

# **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.

June 21, 2018

5:30 p.m.

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

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

### **III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON MAY 14, 2018 AND THE REGULAR MEETING HELD ON MAY 17, 2018.**

### **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.

#### **06-01 Final Plat – Meadowview Business Park – (18-201-00029)**

The Kingsport Regional Planning Commission is requested to approve the final plat for the Meadowview Business Park subdivision. The property is located inside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. (Harmon)

#### **06-02 Final Plat – Rajoo 1.20 AC Property Partition – (18-201-00030)**

The Kingsport Regional Planning Commission is requested to approve the final plat for the Rajoo 1.20 AC property partition. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. (Harmon)

### **V. UNFINISHED BUSINESS**

**None**

### **VI. NEW BUSINESS**

#### **06-03 Gateway Overlay District Text Amendment – (18-801-00001)**

The Kingsport Regional Planning Commission is requested to amend Chapter 114, Section 114-421 of Kingsport's Zoning Code as it relates to various sections of the Development Guidelines within the Gateway Overlay District. (Harmon)

**06-04 Jefferson Gardens Land Use Amendment – (18-601-00001)**

The Kingsport Regional Planning Commission is requested to consider an amendment to the Future Land Use of the Jefferson Gardens property. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil of Sullivan County. (Harmon)

**06-05 Access Easement Vacation – Pierce Property – (18-401-00002)**

The Kingsport Regional Planning Commission is requested to recommend vacating a portion of a deeded access easement located on 1000 Jericho Drive. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. (Harmon)

**06-06 McCoy Street Rezoning – (18-101-00006)**

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of property at 1629 Virginia Avenue from R-1B to R-2 to accommodate two duplexes on the parcel. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Weems)

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

**VIII. OTHER BUSINESS**

**06-07** Chairman to appoint a nominating committee for July 2018 officer elections (Weems)

**06-08** Receive a letter to certify Minimum Standards for Subdivision Development for Unit 18 & 20 Riverwatch Subdivision, located on Silk Mill Place.

**06-09** Receive a letter to certify the replat of lot 1 of the Mack Fletcher property subdivision and lots 5 & 6 of the Forbes Addition No.2, located on Oak Drive Circle.

**06-10** Receive a letter to certify Minimum Standards for Subdivision for the Boardwine 1.50 AC Property Partition, located on Dora Street.

**06-11** Receive a letter to certify Minimum Standards for Subdivision of the Kingsport Indian Springs LLC Replat, located on Memorial Boulevard.

**06-12** Receive a letter to certify the resubdivision of Lots 1A & 1B Colonial Walk, located on Fort Henry Drive.

**06-13** Receive, for informational purposes only, the May 2018 Building Department report.

**IX. 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

May 14, 2018

12:00 noon

**Members Present**

Mark Selby  
Mike McIntire  
Phil Rickman  
Sharon Duncan  
John Moody  
Beverley Perdue

**Members Absent**

Sam Booher, Chairman  
Beverley Perdue  
Paula Stauffer

**Staff Present**

C. Lynn Tully, AICP  
Ken Weems, AICP  
Jessica Harmon  
Nathan Woods  
David Harris

**Visitors**

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Secretary Weems asked for any corrections to the minutes of either the April 2018 work session minutes or the April 2018 regular meeting minutes. With no corrections identified, Secretary Weems noted that the minutes would be presented for approval during the regular meeting. No official action was taken.

Next, Secretary Weems announced that the applicant for item 05-03 had properly revoked their application and that the developer plans to resubmit at a later date. Secretary Weems noted that item 05-03 would be removed from the agenda for the regular meeting. No official action was taken.

**IV. CONSENT AGENDA**

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**05-01 2000 Stonebrook Place Rezoning - (18-101-00004)**

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of 2000 Stonebrook Place from A-1 and P-1 to B-3 to accommodate a SCUBA store and refurbished miniature golf. 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 details of the item, which

consists of a rezoning proposal of approximately 10 acres. Staff noted the history of the site as having multiple uses ranging from miniature golf to a thrift store. Staff also noted that the existing A-1 and P-1 zones on the property required special exceptions to grant uses most appropriate for the area. Staff drew attention to the submitted zoning development plan. Staff stated that the property owner had recently completed the Board of Zoning Appeals process and received an extension on the non-conforming use of the existing gravel parking lot until December 31, 2019. Staff also noted the other features of the plat that showed the miniature golf area and a future community garden. Next, staff showed the Commission a map overlay that details flood zoning for the area. Staff explained that the rezoning site contains floodway, 100 year flood zone, and 500 year flood zone areas. Last, staff noted that the future land use plan identifies the area as appropriate for commercial/retail use. No official action was taken.

**05-02 North Eastman Road Rezoning – (18-101-00005)**

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of property on North Eastman Road from R-1B to B-3 for future commercial use. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff explained the details of the request to the Commission. Staff stated that the proposal contains approximately .421 acres and is located due west of the T-Mobile store along North Eastman Road. Staff stated that the proposed use would be future commercial. Staff drew attention to the surrounding zoning and property owners. Staff noted that all of the property behind the rezoning site had been acquired by the City for several years for stormwater control purposes. Staff also noted that the rezoning site is well positioned for commercial use and that development of the site as single family use, which it is currently zoned for, is unreasonable due to the location of the site. Staff drew attention to the submitted zoning development plan. Staff noted that the toe of slope that bisects the property would help the property owner in the event that a variance is requested for future development. Staff identified the future land use plan designation of the rezoning site as appropriate for commercial/retail use. No official action was taken.

**05-03 Jefferson Gardens – (18-201-00028)**

The Kingsport Regional Planning Commission is requested Preliminary Street Dedication Approval of two new streets off memorial Boulevard. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Secretary Weems noted that this item was revoked by the applicant and will not appear on the regular meeting agenda. No official action was taken.

**05-04 Chase Meadows PD Plan Amendment – (18-103-00003)**

The Kingsport Regional Planning Commission is requested to consider Planned Development Plan Amendment Approval for Chase Meadows. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff identified the location of the requested change inside the existing Chase Meadows development. Staff further stated that the change came from a request to add decks onto two proposed homes that happened to encroach on designated open space. Staff noted that the sole change in the plan consisted of moving the subject open space to another area of the development. Staff noted that once the open space issue

was identified, the developer resubmitted the house location plans without the decks and received approval. Subsequent addition of the decks would occur once the plan amendment received approval. No official action was taken.

**05-05 Westmoreland Avenue Surplus – (18-401-00001)**

The Kingsport Regional Planning Commission is requested to consider property located at the intersection of Westmoreland Avenue and Reedy Creek Road to be declared surplus. The property is located inside the corporate limits of the City of Kingsport 11<sup>th</sup> Civil District of Sullivan County. Staff identified the surplus site as approximately .16 acres in size. Staff stated that the property was purchased in 1990 with Community Development Block Grant funds in order to demolish a dilapidated structure. Staff further stated that no utilities were located on the property and that the surplus had been reviewed by all city departments for appropriateness of surplus. No official action was taken.

**05-06 2215 Cleek Road Annexation – (17-301-00003)**

The Kingsport Regional Planning Commission is requested to recommend approval of 2215 Cleek Road 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, 10<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item to the Commission, which consists of an annexation request of approximately 3.2 acres along Cleek Road. Staff explained that the annexation area would be the site of a new home in the future and that the owners desired city schools for their children. Staff stated that the site is currently zoned A-1 in the county and that an R-1B zone is being sought once inside the city. Staff further stated that sanitary sewer already serves the parcel that contains the annexation area and that the property owner had agreed to pay any additional costs associated to sewer extension necessary to accommodate the future residence. No official action was taken.

**05-07 Zoning Administrator Duties Zoning Text Amendment – (18-801-00002)**

The Kingsport Regional Planning Commission is requested to consider amending Chapter 114 of Kingsport's Zoning Code to change certain zoning administration duties from the responsibility of the Building Official to the Zoning Administrator. Staff stated that these changes are reflective of how both the planning department and building department have been administering the zoning code for several years. Staff noted that after the creation of the Zoning Administrator position, a change to the code is needed to reflect which staff member is responsible for administration of the zoning code. Staff noted that all of the proposed changes are simple substitutions for the position of Zoning Administrator in place of the position of Building Official and that no changes in procedures or requirements are being proposed. Staff further noted that the areas that are being officially switched to responsibility of the Zoning Administrator include administration of the zoning code, determining zoning yard requirements, settling conflict with other ordinances, accessory structure approval, certain site plan approvals, cooperative parking agreements for commercial use, determining uncertainty with zoning code interpretations, and certain landscape requirements. No official action was taken.

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

**VIII. OTHER BUSINESS**

**05-08 Downtown Master Plan Presentation**

Staff provided a presentation to the Commission on the Downtown Master Plan, which had been developed fully over the last year after a series of public meetings and staff engagement. Staff outlined the proposed improvements in the plan along with potential future uses for specific sections of downtown. Staff stated that the plan would be presented for approval during the regular meeting. No official action was taken.

**05-09** Receive, for informational purposes only, the April 2018 Building Department report.

**X. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 12:50 p.m.

Respectfully Submitted,

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Ken Weems, AICP, 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

May 17, 2018

5:30 p.m.

**Members Present**

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

**Members Absent**

Beverley Perdue  
Paula Stauffer

**Staff Present**

C. Lynn Tully, AICP  
Ken Weems, AICP  
Jessica Harmon  
Dave Harris

**Visitors**

Jerry Crowe  
Zachary Machuga

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Booher asked for approval of the agenda. A motion was made by Mike McIntire seconded by Sharon Duncan to approve the agenda as presented. The motion was approved unanimously, 6-0. Chairman Booher asked for any changes to the minutes of the work session held on April 16, 2018 and the regular meeting held on April 19, 2018. A motion was made by John Moody, seconded by Phil Rickman to approve the minutes as presented. The motion was approved unanimously 6-0.

**IV. CONSENT AGENDA**

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**05-01 2000 Stonebrook Place Rezoning - (18-101-00004)**

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of 2000 Stonebrook Place from A-1 and P-1 to B-3 to accommodate a SCUBA store and refurbished miniature golf. 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 details of the item, which consists of a rezoning proposal of approximately 10 acres. Staff noted the history of the site as having multiple uses ranging from miniature golf to a thrift store. Staff also noted that the existing A-1 and P-1 zones on the property required special exceptions to grant uses most appropriate for the area. Staff drew attention to the submitted zoning development plan. Staff stated that the property owner had recently completed the Board of Zoning Appeals process and

received an extension on the non-conforming use of the existing gravel parking lot until December 31, 2019. Staff also noted the other features of the plat that showed the miniature golf area and a future community garden. Next, staff showed the Commission a map overlay that details flood zoning for the area. Staff explained that the rezoning site contains floodway, 100 year flood zone, and 500 year flood zone areas. Last, staff noted that the future land use plan identifies the area as appropriate for commercial/retail use. Staff recommended the rezoning proposal based upon conformance with the future land use plan. Chairman Booher asked about the floodway impacting the business. Staff stated that the actual building where the SCUBA shop is planned to reside is inside the floodway now and that the property owner was working with FEMA to apply for a LOMA which would remove the structure from the floodway. Chairman Booher received no comment from the public. On a motion by Mark Selby, seconded by Sharon Duncan, the Planning Commission voted unanimously to send a positive recommendation to the Board in support of the rezoning request (6-0).

**05-02 North Eastman Road Rezoning – (18-101-00005)**

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of property on North Eastman Road from R-1B to B-3 for future commercial use. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff stated that the proposal contains approximately .421 acres and is located due west of the T-Mobile store along North Eastman Road. Staff stated that the proposed use would be future commercial. Staff drew attention to the surrounding zoning and property owners. Staff noted that all of the property behind the rezoning site had been acquired by the City for several years for stormwater control purposes. Staff also noted that the rezoning site is well positioned for commercial use and that development of the site as single family use, which it is currently zoned for, is unreasonable due to the location of the site. Staff drew attention to the submitted zoning development plan. Staff noted that the toe of slope that bisects the property would help the property owner in the event that a variance is requested for future development. Staff identified the future land use plan designation of the rezoning site as appropriate for commercial/retail use. No comment was received during the public hearing portion of the item review. On a motion by Mark Selby, seconded by Phil Rickman, the Planning Commission voted unanimously to send a positive recommendation to the Board in support of the rezoning request (6-0).

**05-04 Chase Meadows PD Plan Amendment – (18-103-00003)**

The Kingsport Regional Planning Commission is requested to consider Planned Development Plan Amendment Approval for Chase Meadows. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff identified the location of the requested change inside the existing Chase Meadows development. Staff further stated that the change came from a request to add decks onto two proposed homes that happened to encroach on designated open space. Staff noted that the sole change in the plan consisted of moving the subject open space to another area of the development. Staff noted that once the open space issue was identified, the developer resubmitted the house location plans without the decks and received approval. Subsequent addition of the decks would occur once the plan amendment received approval. No comment was received during the public hearing portion of the item review. On a

motion by Pat Breeding, seconded by Mark Selby, the Planning Commission voted unanimously to approve the amendment (6-0).

**05-05 Westmoreland Avenue Surplus – (18-401-00001)**

The Kingsport Regional Planning Commission is requested to consider property located at the intersection of Westmoreland Avenue and Reedy Creek Road to be declared surplus. The property is located inside the corporate limits of the City of Kingsport 11<sup>th</sup> Civil District of Sullivan County. Staff stated that the property was purchased in 1990 with Community Development Block Grant funds in order to demolish a dilapidated structure. Staff further stated that no utilities were located on the property and that the surplus had been reviewed by all city departments for appropriateness of surplussing. Chairman Booher asked when the city had acquired the property. Staff noted that the property was acquired by the city in 1990. No public comment was received on the item. On a motion by Mark Selby, seconded by Mike McIntire, the Planning Commission voted unanimously to declare the property surplus (6-0).

**05-06 2215 Cleek Road Annexation – (17-301-00003)**

The Kingsport Regional Planning Commission is requested to recommend approval of 2215 Cleek Road 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, 10<sup>th</sup> Civil District of Sullivan County. Staff explained that the annexation area would be the site of a new home in the future and that the owners desired city schools for their children. Staff stated that the site is currently zoned A-1 in the county and that an R-1B zone is being sought once inside the city. Staff further stated that sanitary sewer already serves the parcel that contains the annexation area and that the property owner had agreed to pay any additional costs associated to sewer extension necessary to accommodate the future residence. On a motion by Mark Selby, seconded by Sharon Duncan, the Commission voted to send a positive recommendation for the annexation, zoning, and plan of services to the Board. The motion passed unanimously, 6-0.

**05-07 Zoning Administrator Duties Zoning Text Amendment – (18-801-00002)**

The Kingsport Regional Planning Commission is requested to consider amending Chapter 114 of Kingsport's Zoning Code to change certain zoning administration duties from the responsibility of the Building Official to the Zoning Administrator. Staff stated that these changes are reflective of how both the planning department and building department have been administering the zoning code for several years. Staff noted that after the creation of the Zoning Administrator position, a change to the code is needed to reflect which staff member is responsible for administration of the zoning code. Staff noted that all of the proposed changes are simple substitutions for the position of Zoning Administrator in place of the position of Building Official and that no changes in procedures or requirements are being proposed. Staff further noted that the areas that are being officially switched to responsibility of the Zoning Administrator include administration of the zoning code, determining zoning yard requirements, settling conflict with other ordinances, accessory structure approval, certain site plan approvals, cooperative parking agreements for commercial use, determining uncertainty with zoning code interpretations, and certain landscape requirements. On a motion by Sharon Duncan, seconded by Phil Rickman, the

Commission voted to send a positive recommendation in support of the zoning text amendment to the Board. The motion passed unanimously, 6-0.

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

**VIII. OTHER BUSINESS**

**05-08** Downtown Master Plan Presentation. Staff provided a presentation to the Commission on the Downtown Master Plan, which had been developed fully over the last year after a series of public meetings and staff engagement. Staff outlined the proposed improvements in the plan along with potential future uses for specific sections of downtown. On a motion by Mike McIntire, seconded by Sharon Duncan, the Commission voted to send a positive recommendation in support of adopting the plan to the Board. The motion passed unanimously, 6-0.

**05-09** Receive, for informational purposes only, the April 2018 Building Department report

**IX. ADJOURNMENT**

There being no further business the meeting adjourned at approximately 6:37 p.m.

Respectfully Submitted,

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Ken Weems, AICP, Planning Commission Secretary

<b>Property Information</b>	Final Plat – Meadowview Business Park		
<b>Address</b>	Wilcox Drive		
<b>Tax Map, Group, Parcel</b>	TM 76 Parcel 6.90		
<b>Civil District</b>	13 <sup>th</sup> Civil District		
<b>Overlay District</b>	Gateway Overlay		
<b>Land Use Designation</b>	Industrial		
<b>Acres</b>	82.78		
<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> Eastman Chemical Company <b>Address:</b> PO Box 511 <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37662 <b>Email:</b> N/A <b>Phone Number:</b> N/A		<b>Name:</b> Barge Design – Brian Hill <b>Address:</b> Four Sheridan Square Suite 100 <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> N/A <b>Phone Number:</b> 423-723-8453	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p>The Kingsport Planning Division recommends 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 inside the City Limits along Wilcox Drive adjacent to the Kingsport Aquatic Center. 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> 05/30/18	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	June 21, 2018
<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 – Meadowview Business Park</b>
<b>ADDRESS</b>	<b>Wilcox Drive</b>
<b>DISTRICT, LAND LOT</b>	<b>13<sup>th</sup> Civil District, TM 79 Parcel 6.90</b>
<b>OVERLAY DISTRICT</b>	<b>Gateway Overlay</b>
<b>EXISTING ZONING</b>	<b>City BC (Business Conference)</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES 82.78 – 3 lots - 0 miles of new streets</b>	
<b>EXISTING USE Vacant</b>	
<b>PROPOSED USE Commercial</b>	

**PETITIONER:** Eastman Credit Union  
**ADDRESS:** PO Box 511 Kingsport, TN

**REPRESENTATIVE:** Brian Hill  
**PHONE:** 423-723-8453

#### **INTENT**

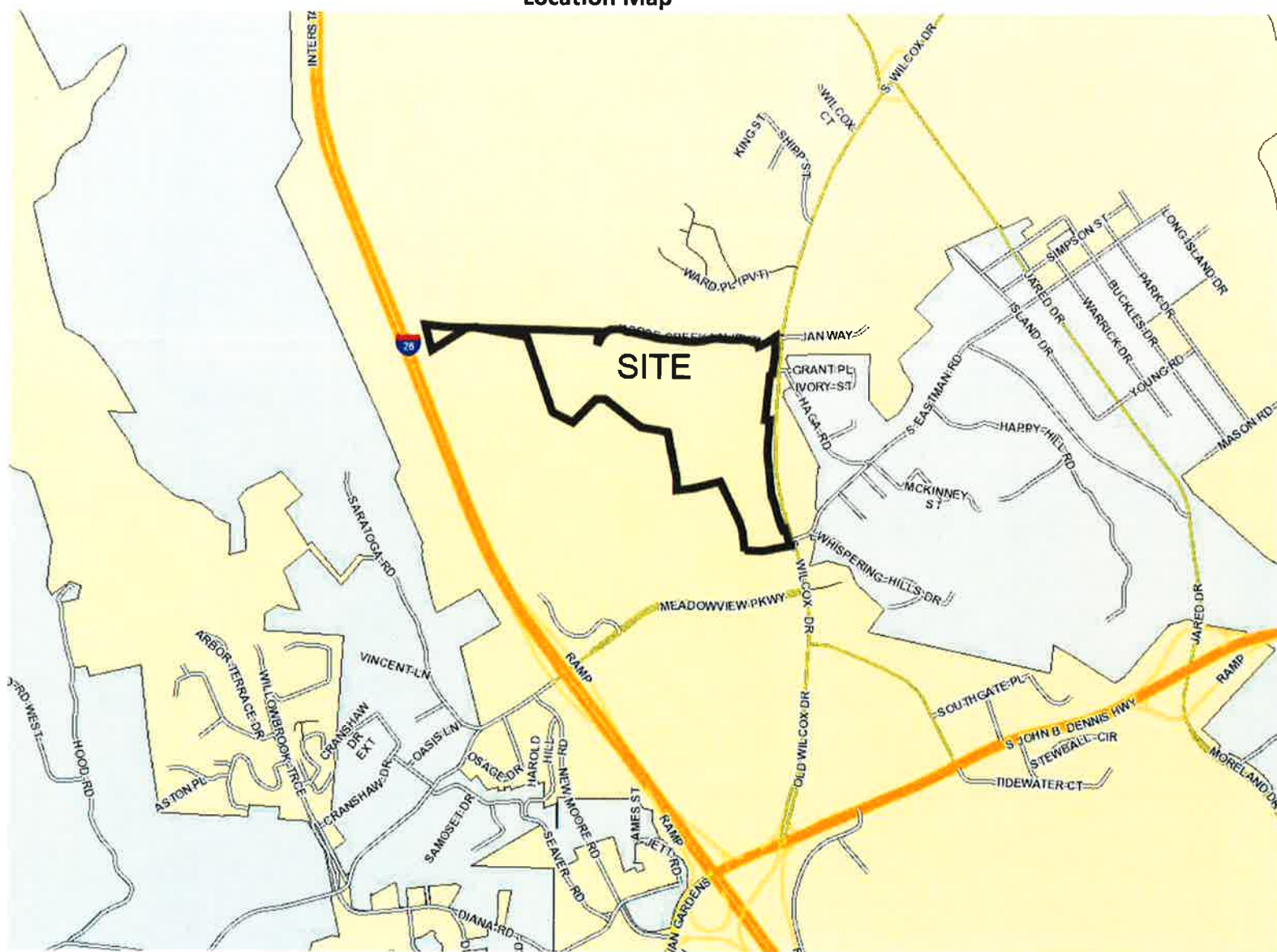
The applicant is requesting final plat approval for the subdivision of the property located in the 13<sup>th</sup> Civil District and more fully described as Tax Map 76 Parcel 6.90.

The submitted plat would create three lots. One lot will be used for future commercial development. The second lot will be created to establish the land area for future street construction. The third lot is the remainder of the 82.78 acres owned by Eastman Chemical Company. 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 Meadowview Business Park subdivision based upon conformance to the Minimum Subdivision Regulations.

Location Map

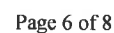


### Surrounding Zoning



**Future Land Use Map**





View from Meadowview Parkway



View from Wilcox Drive



AerialCONCLUSION

Staff recommends final plat approval of the Meadowview Business Park subdivision based upon conformance to the Minimum Subdivision Regulations.

<b>Property Information</b>	Final Plat – Rajoo 1.20 AC Property Partition		
<b>Address</b>	4033 Harbor Chapel Road		
<b>Tax Map, Group, Parcel</b>	TM 62F Group E Parcel 11		
<b>Civil District</b>	7 <sup>th</sup> Civil District		
<b>Overlay District</b>			
<b>Land Use Designation</b>	Single Family Residential		
<b>Acres</b>	1.20		
<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> Madurai Rajoo <b>Address:</b> 5639 John Gaines Blvd <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37664 <b>Email:</b> N/A <b>Phone Number:</b> N/A		<b>Name:</b> Charles Johnson <b>Address:</b> 1169 Highway 107 <b>City:</b> Jonesborough <b>State:</b> TN <b>Zip Code:</b> <b>Email:</b> N/A <b>Phone Number:</b> 423-753-8857	
<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 inside the City Limits at 4033 Harbor Chapel Road. 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.  <b>Utilities:</b> No utilities or street construction required			
<b>Planner:</b>	Harmon	<b>Date:</b> 05/30/18	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	June 21, 2018
<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 – Rajoo 1.20 AC Property Partition</b>
<b>ADDRESS</b>	<b>4033 Harbor Chapel Road</b>
<b>DISTRICT, LAND LOT</b>	<b>7<sup>th</sup> Civil District, TM 62F Group E Parcel 11</b>
<b>OVERLAY DISTRICT</b>	<b>n/a</b>
<b>EXISTING ZONING</b>	<b>City R-1B</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES 1.20 – 3 lots - 0 miles of new streets</b>	
<b>EXISTING USE</b>	<b>Multifamily</b>
<b>PROPOSED USE</b>	<b>No Change</b>

**PETITIONER:** Madurai Rajoo  
**ADDRESS:** 5639 John Gains Blvd Kingsport, TN

**REPRESENTATIVE:** Charles Johnson  
**PHONE:** 423-753-8857

#### **INTENT**

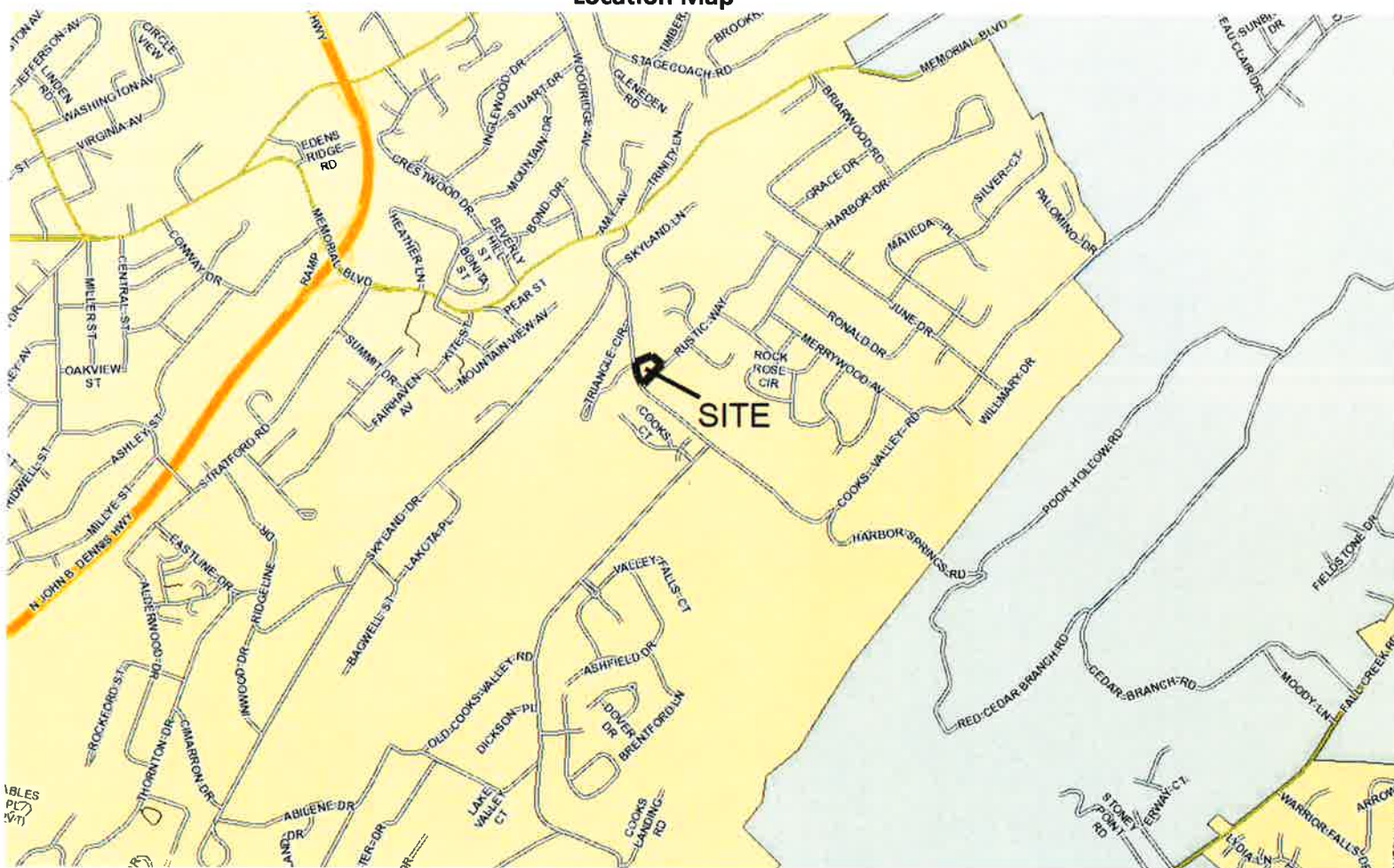
The applicant is requesting final plat approval for the subdivision of the property located in the 7<sup>th</sup> Civil District and more fully described as Tax Map 62F Group E Parcel 11.

The submitted plat would create three lots. Two of the lots would front off of Harbor Chapel Road and the other would front on Rustic Way. 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 Rajoo 1.20 AC property partition based upon conformance to the Minimum Subdivision Regulations.

Location Map



**Surrounding Zoning**



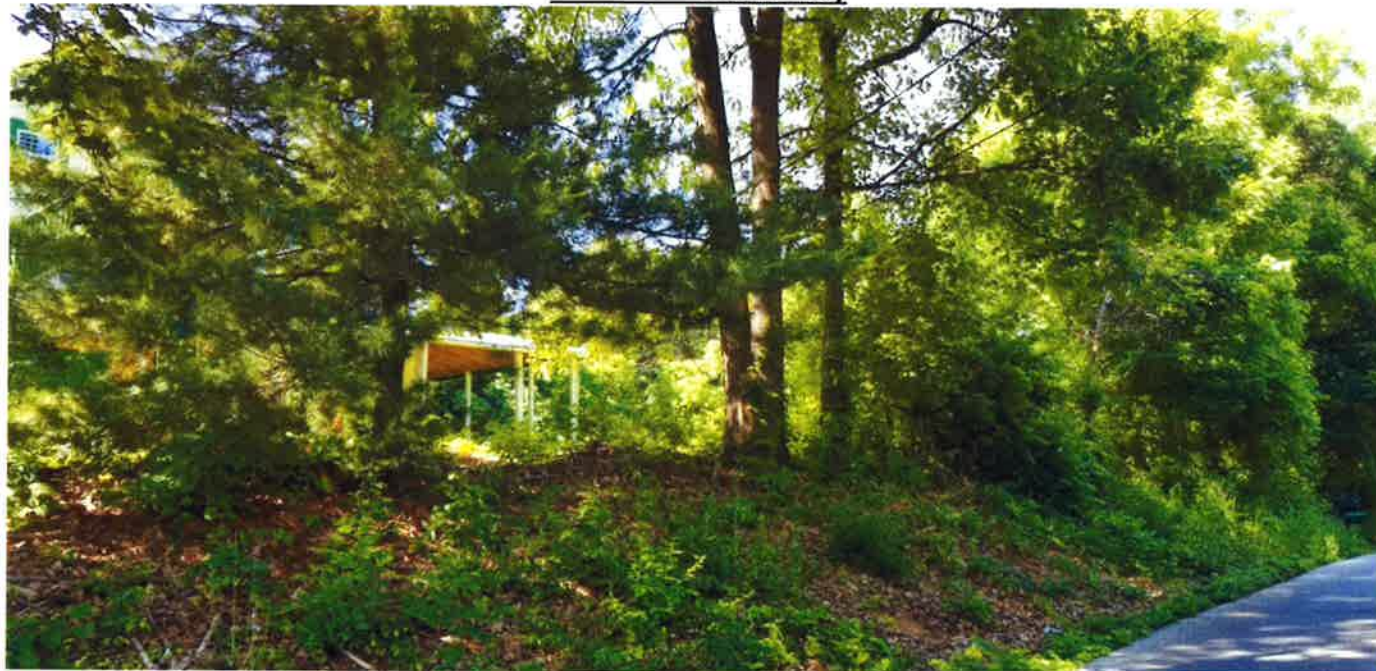
## Future Land Use Map



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View from Harbor Chapel Road

**View from Rustic Way**



## Aerial



## CONCLUSION

**Staff recommends final plat approval of the Rajoo 1.20 AC Property Partition based upon conformance to the Minimum Subdivision Regulations.**

<b>Property Information</b>	Gateway District		
<b>Address</b>			
<b>Tax Map, Group, Parcel</b>			
<b>Civil District</b>			
<b>Overlay District</b>			
<b>Land Use Designation</b>			
<b>Acres</b>			
<b>Existing Use</b>		<b>Existing Zoning</b>	
<b>Proposed Use</b>		<b>Proposed Zoning</b>	
<b>Owner /Applicant Information</b>			
<b>Name:</b> Kingsport Gateway Review Commission <b>Address:</b> <b>City:</b> <b>State:</b> <b>Zip Code:</b> <b>Email:</b> <b>Phone Number:</b>		<b>Intent:</b> To amend Chapter 114, Section 114-421 of Kingsport's Zoning Code as it relates to various sections of the Development Guidelines within the Gateway Overlay District.	
<b>Planning Department Recommendation</b>			
(Approve, Deny, or Defer)			
The Kingsport Planning Division recommends APPROVAL			
<b>Planner:</b>	Jessica Harmon	<b>Date:</b>	6/1/18
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>6/21/18</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

To amend Chapter 114, Section 114-421 of Kingsport's Zoning Code as it relates to the various sections of the Development Guidelines within the Gateway Overlay District.

Introduction:

At the request of the Kingsport Gateway Review Commission, staff proposes a text amendment to Division 10 Section 114-421 – Gateway District Overlay - Development Guidelines of the Zoning Code. The Gateway District Overlay was established in 1997 and the regulations have been amended twice. The Gateway Review Commission has seen recent requests that show changes in development trends from when the regulations were originally adopted and feel that the proposed text amendment will help to support those new trends while supporting the intent of the Gateway District Overlay. The Gateway Review Commission strives to preserve and protect the character of our environment and residential areas while providing for the creation and expansion of employment opportunities through high quality design.

Summary:

The proposed changes include some major changes with the sign allowances, landscaping provisions and fencing, but they also include some minor housekeeping changes as well.

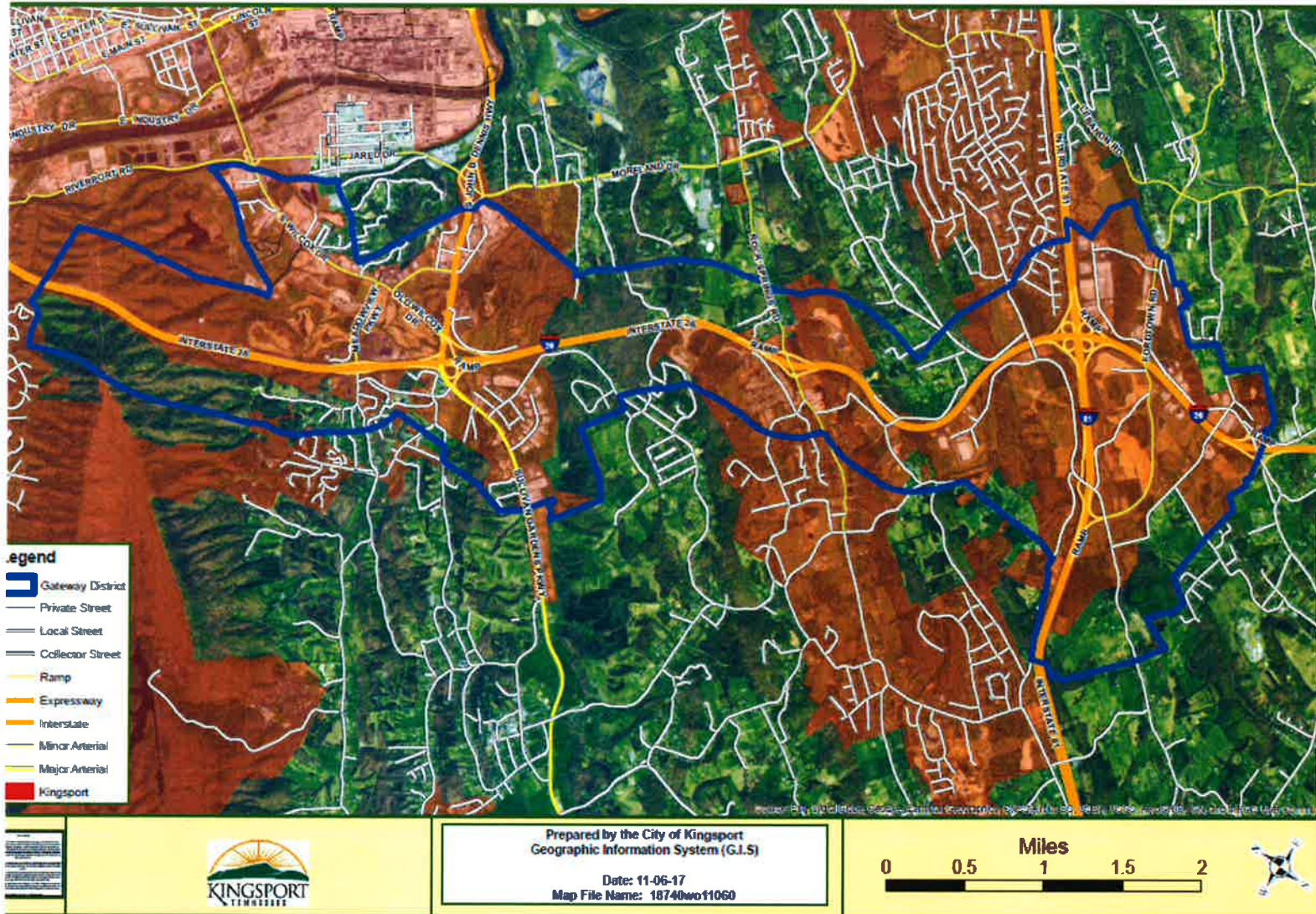
One of the main changes proposed is dealing with signage height allowances within the Commercial Zoning Districts. Currently, the Gateway District Overlay does not restrict the height of freestanding signage in commercial zoning districts. All freestanding signs must be monument style signs but can be as tall as the underlying zoning allows, so long as it is in scale with the building. The Gateway Review Commission has expressed interest in seeing a uniform look throughout the district when dealing with signage. Therefore, they have modeled the sign height requirements after the Business Conference Center District – which is in the Gateway District Overlay and includes Meadowview and the surrounding area. The proposed change would allow parcels adjacent to the interstate one freestanding monument sign not to exceed 15 feet in height and parcels not adjacent to the interstate one freestanding monument sign not to exceed 8 feet in height.

A second major change is the creation of a subsection for Design Standards within the Tourist Accommodation/Commerce Zoning District. Currently, this zoning designation is addressed with all of the other Commercial Districts. The Gateway Review Commission felt that it was important to keep the TA/C signage allowances intact and not further restrict them with the Gateway Regulations so they created a separate subsection for those design standards. All other standards in this subsection match that of the other Commercial Districts.

A third change includes fencing and landscaping. Recent requests for security fencing (chain link) have been submitted to the Gateway Review Commission. These requests have been demonstrated as necessary security features for the sites. The Review Commission felt that the fencing was appropriate so long as it was not located in the front yard, black vinyl coated and screened with landscaping. Additionally, the Commission reviewed the current landscaping credits sections with the City Landscaping Specialist. Most of the sections that dealt with landscape credits were unclear and hard to interpret. The Gateway Review Commission with

the recommendation from the Landscaping Specialist felt it was necessary to clarify these sections with some specific criteria for allowing credits.

### Gateway Overlay District





Changes are shown as follows:

**Bold and strikethrough – delete**

**Red – addition**

**Division 10. – Gateway District Overlay (GDO)**

**Sec. 114-421. - Development guidelines.**

- (a) *Generally.* All businesses, commercial, manufacturing, and industrial development and changes to existing developments located in the Gateway District Overlay shall be reviewed by the gateway review commission, or their designee, except for residential structures or agricultural uses and structures. Such new and existing businesses, commercial, manufacturing and industrial developments shall receive a gateway review commission's approval by issuance of a certificate of appropriateness before receiving an erosion control, grading, building permit or certificate of occupancy.
- (b) *Design strategies for development within P-1, ~~TA~~, B-1, B-3, B-4P and BC districts.* The following shall apply to P-1, ~~TA~~, B-1, B-3, B-4P and BC zoning districts within the Gateway District Overlay:
  - (1) *Grading plan.* Improvements on the site should be developed to minimize changes in existing topography and the loss of existing mature vegetation. ~~All existing trees with trunks over 12 inches in diameter measured four feet above the lowest grade should be shown on the grading plans.~~ Incentives are provided to retain healthy existing trees. **If existing trees are to be counted towards landscaping credit (as explained in Section 114-421(b)(7)(b)), then they shall be identified and shown on the grading plan and approved by the Landscaping Specialist.** Smooth topographic transition should be provided at the edges of property. Minimum changes in topography are recommended with no slopes exceeding 1:3 ratio (one-foot rise to a three-foot run). All grading plans require approval by the engineering department. All grading plans over one-acre require approval by the state department of environment and conservation before a grading permit can be issued. See the erosion control provisions of this Code for additional requirements.
  - (2) *Site plan.* ~~A building setback of a minimum of 50 feet from the right-of-way shall be maintained for all buildings locating adjacent to any interstate, expressway or principal arterial street.~~ Where the need exists for retaining an open image, protecting views, creating a high quality image, and maintaining natural edges along the roadway's borders, a wider setback may be **requested required above that which is required in the underlying zoning district.** Developments are encouraged to be located and configured in a visually harmonious manner with surrounding developments, existing terrain, and not to

impede scenic views within the corridor. Additional district setback information is in this chapter. For details regarding the required information for development plan submittals, see the zoning development plan, parking and landscaping provisions of this chapter.

- (3) *Drainage plan.* To minimize runoff and provide adequate green space, impervious surfaces such as roofs and pavement should not cover more than 75 percent of the site area. Undeveloped right-of-way immediately adjoining the site may be used in calculation of the ~~impervious~~ pervious area, provided it is not more than 15 percent of the overall calculation and is maintained by the occupant. Stormwater entry and exit points must be protected to avoid erosion. An open space system of ridges, steep slopes, drainage corridors, periphery yards, buffers and landscaped areas provide natural stormwater absorption and filtration zones avoiding the need for large scale piping and retention systems. When such designs are not possible, stormwater areas will be landscaped to blend with natural features of the site. Retention or detention ponds, if needed, are encouraged to be graded gradually enough not to require fencing. Appropriate stormwater and drainage calculations shall be provided by a licensed professional, as permitted by the state, and approved by the city engineer.
- (4) *Landscape plan.* ~~Visual buffers shall be provided along interstates, expressways or major arterial streets by using a combination of opaque fencing, natural vegetation, berming, and/or informal plantings as recommended by the landscape specialist.~~ The property owners shall maintain all plant material within the right-of-way, when used as a credit for pervious area, and on the property for the lifetime of the proposed use. For any new use, this maintenance responsibility must continue. Visual buffers used to soften the appearance of structures and parking lots from interior streets are recommended. Options for landscaping are made available for developers who create dedicated open public spaces, walkways, or other creative, resourceful, land uses in the landscape and buffer provisions of this division. For additional requirements of landscape plans, see the article VII of this chapter, landscaping.
- (5) *Architectural design.* A compatible relationship for proposed developments in the Gateway District Overlay is of critical public concern for any building or site improvements. The intent of the design review is not to stifle innovative architecture but to ensure respect while reducing incompatible and adverse impacts on the visual experience from the roadways. The commission may alter corporate colors or architectural designs within the district to create a compatible visual image. To accomplish this, the gateway review commission shall exercise the following guidelines for review of such proposed developments:
  - a. *Materials.* Selection and use of building materials should respect the climate and heritage of the area.

1. Exterior building materials, which are encouraged include: brick, stone and stone veneers, plate glass, precast concrete panels, architectural block, glass block, and EIFS (commonly known as Dryvit).
2. Materials considered unacceptable include: plywood or plywood-based products, pre-engineered metal, painted or natural concrete block, **and** composite building **panels** panels, and vinyl siding.

Designers are encouraged to vary materials from building to building while limiting the number of different materials to three on any individual structure.

- b. *Colors.* In general, neutral or muted tones should be used. A maximum of three predominant colors should be used. Painted or factory-finished metal should ~~be used only in dark colors with~~ have a matte finish.
- c. *Accessory buildings.* Metal buildings shall be an accessory to the principal structure without public access, typically used for storage and must be concealed from view. Large areas of exposed concrete are discouraged.
- d. *Architectural elements.* All development designs are to be consistent or compatible within a development in terms of architectural design, exterior building materials, colors and/or arrangement of buildings.
  1. Rooflines shall be strongly defined. Canopies and other architectural elements, such as brick or rockwork details, which define the roof, are encouraged. All mechanical/electrical equipment and rooftop- or ground-mounted equipment and protrusions are to be screened from view from entrances and pedestrian pathways as viewed from on-site ground level. Roof-mounted equipment must be screened on all sides. Sloped roofs may be used in combination with flat roofs to enliven the building profile and to provide screening.
  2. Large blank walls shall be avoided. Recessed or articulated wall surfaces, columns and beams are encouraged to visually segment exterior wall surfaces. Windows and other openings should reflect the character and style of the building.
  3. Service areas, including storage, special equipment, maintenance and loading area, shall be completely screened so as not to be visible from the interstate, expressway or arterial highway.
  4. Refuse collection areas shall be visually screened using materials and colors compatible with those of the primary

structure and shall be roofed if the contents are visible from any public street, interstate, expressway or arterial street.

- (6) *Signs.* Although signs occupy little space, they have a major impact on the image of the Gateway District Overlay. For this reason, signage systems must be designed to create a consistent quality image throughout the district. Specific requirements can be found in article IV of this chapter, signs, additional requirements are set forth in this document that also apply within the Gateway District Overlay. The intent is to create a cohesive image and to consistently decrease the amount of clutter and visual disturbance within the district. **Any appeals to the following standards must be presented to the gateway review commission:**

- a. Permanent signs will be reduced by ~~up to~~ 50 percent of the square footage allowed in the underlying zoning district by the gateway review commission, and are limited to one freestanding sign and ~~one two~~ wall mounted signs.
- b. ~~On parcels adjacent to an interstate right-of-way, one free standing monument sign is permitted with a maximum height of 15 feet above the average ground level. On parcels not adjacent to the interstate, one freestanding monument sign is permitted with a maximum height of such sign shall be 8 feet above the average ground level. Monument style signs are required with the signs height and square footage being in scale with the building or site.~~ Signs ~~are required to~~ ~~should~~ be internally illuminated block letters mounted on a raceway. Backlit letters and indirectly illuminated signs are ~~also~~ acceptable. A three-color maximum is allowed for signs with up to two font styles. Ground-mounted building identification signs shall have fully enclosed solid bases ~~utilizing the same materials as the principal structure, of either brick or stone,~~ mounted at the ground plane. No supporting structural members are to be exposed. Specific underlying zoning requirements for signs can be found in ~~Article I – Definitions and~~ article IV – ~~Signs~~ of this chapter.
- c. The following signs are prohibited: A-frame signs; roof-mounted signs or portico-mounted signs; bench signs; off-premises signage; captive balloon signs; inflatable signs; portable signs and portable signs converted to permanent locations; lollipop signs; paper, cloth, plastic streamers and canvas; painted signs on primary walls; pendants; traffic sign replicas; high-rise signs; permanent come-on signs (sale today, stop, look, etc.). Strings with continuous flags shall not be permitted.
- d. Changeable copy signs are allowed for automobile service stations, theaters, and conference centers. Electronic message board signs may

be considered with the review of the commission if they are allowed by the underlying zoning district.

- e. Landscaped areas are required around the base of signs. The minimum landscaped area shall not be less than the square footage of the sign. The landscaped area must be protected from vehicular traffic and approved by the city landscape specialist.
  - f. Interim signs. While signs of a nonpermanent nature are generally not permitted, any sign that is not permanent in nature and fails to meet permanent sign requirements must meet the following respective specifications:
    - 1. For sale and for lease signs shall be limited to two per parcel. The size shall be limited to one square foot of sign for every four feet of lot road frontage up to a maximum of 64 square feet for one surface, or 32 square feet per side with two faces maximum. Real estate signs shall have a maximum height of six feet, measured from the ground level (average grade).
    - 2. Temporary signs for construction sites shall not exceed 64 square feet total and shall be removed upon completion of construction activity and before occupancy of the building.
  - g. Special event signs must be removed following the event and are permitted only on the premises during the event, but in no case longer than 15 days. See section 114-528(2)d for size allowances.
- (7) *Landscaping and screening.* The landscape guidelines are designed to maintain overall visual continuity within the Gateway District Overlay. The intent is to reflect the traditional character of the area with informal groupings of plants amidst green lawns and woodlands. Landscape design should complement this image.
- a. A performance bond is required for a period of one-year, with extensions granted when necessary, for landscaping not installed at the time of issuance of a certificate of occupancy. Landscaping must be maintained for the lifetime of the intended use. Landscaped areas are required around the base of signs. The minimum landscaped area shall not be less than the square footage of the sign. The landscaped area must be protected from vehicular traffic and approved by the city landscape specialist.
  - b. Healthy existing trees should be retained whenever possible and may be counted as credit (two trees for every saved tree) for other required landscaping. Grading and construction shall avoid the disturbance of such trees. Larger trees or up to double the amount of required number of trees and vegetation may be required by the commission if it is shown

the site was clear cut within three years prior to submittal of a development plan.

- c. Landscape incentives may be utilized to encourage the preservation of existing healthy vegetation and innovative site design. Existing healthy vegetation and the area of land used to maintain the vegetation may be counted towards meeting performance criteria for buffers, streetscapes, open space, and interior parking areas.

1. ~~A five to 20 percent reduction in the number of parking spaces required on the site may be allowed to the extent that the reduction in the amount of pavement will preserve existing healthy trees in an undisturbed natural condition.~~

A reduction of one parking space for every 1,000 square feet of land containing existing healthy trees in an undisturbed natural condition may be granted, not to exceed ten percent of the total required parking.

2. ~~A ten percent reduction in the amount of pervious area is required on the site if public art/space in a compatible manner is included in the development.~~

3. ~~A reduction in required landscaping may be considered if the development includes innovative site/building design concepts, substantial redevelopment of a site, or if natural constraints exist.~~

4. ~~The area used for preservation of existing healthy vegetation in the interior parking area may be used as credits for other landscaping.~~

- 5.2. Substitutions for both trees and shrubbery amounts and locations may be considered by the commission with a recommendation from the landscape specialist.

- d. Fencing and screening. Long fences (50 feet or more) should be broken up by landscaping ~~or undulation in the fence line~~. When necessary to secure outdoor equipment and storage, chain link fencing may be permitted on a case by case basis as long as it is black vinyl coated and screened with landscaping on all portions visible from the right-of-way. ~~and~~ Unfinished wood fences are not allowed.

1. Fencing and screening shall not be placed within 25 feet of any street corner. Fencing and screening shall not block access to aboveground, pad-mounted transformers and should provide 15 feet of clear access to the transformer doors.
2. Fencing and screening shall not impede or divert the flow of water in any drainageway.

3. The maximum height of fences should generally be six feet, except for tennis courts, storage screening, and similar uses which may be up to 12 feet in height. ~~No fences over two feet six inches shall be placed in any front yard.~~ Fencing is not allowed in the front yard and is only permitted in the side and rear yard.
  4. The Gateway District Overlay approved standard for right-of-way border fencing or frontal fencing is required along interstate, expressways or arterial highways.
- (8) *Lighting and utilities.* Lighting should be used as a landscape element and for security purposes and should be designed to reduce impacts on adjacent sites. Consistency in style and design of fixtures shall be maintained throughout a site.
- a. Lighting levels should be as even as possible. For all private roadways, parking lots and entrances, the lighting system should provide a minimum ratio of 4:1 uniformity or better, or with the current Institute of Electrical Standards (IES) recommendations for office and mixed-use developments. General parking lot lighting shall not exceed an average of 2½ footcandles overall. All lighted canopies shall have recessed, indirect lights within the canopy.
  - b. Lights placement must avoid glare on-site or light spillage onto adjacent sites. Where necessary, cutoff boxes should be specified to reduce throw on adjacent sites.
  - c. Neon lighting is not encouraged; however, soft and/or muted colors may be allowed.
  - d. Light poles are to be neutral, preferably dark in color and not made of wood. All parking and security lights are to be cutoff luminaries. The height of light fixtures should be in proportion to the building mass, preferably no taller than the building height. Lighting for pedestrian areas should be 12 to 15 feet in height. Ground-oriented pedestrian scale lighting should be considered as an alternative to pole-mounted fixtures along pedestrian walkways at three to four feet in height.
  - e. Outside speakers shall not be permitted for use as paging or public address systems. Outside speakers may only be used under certain conditions, with the commission's approval, for special/cultural or public events.
  - f. All utility lines, including but not limited to electric, telephone and TV cable shall be placed underground.
- (9) *Parking.* The desire of the gateway review committee is to visually shield parking areas from public streets and residential areas.

- a. All parking lots and drives shall be hard surfaced with concrete or asphalt, unless an acceptable alternative is approved by the commission, and shall have concrete extruded curbs. Special paving or marking is required for accent areas such as: entrance dropoff zones and pedestrian walkways.
- b. Innovative design concepts to improve parking area appearance are encouraged. All parking areas shall be visually screened from roadways with plantings or earth mounding (berms) 2½- to three-feet high. Where planting material is used exclusively, 60 percent opacity must be achieved in the winter and 80 percent in the summer.
- c. A landscaped area with a minimum of ten feet shall be provided between parking and internal roadways and entry drives.
- d. Large parking areas shall be broken into smaller sections, using berms and landscape medians for separation. On wooded sites, preservation of groups of trees is encouraged to frame smaller parking cells and to screen the parked cars.
- e. Outdoor display areas may require up to 50 percent greater landscape requirements as established by these provisions.
- f. On-street parking is not permitted.
- g. Parking lots of contiguous developments should, where possible, interconnect among the differing developments to encourage continuous movement of traffic among developments to reduce traffic flow on public streets and to minimize the need for excessive curb cuts.

(10) Business needs that lie outside of these regulations may be considered on a case by case basis by the Gateway Review Commission

(c) *Design strategies for development within the TA/C district.* The following shall apply to the TA/C zoning districts within the Gateway District Overlay:

- (1) *Grading plan.* Improvements on the site should be developed to minimize changes in existing topography and the loss of existing mature vegetation. Incentives are provided to retain healthy existing trees. If existing trees are to be counted towards landscaping credit (as explained in Section 114-421(b)(7)(b)), then they shall be identified and shown on the grading plan and approved by the Landscaping Specialist.. Smooth topographic transition should be provided at the edges of property. Minimum changes in topography are recommended with no slopes exceeding 1:3 ratio (one-foot rise to a three-foot run). All grading plans require approval by the engineering department. All grading plans over one-acre require approval by the state department of environment and conservation before a grading permit can be issued. See the erosion control provisions of this Code for additional requirements.

- (2) *Site plan.* Where the need exists for retaining an open image, protecting views, creating a high quality image, and maintaining natural edges along the roadway's borders, a wider setback may be required above that which is required in the underlying zoning district. Developments are encouraged to be located and configured in a visually harmonious manner with surrounding developments, existing terrain, and not to impede scenic views within the corridor. Additional district setback information is in this chapter. For details regarding the required information for development plan submittals, see the zoning development plan, parking and landscaping provisions of this chapter.
- (3) *Drainage plan.* To minimize runoff and provide adequate green space, impervious surfaces such as roofs and pavement should not cover more than 75 percent of the site area. Undeveloped right-of-way immediately adjoining the site may be used in calculation of the pervious area, provided it is not more than 15 percent of the overall calculation and is maintained by the occupant. Stormwater entry and exit points must be protected to avoid erosion. An open space system of ridges, steep slopes, drainage corridors, periphery yards, buffers and landscaped areas provide natural stormwater absorption and filtration zones avoiding the need for large scale piping and retention systems. When such designs are not possible, stormwater areas will be landscaped to blend with natural features of the site. Retention or detention ponds, if needed, are encouraged to be graded gradually enough not to require fencing. Appropriate stormwater and drainage calculations shall be provided by a licensed professional, as permitted by the state, and approved by the city engineer.
- (4) *Landscape plan.* The property owners shall maintain all plant material within the right-of-way, when used as a credit for pervious area, and on the property for the lifetime of the proposed use. For any new use, this maintenance responsibility must continue. Visual buffers used to soften the appearance of structures and parking lots from interior streets are recommended. Options for landscaping are made available for developers who create dedicated open public spaces, walkways, or other creative, resourceful, land uses in the landscape and buffer provisions of this division. For additional requirements of landscape plans, see the article VII of this chapter, landscaping.
- (5) *Architectural design.* A compatible relationship for proposed developments in the Gateway District Overlay is of critical public concern for any building or site improvements. The intent of the design review is not to stifle innovative architecture but to ensure respect while reducing incompatible and adverse impacts on the visual experience from the roadways. The commission may alter corporate colors or architectural designs within the district to create a compatible visual image. To accomplish this, the gateway review commission shall exercise the following guidelines for review of such proposed developments:

- a. *Materials.* Selection and use of building materials should respect the climate and heritage of the area.
  - 1. Exterior building materials, which are encouraged include: brick, stone and stone veneers, plate glass, precast concrete panels, architectural block, glass block, and EIFS (commonly known as Dryvit).
  - 2. Materials considered unacceptable include: plywood or plywood-based products, pre-engineered metal, painted or natural concrete block, and composite building panels, and vinyl siding. Designers are encouraged to vary materials from building to building while limiting the number of different materials to three on any individual structure.
- b. *Colors.* In general, neutral or muted tones should be used. A maximum of three predominant colors should be used. Painted or factory-finished metal should have a matte finish.
- c. *Accessory buildings.* Metal buildings shall be an accessory to the principal structure without public access, typically used for storage and must be concealed from view. Large areas of exposed concrete are discouraged.
- d. *Architectural elements.* All development designs are to be consistent or compatible within a development in terms of architectural design, exterior building materials, colors and/or arrangement of buildings.
  - 1. Rooflines shall be strongly defined. Canopies and other architectural elements, such as brick or rockwork details, which define the roof, are encouraged. All mechanical/electrical equipment and rooftop- or ground-mounted equipment and protrusions are to be screened from view from entrances and pedestrian pathways as viewed from on-site ground level. Roof-mounted equipment must be screened on all sides. Sloped roofs may be used in combination with flat roofs to enliven the building profile and to provide screening.
  - 2. Large blank walls shall be avoided. Recessed or articulated wall surfaces, columns and beams are encouraged to visually segment exterior wall surfaces. Windows and other openings should reflect the character and style of the building.
  - 3. Service areas, including storage, special equipment, maintenance and loading area, shall be completely screened so as not to be visible from the interstate, expressway or arterial highway.

4. Refuse collection areas shall be visually screened using materials and colors compatible with those of the primary structure and shall be roofed if the contents are visible from any public street, interstate, expressway or arterial street.
- (6) *Signs.* Although signs occupy little space, they have a major impact on the image of the Gateway District Overlay. For this reason, signage systems must be designed to create a consistent quality image throughout the district. Specific requirements can be found in article IV of this chapter, signs, additional requirements are set forth in this document that also apply within the Gateway District Overlay. The intent is to create a cohesive image and to consistently decrease the amount of clutter and visual disturbance within the district. Any appeals to the following standards must be presented to the gateway review commission:
- a. Permanent signs will be reduced by 50 percent of the square footage allowed in the underlying zoning district by the gateway review commission.
  - b. All monument signs shall have a fully enclosed solid base utilizing the same building materials as the principal structure, mounted at the ground plane.
  - c. The following signs are prohibited: A-frame signs; roof-mounted signs or portico-mounted signs; bench signs; off-premises signage; captive balloon signs; inflatable signs; portable signs and portable signs converted to permanent locations; lollipop signs; paper, cloth, plastic streamers and canvas; painted signs on primary walls; pendants; traffic sign replicas; high-rise signs; permanent come-on signs (sale today, stop, look, etc.). Strings with continuous flags shall not be permitted.
  - d. Changeable copy signs are allowed for automobile service stations, theaters, and conference centers. Electronic message board signs may be considered with the review of the commission if they are allowed by the underlying zoning district.
  - e. Landscaped areas are required around the base of signs. The minimum landscaped area shall not be less than the square footage of the sign. The landscaped area must be protected from vehicular traffic and approved by the city landscape specialist.
  - f. Interim signs. While signs of a nonpermanent nature are generally not permitted, any sign that is not permanent in nature and fails to meet permanent sign requirements must meet the following respective specifications:
    1. For sale and for lease signs shall be limited to two per parcel. The size shall be limited to one square foot of sign for every four

- feet of lot road frontage up to a maximum of 64 square feet for one surface, or 32 square feet per side with two faces maximum. Real estate signs shall have a maximum height of six feet, measured from the ground level (average grade).
2. Temporary signs for construction sites shall not exceed 64 square feet total and shall be removed upon completion of construction activity and before occupancy of the building.
  - g. Special event signs must be removed following the event and are permitted only on the premises during the event, but in no case longer than 15 days. See [section 114-528\(2\)d](#) for size allowances.
  - h. All other regulations pertaining to signs can be found in Article 1 – Definitions and Article IV – Signs of this chapter.
- (7) *Landscaping and screening.* The landscape guidelines are designed to maintain overall visual continuity within the Gateway District Overlay. The intent is to reflect the traditional character of the area with informal groupings of plants amidst green lawns and woodlands. Landscape design should complement this image.
- a. A performance bond is required for a period of one-year, with extensions granted when necessary, for landscaping not installed at the time of issuance of a certificate of occupancy. Landscaping must be maintained for the lifetime of the intended use. Landscaped areas are required around the base of signs. The minimum landscaped area shall not be less than the square footage of the sign. The landscaped area must be protected from vehicular traffic and approved by the city landscape specialist.
  - b. Healthy existing trees should be retained whenever possible and may be counted as credit (two trees for every saved tree) for other required landscaping. Grading and construction shall avoid the disturbance of such trees. Larger trees or up to double the amount of required number of trees and vegetation may be required by the commission if it is shown the site was clear cut within three years prior to submittal of a development plan.
  - c. Landscape incentives may be utilized to encourage the preservation of existing healthy vegetation and innovative site design. Existing healthy vegetation and the area of land used to maintain the vegetation may be counted towards meeting performance criteria for buffers, streetscapes, open space, and interior parking areas.
    1. A reduction of one parking space for every 1,000 square feet of land containing existing healthy trees in an undisturbed natural

- condition may be granted, not to exceed ten percent of the total required parking.
2. Substitutions for both trees and shrubbery amounts and locations may be considered by the commission with a recommendation from the landscape specialist.
- d. Fencing and screening. Long fences (50 feet or more) should be broken up by landscaping. When necessary to secure outdoor equipment and storage, chain link fencing may be permitted on a case by case basis as long as it is black vinyl coated and screened with landscaping on all portions visible from the right-of-way. Unfinished wood fences are not allowed.
1. Fencing and screening shall not be placed within 25 feet of any street corner. Fencing and screening shall not block access to aboveground, pad-mounted transformers and should provide 15 feet of clear access to the transformer doors.
  2. Fencing and screening shall not impede or divert the flow of water in any drainageway.
  3. The maximum height of fences should generally be six feet, except for tennis courts, storage screening, and similar uses which may be up to 12 feet in height. Fencing is not allowed in the front yard and is only permitted in the side and rear yard.
  4. The Gateway District Overlay approved standard for right-of-way border fencing or frontal fencing is required along interstate, expressways or arterial highways.
- (8) *Lighting and utilities.* Lighting should be used as a landscape element and for security purposes and should be designed to reduce impacts on adjacent sites. Consistency in style and design of fixtures shall be maintained throughout a site.
- a. Lighting levels should be as even as possible. For all private roadways, parking lots and entrances, the lighting system should provide a minimum ratio of 4:1 uniformity or better, or with the current Institute of Electrical Standards (IES) recommendations for office and mixed-use developments. General parking lot lighting shall not exceed an average of 2½ footcandles overall. All lighted canopies shall have recessed, indirect lights within the canopy.
  - b. Lights placement must avoid glare on-site or light spillage onto adjacent sites. Where necessary, cutoff boxes should be specified to reduce throw on adjacent sites.
  - c. Neon lighting is not encouraged; however, soft and/or muted colors may be allowed.

- d. Light poles are to be neutral, preferably dark in color and not made of wood. All parking and security lights are to be cutoff luminaries. The height of light fixtures should be in proportion to the building mass, preferably no taller than the building height. Lighting for pedestrian areas should be 12 to 15 feet in height. Ground-oriented pedestrian scale lighting should be considered as an alternative to pole-mounted fixtures along pedestrian walkways at three to four feet in height.
  - e. Outside speakers shall not be permitted for use as paging or public address systems. Outside speakers may only be used under certain conditions, with the commission's approval, for special/cultural or public events.
  - f. All utility lines, including but not limited to electric, telephone and TV cable shall be placed underground.
- (9) *Parking.* The desire of the gateway review committee is to visually shield parking areas from public streets and residential areas.
- a. All parking lots and drives shall be hard surfaced with concrete or asphalt, unless an acceptable alternative is approved by the commission, and shall have concrete extruded curbs. Special paving or marking is required for accent areas such as: entrance dropoff zones and pedestrian walkways.
  - b. Innovative design concepts to improve parking area appearance are encouraged. All parking areas shall be visually screened from roadways with plantings or earth mounding (berms) 2½- to three-feet high. Where planting material is used exclusively, 60 percent opacity must be achieved in the winter and 80 percent in the summer.
  - c. A landscaped area with a minimum of ten feet shall be provided between parking and internal roadways and entry drives.
  - d. Large parking areas shall be broken into smaller sections, using berms and landscape medians for separation. On wooded sites, preservation of groups of trees is encouraged to frame smaller parking cells and to screen the parked cars.
  - e. Outdoor display areas may require up to 50 percent greater landscape requirements as established by these provisions.
  - f. On-street parking is not permitted.
  - g. Parking lots of contiguous developments should, where possible, interconnect among the differing developments to encourage continuous movement of traffic among developments to reduce traffic flow on public streets and to minimize the need for excessive curb cuts.
- (10) Business needs that lie outside of these regulations may be considered on a case by case basis by the Gateway Review Commission

~~(e)~~(d) *Design strategies for development within M-1, M-1R and M-2 districts.* The following shall apply to all M-1, M-1R and M-2 zoning districts within the Gateway District Overlay:

- (1) *Grading plan.* Improvements on the site should be developed to minimize changes in existing topography and the loss of existing mature vegetation. **All existing trees with trunks over 12 inches in diameter measured four feet above the lowest grade should be shown on the grading plans.** Incentives are provided to retain healthy existing trees. **If existing trees are to be counted towards landscaping credit (as explained in Section 114-421(b)(7)(b)), then they shall be identified and shown on the grading plan and approved by the Landscaping Specialist.** Smooth topographic transition should be provided at the edges of property. Minimum changes in topography are recommended with no slopes exceeding 1:3 ratio (one-foot rise to a three-foot run). All grading plans require approval by the engineering department. All grading plans over one-acre require approval by the state department of environment and conservation before a grading permit can be issued. See the erosion control provisions of this Code for additional requirements.
- (2) *Site plan.* The purpose of the gateway regulations in industrial areas is to minimize impacts on adjacent properties by providing adequate green space, buffering, and screening around the area proposed for development. A combination of opaque fencing, topography, berming or informal plantings, as recommended by the landscape specialist, is encouraged to be used. The site plans must meet all city requirements for grading, erosion control, and stormwater management.
- (3) *Architectural design and materials.* Permanence in quality should be evident in both the building design and construction materials. Permanence implies that buildings should age without deteriorating, given a minimum level of maintenance. This can be achieved through the use of quality building materials and methods of construction.
  - a. The building facade shall be finished with brick, precast or cast in place concrete textured panels, glass, prefabricated architectural panels (without exposed fasteners), stone or other materials acceptable to the committee.
  - b. No building shall be constructed of exposed concrete block unless it is split face, fluted, or such blocks are covered with stucco, Dryvit or equivalent.
  - c. The use of metal buildings is acceptable provided the facade shall be finished with acceptable materials listed in subsection (b)(5)a of this section.

- d. Dumpsters shall be screened or fenced. Loading docks will be permitted on the main elevation of a building that faces the street. Landscaping and screening should be provided to soften the visual impact.
  - e. All HVAC or other equipment located on the roof of any building, or other equipment affixed to, or located on the ground, shall be landscaped or screened from public view.
- (4) *Landscape plan.* Plans and specifications for any building or structure to be constructed on any lot shall include a detailed landscape plan indicating the location, size, type and height of each planting. The area between the lot property line and the street curblin shall be grassed except for areas covered by pavement, sidewalks, and landscaping. All landscaping required on any lot shall be completed within 60 days of substantial completion of construction, or within schedules set forth in the approved plans.
  - (5) *Parking areas.* Off-street parking will be determined by the underlying zoning district with review by the commission as part of the overall site plan review process. Parking shall be provided on the lot to accommodate all parking needs of employees, visitors, and company vehicles. All parking areas will be paved, curbed and appropriately marked.
  - (6) *Signage.* Signage shall be determined by the underlying zoning district subject to commission review as part of the overall site plan review process.
  - (7) *Lighting and utilities.* Plans and specifications for any building or structure to be constructed on any lot shall include a detailed lighting plan indicating the location, type and footcandle strength of the lights. Lighting may be used as a landscape element and for security purposes. Light placement must avoid glare on site or light spillage onto adjacent sites or roadways. Where necessary, cutoff boxes should be specified to reduce throw onto adjacent sites. All utilities from the service lines to the improvements on each lot shall be underground.
  - ~~(d)~~(e) *Design strategies for development within the MX district.* The following shall apply within MX districts:
    - (1) *Site plan.* The planning commission and the gateway review commission shall approve a master site plan for the entire district. The district allows flexibility in the development of compatible mixed uses with areas of light manufacturing, professional office, and commercial uses, and to do so by developing a self-contained campus-like atmosphere that protects adjacent uses.
    - (2) *Grading plan.* A master-grading plan shall be submitted which incorporates design features described in this article. The plan shall be designed to meet the erosion control provisions of the subdivision regulations (on file in the clerk's office) and this chapter and shall have the approval of the state department of environment and conservation, and the city engineering department prior to being submitted to the gateway review commission.

- (3) *Landscape plan.* The master plan shall address the MX district as viewed from the surrounding road network and adjacent land uses. It is important that an image be presented that complements the sites natural setting. In order to achieve a natural edge, landscape treatments should be designed within the setback buffers and the periphery yard and aimed at providing an entry statement into the park. Earth contours and landscape plantings are to be organized to shield large buildings, parking areas, and lay down yards, which may be visible from adjacent areas.
- (4) *Architectural design.* Within the MX district, architectural design is not specified; however, the materials, colors, architectural elements, and treatment of accessory buildings shall be provided on the master plan. It is encouraged that previous sections of this article be used in designing these elements.
- (5) *Signs.* The number and size of signs shall be as permitted with the underlying zoning ordinance. Signs within the district shall be monument style and landscaped.
- (6) *Landscaping and screening.* Where land uses change within the district, a densely planted strip of 15 to 25 feet in width, depending on the use, shall be created to screen areas from each other. Interstates, expressways, or arterial highways shall be screened with landscaping or architectural elements so that service areas including special equipment, maintenance, and loading areas are obscured from view. Where landscaping is used exclusively for this purpose it must achieve 60 percent opacity in the winter and 80 percent opacity in the summer.
- (7) *Lighting and utilities.* Lighting should be used as a landscape element and for security purposes and should be designed to reduce impacts on adjacent sites. Consistency in style and design of fixtures shall be maintained throughout the site. All utility lines shall be underground.
- (8) *Parking.* Parking areas shall be designed and landscaped as required by the MX district parking provisions. The use of berms and landscaping is encouraged to shield parking areas from public streets and residential areas.

<b>PROPERTY INFORMATION</b>	<b>Jefferson Gardens</b>
<b>ADDRESS</b>	<b>Memorial Boulevard</b>
<b>DISTRICT, LAND LOT OVERLAY DISTRICT</b>	<b>7<sup>th</sup> Civil District, Tax Map 48, Parcels 36.05, 36.06, 36.10 &amp; 39.50 Not Applicable</b>
<b>EXISTING ZONING</b>	<b>B-3/PD</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES</b>	<b>Overall 30.19 – Phase 1 5.28 Commercial &amp; 4.59 Residential</b>
<b>EXISTING USE</b>	<b>Vacant</b>
<b>PROPOSED USE</b>	<b>Multi-Family</b>

**APPLICANT:** Kingsport Indian Springs LLC  
**ADDRESS:** 1 Potters Lane Savannah GA 31411

**REPRESENTATIVE:** Donna Hash – Barge Design Solutions  
**PHONE** 423-247-5525

#### **INTENT**

The applicant is requesting to amend the Future Land Use Plan, specifically at the site of his proposed development located at the intersection of Memorial Boulevard and Island Road. The current designation for this property is Single Family Residential and the applicant is seeking a change to Multi-Family Residential.

The property is zoned PD (Planned Development). The PD regulations state that the submitted preliminary development plan must be consistent with the adopted land use plan. Originally, the applicant was looking to develop the property as low density single family. However, he now wishes to develop the property with apartments.

With this request, staff would also propose a housekeeping measure of amending the Future Land Use Plan for the parcels that are zoned B-3 along Memorial Boulevard – where the Future Land Use Plan designates them as Single Family. This amendment would make the zoning designation consistent with the Future Land Use Plan

The multi-family use would provide for a good transition from the high intensity commercial zoning designations and uses along Memorial Boulevard to the single family residential zoning and uses that abut the property to the rear.

# Zoning



**Future Land Use Plan**



**Kingsport Indian Springs, LLC  
TN126/Island Rd JBDG-OP-FUND, LLC  
c/o  
Jefferson Bennett Development Group, LLC  
1 Potters Lane  
Savannah, GA 31411  
912-308-1856 - [jeffersonbennett@comcast.net](mailto:jeffersonbennett@comcast.net)**

May 30<sup>th</sup>, 2018

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

VIA Electronic Mail: [JessicaHarmon@KingsportTN.gov](mailto:JessicaHarmon@KingsportTN.gov)

Jessica:

Per our conversation we would like to change our land use plan from single to multi-family. Please let me know if you need anything further from us?



Jefferson Bennett

## **CONCLUSION**

Staff recommends approval of the amendment to the Future Land Use Plan from single family to multi-family for the portion of the property zoned PD and from single family to retail/commercial the portion of the property zoned B-3 as it provides for an appropriate transition buffer from the commercial uses/zoning along Memorial Boulevard to the residential uses/zoning abutting the property to the rear

<b>Property Information</b>	Access Easement Vacation – Pierce Property				
<b>Address</b>	1000 Jericho Drive				
<b>Tax Map, Group, Parcel</b>	Easement located on TM 78 Parcel 98.52				
<b>Civil District</b>	7 <sup>th</sup> Civil District				
<b>Overlay District</b>	N/A				
<b>Land Use Designation</b>	Retail/Commercial				
<b>Acres</b>	+/- .02 acres				
<b>Applicant #1 Information</b>		<b>Intent</b>			
<b>Name:</b> City of Kingsport – Water/Sewer Division <b>Address:</b> 1213 Konnarock Road <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Phone Number:</b> (423) 224-2546		<b>Intent:</b> <i>To vacate a portion of a deeded access easement located on property known as 1000 Jericho Drive.</i>			
<b>Planning Department Recommendation</b>					
<b>(Approve, Deny, or Defer)</b> <p>The Kingsport Planning Division recommends vacating a portion of a deeded access easement located on 1000 Jericho Drive:</p> <ul style="list-style-type: none"> <li>Request reviewed by all city departments</li> <li>Easements were reviewed with surveyor and found this portion to not be necessary</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>Property is currently used as a parking area and has some abandoned fuel pumps on the property. Owners of the property are discussing potential subdivision of this lot.</p>					
<b>Planner:</b>	Harmon	<b>Date:</b> 6/1/18			
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>June 21, 2018</b>		
<b>Approval:</b>					
<b>Denial:</b>		<b>Reason for Denial:</b>			
<b>Deferred:</b>		<b>Reason for Deferral:</b>			

**PROPERTY INFORMATION****Access Easement Vacating**

<b>ADDRESS</b>	<b>1000 Jericho Drive</b>
<b>DISTRICT, LAND LOT</b>	<b>Sullivan County</b>
	<b>7<sup>th</sup> Civil District, TM 78 Parcel 98.52</b>
<b>OVERLAY DISTRICT</b>	<b>N/A</b>
<b>CURRENT ZONING</b>	<b>B-3</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES +/- 0.02</b>	
<b>EXISTING USE</b>	<b>Parking</b>
<b>PROPOSED USE</b>	<b>No Change</b>

**PETITIONER 1: City of Kingsport- Water/Sewer Division**  
**1213 Konnarock Road Kingsport, TN 37660**

**INTENT**

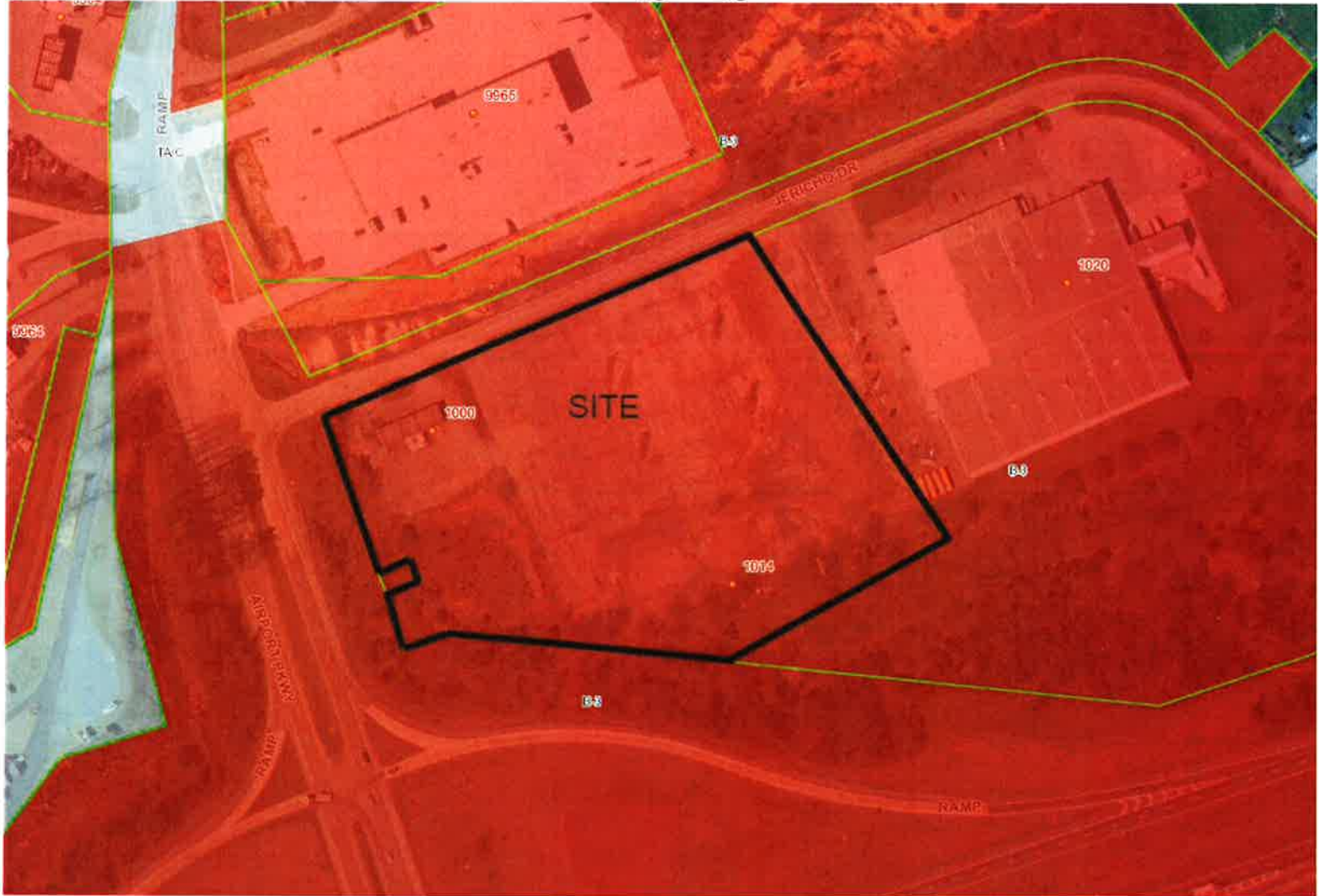
The property owner of 1000 Jericho Drive has been discussing potential subdivision scenarios with the Water/Sewer Division of the City. In these discussions, all of the utilities and various easements were located. This portion of the deeded access easement, which is approximately 98 feet in length and 11 feet in width is not necessary for the utilities we have in place on this property.

This request has been reviewed by all city departments and they have responded that there is no need to keep this portion of this access easement.

Location Map

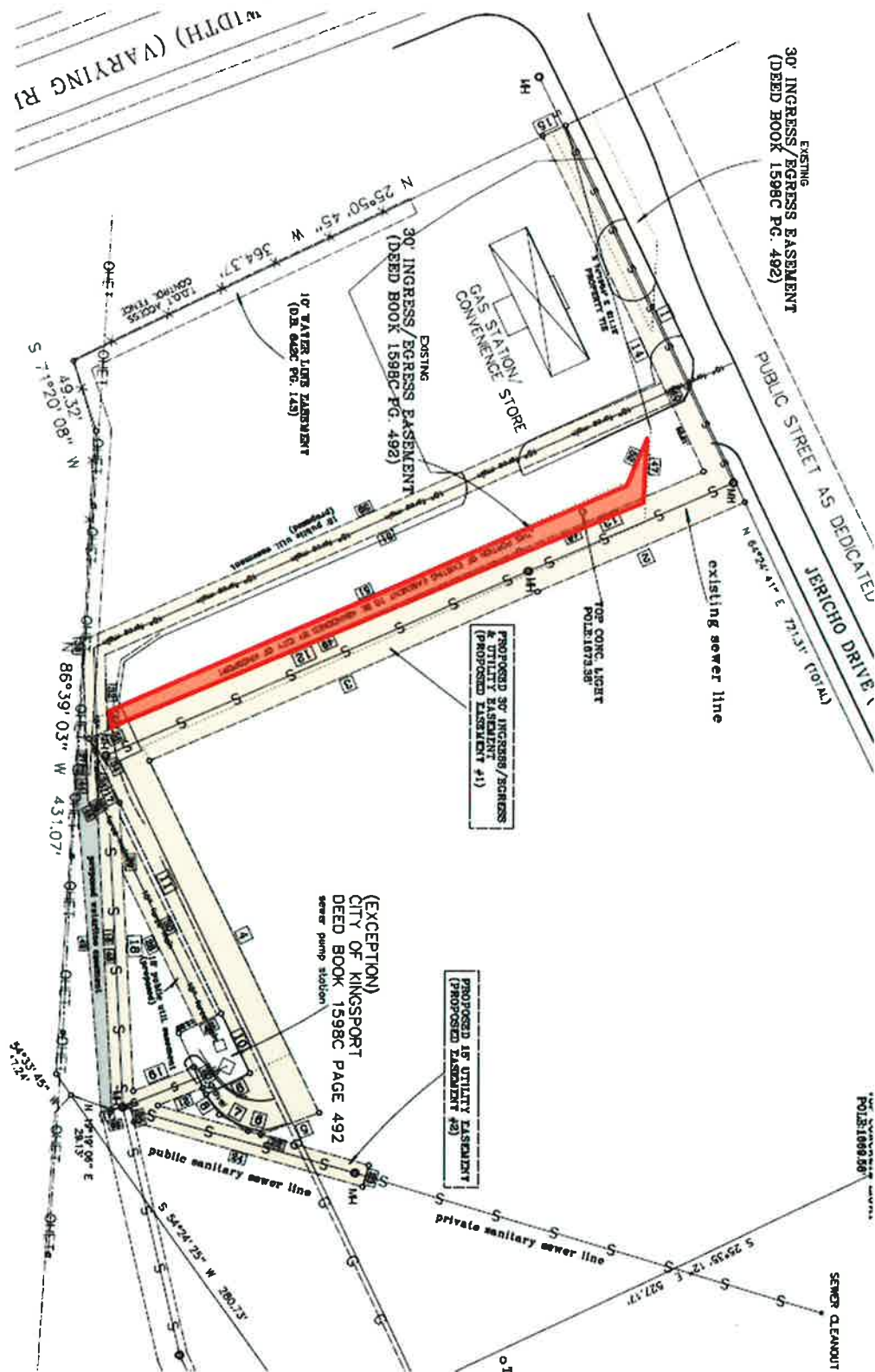


**Surrounding Zoning**



Aerial





Area in red proposed to be vacated.

Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on June 21, 2018

View from Jericho Drive



**RECOMMENDATION:**

Staff recommends sending a favorable recommendation to the Board of Mayor and Alderman for the vacating of a portion of an access easement located at 1000 Jericho Drive.

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 18-101-00006

## McCoy Street Rezoning

<b>Property Information</b>			
Address	1629 Virginia Avenue		
Tax Map, Group, Parcel	Map 62H, Group C, Parcel 41		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Single Family		
Acres	.44 +/-		
Existing Use	Vacant / former site of a single family home	Existing Zoning	R-1B
Proposed Use	Two duplexes	Proposed Zoning	R-2
<b>Owner /Applicant Information</b>			
Name: Joe Begley Address: 1611 Fairridge Pl City: Kingsport State: TN Phone: (423) 677-6778 Zip Code: 37664		Intent: To rezone from R-1B (Residential District) to R-2 (Two-Family District) to accommodate construction of two duplexes on the parcel.	
<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-2 zone will maintain essential character of the neighborhood, matching the similar multi-family uses along all of McCoy Street.</li> <li>The submitted zoning development plan conforms to R-2 zoning standards.</li> </ul>			
<b>Staff Field Notes and General Comments:</b>			
<ul style="list-style-type: none"> <li>The rezoning site is currently a vacant lot.</li> <li>The site of the former Dickson School, across McCoy Street from the rezoning site, will be zoned PD, Planned Development with an effective date of June 16, 2018</li> </ul>			
Planner:	Ken Weems	Date:	June 1, 2018
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>June 21, 2018</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 18-101-00006

**PROPERTY INFORMATION**

<b>ADDRESS</b>	1629 Virginia Ave
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1B (Residential District)
<b>PROPOSED ZONING</b>	R-2 (Two-Family District)
<b>ACRES</b>	.44 +/-
<b>EXISTING USE</b>	Vacant lot/ former site of a single family home
<b>PROPOSED USE</b>	two duplexes to be constructed

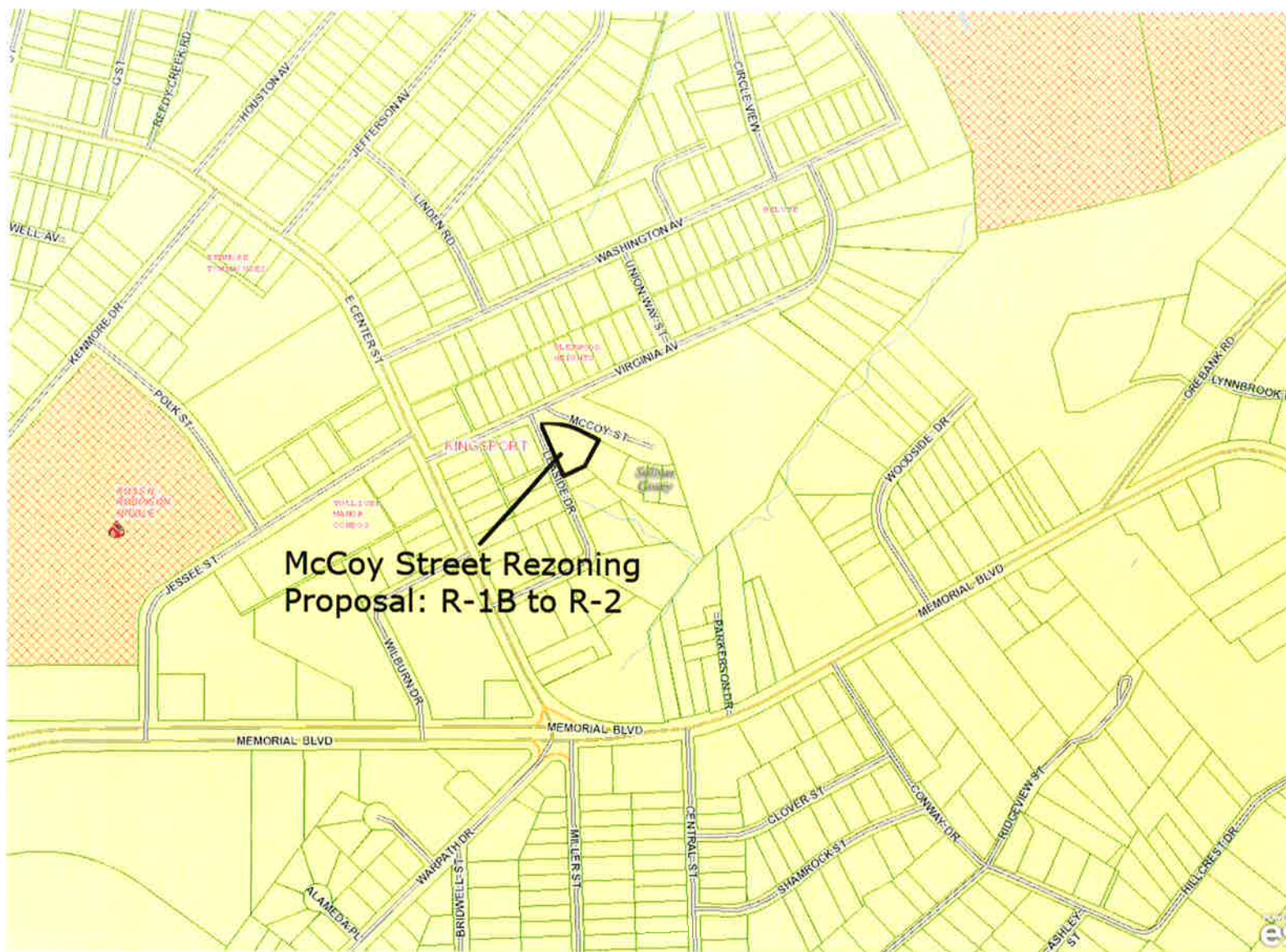
**PETITIONER****ADDRESS** 23177 Kestrel Ln, Bristol, VA 24202**INTENT**

*To rezone from R-1B (Residential District) to R-2 (Two-Family District) to accommodate construction of two duplexes on the parcel.*

Kingsport Regional Planning Commission  
Rezoning Report

File Number 18-101-00006

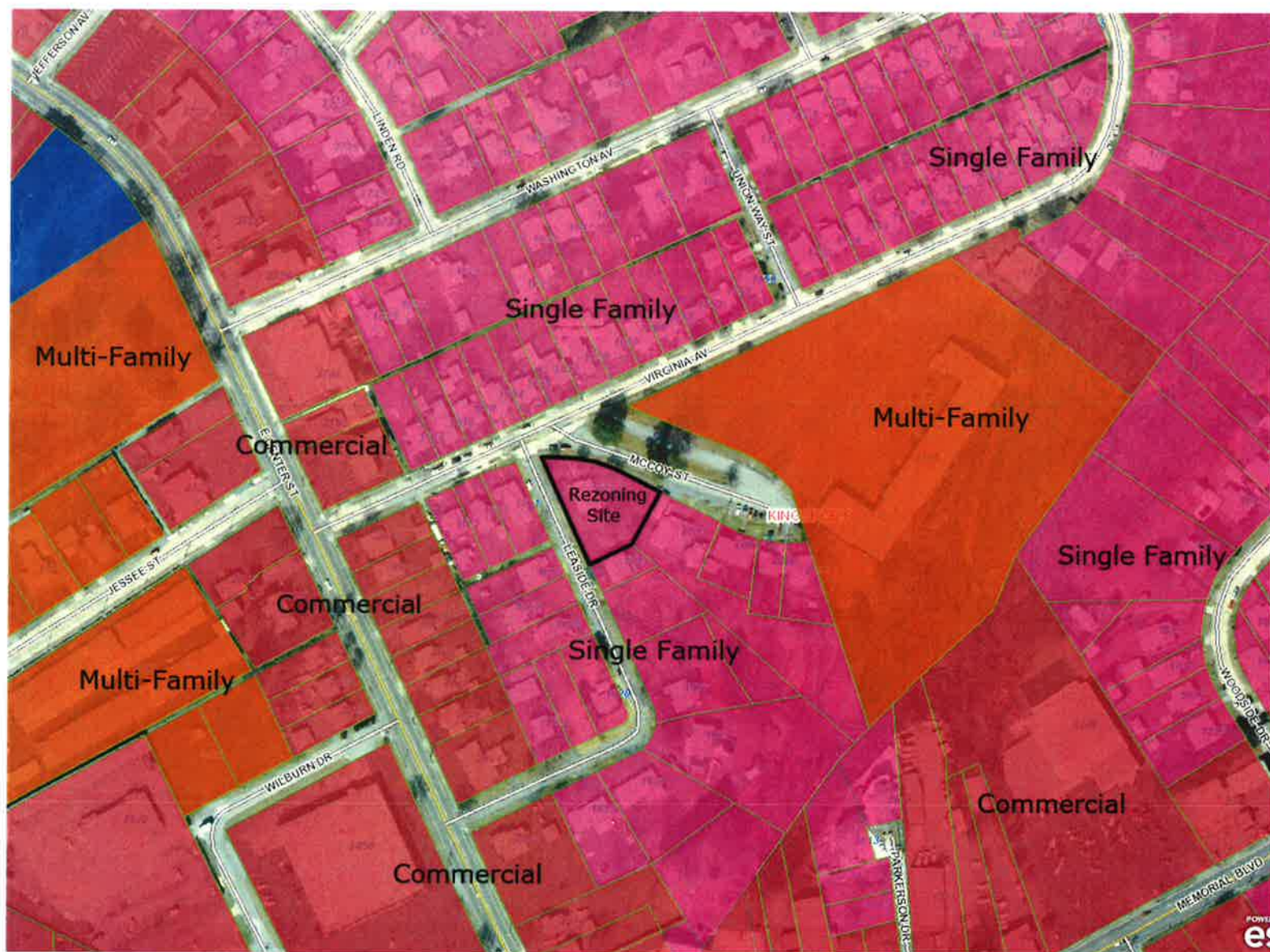
## Vicinity Map



# Surrounding Zoning Map



**Future Land Use Plan 2030  
Designation: Single Family**



Kingsport Regional Planning Commission  
Rezoning Report

File Number 18-101-00006

## Aerial



**North View (Homes Along Virginia Ave)****East View (Multi-Family Homes Along McCoy St)**

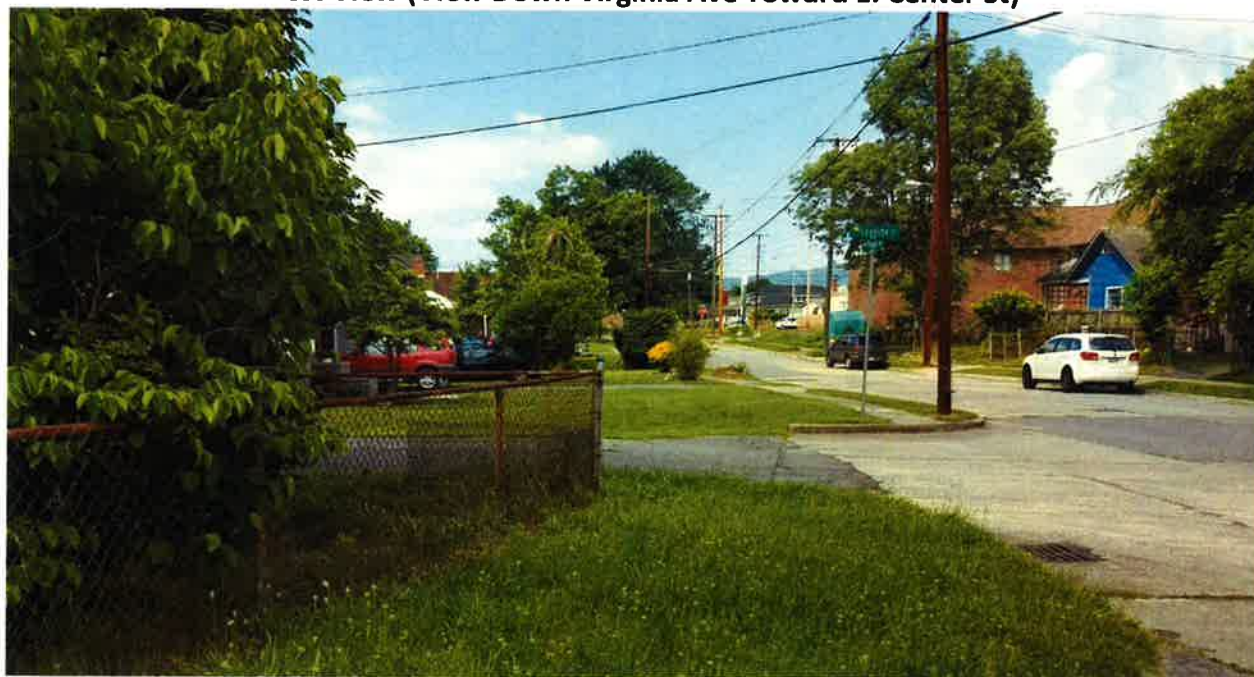
**Kingsport Regional Planning Commission**  
**Rezoning Report**

**File Number 18-101-00006**

**South View (With Rezoning Site in Foreground)**



**West View (View Down Virginia Ave Toward E. Center St)**



## Kingsport Regional Planning Commission

## Rezoning Report

File Number 18-101-00006

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City R-1B</u> <u>Use: Single Family</u>	n/a
Further North and Northwest	2	<u>Zone: City R-1B</u> <u>Use: Single Family</u>	n/a
East	3	<u>Zone: City R-1B</u> <u>Use: Multi-Family</u>	n/a
Further East	4	<u>Zone: City PD (pending 6/16/2018)</u> <u>Use: future residential</u>	Rezoned from R-1B to PD on 16 June 2018
Southeast and South	5	<u>Zone: City R-1B</u> <u>Use: Single Family</u>	n/a
Further South	6	<u>Zone: City R-1B</u> <u>Use: vacant</u>	n/a
West	7	<u>Zone: City R-1B</u> <u>Use: golf driving range</u>	n/a

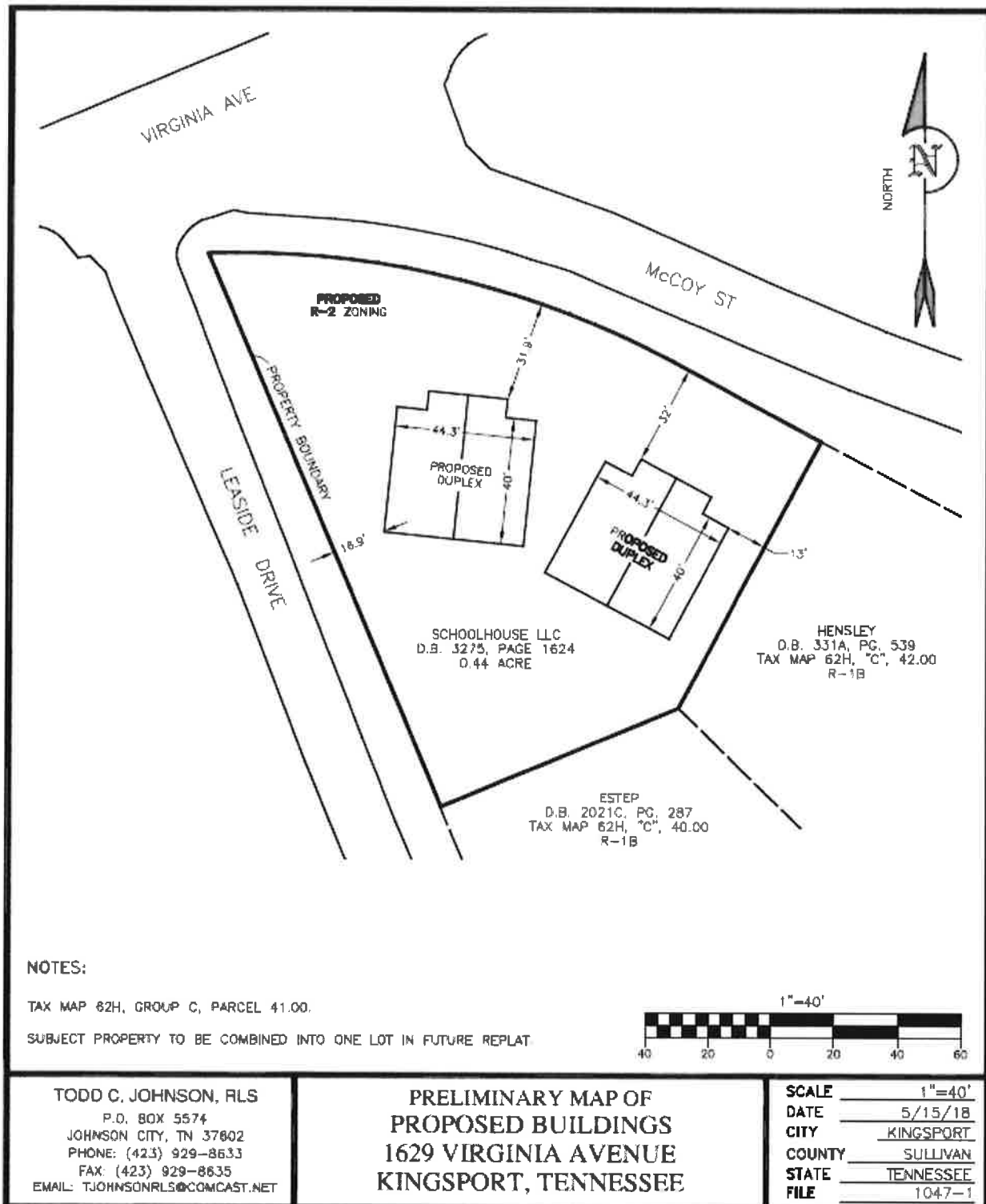
Existing Uses Location Map



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

**File Number 18-101-00006**

**Zoning Development Plan**



## Kingsport Regional Planning Commission

## Rezoning Report

File Number 18-101-00006

**ZDP Analysis and Property Features**

The rezoning site is the previous location of a single family home that has since been removed. The rezoning site slopes downhill towards the rear of the property (opposite Virginia Avenue). The proposal of constructing two duplexes on the property will preserve the essential character of the neighborhood by matching similar multi-family structures along all of McCoy 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 of constructing two duplexes on the property will preserve the essential character of the neighborhood by matching similar multi-family structures along all of McCoy Street.
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 similar to the other multi-family uses along McCoy Street.
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. A similarly reasonable economic use is acknowledged for the proposed R-2 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, transportation facilities, utilities or schools.
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 single family use. It is staff's opinion that the property's highest and best use can also be captured by implementing the R-2 zone. This is the same use that the other structures along McCoy Street have had for decades (legal non-conforming to current zoning standards).
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**

## Kingsport Regional Planning Commission

## Rezoning Report

File Number 18-101-00006

**disapproval of the proposal?** The existing conditions of the property present an opportunity for use of an otherwise vacant property.

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 is considered an extension of the legally non-conforming use of multi-family to the north of the rezoning site. By virtue of the other structures along McCoy Street being legally nonconforming multi-family structures, the proposed isolated district will preserve the essential character of the neighborhood.
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 conditions.
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.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1B to R-2. The rationale for this recommendation is based upon preserving the essential character of the neighborhood by implanting a similar use to the existing uses along McCoy Street.



April 11, 2018

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

Dear Mr. Booher:

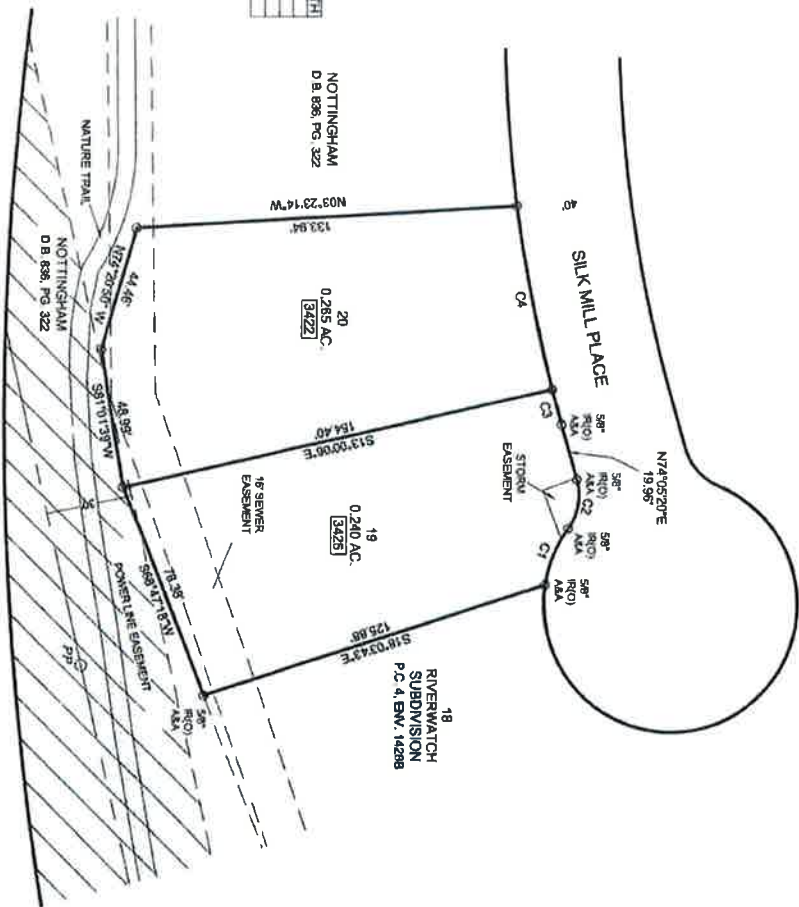
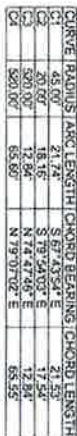
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Unit 18 & 20 Riverwatch Subdivision, located on Silk Mill Place, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within 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", is written over the typed name.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



NETHERLAND INN ROAD

NOTES

- 1) NORTH BASED ON REFERENCED PLAT.  
2) PROPERTY IS ZONED R-3  
SETBACKS: FRONT 25'  
REAR 20'  
SIDE 6'  
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47023001400 EFFECTIVE DATE JULY 3, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA  
4) JOB NO. 16-10421  
5) ACAD FILE 16-10421 RIVERSWATCH  
6) FIELD INFORMATION COLLECTION DATA COLLECTED  
7) TAX MAP 22 PARCEL 71  
8) PLAT REFERENCE: PLAT CABBERT 3, ENVELOPE 1084B  
9) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED  
10) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.  
11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

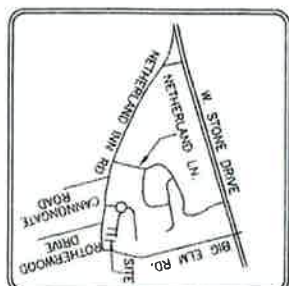


4  
Map Cabinet  
1457A

IRO  
 A&A  
 D.B.  
 P.C.  
 ENT.  
 PG.  
 N.T.S.  
 PP  
 123

IRON ROD (OLD)  
 ALLEY & ASSOCIATES  
 ACRES  
 DEED BOOK  
 PLAT CABINET  
 ENVELOPE  
 PAGE  
 NOT TO SCALE  
 POWER POLE  
 911 ADDRESS

**LEADING**

LOCATION MAP  
N.T.S.[illegible]



April 11, 2018

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

Dear Mr. Booher:

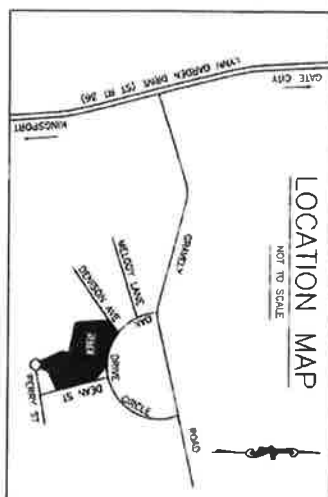
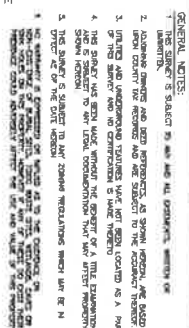
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the replat of lot 1 of the Mack Fletcher property subdivision and lots 5 & 6 of the Forbes Addition No. 2, located on Oak Drive Circle, surveyed by Saxon & Associates, meets the Minimum Standards 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", is written over a faint, larger signature.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



PROPERTY OUTLINED WITH DASHED LINES  
IS FOR REFERENCE ONLY AND IS NOT  
A PART OF THIS REPEAT

APPROVED BY THE APPROVED THE AGENT'S APPROVED

I HEREBY CERTIFY THAT THE APPROVED, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED

DATE: April 11 1968

CAROLINE CAMPBELL

ALL AGENTS IN CHARGE MUST SIGN BY 11:00 AM OR AGENT APPROVED OTHERWISE

THIS PROPERTY IS LOCATED ON FIRE COMMUNITY PANEL NO. 47018-00350, DATED 29 SEP 2006. AND IS IN A ZONE "X" (OUTSIDE 500 YEAR FLOOD)

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

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

CERTIFICATION OF THE APPROVAL OF STREETS

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS.

SUPPLEMENTED THE ACTIVITY REQUIRED BY THE TRANSPORT, TENNESSEE, REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON

(2) A/SHOULDER RIGHT-OF-WAY DEMONSTRATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED

THE UNIVERSITY OF CHICAGO  
LIBRARY

APR 7 1968

Net \_\_\_\_\_ 21 \_\_\_\_\_

INSTITUTIONAL INVESTORS & CREDITORS

RECORD DATA:

MACK FLETCHER PROPY SUBDY:

ALAT BOOK 51, PAGE 11, LO  
CEP BOOK 10070, PAGE 19

VEED BOOK 2903L, PAGE 48

FORBES ADDITION NO. 2

PLAT BOOK 5, PAGE 46, LOT

DEED BOOK 358A, PAGE 306

[illegible]

Difficulty of removal is

1. **NEEDS** **GOING** **TO** **BE** **TRANSFORMED** **IN** **THE** **21ST** **CENTURY**

found in 1986, was in Yarrowdon, a hamlet, with the location of 200 m to the west of the quarry. It was

[illegible]

2000  
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 2030

CONGRATULATE THEMSELVES FOR A JOINTMENT

4.11

77

2

SECRET SECRET ARMY / SECRET PRISON

100

100

I HEREBY CERTIFY THAT THIS IS A CATEGORY SURVEY: THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1.3>10.000 AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY CONFORMS TO THE TENNESSEE STANDARD OF PRACTICE

	BATCH#	DATUM	PAGE#	PLANT BOOK#	FIRST LAST NAME
			206-208		SHEEDY R TIMPLEY

REPLAT OF LOT 1 OF THE  
MACK FLETCHER PROPERTY SUBDIVISION  
AND LOTS 5 & 6 OF THE  
FORBES ADDITION NO. 2

KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1,505
ACRES NEW ROAD	NONE
TOTAL LOTS	ONE
MILES NEW ROAD	NONE

SCALE 1" = 50'

OWNER JOHN ROBERT CALDWELL, ET UX

SURVEYOR DANIEL L. SWANN, PLS. #334

CML. DISTRICT 12th

CLOSURE ERROR 1:210,000

RECORD FILE 1-1003190, COORDINATE FILE 1-1003190



April 11, 2018

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 Boardwine 1.50 AC Property Partition, located on Dora 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", is written over a horizontal line.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





May 14, 2018

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

Dear Mr. Booher:

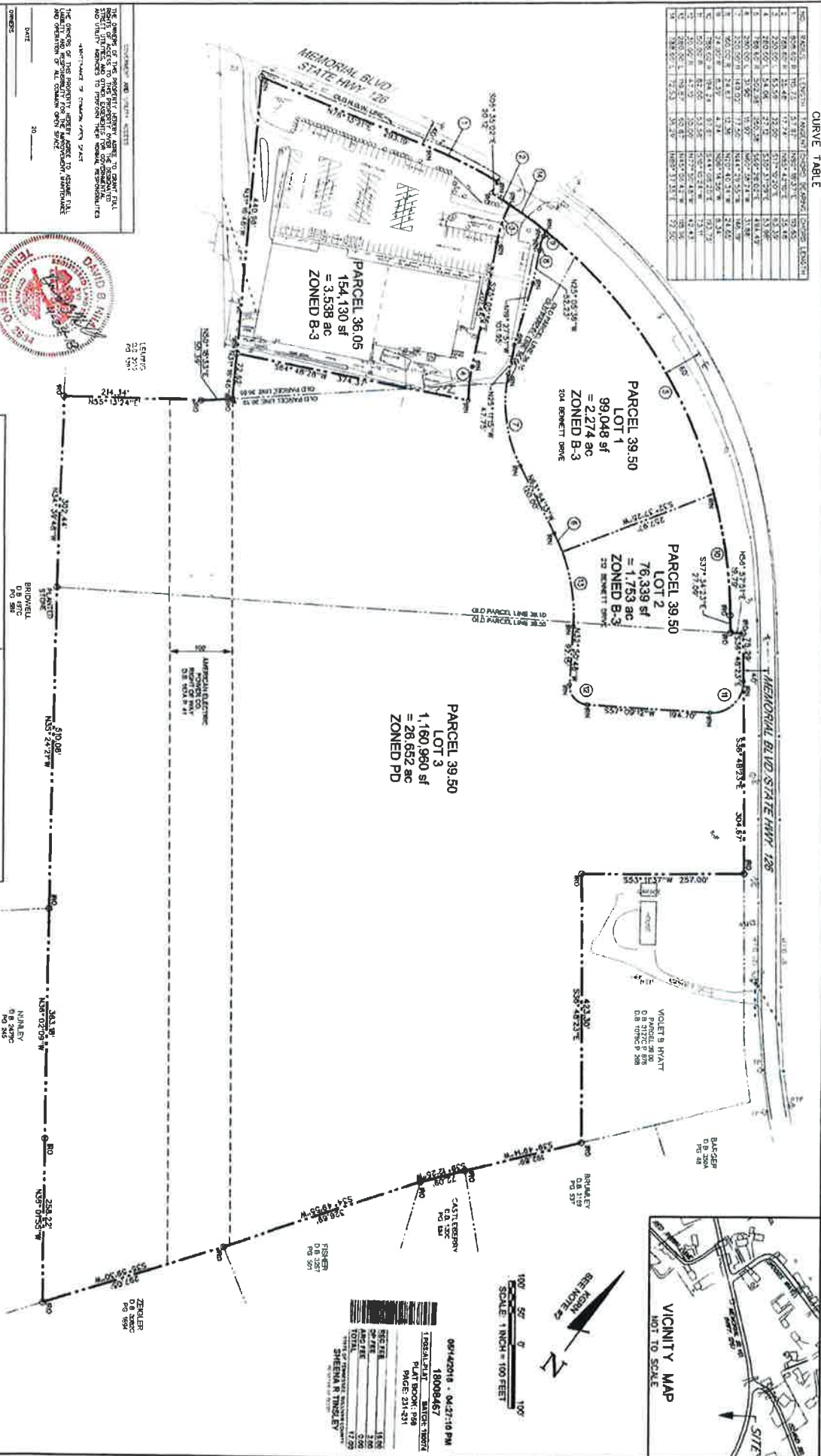
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Kingsport Indian Springs LLC Replat, located on Memorial Blvd, surveyed by Barge Design Solutions, meets the Minimum Standards for Subdivision Development of Major Subdivision within the 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", written over a horizontal line.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission

[illegible]

**NOTES:**

1. PROPERTY REFERENCE:  
76 CIVIL DISTRICT SULLYVAN COUNTY, TN  
OWNER: KINGSDOOR MOBILE SPRINGS, LLC  
MAP 44  
PARCELS: 35.60 - D 8 1127 P. 678 P. 64 P. 456  
PARCELS: 35.60 - D 8 1101 P. 1720  
PARCELS: 35.06 - D 8 3006 P. 1156

3. FLOOD INSURANCE RISK: AREA MAP: UNDISCLOSED EFFECTIVE DATE: SEPT. 14, 2014
4. FLOOD HAZARD DESIGNATION: ZONE X
5. WATERS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (AM)
6. PROPERTY IS ZONED B-3.1 (R) - SINGLEFAM SHALL CONFORM TO THE ZONING DESIGNATION
7. ACCESS FOR LOTS 1 & 2 IS RESTRICTED TO THE BACKYARD STREET AND NOT OFF OF MEMORIAL BOULEVARD

KINGSFORD INDIAN SPRINGS LLC - RE-PLAT PARCEL 35.05 & PARCEL 39.50, DISSOLUTION PARCEL 35.06 & PARCEL 35.10

TOTAL ACRES	34.21	TOTAL LOTS	4
ACRES NEW ROAD/ALLEYS	0	MILES NEW ROAD	0
OWNER	KONGSPORT INDIAN SPRINGS LLC	CIVIL DISTRICT	7th
SURVEYOR	BROWN HILL	CLOSURE ERROR	110.000

J6083-01 APRIL 2018



May 14, 2018

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

Dear Mr. Booher:

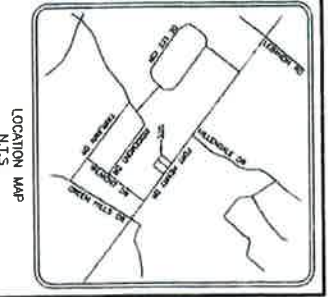
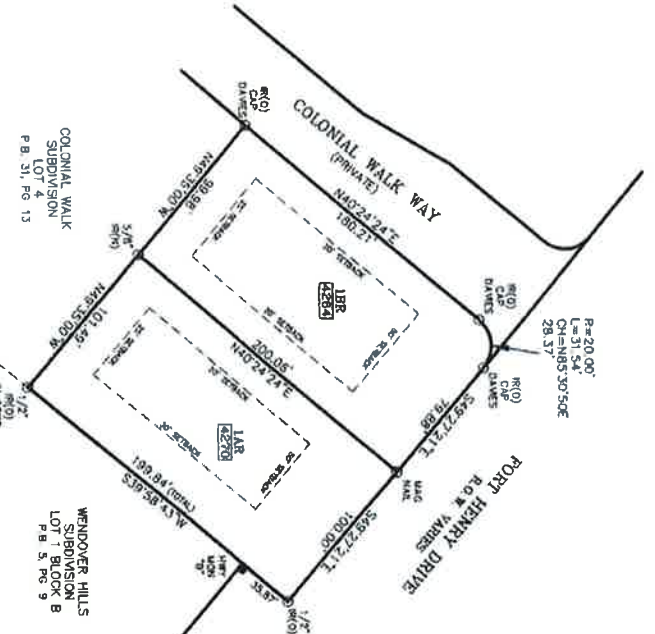
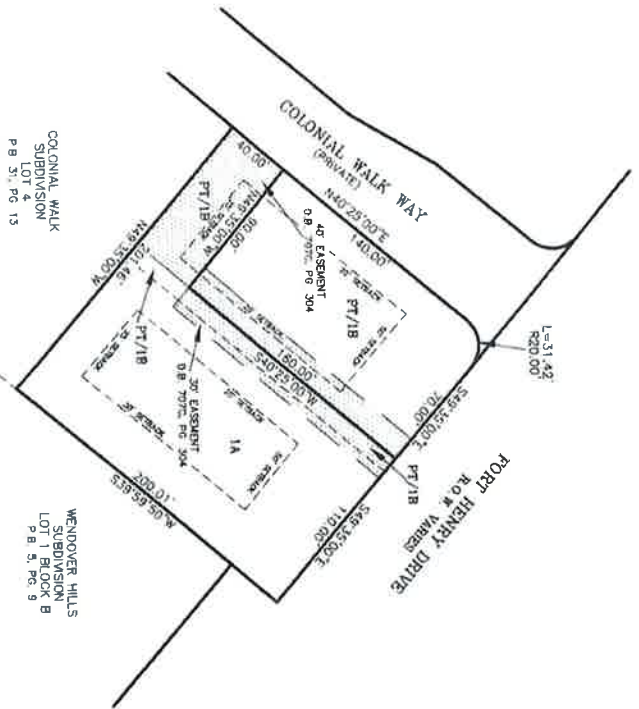
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lots 1A & 1B Colonial Walk, located on Fort Henry Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision 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", is written over a horizontal line.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



**LEGEND**

- IRON(1) IRON ROAD (OLD)
- IRON(2) IRON ROAD (NEW)
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P.C. PAGE ADDRESS
- 1233 917 SCALE
- N.T.S. NOT TO SCALE
- MONUMENT
- CONC. CONCRETE
- R.O.W. RIGHT OF WAY
- R.O.W. RIGHT OF WAY
- CH= CHORD

**NOTES**

- 1) PRIOR PLAT BOOK: P.B. 31, PG. 13
- 2) LOTS SHOWN ARE PER D.B. 936C, PG. 580, D.B. 936C, PG. 283, & D.B. 707C, PG. 304



06/14/2018 - 04:27:10 PM  
180004656  
PAGE 230-238  
PLAY BOOK P66  
DATE: 06/14/2018  
TIME: 04:27:10 PM  
TOTAL: 17.00  
SHEETS: 11  
SHEET: 11

**NOTES**

- 1) NOTES BASED ON REFERENCED PLAT
- 2) PROPERTY IS ZONED B-3
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47060002500 EFFECTIVE DATE SEPTEMBER 20, 2009 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
- 4) ACAD FILE 18-1041 BAKERSHIP DWG
- 5) TAX MAP 921 "C" PARCELS 58.10 & 58.20
- 6) DEED REFERENCES: D.B. 890C, PG. 580, D.B. 890C, PG. 283, & D.B. 707C, PG. 304
- 7) PLAT REFERENCES: P.B. 31, PG. 13
- 8) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN RECORDED AND UNRECORDED WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 10) LOT 1B WILL BE SUBJECT TO A PERMANENT NON-EXPANSIVE EASEMENT IN FAVOR OF THE STATE OF TENNESSEE FOR THE PURPOSES OF HIGHWAY AND DRESS FOR THE STATE OF TENNESSEE
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 12) LOT 1B WILL BE SUBJECT TO A PERMANENT NON-EXPANSIVE EASEMENT IN FAVOR OF THE STATE OF TENNESSEE FOR THE PURPOSES OF HIGHWAY AND DRESS FOR THE STATE OF TENNESSEE
- 13) NOT INTERFERE WITH THE USE AND ENJOYMENT OF LOT 1B

**RESUBDIVISION OF LOTS 1A & 1B**

**COLONIAL WALK SUBDIVISION**

**KINGSFORD REGIONAL PLANNING COMMISSION**

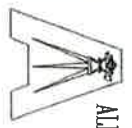
TOTAL ACRES: 0.870 TOTAL LOTS: 2

ACRES NEW ROAD: 0 LOTS NEW ROAD: 0

OWNER: JESSICA M. DESS CIVIL DISTRICT: 14th

SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000

SCALE: 1"=50'



ALLEY & ASSOCIATES, INC.  
241 E. MAIN STREET  
MEMPHIS, TENNESSEE 38003  
TEL: (901) 526-0800  
FAX: (901) 526-0800  
E-MAIL: info@alleyandassociates.com

**CERTIFICATE OF APPROVAL OF RECORDING**

I, HEREBY CERTIFY THAT THE SURVEY, RECORD, 375384, HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, TENNESSEE, AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDS ACT, CHAPTER 13, PART 1, AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDS ACT, CHAPTER 13, PART 1, AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDS ACT, CHAPTER 13, PART 1.

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## Building Division Monthly Report

May 2018

<b><u>RESIDENTIAL PERMITS</u></b>	<b>COUNT</b>	<b>CONSTRUCTION COST</b>
ACCESSORY STRUCTURES	13	\$158,863
ADDITIONS	3	\$147,500
ALTERATIONS	11	\$384,520
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	12	\$2,321,052
RESIDENTIAL ROOF	5	\$43,568
<b><u>COMMERCIAL PERMITS</u></b>		
ADDITIONS		
ALTERATIONS	5	\$240,400
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
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	\$48,000
GRADING		
FOUNDATION ONLY		
COMMUNICATION TOWER	1	15000
COMMERCIAL ROOF	2	\$37,235
<b>TOTAL</b>	<b>53</b>	<b>\$3,396,138</b>
<b><u>OTHER MISC PERMITS</u></b>		
BANNERS	4	
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	9	
TENTS	4	
<b>TOTAL PERMITS ISSUED</b>	<b>70</b>	
<b>ESTIMATED CONSTRUCTION COST YEAR-TO-DATE</b>		<b>\$27,862,835</b>