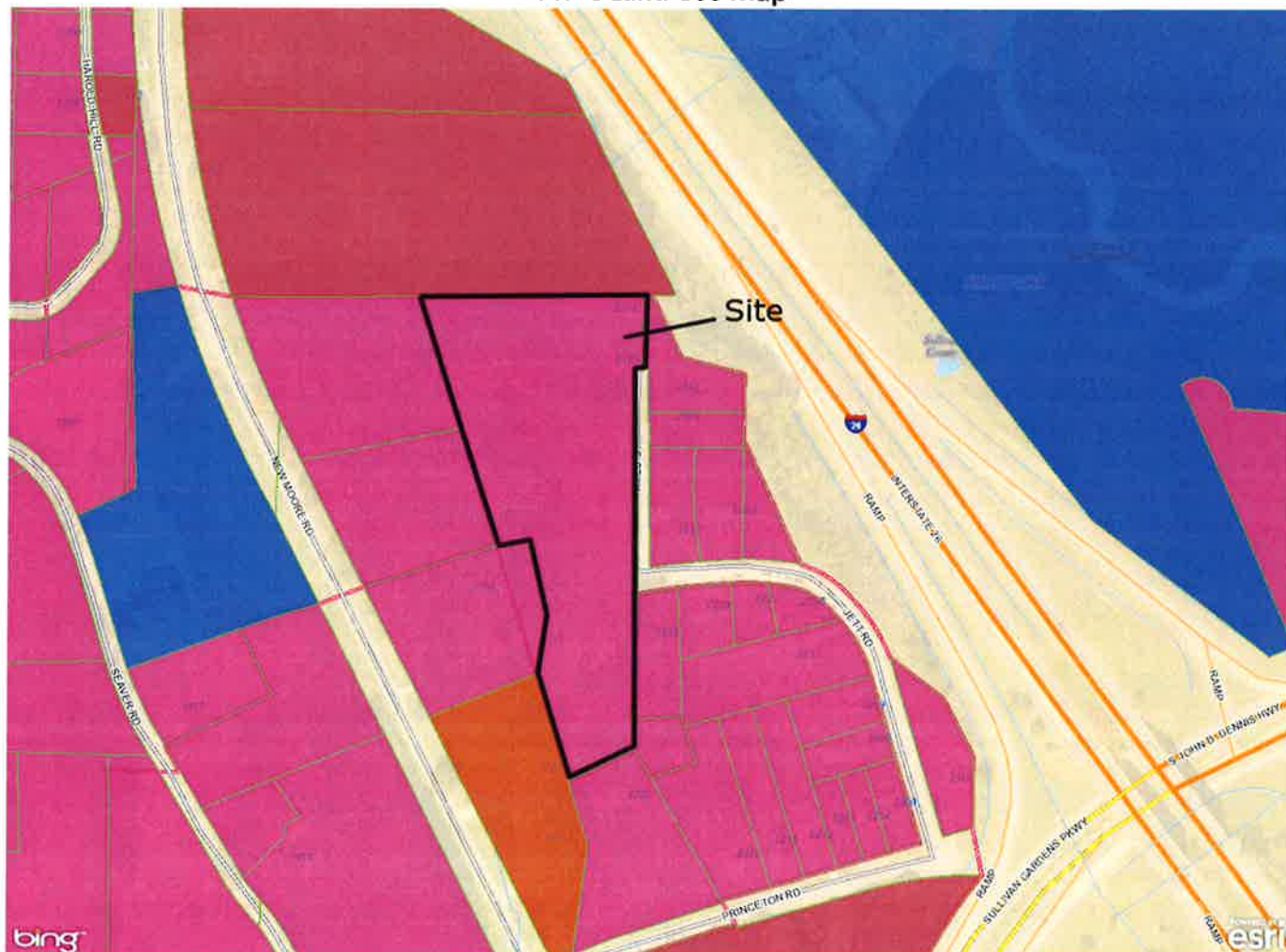
## Location Map



Surrounding Zoning



## Future Land Use Map





April 5, 2017

Jessica Harmon  
Senior Planner  
City of Kingsport  
225 W. Center Street  
Kingsport, TN 37660

RE: Permanent Easement on Ames Street

Dear Jessica,

I am asking for a variance from the Subdivision Regulations for a Permanent Easement for 2319 Ames Street through 2315 Ames Street. There is 34' available for the easement as per the survey. Would you please consider granting this variance at the next Planning Commission meeting? I appreciate your help.

Sincerely,

Kelly Payne

701 Ridgefields Rd.  
Kingsport, TN 37660  
(423) 967-8505

**View from end of Ames Street**



**View from intersection with Jett Road**



AerialCONCLUSION

Staff recommends final plat approval of the David & Evelyn Pierce Property & The Kelly Payne Property plat as well as the 16 foot variance to the lot frontage requirement based on conformance with the Minimum Subdivision Regulations.

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 17-101-00002

## E Street Rezoning

<b>Property Information</b>			
Address	n/a		
Tax Map, Group, Parcel	Map 61D, Group N, Parcel 5-8		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Retail		
Acres	.832 acres +/-		
Existing Use	Vacant property	Existing Zoning	B-3
Proposed Use	Total of 12 two bedroom townhomes	Proposed Zoning	R-3
<b>Owner /Applicant Information</b>			
Name: Eastern Eight CDC Address: 214 East Watauga Ave City: Johnson City State: TN Phone: (423) 232-2042		Zip Code: 37601  Intent: To rezone from B-3 (Highway Oriented Business District) to R-3 (Low Density Apartment District) to accommodate a total of 12 two bedroom townhomes.	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons: <ul style="list-style-type: none"> <li>The proposed R-3 zone (Low Density Apartment District) will serve as an appropriate buffer between the single family home use to the south and commercial zoning and uses along East Center Street.</li> <li>The construction of new townhomes in this part of the Highland Community will complement the existing residential use along East Center Street and the mixed use nature of the area.</li> </ul>			
<b>Staff Field Notes and General Comments:</b>			
<ul style="list-style-type: none"> <li>The rezoning site was recently cleared of dilapidated structures to make way for new development.</li> <li>As of April 10, 2017, the Planning Department has not received any public comment about the rezoning.</li> <li>This rezoning is scheduled for the May 16, 2017 BMA meeting for 1<sup>st</sup> reading and public hearing.</li> </ul>			
Planner:	Ken Weems	Date:	April 10, 2017
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>April 20, 2017</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 17-101-00002

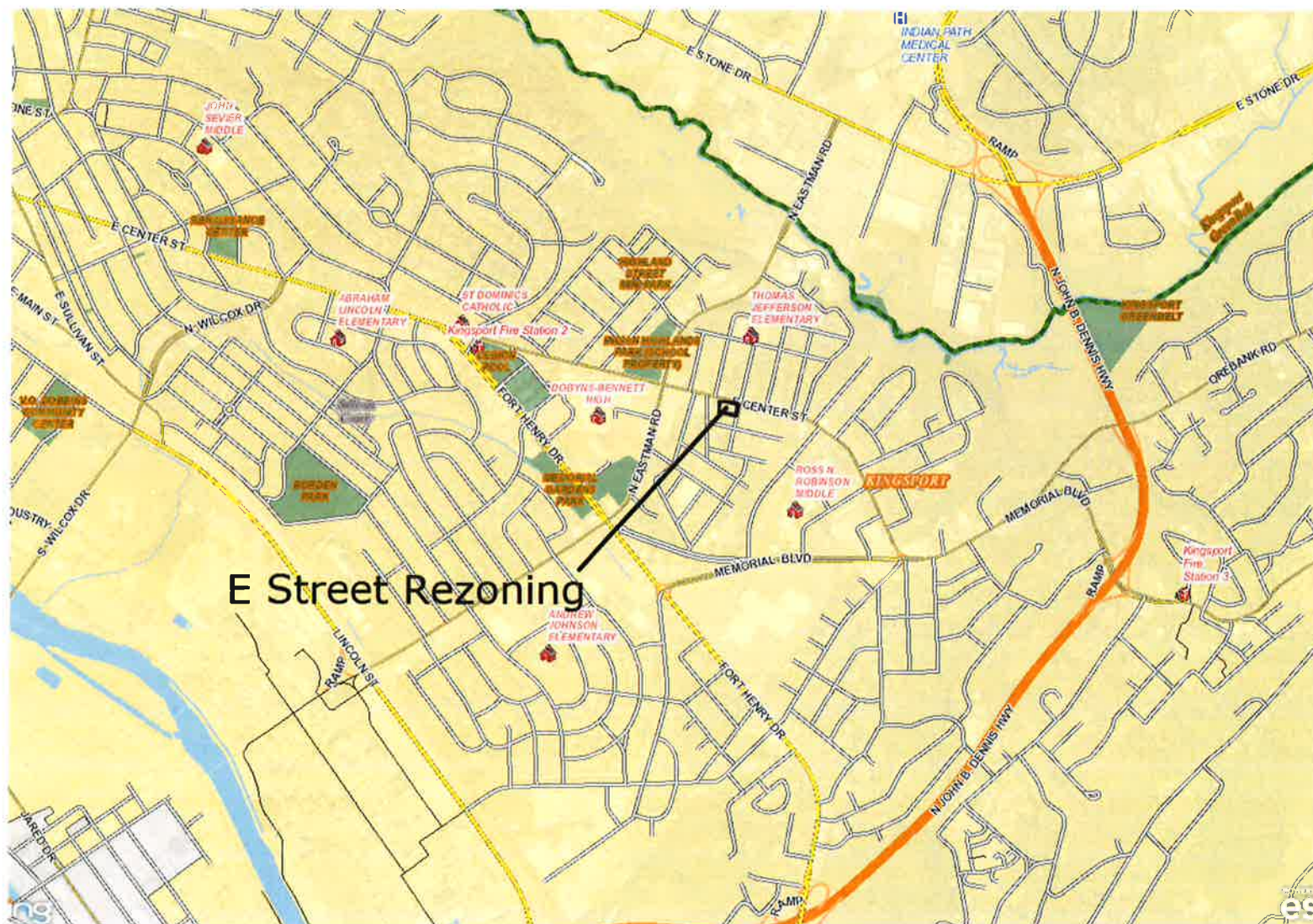
**PROPERTY INFORMATION**

<b>ADDRESS</b>	n/a
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	B-3 (Highway Oriented Business District)
<b>PROPOSED ZONING</b>	R-3 (Low Density Apartment District)
<b>ACRES</b>	.832 +/-
<b>EXISTING USE</b>	vacant
<b>PROPOSED USE</b>	Total of 12 two bedroom townhomes

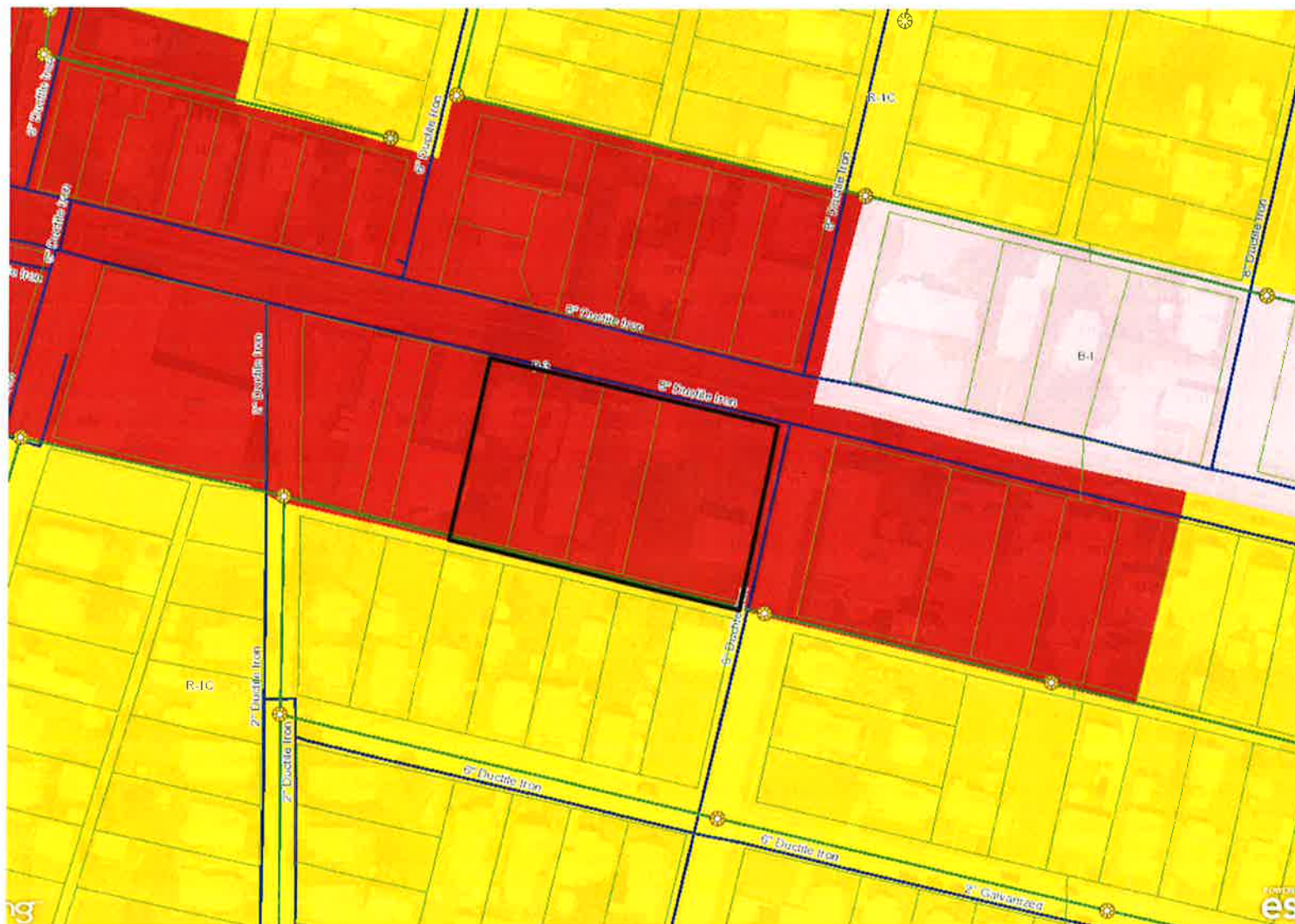
**PETITIONER****ADDRESS** 214 East Watauga Ave, Johnson City, TN 37601**INTENT**

*To rezone from B-3 (Highway Oriented Business District) to R-3 (Low Density Apartment District) to accommodate a total of 12 two bedroom townhomes.*

### Vicinity Map



### Surrounding Zoning Map



## Rezoning Report

## Kingsport Regional Planning Commission

File Number 17-101-00002

Future Land Use Plan 2030  
Designation: Retail

Kingsport Regional Planning Commission  
Rezoning Report

File Number 17-101-00002

## Aerial



**Northeast View (towards intersection of E and East Center Streets)**



**West View (towards downtown)**



**South View**



**East View (towards Memorial Blvd)**



**Kingsport Regional Planning Commission**  
**Rezoning Report**

**File Number 17-101-00002**

**Existing Zoning/ Land Use Table**

<b>Location</b>	<b>Parcel / Zoning Petition</b>	<b>Zoning / Use</b>	<b>History Zoning Action Variance Action</b>
North, East, Northwest	<b>1</b>	<u>Zone: City B-3</u> Use: Single Family & Commercial	n/a
Further North and Northwest	<b>2</b>	<u>Zone: City B-3</u> Use: Single Family	n/a
East	<b>3</b>	<u>Zone: City B-3</u> Use: Single Family	n/a
Further East	<b>4</b>	<u>Zone: City B-1</u> Use: Commercial	n/a
Southeast and South	<b>5</b>	<u>Zone: City R-1C</u> Use: Single Family	n/a
Further South	<b>6</b>	<u>Zone: City R-1C</u> Use: Single Family	n/a
West	<b>7</b>	<u>Zone: City B-3</u> Use: Commercial	n/a

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 17-101-00002

## EXISTING USES LOCATION MAP



## Site Plan



**Based on the applicant's site plan submitted to the Planning Department on March 15, 2016, Staff offers the following considerations:**

**DEVELOPMENT STANDARDS : R-3**

**District minimum requirements:**

- Lot area 6,000 sq ft
- Lot frontage 50 ft
- Front yard 25 ft
- Side yard 6 ft

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 17-101-00002

- Rear yard 20 ft
- Usable open space 20%
- Parking: 18 spaces required (1.5 spaces per unit); 19 provided

The proposal conforms to the R-3 (Low Density Apartment District) zoning standards

**Property Features**

The rezoning site has been completely cleared as of early April, 2017. Formerly, a dilapidated building stood on the west side of the rezoning site (fronting E Street).

**Standards of Review**

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit uses that are suitable for this area of the Highland Community. The mixed use nature of the area will allow the new townhomes to be a pleasant site and serve as a good transition between the mix of uses along East Center Street and the existing single family use to the south.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. The proposal is a major upgrade from the former condition of the property.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property to be affected by the proposal has a reasonable economic use as currently zoned. The same reasonable economic use is acknowledged for the proposed R-3 zone as well.
- 4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal of will not cause an excessive or burdensome use of existing streets, trans facilities, utilities or schools. East Center Street, a minor arterial as classified in the Major Streets and Road Plan, is adequate to serve the proposal.
- 5. Whether the proposal is in conformity with the policies and intent of the land use plan?** The land use plan addresses the rezoning site as appropriate for retail use. It is

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 17-101-00002

staff's opinion that the property's highest and best use can also be captured the townhome proposal too.

**Proposed use:** 12 two bedroom townhomes

**The Future Land Use Plan Map recommends Retail**

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present a blank slate for new development. The townhome proposal will be a welcome change to the Highland Community.
7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposed rezoning will create an isolated district. The R-3 district and proposed use will be compatible with the existing zones and uses.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the existing B-3 zone and uses.
10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not constitute a special privilege to an individual as contrasted to the general welfare. This downzoning proposal, with townhome plans, is also permitted in adjacent B-1 zoned properties.

### CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from B-3 to R-3. It is staff's opinion that the property is that this downzoning proposal will appropriately serve the Highland Community in an area where the new housing is needed and appropriate to adjacent land uses.

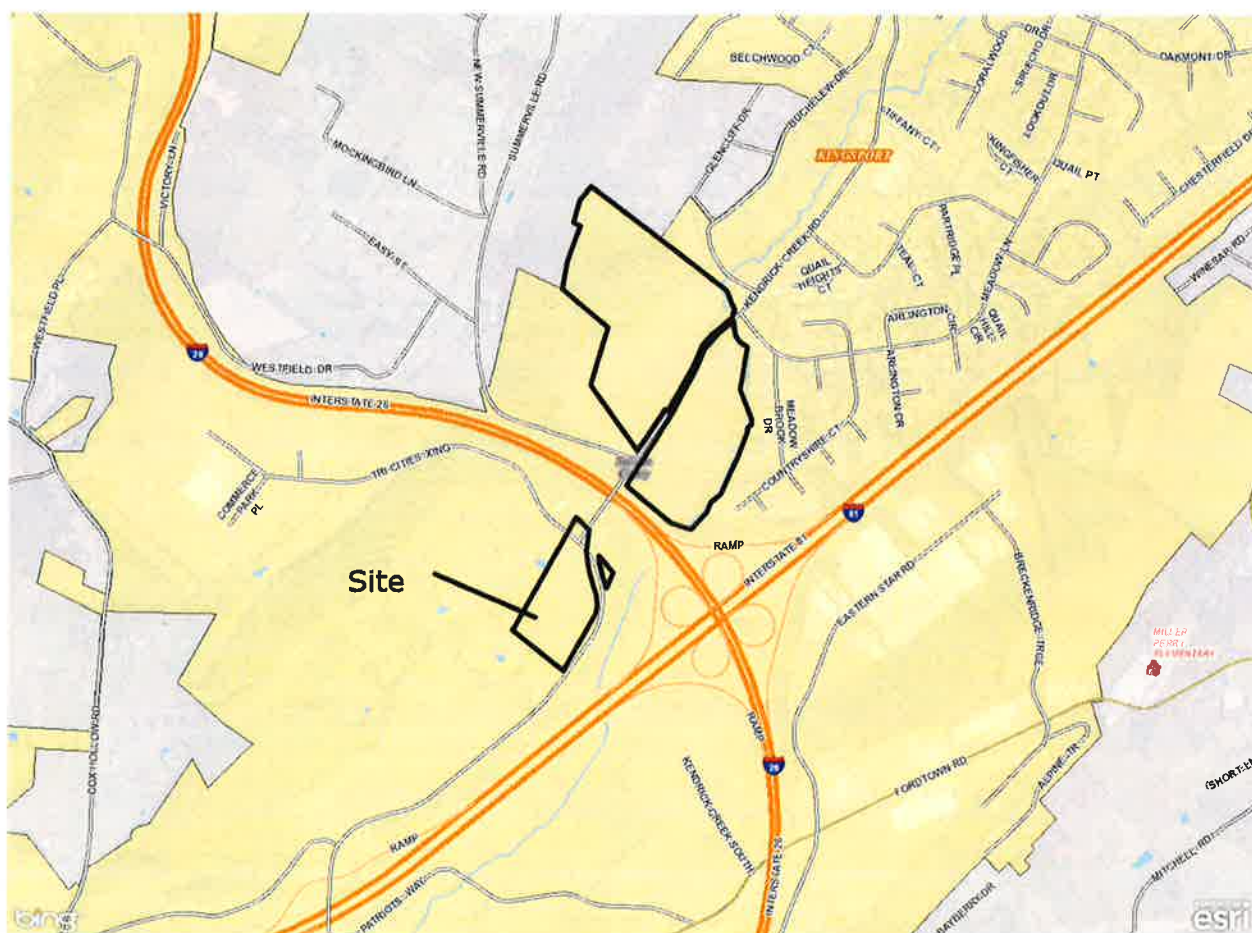
## Meade Construction &amp; Forestry Building

<b>Property Information</b>			
<b>Address</b>		Tri Cities Crossing	
<b>Tax Map, Group, Parcel</b>		Tax Map 105 Parcel 193	
<b>Civil District</b>		14	
<b>Overlay District</b>		Gateway	
<b>Land Use Designation</b>		Retail	
<b>Acres</b>		+/- 93.6 acres (total parcel) +/- 10 acres (development)	
<b>Existing Use</b>		<b>Existing Zoning</b>	B-4P
<b>Proposed Use</b>		<b>Proposed Zoning</b>	No change
<b>Owner /Applicant Information</b>			
<b>Name:</b> Chuck Meade <b>Address:</b> 840 State Street <b>City:</b> Bristol <b>State:</b> TN <b>Zip Code:</b> 37620 <b>Email:</b> <a href="mailto:chuck@meadetractor.com">chuck@meadetractor.com</a> <b>Phone Number:</b> (423) 573-2022		<b>Intent:</b> To receive Preliminary Zoning Development Plan approval in a B-4P zone for the construction of a new Meade Construction and Forestry Center as well as Corporate Office.	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends APPROVAL for the following reasons:</p> <ul style="list-style-type: none"> <li>• The submitted preliminary zoning development plan meets the development standards of the B-4P zone without need for a variance.</li> <li>• The future land use plan supports commercial development for the parcel.</li> </ul> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <li>• This B-4P District is the current zoning district for the proposed Meade Construction &amp; Forestry Center. The new structure is proposed to be 24,712 square feet with area for a future addition. This site will have one access point off Tri Cities Crossing. A total of 44 parking spaces have been provided.</li> <li>• The property is located within the Gateway Overlay District and will be reviewed by the Gateway Commission on April 21, 2017.</li> </ul>			
<b>Planner:</b>	Jessica Harmon	<b>Date:</b>	April 07, 2017
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	April 20, 2017
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION****ADDRESS: Tri Cities Crossing****DISTRICT: 14th****OVERLAY DISTRICT: Gateway****EXISTING ZONING: B-4P****ACRES: +/- 93.6 acres (total parcel) +/- 10 acres (development)****EXISTING USE: Vacant****PROPOSED USE: Meade Construction & Forestry Building****PETITIONER****ADDRESS 840 State Street Bristol, TN 37620****REPRESENTATIVE****PHONE (423) 573-2022****INTENT**

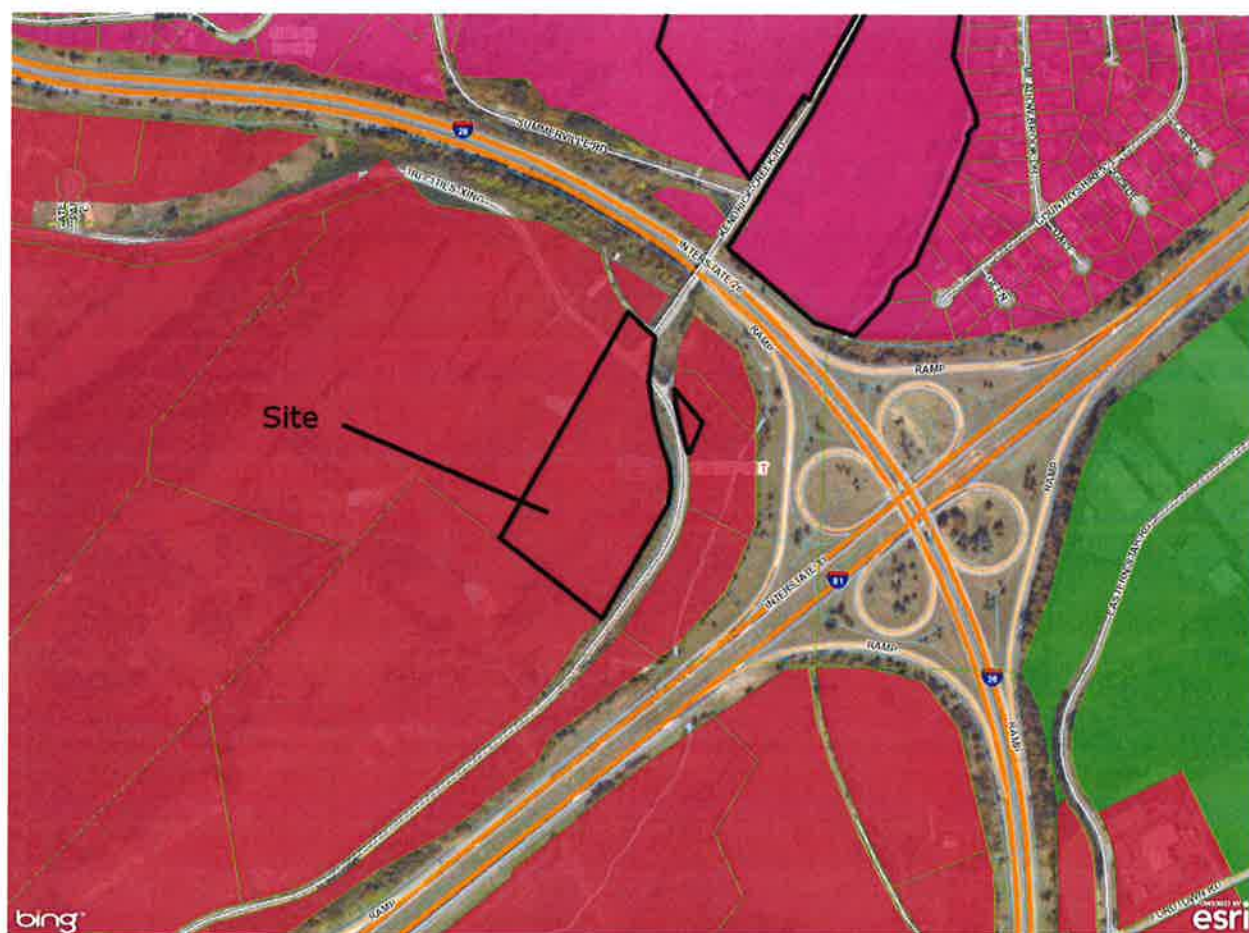
To receive Preliminary Zoning Development Plan approval in a B-4P zone for the new construction of a Meade Construction & Forestry Center and new corporate offices. The structure is proposed to be 24,712 square feet with one entrance point off Tri Cities Crossing. The property is located within the Gateway Overlay District and will be reviewed by the Gateway Review Commission at their April 21<sup>st</sup> Meeting.

# LOCATION MAP

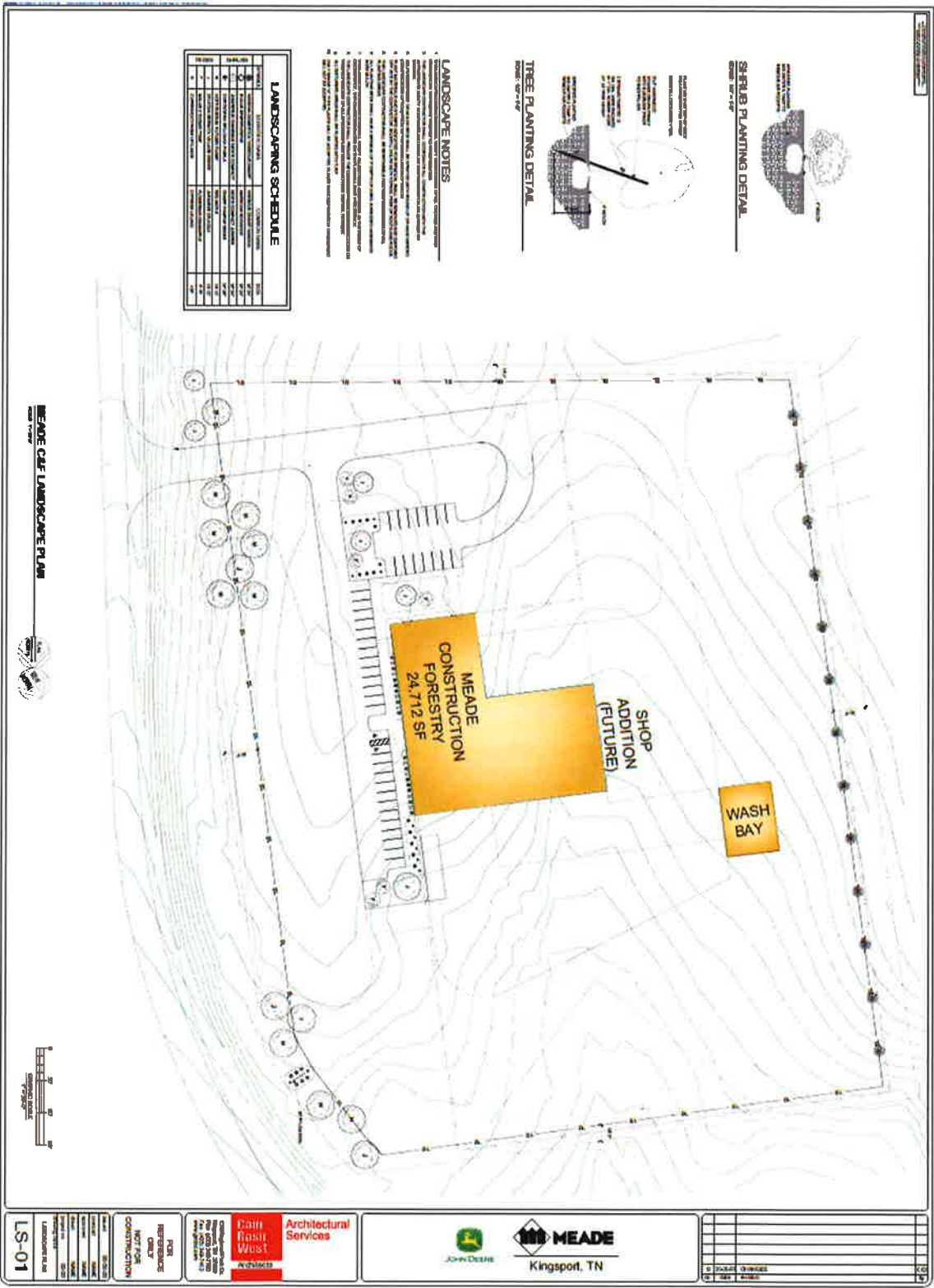


## CURRENT ZONING MAP



**FUTURE LAND USE PLAN MAP (COMMERCIAL USE)**

PRELIMINARY ZONING DEVELOPMENT PLAN



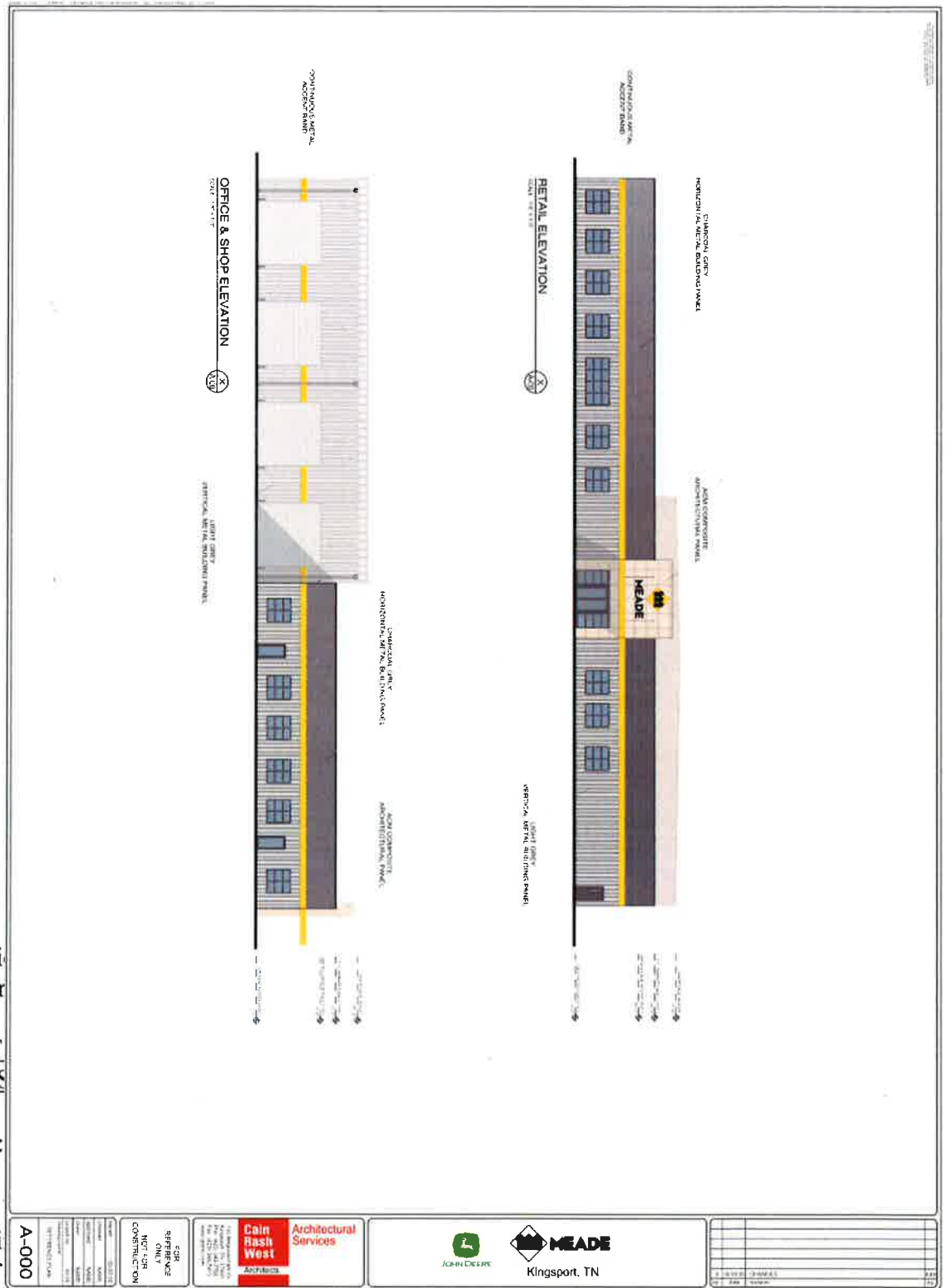


Location	Number Designation	Zoning / Use
Northwest	1	Zone: City MX Use: Warehousing
North	2	Zone: City A-1 Use: Agricultural
East	3	Zone: City MX Use: Warehousing
South	4	Zone: TA/C Use: Vacant
West	5	Zone: A-1 Use: Vacant

### EXISTING USES AND LOCATION



**BUILDING ELEVATION DRAWINGS**



**PRELIMINARY**

Based on the appli  
following consider

**DEVELOPMENT  
REQUIREMENTS**

- Front yard:
- Rear yard:
- Side yard:
- 30% buildi
- 150 feet of

- No maximum height requirement
- Sidewalk required for commercial use – Developer is proposing the fee in lieu of and is working with our Engineer Division on this.

The ZDP indicates compliance with the development standards.

### Parking Requirements

Parking requirements for this property is broken down by type of use:

Retail Use – 3,455 square feet

- Requires 1/200 square feet of 1<sup>st</sup> 1,000 net floor area = 5 spaces
- Requires 1/1,000 square feet of remaining floor area = 15 spaces

Office Use – 3,707 square feet

- Requires 1/1,000 square feet of net floor area = 4 spaces

Warehouse Use – 3,841 square feet

- Requires 1/1,000 gross floor area = 4 spaces

Shop Use – 7 Bays

- Requires 2 spaces/each service bay = 14 spaces

Total required parking is 42 spaces and a total of 44 spaces have been provided which exceeds that required by the Zoning Code.

### Landscaping Requirements

A landscaping plan has been submitted and been reviewed by the Landscaping Specialist for the City. The required landscaping for this site is as follows:

- 1 Tree/50' of public right of way. 16 required, 16 shown
- 1 Tree/5 parking spaces. 9 required, 10 shown
- Buffer required and shown along rear of property abutting the Agricultural zone.
- 5% of total paved area must be landscaped. 4,841 square feet of the internal area is proposed for landscaping.
- 20% of total required landscaping must be building perimeter landscaping. 551 square feet is proposed to be landscaped up against the buildings.

### DESCRIPTION OF PROPERTY FEATURES

The property proposed for development is part of a much larger tract that is located along the opposite side of the interstate. A subdivision plat is currently being prepared to divide the property for the proposed development. Planning Commission approval of the Preliminary ZDP is a requirement in B-4P zones.

### CONCLUSION

**Staff recommends APPROVAL of the Preliminary Zoning Development Plan based on conformance with the B-4P development standards.**



March 7, 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 560, 561, 582 and 583 Rotherwood Heights, located on Mellon Street, surveyed by M. Lacey Surveying, 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

LOCATION MAP

## GENERAL NOTES

1. THIS MAP IS BASED ON A FIELD SURVEY BY M. LACEY LAND SURVEYING COMPLETED ON 12/21/2016
2. REFERENCES:
  - A. DEED: BOOK 4104, PAGE 244, & BOOK 411, PAGE 675
  - B. MAP ENTITLED "ROTHERWOOD HEIGHTS" AS FILED IN THE CLERK OF THE COUNTY CLERK'S OFFICE ON 07/17/1940 IN MAP BOOK 350, PAGE 153
  - C. DEED: BOOK 4104, PAGE 244
3. THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE
4. PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE CITY OF KINGSPORT, STATE OF TENNESSEE, MAP NUMBER 47165X00400, EFFECTIVE DATE OF 08/29/2006, THE SUBJECT PROPERTY ALTHOUGH ZONED AS R-1-B, IS NOT SPECIAL FLOOD HAZARD AREAS. THIS DETERMINATION IS BASED ON SEALED MAP LOCATION AND GRAPHIC PLATTING
5. THE PROPERTY FALLS WITHIN THE CITY OF KINGSPORT R-1-B ZONING DISTRICT.
6. THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7'-0" WIDE ALONG THE SIDE AND REAR PROPERTY LINES OF THE SUBJECT PROPERTY FOR THE CONVEYANCE OF UTILITY AND UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL EASEMENTS THAT MAY BE REQUIRED AND IS NOT TO BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE CITY OF KINGSPORT REGIONAL PLANNING COMMISSION
7. THE PURPOSE OF THIS MAP IS TO VACATE THE ALLEY, AND TO PLAT LOT 1 TO LOT 4-S60, AND THE ALLEY HALF TO LOT 4-S62.

**END**

PROPERTY LINE  
ADJOINING PROPERTY LINE  
LOT LINE TO BE REMOVED  
CENTERLINE  
BUILDING SETBACK LINE  
1/2" ROD WITH PLASTIC CAP SET  
971 ADDRESS  
43508

## ABBREVIATIONS

AC	ACRE	PC	PLAT
AG	DEED	PG	CABINET
B	BOOK	PG	PAGE
N	NOW OR FORMERLY	SF	SQUARE FEET

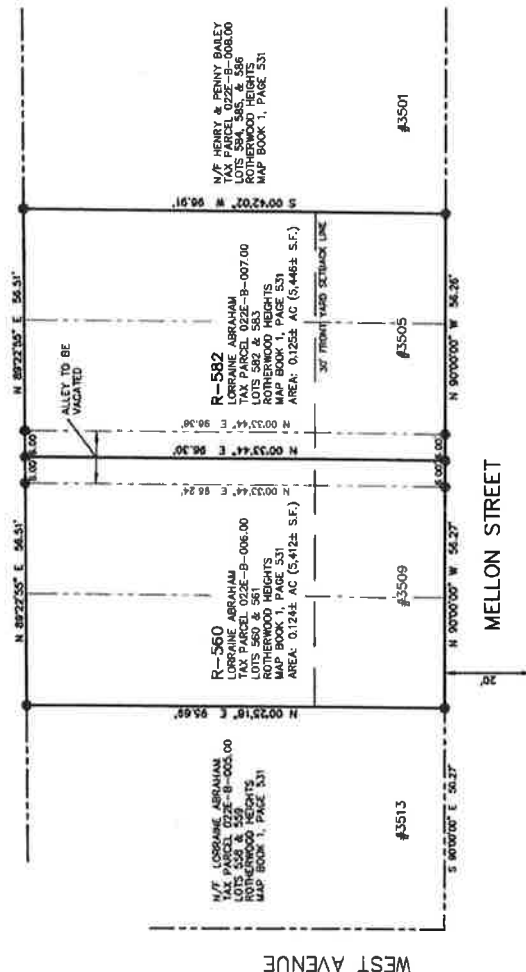
## RE-PIAT

**LOTS 560, 561 & 582, 593  
ROTHERWOOD HEIGHTS  
CITY OF KINGSFORD  
7TH CIVIL DISTRICT  
HAWKINS COUNTY, TENNESSEE**

Date 12/21/2018	Project No. 6070116	Drawing No. SU-4	Rev 1
--------------------	------------------------	---------------------	----------



N/F CHARLOTTE TAYLOR, ETAL  
TAX PARCEL 022-063.00  
DB 261, PG 889

Map Cabinet 4  
Envelope 1383A

**COPY**

[illegible]

COMMUNICATION

HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON A FIELD SURVEY COMPLETED UNDER MY IMMEDIATE SUPERVISION, AND IT CONFORMS TO THE STANDARDS OF PRACTICE ESTABLISHED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1:10,000 AS SHOWN HEREON.

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**

HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE Florida WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SUCH.

May 1, 2017

**CERTIFICATION OF THE APPROVAL OF STREETS  
AND STORMWATER SYSTEMS**

HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED

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. 20

2008 RELEASE UNDER E.O. 14176

**CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEMS**

HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

3-2 .2017

**CONFIDENTIAL**

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040

## COMMUNICATION OF THE APPROVAL FOR 911—ADDRESSING

HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE  
AS APPROVED AS ASSIGNED

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**THE UNIVERSITY OF CHICAGO PRESS**

RESIDENT AUTHORIZED REPRESENTATIVE

2/17/2017

13940

[illegible]

10

3/6/17



March 10, 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 Alexander Lot – Brookside Drive Recombination, located on Brookside Drive, surveyed by Davies Land Surveying, 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





March 10, 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 Lot 1 Depews Chapel Church Subdivision, located on Reservoir 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 black ink, appearing to read "Ken Weems".

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission

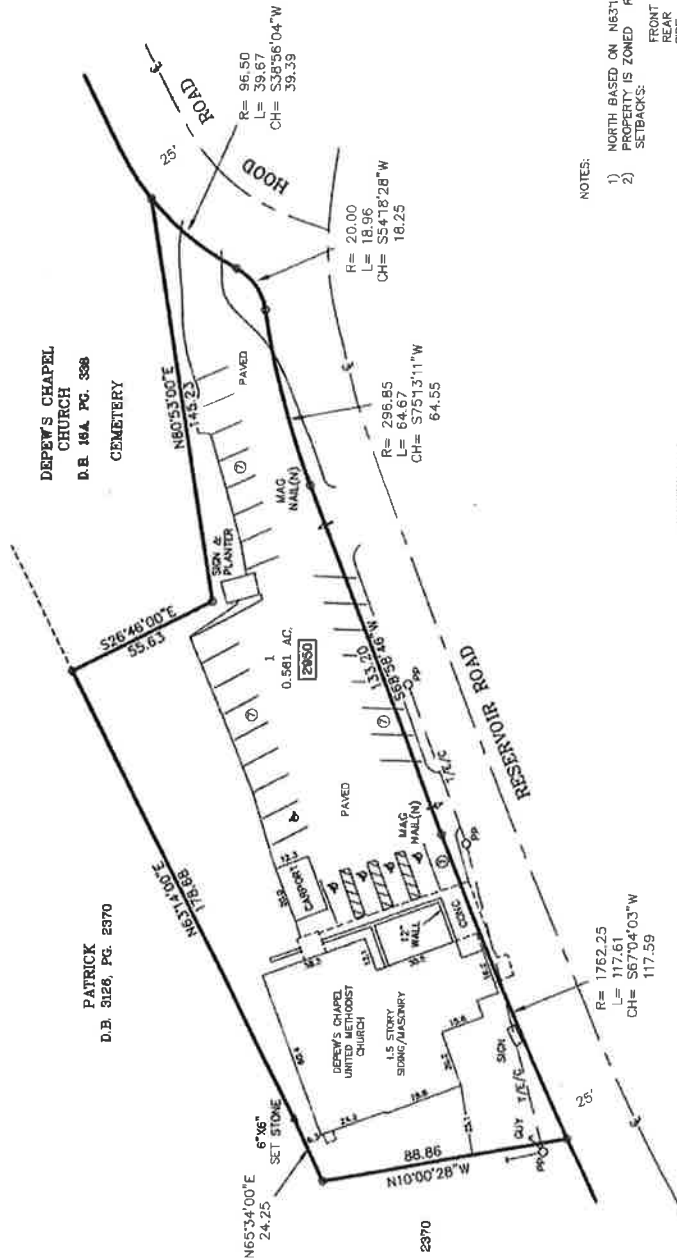


PATRICK  
D.B. 3126, PG. 2370

PATRICK  
D.B. 3126, PG. 2370

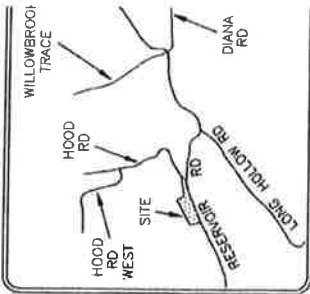
LEGEND

- D.B. DEED BOOK
- PG. PAGE
- AC. ACRES
- CONC. CONCRETE
- W.C. WATER CLOSET
- R.S. RADIUS
- L= LENGTH
- CH= CHORD
- PP POWER POLE
- TEL. TELEPHONE
- E/C ELECTRICAL CABLE
- CE CENTERLINE
- 1231 911 ADDRESS



DEPEW'S CHAPEL CHURCH  
D.B. 16A, PG. 338  
CEMETERY

LOCATION MAP  
N.T.S.



03/10/2017 - 03:44:08 PM  
17004202

TOTAL PLAT	BATCH 170042
PLAT BOOK: 16A	PAGE: 1518
SEC. 16E	18.00
SEC. 16E	0.00
TOTAL	18.00
SEC. 16E	17.00
SEC. 16E	0.00
TOTAL	17.00

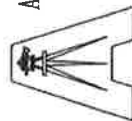
DATE OF SURVEY: 03/10/2017  
SURVEYOR: ALLEY & ASSOCIATES, INC.

NOTES:

- 1) NORTH BASED ON N63°14'00"E IN D.B. 3126, PG. 2370.
- 2) PROPERTY IS ZONED R-1
- 3) SETBACKS: FRONT 30' REAR 30' SIDE 12'
- 4) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 5) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C02300 FOR PARCELS SET IN SEPTEMBER 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 6) JOB NO. 16-10602
- 7) ACAD FILE: 16-10602 DEPEW'S CHAPEL.DWG
- 8) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 9) TAX MAP 75, PART OF PARCEL 53
- 10) DEED REFERENCES: D.B. 41, PG. 234; D.B. 16A, PG. 338; D.B. 163A, PG. 182.
- 11) 3/4" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN.
- 14) PAVING SPACES: REGULAR 22 HANDICAP 5 TOTAL 27
- 15) CHURCH BUILDING WAS BUILT PRIOR TO 1900.
- 16) ±4 ACRES REMAIN IN ORIGINAL TRACT PER SULLIVAN COUNTY PROPERTY ASSESSOR MAP



ALLEY & ASSOCIATES, INC.  
SURVEYORS  
243 E. MARKET STREET  
KINGSPORT, TENNESSEE 37606  
TELEPHONE: (423) 362-8888  
FAX: (423) 362-8888  
E-MAIL: info@alleyandassociates.com



<p>1. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>2-22</p> <p>DATE: 2-22-17</p> <p>SURVEYOR: ALLEY &amp; ASSOCIATES, INC.</p>	<p>1. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>2-22</p> <p>DATE: 2-22-17</p> <p>SURVEYOR: ALLEY &amp; ASSOCIATES, INC.</p>	<p>1. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>2-22</p> <p>DATE: 2-22-17</p> <p>SURVEYOR: ALLEY &amp; ASSOCIATES, INC.</p>	<p>1. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>2-22</p> <p>DATE: 2-22-17</p> <p>SURVEYOR: ALLEY &amp; ASSOCIATES, INC.</p>
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LOT 1, DEPEW'S CHAPEL CHURCH SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	0.241
ACRES NEW ROAD	0
ACRES NOT ROAD	0
OWNER	DEPEW'S CHAPEL CHURCH
SURVEYOR	ALLEY & ASSOCIATES, INC.
CIVIL DISTRICT	1378
CLOSING PERSON	1384
SCALE	1" = 30'



March 17, 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 Poff Property partition, located on Shipley Ferry Rd., surveyed by Charles Johnson Jr., 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





April 5, 2017

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

Dear Mr. Booher:

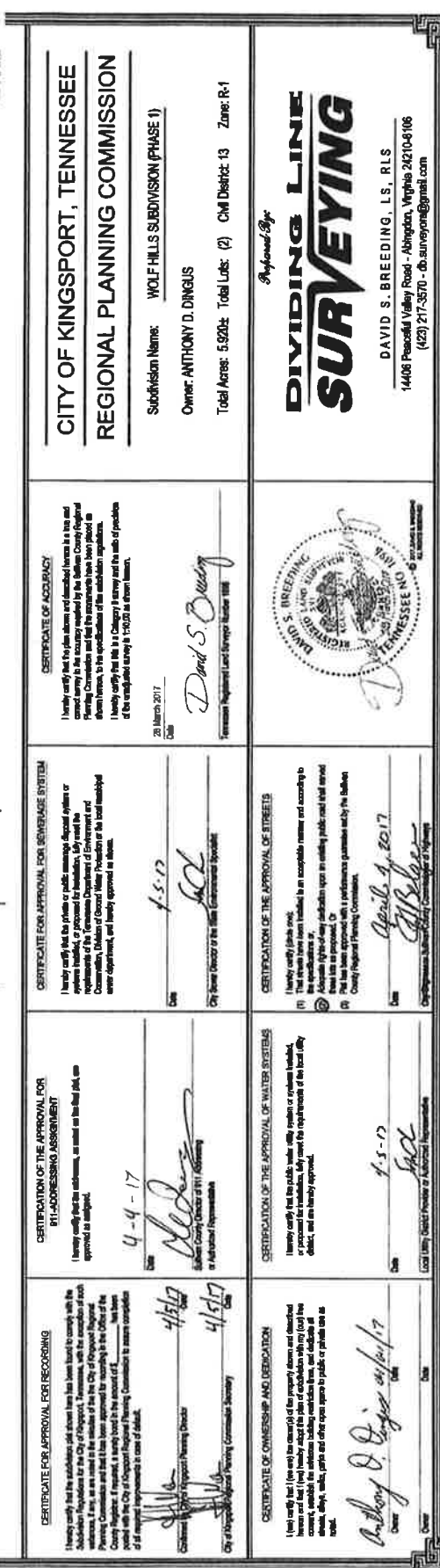
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Wolf Hills subdivision Phase 1, located on Seaver Road, surveyed by Dividing Line Surveying, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport 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





April 5, 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 44 & 45 Polo Fields Phase III, located on Polo Fields Place, 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





April 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 plat for Garland Hobbs Property, located on Moreland Drive, surveyed by Jeffry M Weems, 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





April 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 Resubdivision of lots 15 & 16 Edinburgh South Phase II, located on Southbridge 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 black ink, appearing to read "Ken Weems".

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





April 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 resubdivision of Easley Estates Sections 2 & 3 Lots 18, 19 & 20, located on Argonne Street, 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





April 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 replat of a part of lots 7, 8 & 9 in block 2 of Lynn Gardens Subdivision, located on Virgil Avenue, 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 dark ink, appearing to read "Ken Weems".

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission

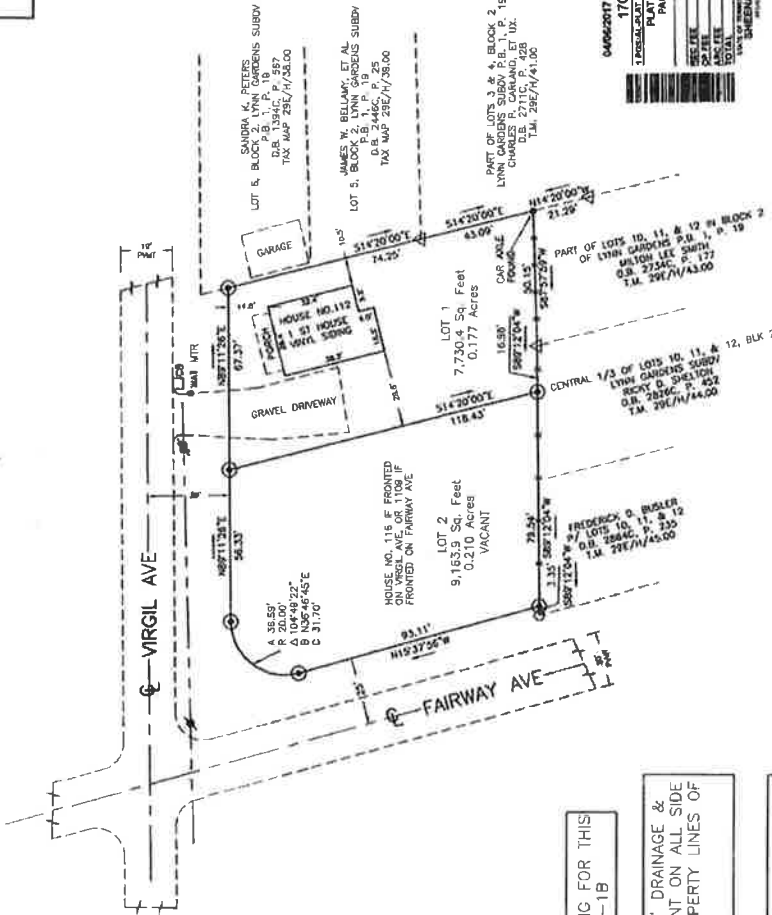
**Saxon & Associates**  
 129 Otari Drive  
 Kingsport, TN 37664-5200  
 PHONE: (423) 245-9926  
 FAX: (423) 245-0931  
 d@saxon@chartertn.net

DEED BOOK 2711C, PAGE 428

**GENERAL NOTES:**

1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, EMBODIED OR OTHERWISE.
2. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSE OTHER THAN RESIDENTIAL.
3. UTILITIES AND UNDERGROUND FACILITIES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CONSTRUCTION IS MADE THEREIN.
4. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSE OTHER THAN RESIDENTIAL.
5. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSE OTHER THAN RESIDENTIAL.
6. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSE OTHER THAN RESIDENTIAL.
7. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS NOT BEING USED FOR ANY PURPOSE OTHER THAN RESIDENTIAL.

**LOCATION MAP**  
 NOT TO SCALE



CURRENT ZONING FOR THIS PROPERTY IS R-1B

THERE IS A 10' DRAINAGE & UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES OF EACH LOT

ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION

THIS PROPERTY IS LOCATED ON THE COMMUNITY PANEL 170104 QDMD, DATED 29 SEP 2006, AND IS LOCATED IN A ZONE "X" (OUTSIDE 500 YR FLOOD)

CERTIFICATION OF THE APPROVAL FOR ALL ADDRESSING ASSIGNMENT

I, JERRY C. GENTRY, THE SURVEYOR, HAVE REVIEWED THE FINAL PLAT AND HAVE APPROVED AS SHOWN.

CERTIFICATION OF THE APPROVAL OF PUBLIC UTILITY SYSTEM

I, JERRY C. GENTRY, THE SURVEYOR, HAVE REVIEWED THE FINAL PLAT AND HAVE APPROVED AS SHOWN.

CERTIFICATION OF THE APPROVAL OF EMBODIED AND EMBODIED

I, JERRY C. GENTRY, THE SURVEYOR, HAVE REVIEWED THE FINAL PLAT AND HAVE APPROVED AS SHOWN.

CERTIFICATION OF THE APPROVAL OF STREETS

I, JERRY C. GENTRY, THE SURVEYOR, HAVE REVIEWED THE FINAL PLAT AND HAVE APPROVED AS SHOWN.

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

I, JERRY C. GENTRY, THE SURVEYOR, HAVE REVIEWED THE FINAL PLAT AND HAVE APPROVED AS SHOWN.

CERTIFICATION OF THE APPROVAL OF RECORDS

I, JERRY C. GENTRY, THE SURVEYOR, HAVE REVIEWED THE FINAL PLAT AND HAVE APPROVED AS SHOWN.

I, JERRY C. GENTRY, THE SURVEYOR, HAVE REVIEWED THE FINAL PLAT AND HAVE APPROVED AS SHOWN.



REPLAT OF A PART OF LOTS 7, 8, & 9 IN BLOCK 2 OF LYNN GARDENS SUBDIVISION	
KINGSFORD, TENNESSEE REGIONAL PLANNING COMMISSION	
TOTAL ACRES	0.87
TOTAL LOTS	2
ACRES NEW ROAD	0.87
OWNER	JAMES THOMAS MOORE
SURVEYOR	JERRY C. GENTRY
CIVIL DISTRICT	12th
CLOSURE ERROR	132-10.000
SCALE	1" = 30'

## Building Division Monthly Report

March 2017

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	7	\$67,600
ADDITIONS	4	\$51,700
ALTERATIONS	10	\$227,835
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	6	\$1,413,730
RESIDENTIAL ROOF	4	\$11,367
<u>COMMERCIAL PERMITS</u>		
ADDITIONS		
ALTERATIONS	6	\$752,000
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL	1	\$375,000
NEW JAILS/POST OFFICE/BARNs		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	1	\$55,000
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY	1	\$28,000
COMMUNICATION TOWER	2	32600
COMMERCIAL ROOF	3	\$153,040
<b>TOTAL</b>	<b>45</b>	<b>\$3,167,872</b>
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS	3	
MOVE STRUCTURE		
SIGNS	9	
TENTS	2	
<b>TOTAL PERMITS ISSUED</b>	<b>59</b>	
<b>ESTIMATED CONSTRUCTION COST YEAR-TO-DATE</b>		<b>\$13,107,878</b>