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.

October 19, 2017 6:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON SEPTEMBER 18, 2017 THE REGULAR MEETING HELD ON SEPTEMBER 21, 2017.

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

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

10-01 New Kubota Facility – (17-102-00003)
The Kingsport Regional Planning Commission is requested to grant approval of the Preliminary Zoning Development Plan. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

10-02 Edinburgh Subdivision Phase 10 – (16-102-00045)
The Kingsport Regional Planning Commission is requested to grant Final Subdivision approval. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Harmon)

10-03 Architectural Salvage Zoning Text Amendment – (17-801-00001)
The Kingsport Regional Planning Department is requested to amend section 114-1(Definitions) and 114-194C (B-2 Zoning District Special Exceptions) to add Architectural Salvage to list of uses requiring a special exception in the B-2, Central Business District. (Weems)

10-04 Sullivan County Electronic Message Board ZTA – (17-801-00002)
The Kingsport Regional Planning Department is requested to recommend text amendment approval to the Sullivan County Commission for Article 9-107 of the Sullivan County Zoning Resolution, allowing electronic message board signs for fire departments, EMS facilities and rescue squads. (Weems)

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

VIII. OTHER BUSINESS

10-05 Receive a letter of replat of lot 8 & parts of lots 1,2,3 & 4 Block 3 Sunset Hills Addition, located on Atoka Circle.

10-06 Receive a letter of resubdivision of lot 5, Block E, Acre Heights located on Sevier Terrace Drive.

10-08 Receive, for informational purposes only, the September 2017 Building Department report.

10-09 Receive, for informational purposes only, the 3rd Quarter Comparison report.

X. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

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

September 18, 2017 12:00 noon

Members Present
Sam Booher, Chairman
Mike McIntire
Pat Breeding
Sharon Duncan
Paula Stauffer
Phil Rickman
Mark Selby

Members Absent
John Moody
Beverley Perdue

Staff Present
Ken Weems
Nathan Woods
Dave Harris
Steve Robinson
Dave Edwards

Visitor's
Jennifer Salyer

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems asked the Commission if they identified any corrections needed for the July 24, 2017 work session minutes or the July 27, 2017 regular meeting minutes. With one typographical error identified, Mr. Weems stated that the corrected minutes would be presented during the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

09-01 The New Beason Well Road Rezoning – (17-101-00004)

The Kingsport Regional Planning Commission is requested to recommend approval to rezone from R-1B to B-3 for business use. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff oriented the Commission to the vicinity map showing the rezoning site. Staff identified the area as the northeast corner of New Beason Well Road and East Stone Drive, commonly known as a portion of Cleek Farm. Staff stated that the rezoning site is currently zoned R-1B, single family residential and the proposed zone is B-3, Highway Oriented Business District. Staff noted that overall, the area as a whole is a hodgepodge of zones for a variety of reasons. Staff added that as new commercial development is proposed for the area, subsequent rezoning and zoning development plans would be presented to the

Commission for approval. Staff reviewed the associated zoning development plan for the rezoning, stating that a new convenience store with gas station is proposed. Staff drew attention to the overabundance of parking, setback conformance, and stormwater detention area. Staff noted that the proposed driveways conformed to city standards and that the East Stone Drive driveway was still going through the approval process with TDOT. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen to rezone the property. Staff noted that the proposal matches the future land use plan as a commercial/retail use. No official action was taken.

09-02 Eastman Credit Union – Wilcox Business Center – (17-102-00002)

The Kingsport Regional Planning Commission is requested to recommend approval of the Preliminary Zoning Development Plan and associated signage. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff drew the Commission's attention to the vicinity map for the project, which is located between the Kingsport Aquatic Center and S. Wilcox Dr. Staff noted that the proposal is a new Eastman Credit Union Business Center. Staff identified the zone of the property as BC, Business Conference District. Staff presented the details of the preliminary development plan to the Commission, which identified the proposal as conforming to city standards. Staff characterized parking as overbuilt, which lends itself to future building additions in the vicinity. The proposal lies within zoning setbacks. The landscaping plan exceeds the requirements for the district. Staff identified the associated Gateway Overlay District that also impacts site design for the proposal. Staff stated that the proposal would go before the Gateway Review Commission on the Friday morning after the Planning Commission regular meeting. Mike McIntire identified two separate water detention facilities on the plan. Staff added that the two water features were part of the stormwater detention for the site. Staff commented on the proposed monument sign that is 74 sq ft in size and 15 feet tall, conforming to both the underlying zone allowance and gateway standard for freestanding signs in the district. Staff recommended granting preliminary zoning development plan approval based upon plan conformance with both base zoning and Gateway District requirements. No official action was taken.

09-03 Stormwater Management Update – work session only – Steve Robbins

Mr. Robbins presented an updated stormwater management plan to the Commission. The Commission thanked Mr. Robbins for the update.

09-04 Main Street Concept Plan Update – work session only – Jennifer Salyer, Barge Waggoner

Ms. Jennifer Salyer, Barge Waggoner, provided the Commission with an updated on the Main Street Master Plan. The Commission thanked Ms. Salyer for the update.

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

VIII. OTHER BUSINESS

09-05 Receive a letter of replat of the Dean and Couch Properties, located on Dean Private Drive.

09-06 Receive a letter of resubdivision of Lot 5-Cedar Brook Subdivision, located on West Valley View.

09-07 Receive a letter of division of the Johnston Property, located on Gregory Road.

09-08 Receive a letter of desubdivision of Clevenger Property, located on Gravel Top Road.

09-09 Receive a letter of resubdivision of Litz Manor Addition, located on Fort Henry Drive.

09-10 Receive a letter of resubdivision of Lot 9 Larkin Addition, located on West Carter's Valley Road.

09-11 Receive a letter of resubdivision of the division of Crossroads UMC Property and the remaining portion of West Stone Drive Properties and the resubdivision of Lot 2, located on West Stone Dr.

09-12 Receive a letter to certify the division of Childress Property, located on Sullivan Gardens Parkway.

09-13 Receive a letter of replat of Lots 7 & 8, Block 13, located on Woodbine Street.

09-14 Receive a letter of resubdivision of lots 15, 16, and 17 Block 2 located on Bridwell Heights Road.

09-15 Receive, for informational purposes only, the August 2017 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:45p.m.

Respectfully Submitted,

_____

Ken Weems, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT REGIONAL PLANNING COMMISSION

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

September 21, 2017 6:00 p.m.

Members Present
Sam Booher, Chairman
Pat Breeding
Sharon Duncan
Beverley Perdue
Phil Rickman
Mark Selby
Paula Stauffer

Members Absent
John Moody
Mike McIntire

Staff Present
Ken Weems
Nathan Woods
David Harris

Visitor's
Zane Vanover
Tommy Perrigan
Luther Cain
Josh Smith

At 6:00 p.m., Chairman Sam Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Booher asked for approval of the agenda. A motion was made by Mark Selby seconded by Phil Rickman 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 July 24, 2017 and the regular meeting held on July 27, 2017. A motion was made by Mark Selby, seconded by Beverley Perdue to approve the minutes as presented. The motion was approved unanimously 6-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

09-01 The New Beason Well Road Rezoning – (17-101-00004)

The Kingsport Regional Planning Commission is requested to recommend approval to rezone property from R-1B to B-3 for business use. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff identified the area as the northeast corner of New Beason Well Road and East Stone Drive, commonly known as a portion of Cleek Farm. Staff stated that the rezoning site is currently zoned R-1B, single family residential and the proposed zone is B-3, Highway Oriented Business District. Staff noted that overall, the area as a whole is a hodgepodge of zones for a variety of reasons. Staff added that as

new commercial development is proposed for the area, subsequent rezoning and zoning development plans would be presented to the Commission for approval. Staff reviewed the associated zoning development plan for the rezoning, stating that a new convenience store with gas station is proposed. Staff drew attention to the overabundance of parking, setback conformance, and stormwater detention area. Staff noted that the proposed driveways conformed to city standards and that the East Stone Drive driveway was still going through the approval process with TDOT. Staff noted that the proposal matches the future land use plan as a commercial/retail use. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen to rezone the property based upon conformance with the future land use plan and zoning development standards. Chairman Booher opened the public comment for the item. With no one wishing to speak, Chairman Booher closed public comment. A motion was made by Pat Breeding, seconded by Sharon Duncan, to send a positive recommendation to rezone the property to the Board of Mayor and Aldermen. The motion passed, 6-0.

09-02 Eastman Credit Union – Wilcox Business Center – (17-102-00002)

The Kingsport Regional Planning Commission is requested to recommend approval of the Preliminary Zoning Development Plan and associated signage. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff identified the vicinity of the request, which is located between the Kingsport Aquatic Center and S. Wilcox Dr. Staff noted that the proposal is a new Eastman Credit Union Business Center. Staff identified the zone of the property as BC, Business Conference District. Staff presented the details of the preliminary development plan to the Commission, which identified the proposal as conforming to city standards. Staff characterized parking as overbuilt, which lends itself to future building additions in the vicinity. The proposal lies within zoning setbacks. The landscaping plan exceeds the requirements for the district. Staff identified the associated Gateway Overlay District that also impacts site design for the proposal. Staff stated that the proposal would go before the Gateway Review Commission on the Friday morning after the Planning Commission regular meeting. Staff commented on the proposed monument sign that is 74 sq ft in size and 15 feet tall, conforming to both the underlying zone allowance and gateway standard for freestanding signs in the district. Staff recommended granting preliminary zoning development plan approval based upon plan conformance with both base zoning and Gateway District requirements. Chairman Booher opened the item up for public input. Luther Cain spoke for the item, stating that he is available to answer any questions that the Commission might have. With no questions presented, Chairman Booher ended public comment. A motion was made by Phil Rickman, seconded by Sharon Duncan, to grant preliminary zoning development plan approval. The motion passed, 5-0, with Pat Breeding recusing himself from the vote.

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

VIII. OTHER BUSINESS

09-05 Receive a letter of replat of the Dean and Couch Properties, located on Dean Private Drive.

09-06 Receive a letter of resubdivision of Lot 5-Cedar Brook Subdivision, located on West Valley View.

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09-12 Receive a letter to certify the division of Childress Property, located on Sullivan Gardens Parkway.

09-13 Receive a letter of replat of Lots 7 & 8, Block 13, located on Woodbine Street.

09-14 Receive a letter of resubdivision of lots 15, 16, and 17 Block 2 located on Bridwell Heights Road.

09-15 Receive, for informational purposes only, the August 2017 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:12 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

ZDP Report
File Number 17-102-00003

New Kubota Facility

Property Information			
Address	New Moore Road/Princeton Road		
Tax Map, Group, Parcel	Tax Map 76 Parcel 1		
Civil District	13		
Overlay District	Gateway		
Land Use Designation	Retail		
Acres	+/- 5.528 acres (development)		
Existing Use	Vacant	**Existing Zoning**	B-4P
Proposed Use	Commercial	**Proposed Zoning**	No change

Owner /Applicant Information

Name: Barry Monroe

Address: 2057 Falling Leafe Dr.

City: Kingsport

State: TN **Zip Code:** 37664

Email: barry.monroe@gmail.com

Phone Number: (423) 817-2711

Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for the construction of a new Kubota Facility.

Planning Department Recommendation

The Kingsport Planning Division recommends APPROVAL for the following reasons:

- The submitted preliminary zoning development plan meets the development standards of the B-4P zone without need for a variance.
- The future land use plan supports commercial development for the parcel.

Staff Field Notes and General Comments:

- This B-4P District is the current zoning district for the proposed Kubota Facility. The site lies at the intersection of New Moore Road and Princeton Road.
- The property is proposed to be subdivided to create a new parcel for this development.
- The property is located within the Gateway Overlay District and will be reviewed by the Gateway Commission on October 27, 2017.

Planner:	Jessica Harmon	Date:	October 9, 2017
Planning Commission Action		**Meeting Date:**	**October 19, 2017**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: New Moore Road

DISTRICT: 13th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: B-4P

ACRES: +/- 5.528 (development)

EXISTING USE: Vacant

PROPOSED USE: Kubota Facility

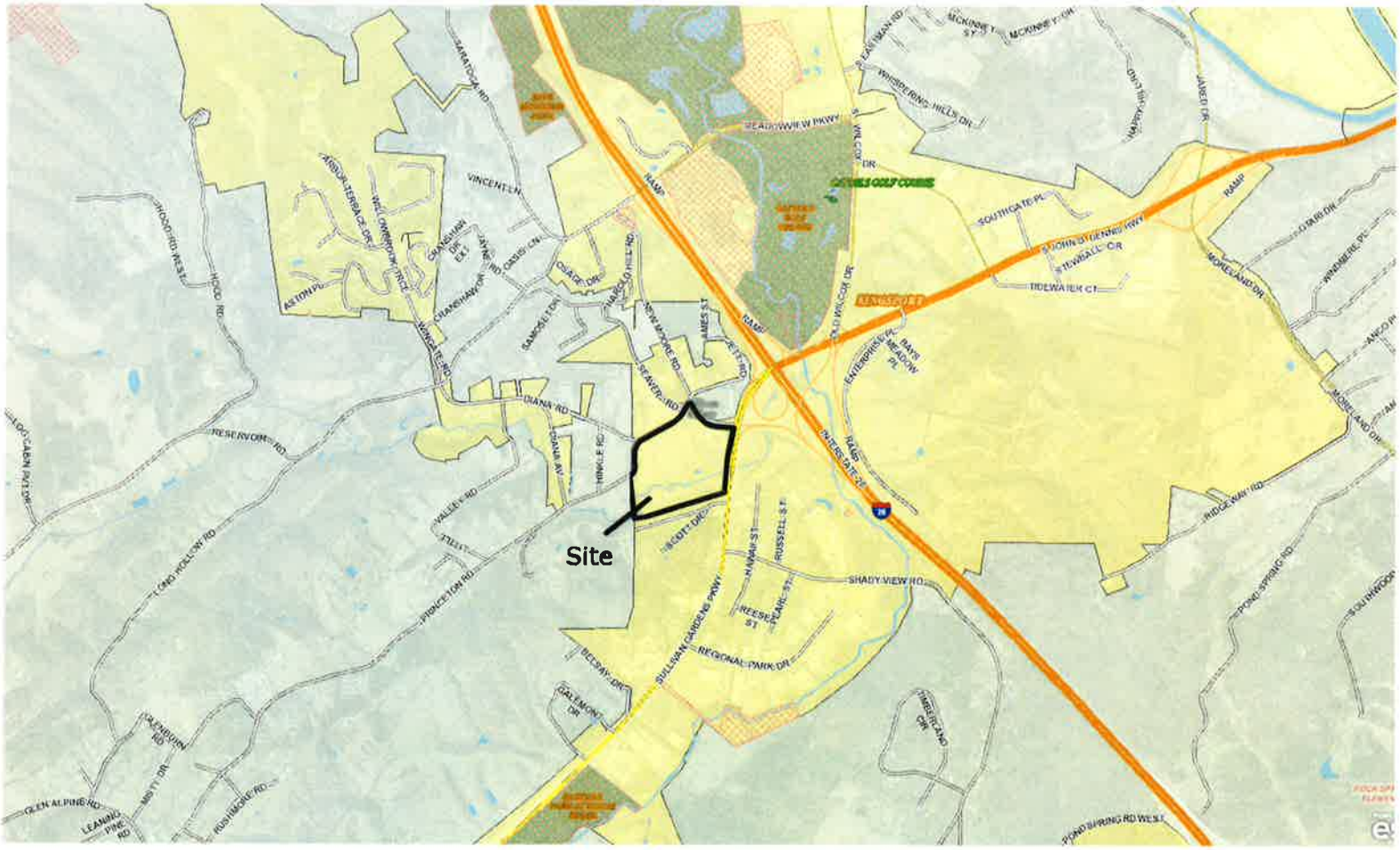
PETITIONER
ADDRESS **2057 Falling Leaf Drive**

REPRESENTATIVE
PHONE **(423) 817-2711**

INTENT

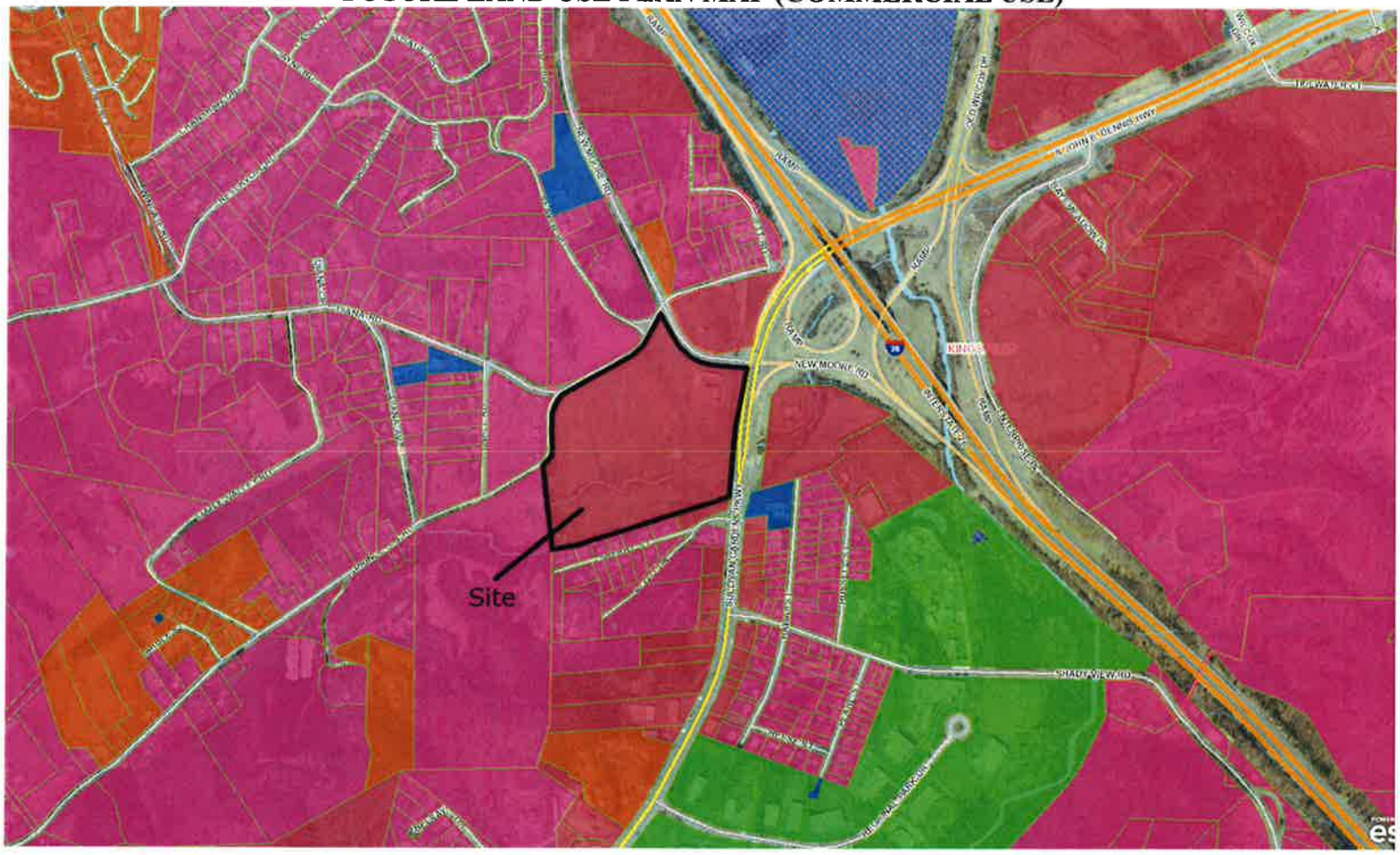
To receive Preliminary Zoning Development Plan approval in a B-4P zone for the new construction of a Kubota Facility. The structure is proposed to be located at the intersection of New Moore Road and Princeton Road with primary access off New Moore Road. The property is located within the Gateway Overlay District and will be reviewed by the Gateway Review Commission at their October 27th Meeting.

LOCATION MAP



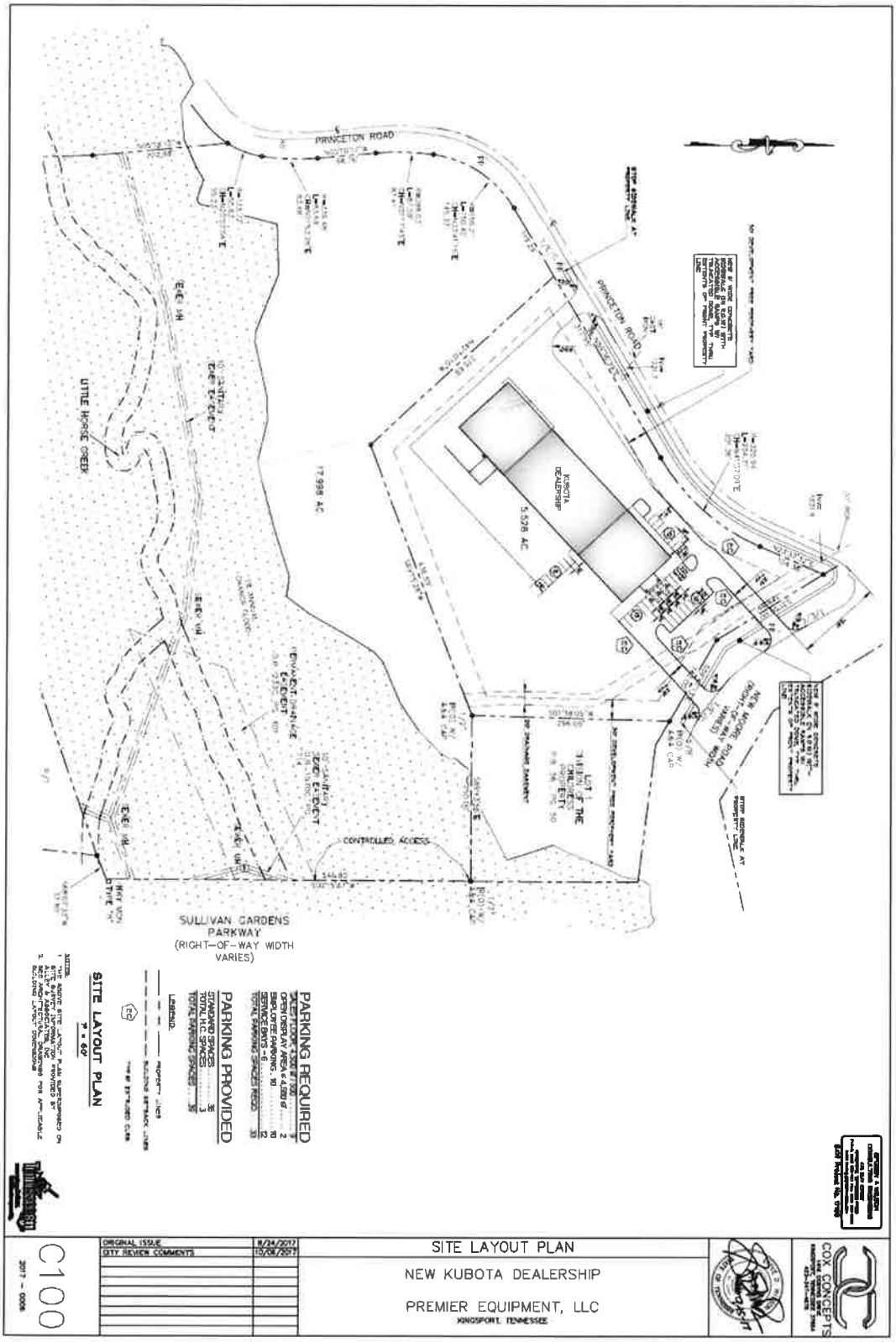
CURRENT ZONING MAP

FUTURE LAND USE PLAN MAP (COMMERCIAL USE)

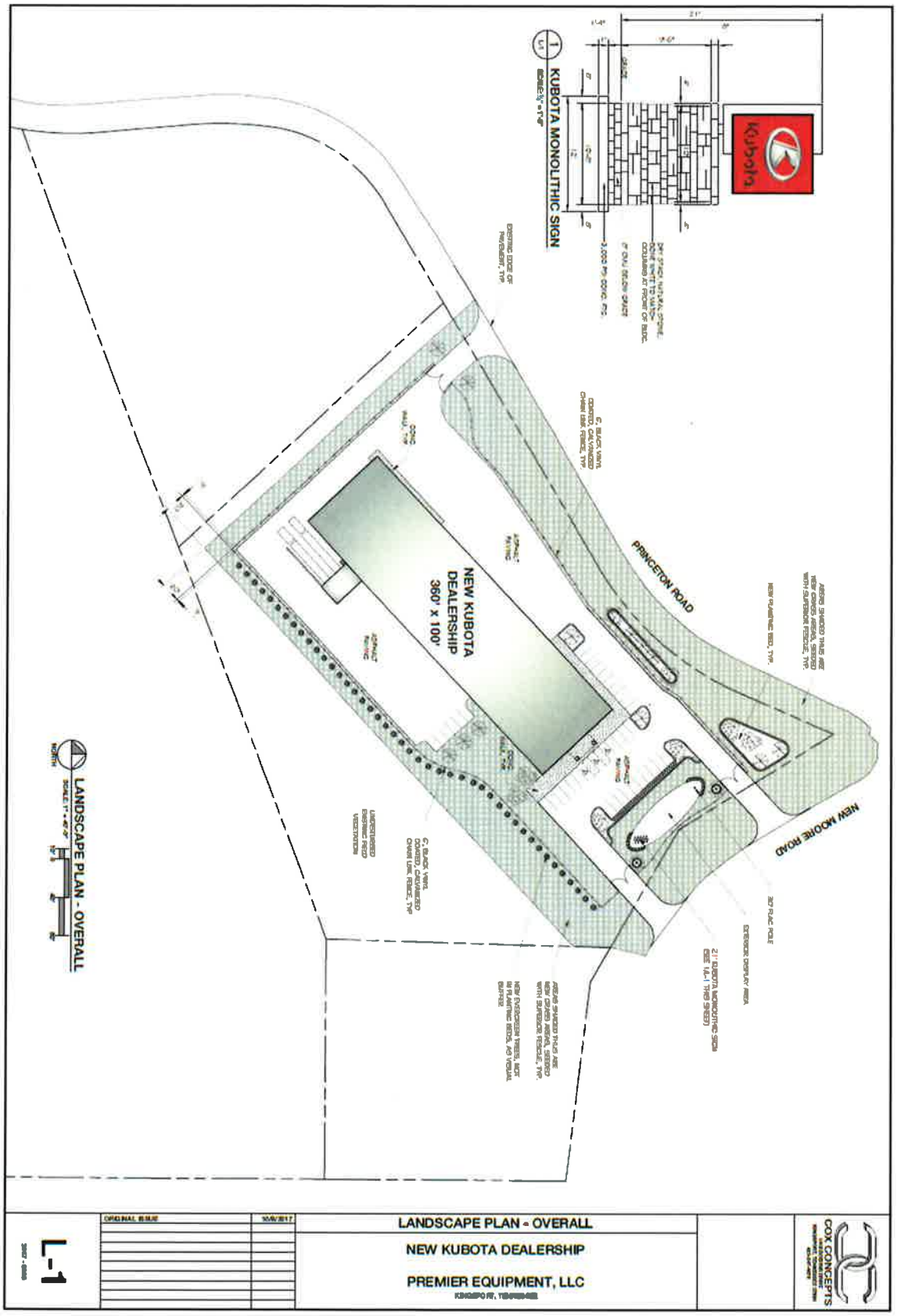


Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 19, 2017

PRELIMINARY ZONING DEVELOPMENT PLAN



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 19, 2017



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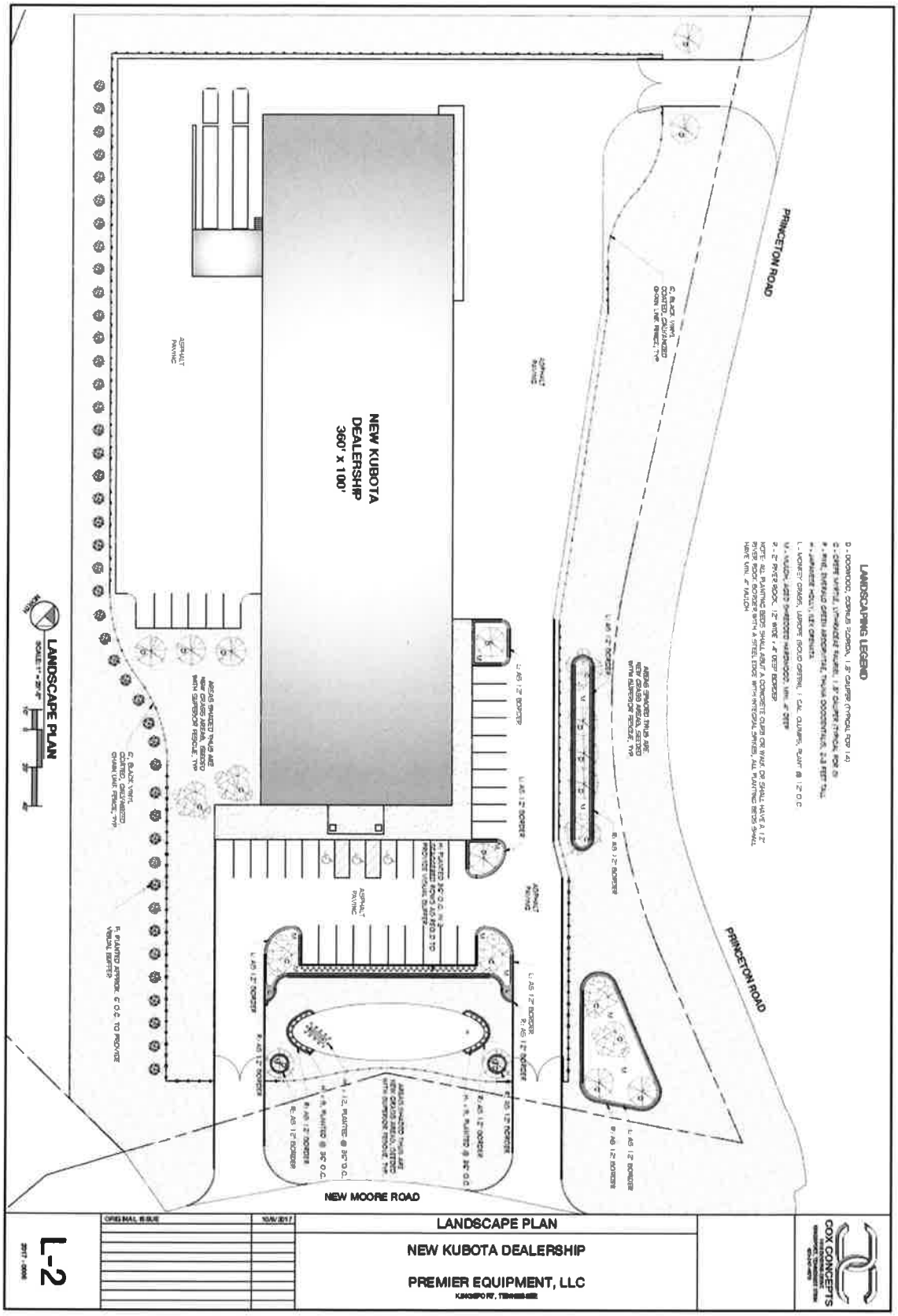


Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 19, 2017

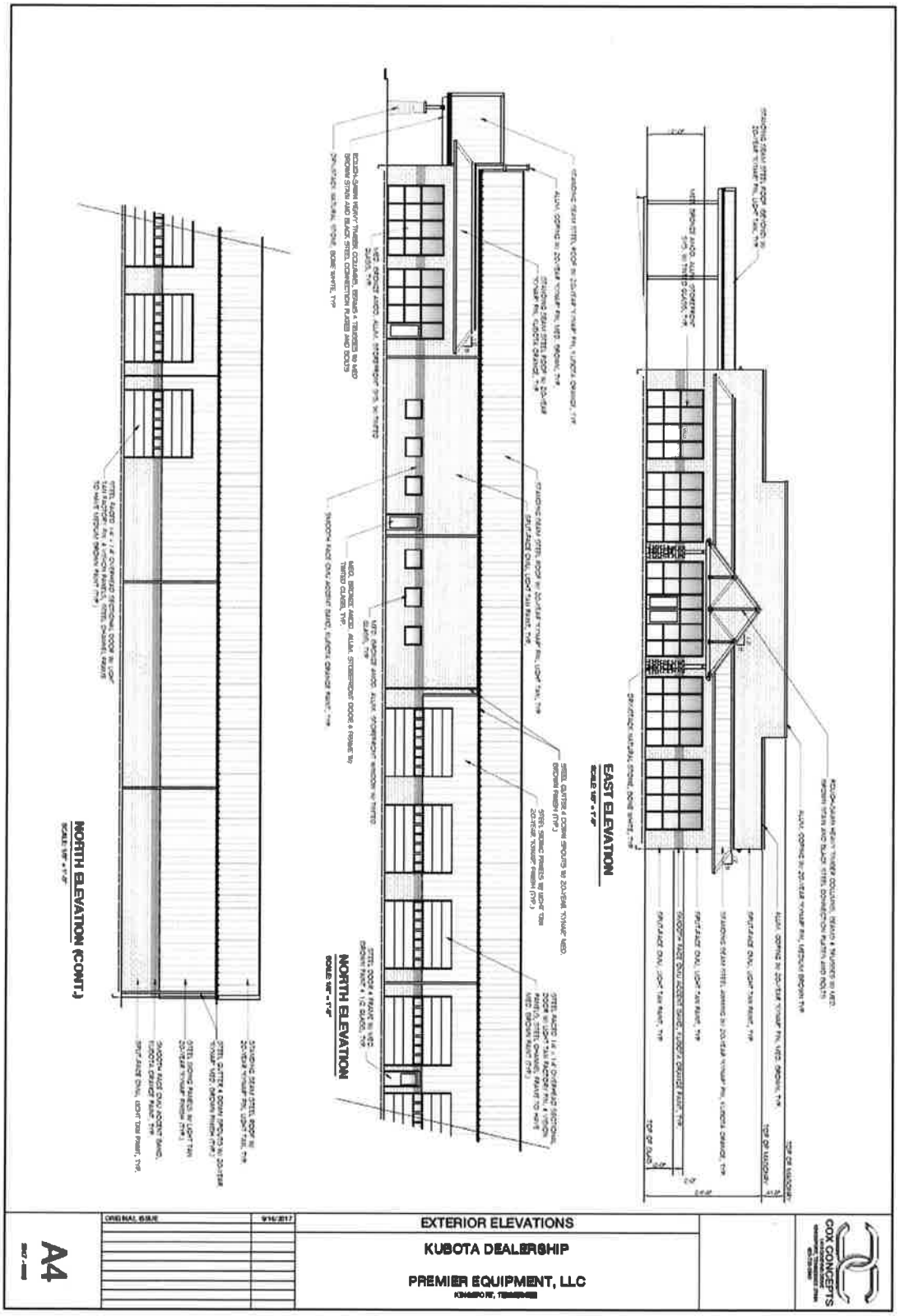
View from Princeton Road

View from Princeton Road

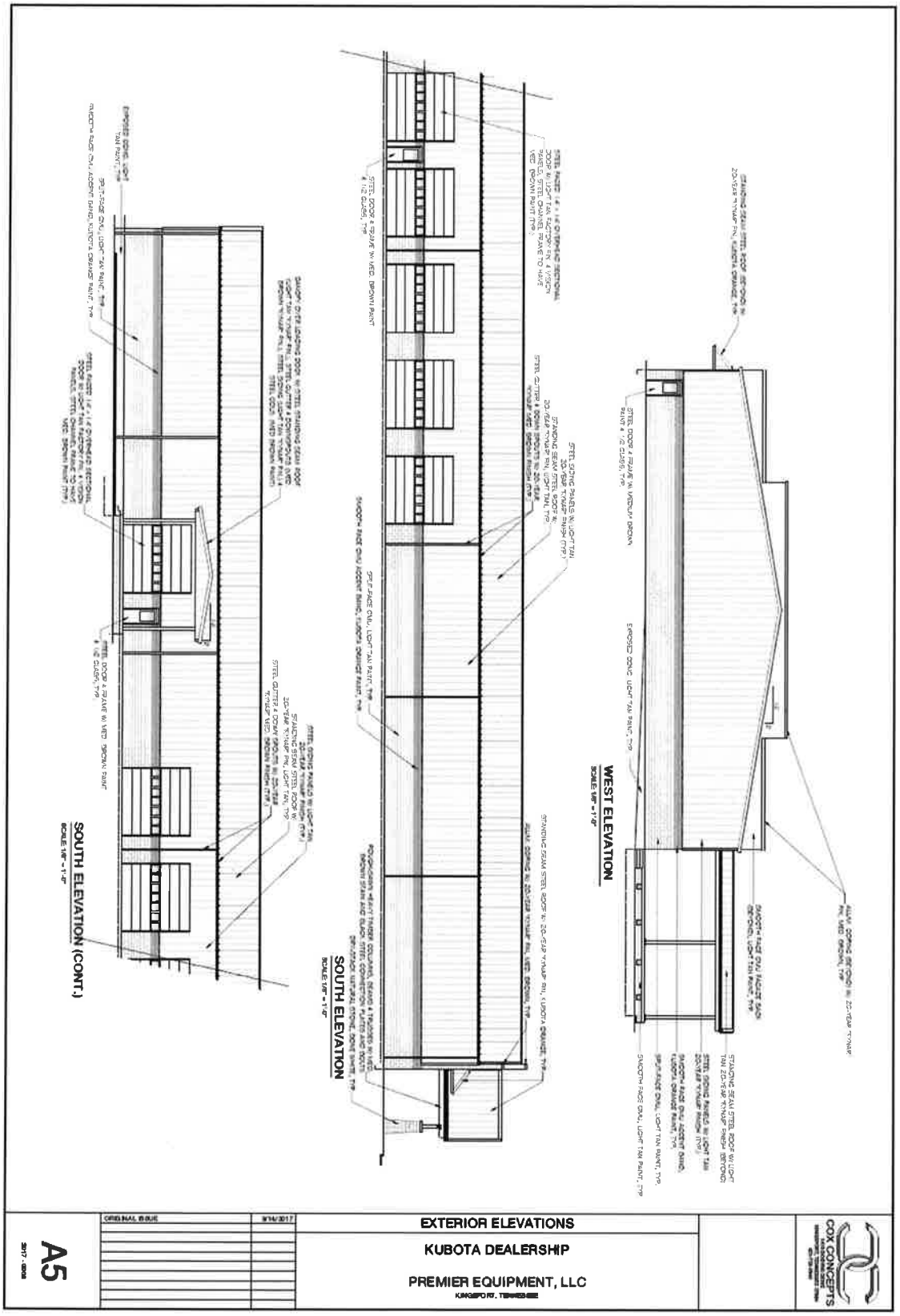
Location	Number Designation	Zoning / Use
Same Site	1	Zone: City B-4P Use: Gas Station
East	2	Zone: City M-1R Use: Industrial
South	3	Zone: City R-1B Use: Vacant
West	4	Zone: County R-1 Use: Single Family
North	5	Zone: County R-1 Use: Commercial

EXISTING USES AND LOCATION

BUILDING ELEVATION DRAWINGS



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 19, 2017



PRELI

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 19, 2017

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

DEVELOPMENT STANDARDS FOR THE B-4P DISTRICT, PRELIMINARY REQUIREMENTS FOR THE DISTRICT AS A WHOLE:

- Front yard: 30 feet
- Rear yard: 30 feet
- Side yard: 15 feet
- 30% building ground coverage for the district as a whole
- 150 feet of road frontage
- No maximum height requirement
- Sidewalk required for commercial use – Developer is constructing sidewalks along New Moore Road and Princeton Road.

The ZDP indicates compliance with the development standards.

Parking Requirements
Parking is as follows:

Sales Floor – 9 spaces
Open Display Area – 2 spaces
Employee Parking – 10 spaces
Service Bays – 12 spaces

Total required parking is 33 spaces and a total of 39 spaces have been provided, 3 of which are handicapped spaces. The provided parking exceeds the requirements of the Zoning Ordinance.

Landscaping Requirements
A landscaping plan has been submitted and been reviewed by the Landscaping Specialist for the City. Landscaping has been provided along the right-of-way, building and used to screen the loading areas. A landscaped display area has also been included.

DESCRIPTION OF PROPERTY FEATURES
The proposed development is part of a much larger 23 acre tract that is proposed to be subdivided. A subdivision plat is currently being prepared to divide the property for the proposed development. Planning Commission approval of the Preliminary ZDP is a requirement in B-4P zones. The property also lies within the Gateway Overlay District and will be reviewed by the Gateway Commission on October 27h.

CONCLUSION

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

Kingsport Regional Planning Commission

Subdivision Report
File Number 16-201-00045

Property Information	Edinburgh Subdivision Phase 10		
Address	Calton Hill / Murrayfield Way		
Tax Map, Group, Parcel	TM 119, part of Parcel 11.00		
Civil District	15th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	3.785		
Major or Minor / #lots	Major - 10	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Final

Owner /Applicant Information	**Surveyor Information**
Name: The Edinburgh Group, LLC	**Name: BWSC – Land Surveyor**
Address: 1562 Crescent Drive	**Address: Four Sheridan Sq., Suite 100**
City: Kingsport	**City: Kingsport**
State: TN Zip Code:37664	**State: TN Zip Code: 37660**
Email: jrose8@gmail.com	**Email: Donna.Hash@bwsc.com**
Phone Number: N/A	Phone Number: 423-247-5525

Planning Department Recommendation

(Approve, Deny, or Defer)

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

- **The plat meets the City's minimum regulations for subdivisions.**
- **No variances have been requested.**

Staff Field Notes and General Comments:

This is a request for Final plat approval. The preliminary request was approved by the Planning Commission at the July 28, 2016 meeting. This phase is an extension of Calton Hill Road and includes a 40' right-of-way stub for the extension of Murryfield Way by a future phase.

Utilities: Installed by the developer through participation in the Materials Agreement.

Planner:	Harmon	Date: 10/02/17	
Planning Commission Action		**Meeting Date:**	**October 19, 2017**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Subdivision Report
File Number 16-201-00045

PROPERTY INFORMATION	**Edinburgh Subdivision Phase 10 Preliminary**
ADDRESS	**Calton Hill / Murrayfield Way**
DISTRICT, LAND LOT	**15th Civil District, part of Parcel 11 of TM 119, Edinburgh Phase 10 Preliminary Plat Request**
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**Planned Development**
PROPOSED ZONING	**No Change**
ACRES	**3.785 – 10 lots - .13 miles of new streets**
EXISTING USE	**Single Family Residential**
PROPOSED USE	**Single family Residential**

PETITIONER: **The Edinburgh Group, LLC**
ADDRESS: **1562 Crescent Drive Kingsport, TN 37664**

REPRESENTATIVE: **John Rose**
PHONE: **jrose8@gmail.com**

INTENT

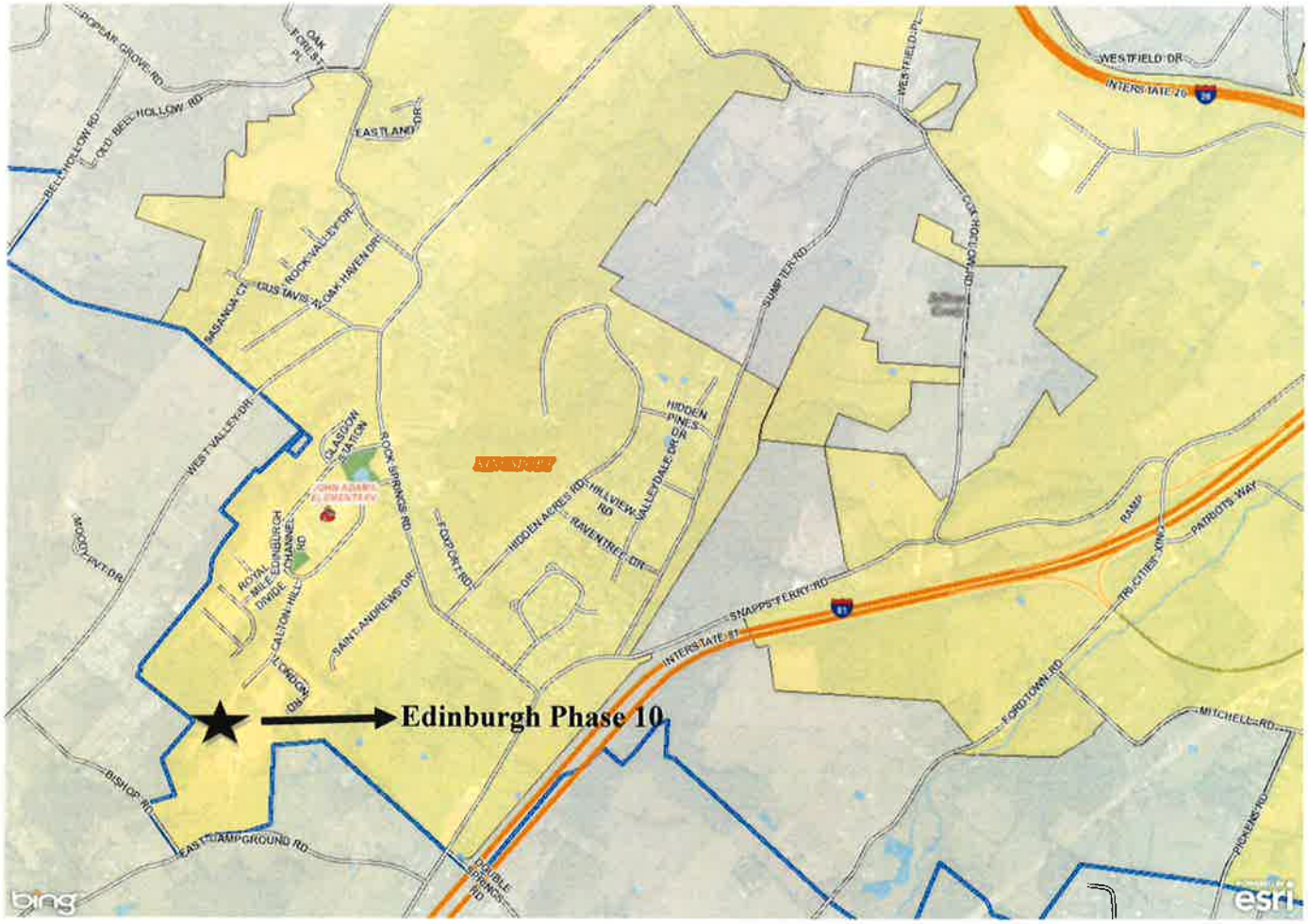
The applicant is requesting final plat approval for Phase 10 of the Edinburgh Subdivision which is located in the 15th civil district and more fully described as part of Parcel 11 Tax Map 119 of the Sullivan County Tax Maps.

This is a new phase for this development. All infrastructure has been installed and street lights have been paid for and will be installed at a later date. Calton Hill will be extended by a 50' right-of-way to access these 10 lots with a temporary turnaround at the end of the street. A 40' right-of-way is shown to extend to a new street, Murrayfield Way, for future phases.

No variances have been requested for this phase of the development and phase 10 meets the minimum subdivision requirements.

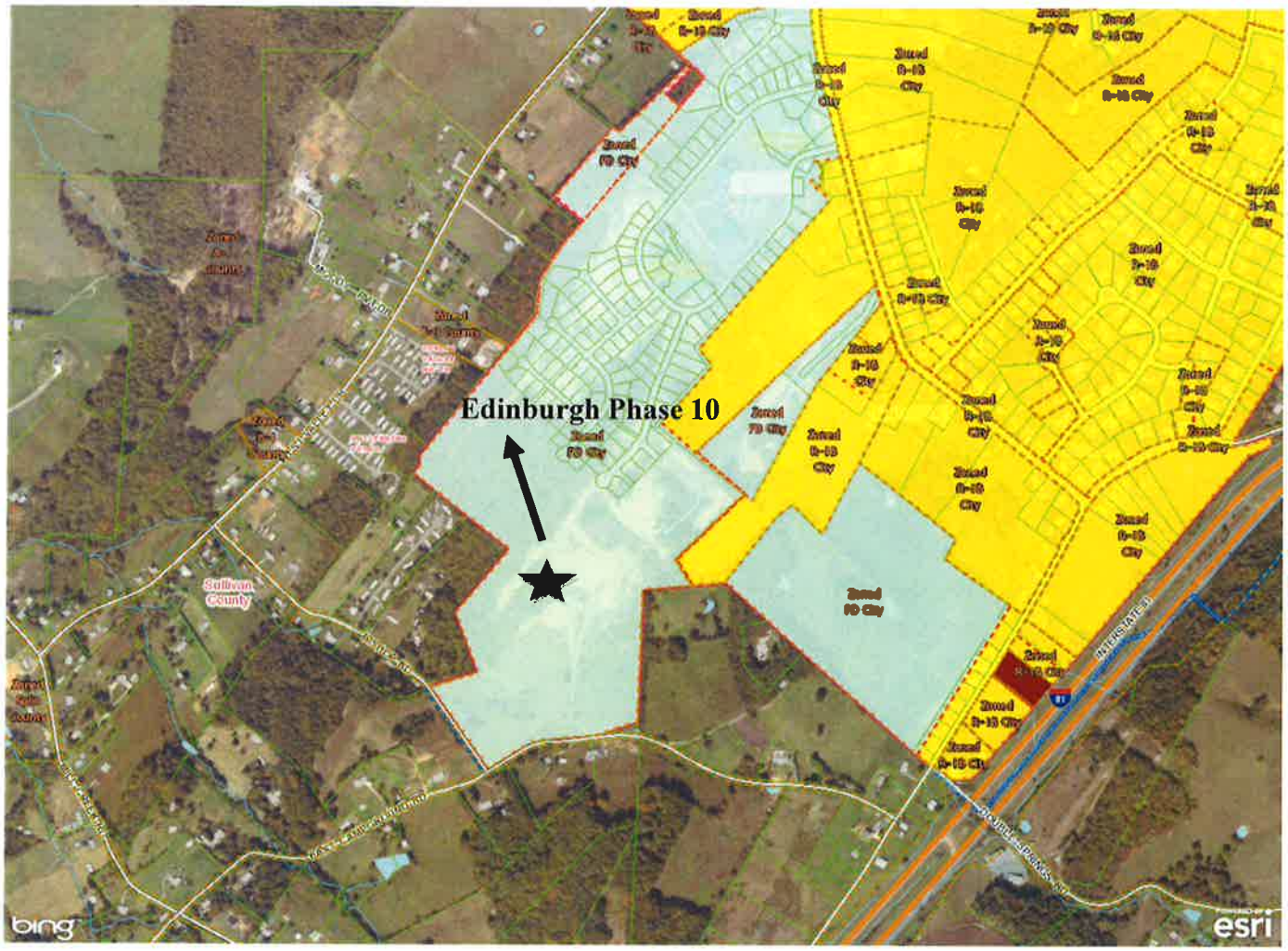
Staff recommends Final Plat approval for Edinburgh Subdivision Phase 10.

Area Map

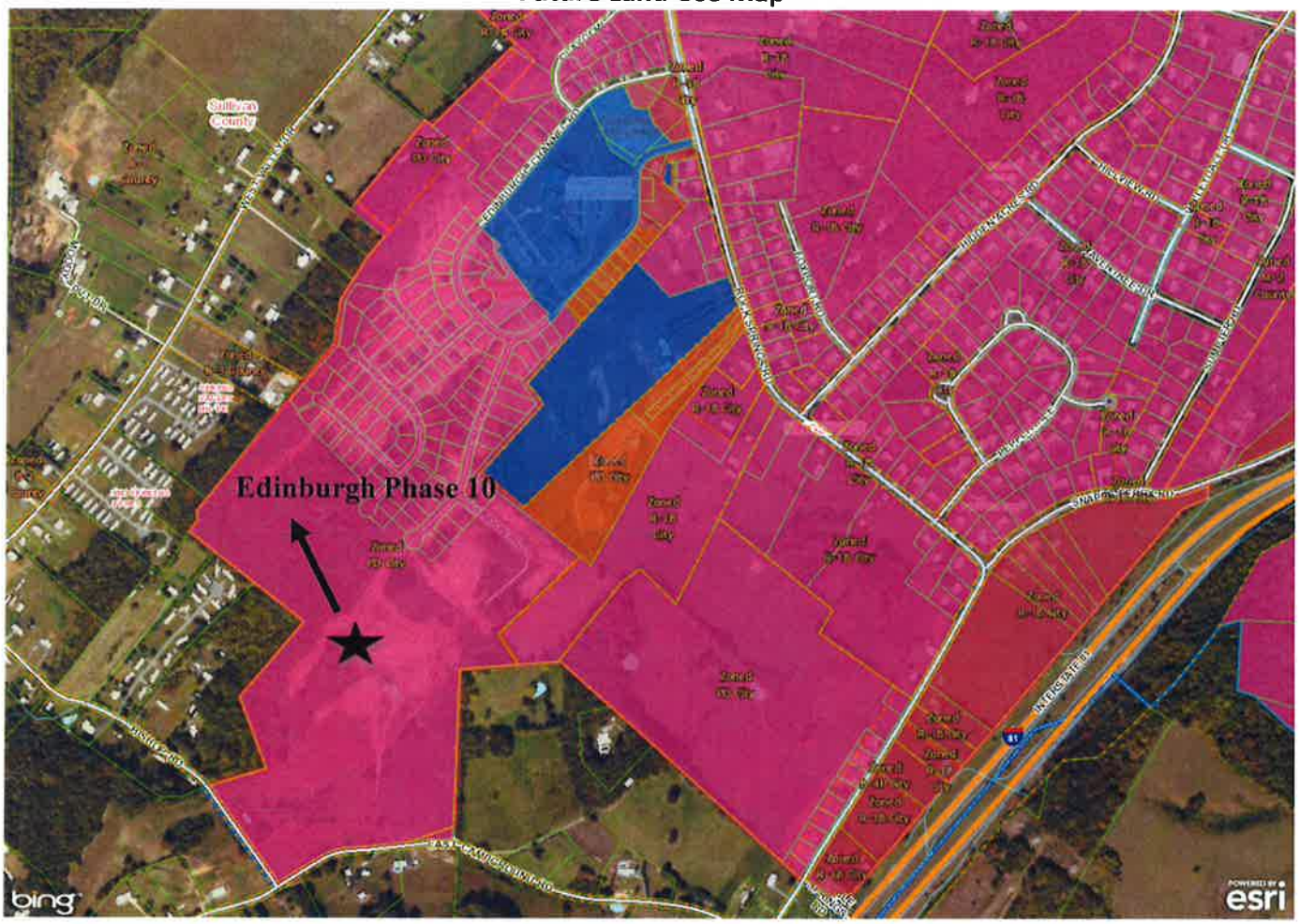


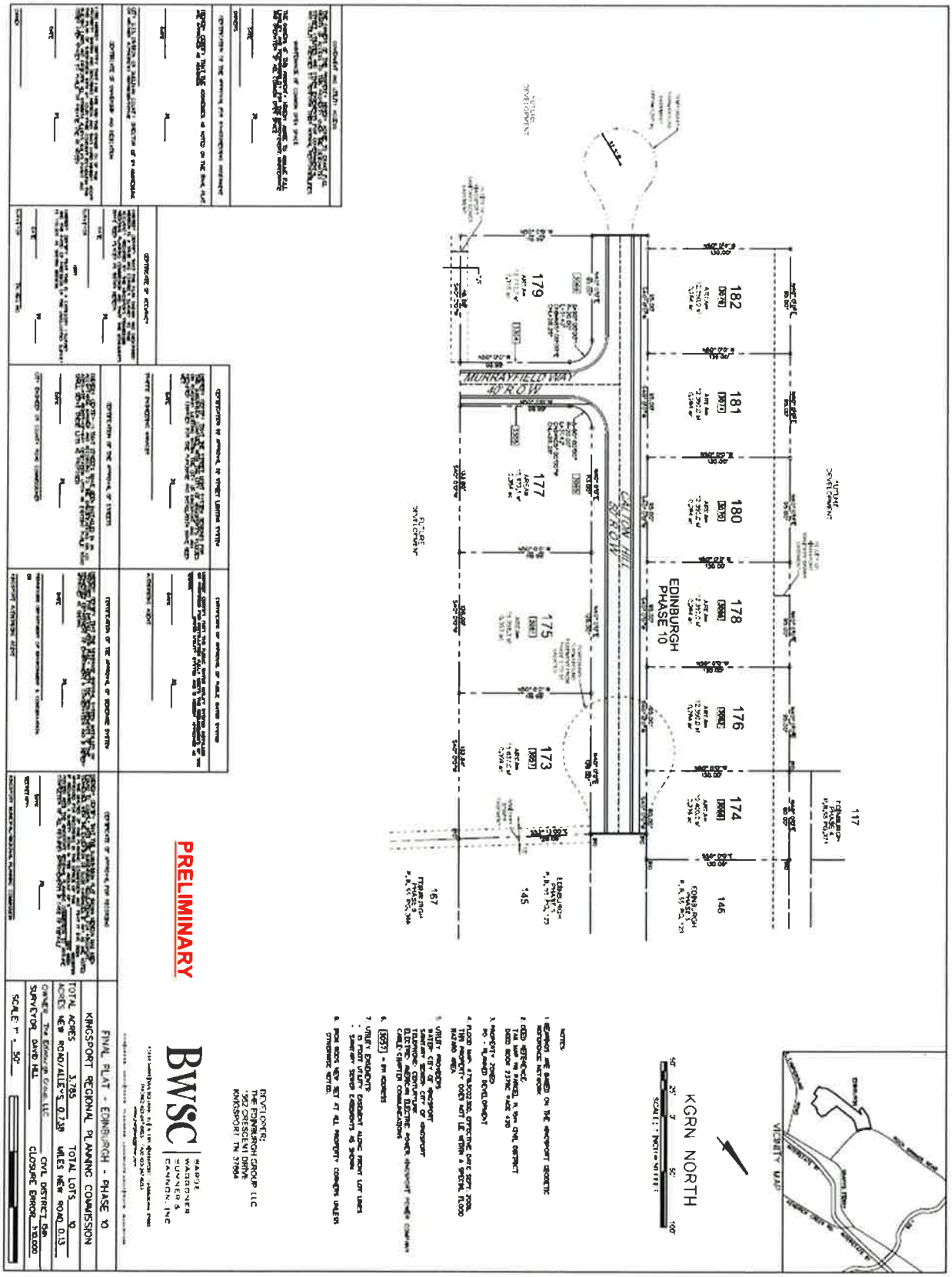
Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 19, 2017

Surrounding Zoning



Future Land Use Map





Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 19, 2017

View from Previous Phase

View of Murrayfield Way Extension

View of Temporary Turnaround

Location	Parcel / Zoning Petition	Zoning / Name
Northwest	1	PD / Edinburgh Phase 4
Northeast	2	R-1B / New Life Church
East	3	PD / Edinburgh Phase 9
Southwest, West	4	Future Edinburgh Development

EXISTING USES AND LOCATION

ALL PARCELS SURROUNDING THE EDINBURGH SUBDIVISION ARE ZONED EITHER COUNTY A-1 FOR AGRICULTURAL USES, CITY R-1B FOR RESIDENTIAL USES, OR ONE LOT ALONG WEST VALLEY RD ZONED COUNTY B-3. IT SHOULD BE NOTED THAT THE EDINBURGH SUBDIVISION BOUNDARY IS ALSO THE LIMITS OF THE CITYS UGB LIMIT AND NO ANNEXATIONS MAY OCCUR PAST THIS BOUNDARY UNLESS THE UGB IS AMENDED AND ADOPTED BY ALL PARTICIPATING PARTIES. ACCESS IS VIA ROCK SPRINGS ROAD WHICH HAS ACCESS TO BOTH INTERSTATE SYSTEMS.

CONCLUSION

Staff recommends Final Plat approval for Edinburgh Subdivision Phase 10.

10-03

Kingsport Regional Planning Commission

Zoning Text Amendment Report
File Number 17-801-00001

Architectural Salvage Zoning Text Amendment

Property Information	City B-2 (Central Business District) zone		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		**Existing Zoning**	
Proposed Use		**Proposed Zoning**	

Owner /Applicant Information

Name: John Vachon
Address: P.O. Box 710
City: Kingsport
State: TN **Zip Code: 37662**
Email: JOHN@URBANSYNERGY.NET
Phone Number: (423) 245-2408

Intent: To amend Section 114-1 (Definitions) and Section 114-194C (B-2 Zoning District Special Exceptions) to add Architectural Salvage to the list of uses requiring a special exception in the B-2, Central Business District zone.

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends sending a NEGATIVE recommendation to the Kingsport Board of Mayor and Aldermen.

Planner:	Ken Weems	Date:	10/6/17
Planning Commission Action		**Meeting Date:**	**10/19/17**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

To amend Section 114-1 (Definitions) and 114-194C (B-2 Zoning District Special Exceptions) to add Architectural Salvage to the list of uses requiring a special exception in the Central Business Zoning District.

Kingsport Regional Planning Commission

Zoning Text Amendment Report
File Number 17-801-00001

Introduction:

This zoning text amendment is a request of downtown property owner, Mr. John Vachon. Mr. Vachon is proposing a text amendment that will permit "architectural salvage" as a special exception use in the B-2, Central Business District. Special exceptions are only granted by the Kingsport Board of Zoning Appeals.

Summary:

The proposal defines architectural salvage as "the reclaimed architectural features that were once part of a building." This definition is very broad in scope, which is necessary when given the multitude of potential building features that can potentially be salvaged.

The current uses that require a special exception in the B-2 zoning district are as follows: communication facilities, facilities with drive-throughs with a weekday peak hour volume of 30 vehicles or greater per 1000 square feet (per the 8 th edition ITE Traffic Generation Manual), as measured for the entire site.

The proposed use text addition is as follows: "outdoor storage and sale of architectural salvage, provided that the activity is conducted on a parcel that contains an existing building and that adequate screening measures, to include lighting spillover mitigation, are installed as directed by the board of zoning appeals. Architectural salvage materials that are mechanical in nature must be stored inside the existing building."

The existing building requirement will supplement the outdoor storage aspect of the proposal, providing space inside a building to store salvaged mechanical features. Proposed facility lighting for the outdoor use is required to illuminate the property where the use is conducted, without spillover onto adjacent property. Adequate screening measures, as directed by the Kingsport Board of Zoning Appeals, would have to be in place prior to beginning the use.

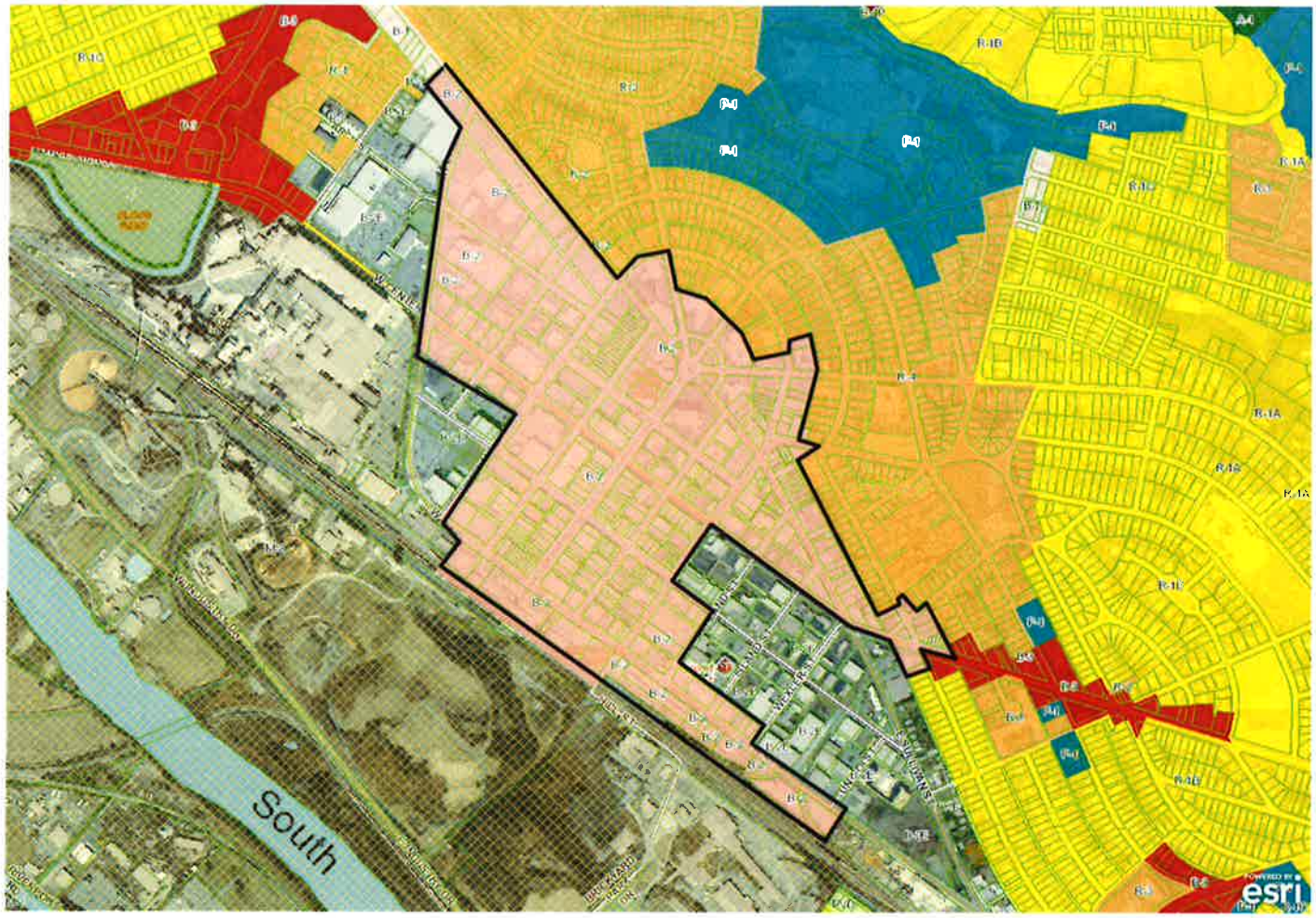
The text amendment proposal was reviewed and commented on by the Kingsport Board of Zoning Appeals during their October 5, 2017 regular meeting. The Chairman and Vice Chairman commented against the proposal, citing that it would be difficult to deny anyone else this special exception if this proposal was ever granted, require a lot of screening that may be out of character in downtown, and be more appropriately conducted in a nearby manufacturing zone. One Board member was supportive of the proposal, citing that it could bring people downtown and foster community engagement.

With Board of Mayor and Aldermen approval of the proposed text amendment, Mr. Vachon plans to apply for the new use as a special exception granted by the Kingsport Board of Zoning Appeals at his property located at 212 E. Sullivan Street.

Kingsport Regional Planning Commission

Zoning Text Amendment Report
File Number 17-801-00001

Map of the B-2 zone



Kingsport Regional Planning Commission

Zoning Text Amendment Report
File Number 17-801-00001

Map of the B-2 Zone with 212 E. Sullivan Highlighted in Red

Kingsport Regional Planning Commission

Zoning Text Amendment Report
File Number 17-801-00001

Proposed Text Amendment Ordinance with Proposed Text highlighted Yellow

ORDINANCE NO._____

AN ORDINANCE TO FURTHER AMEND THE CODE OF ORDINANCES, CITY OF KINGSPORT, TENNESSEE, SEC. 114-1 AND SEC. 114-194(C); AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY OF KINGSPORT, AS FOLLOWS:

SECTION I. That Sec. 114-1. Definitions of the Code of Ordinances, City of Kingsport, Tennessee is amended by adding the following definition:

Sec. 114-1. Definitions:

Architectural Salvage means the reclaimed architectural features that were once part of a building.

SECTION II. That Section 114-194(C). of the Code of Ordinances, City of Kingsport, Tennessee is amended by deleting and replacing the following to the section:

(c) Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the B-2 district as follows: communication facilities, facilities with drive-throughs with a weekday peak hour volume of 30 vehicles or greater per 1000 square feet (per the 8 th edition ITE Traffic Generation Manual), as measured for the entire site, and outdoor storage and sale of architectural salvage, provided that the activity is conducted on a parcel that contains an existing building and that adequate screening measures, to include lighting spillover mitigation, are installed as directed by the board of zoning appeals. Architectural salvage materials that are mechanical in nature must be stored inside the existing building.

SECTION III. That this ordinance shall take effect from and after the date of its passage and publication, as the law directs, the public welfare of the City of Kingsport, Tennessee requiring it.

Recommendation:

Staff recommends sending a negative recommendation to the Kingsport Board of Mayor and Aldermen. The recommendation is in keeping with the review and comments received from the Kingsport Board of Zoning Appeals during their October 5, 2017 regular meeting.

10-03

APPLICATION

Zoning Text Amendment (City)

Kingsport

APPLICANT INFORMATION:				
Last Name VACHON	First JOHN	M.I. A	Date	09/13/17
Street Address P.O.BOX 710		Apartment/Unit #		
City KINGSPORT	State TN	ZIP 37662		
Phone 423.245.2408	E-mail Address JOHN@URBANSYNERGY.NET			

PROPERTY INFORMATION: IF APPLICABLE			
Tax Map Information	Tax map: 046I	Group: E	Parcel: 034.00 Lot: 14
Street Address 212 E. SULLIVAN ST.		Apartment/Unit #	
Current Zone	Proposed Zone		
Current Use	Proposed Use		

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Planning Commission will review my application. I further state that I am/we are requesting that the current zoning code be amended.

Signature _____ Date 09/13/17

Signed before me on this _____ day of _____, 20___,

a notary public for the State of _____

County of _____.

Notary _____

My Commission Expires _____

CITY PLANNING OFFICE	
Received Date:	Received By:
Application Fee Paid:	
Planning Commission Meeting Date	
Board of Mayor and Alderman Meeting Date	
Previous requests or file numbers	
Signature of City Planner	Date

10-03

September 12, 2017

John Vachon
212 E. Sullivan St.
Kingsport, TN 37660

Ken Weems, Planning Dept.
City of Kingsport
225 W. Center St.
Kingsport, TN 37660

Dear Ken Weems:

I would like to consider amending the definitions section (Sec. 114-1. - Definitions.) and am requesting that the use be permitted as a Special Exception use (Sec. 114-194. - B-2, Central Business District. b Special exceptions.). I am proposing that one of the uses of this historic building is for the display and sale of architectural salvage materials, as well as items like furniture and décor constructed from these materials.

What is architectural salvage? Architectural salvage is the reuse of architectural features that were once part of an old building and incorporating them into a new building of the refurbishment of an old building. It is usually something that has been torn out of an older building, saved by a collector or dealer, and made available for sale. Architectural salvage pieces might be made of rock, wood, glass or metal. They include mantels, doors, windows, brackets and corbels, banisters and railings, exterior friezes, columns, sinks, faucets, doorknobs, and all sorts of other things that were built in to the old place. They are often decoratively carved or displaying an interesting finish, such as layers of paint that are partially peeled away. Frequently these unique finds have barely escaped the wrecking ball when a house or building was torn down. Take from the old…and install or repurpose in the new(er).

The proposed use shall not diminish or impair established property values in the surrounding area. In fact, the restoration of this historic property is an enhancement to established property values in the area. It will also bring positive attention to the architectural significance of our older building stock in the Downtown area.

Sincerely,

John A. Vachon

10-03

September 10, 2017

Heath Guinn
231 E. Sullivan St.
Kingsport, TN 37660

Mike Billingsley, City Attorney
City of Kingsport
225 W. Center St.
Kingsport, TN 37660

Dear Mike Billingsley:

I am a long-time resident and property owner of our city, and I am writing to express my full support for the project in process at 212 E. Sullivan St.

I know some in the community have voiced concern over the storage of salvage building materials at this address. I understand these concerns as I own residential rental property directly across the street from 212 E Sullivan.

However, I along with several property owners on E. Sullivan St., have been in constant communication and have seen the plans that the property owner, John Vachon, is proposing for the property. I believe in this vision and know how integral this property and the proposed concept will be to the revitalization of the Five Points area of Downtown Kingsport. As a necessary anchor building, 212 E Sullivan will promote positive energy and activity in this historic area of Kingsport, hopefully returning the area to the Gateway to downtown.

Property owners like me would benefit greatly to have a facility that incorporates the arts and crafts such as woodworking & furniture building, creative space for Makers groups, and a Product Creation Center that was recently presented to the BMA as one of the top 5 projects from the ONEKingsport committee.

I also have worked from the private sector to open a complimentary business on E Sullivan St, Sync Space, that serves the entrepreneur and arts community in Kingsport. Seeing the fulfillment of the plans discussed with Mr. Vachon, and that with the city's leadership, is a great vision I share of what Kingsport has to offer these budding outlets for culture in our city.

Allowing Mr. Vachon a variance in the current zoning restrictions would benefit others besides Mr. Vachon. Myself and other surrounding property owners would benefit from the significant investment and focus on this property.

For more than a decade, I have worked with and admired the vision of Mr. Vachon, and what he has done to revitalize Downtown Kingsport. I firmly believe that strong leadership in the private sector working in tandem with our city, is what drives the progress we've seen in recent years.

I urge you to allow Mr. Vachon to continue with his project as he has presented, unimpeded without threat of a fine or other penalty.

I am looking forward to seeing this project come to fruition in Downtown Kingsport, and continue building the ecosystems of the engineering and arts culture!

Sincerely,

Heath Guinn

Kingsport Regional Planning Commission

Zoning Text Amendment Report
File Number 17-801-00002

Sullivan County Electronic Message Board Zoning Text Amendment

Property Information	County-wide		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		**Existing Zoning**	
Proposed Use		**Proposed Zoning**	

Owner /Applicant Information	
Name: Sullivan County **Address: 3411 TN-126 #30** **City: Blountville** **State: TN** **Zip Code: 37617** **Email: planning@sullivancountytn.gov** **Phone Number: (423) 323-6440**	**Intent:** To amend Article 9-107 of the Sullivan County Zoning Resolution, allowing electronic message board signs for fire departments, EMS facilities, and rescue squads.

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends APPROVAL

Planner:	Ken Weems	Date:	9/26/17
Planning Commission Action		**Meeting Date:**	**10/19/17**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

To amend Section 9-107 of the Sullivan County Zoning Resolution, allowing electronic message board signs for fire departments, EMS facilities, and rescue squads.

Introduction:

At the request of the Bloomingdale Fire Department, Sullivan County Commissioner Mark Bowery, and the Sullivan County Planning Commission, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. The amendment adds an electronic message board allowance for fire departments, EMS facilities, and rescue squads.

Presentation:

The current text of County Zoning Resolution Article 9-107 is shown below, with the proposed text additions highlighted in yellow:

9-107. Electronic Message Board Signs on Freestanding Sign Structures

Freestanding Signs with Electronic Message Board Sign Faces – are permitted in any B-3, B-4, PBD or PBD-3 Zoning District with an operating business or on any parcel where a place of community assembly is operating such as a church, community center, church fellowship hall, school, fire department, rescue squads or other facility operated by emergency responders serving Sullivan County. Such business or facility may have one (1) freestanding electronic message board sign as part of the permitted freestanding sign but not in addition to the allowable freestanding sign per road with the following conditions:

9-109.1 Only one freestanding electronic message board sign shall be permitted per site, and limited to information by words, letters, or still pictures; and

9-109.2 Such sign shall be located on a lot that has at least 100 feet of publicly maintained road frontage along an arterial or major collector road as classified on the ***Sullivan County Major Thoroughfare Plan***; and

9-109.2.1 The electronic message board must be a part of the primary freestanding sign with a maximum size of 50 square feet per side or in lieu of the freestanding sign, but not in addition to the maximum allowable signs per lot. The electronic message board portion of the freestanding sign must not exceed 50 percent of the total freestanding sign face as permitted; and

9-109.3 The maximum height of the sign is as permitted in the sign code by district regulations; and

9-109.4 Electronic message boards shall include an automatic dimmer. The maximum allowable brightness of an electronic message board shall not exceed 4,000 Nits during the hours between 7:00AM to 10:00PM and 1,000 Nits after 10:00PM to 7:00AM; and

9-109.5 Electronic message boards shall not interfere with traffic signal devices as determined by the Building Official; and

9-109.6 Electronic message boards shall not be used for off-premises advertising rather must be accessory to the principal use of the parcel on which it is located; and

9-109.7 Signage shall be limited to text, images and still pictures only with no video or animation of any type; and

9-109.8 As with all other signs, no scrolling or flashing text or images will be permitted; and

9-109.9 Any display of texts or images on an electronic message board sign shall be for a minimum of five (5) seconds in duration; any message change shall be completed within one (1) second rather than gradually fade in and out, shall be simultaneous and fixed in place for the minimum of five (5) seconds; and

9-109.10 No electronic message board sign shall be permitted within any historic district or conservation overlay zone (H-1, H-2 or CV1-6); and

9-109.11 The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign; and

9-109.12 The Changeable Message Sign shall not be configured to resemble a warning, danger signal, official signage used to control traffic or to cause a driver to mistake the digital sign for a warning or danger signal; and

9-109.13 All sign structures and sign faces shall be fixed with no moving or rotating parts.

For comparison, Kingsport's electronic message board ordinance is shown below:

Sec. 114-535. - Electronic message board signs.

Except as otherwise provided in this section, electronic message boards are allowed only in the following zoning districts: B-3, General Business District, BC, Business Conference Center Districts, B-4P, Planned Business Districts, and TA, Tourist Accommodation Districts as follows:

(1) Only one freestanding electronic message board to convey information by words, letters, or still pictures shall be permitted for each development, provided that at least one parcel within the development has a minimum frontage of 150 feet and the electronic message board sign is mounted along the parcel front.

(2) The electronic message board must be a part of the primary freestanding sign and must not exceed 50 percent of the total sign square footage permitted in the underlying zoning district.

(3) The maximum height of the sign is as permitted in the zoning district.

(4) Electronic message boards located within a Conservation or Gateway District shall conform to the Design Guidelines for that district.

(5) Electronic message boards shall include an automatic dimmer. The maximum allowable brightness of an electronic message board shall not exceed 4,000 nits during the hours between sunrise and sunset and 1,000 Nits after sunset and before sunrise.

(6) Electronic message board shall not interfere with traffic signal devices as determined by the city traffic engineer.

(7) Electronic message boards shall not be used for off-premises advertising.

(8) Signage shall be limited to text, images and still pictures only. Video or animation of any type is prohibited. Animated signs are prohibited.

(9) Scrolling or flashing text shall be prohibited.

(10) Any display on an electronic message board shall be for a minimum of five seconds in duration. Any message change shall be completed within one second, shall be simultaneous, and fixed in place for a minimum five seconds.

(11) Electronic message boards shall not be allowed in any historic district as designated by the city.

(Code 1998, § 114-571; Ord. No. 5065, § IV, 11-5-2002; Ord. No. 5097, § II, 4-1-2003; Ord. No. 5616, § II, 11-6-2007; Ord. No. 6475, § III, 4-21-2015)

Sec. 114-536. - Electronic message board signs for public schools and churches.

Electronic message board signs are allowed in any residential district for public schools and churches as follows:

(1) Only one freestanding electronic message board to convey information by words, letters, or still pictures shall be permitted for each institution provided that at least one parcel within the development has a minimum road frontage of 150 feet located on a minor arterial or above as classified by the adopted Major Street and Road Plan and the electronic message board sign is located along that road.

(2) The electronic message board must be a part of the primary freestanding sign with a maximum size of 50 square feet per side. The electronic message board portion of the freestanding sign must not exceed 50 percent of the total freestanding sign.

(3) The maximum height of the sign is as permitted in the underlying zoning district.

(4) Electronic message boards shall include an automatic dimmer. The maximum allowable brightness of an electronic message board shall not exceed 4,000 nits during the hours between sunrise and sunset and 1,000 Nits after sunset and before sunrise.

(5) Hours of operation for electronic message boards located within a residential zone are from sunrise to 10:00 p.m. and must be turned off completely by 10:00 p.m. each night.

(6) Electronic message boards shall not interfere with traffic signal devices as determined by the city traffic engineer.

(7) Electronic message boards shall not be used for off-premises advertising.

(8) Signage shall be limited to text, images and still pictures only. Video or animation of any type is prohibited. Animated signs are prohibited.

(9) Scrolling or flashing text shall be prohibited.

(10) Any display on an electronic message board shall be for a minimum of five seconds in duration. Any message change shall be completed within one second, shall be simultaneous, and fixed in place for a minimum five seconds.

(11) Electronic message boards shall not be allowed in any historic district as designated by the city.

(Ord. No. 6360, § I, 11-19-2013)

A comparison of the two zoning texts shows only minor differences and many similarities. Both ordinances allow electronic message boards in certain high-intensity commercial districts. While Kingsport's ordinance allows an electronic message board as part of a freestanding sign if the parcel has a minimum of 150 feet of road frontage, the Sullivan County ordinance restricts them to at least 100 feet of publicly maintained road frontage along an arterial or major collector road as classified on the *Sullivan County Major Thoroughfare Plan.* The vast majority of Kingsport zoning districts that permit electronic message boards exist along similarly classified streets.

Sullivan County zoning text has an additional allowance for community assembly land uses that exist (potentially) outside of commercial zones. This text amendment seeks to add to the types of community assembly uses that qualify for electronic message boards. Kingsport's code regulates electronic message boards by zone and amount of street frontage only, with the exception of Sec114-536 (above), which provides a special allowance for public schools and church land uses (specifically) in residential zones.

Sullivan County's Bloomingdale Fire Department (3017 N. John B. Dennis Highway) has expressed interest in an electronic message board and subsequently applied for a grant to be able to purchase such. Of note, the Bloomingdale Fire Department property, if inside the City limits and zoned according to their existing future land use plan designation (retail/commercial), would qualify for the requested electronic message board allowance without the need for a text amendment.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. The rationale for the recommendation is based upon major similarities with Kingsport's electronic message board regulations.

KINGSPORT
TENNESSEE
Development Services

September 22, 2017

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

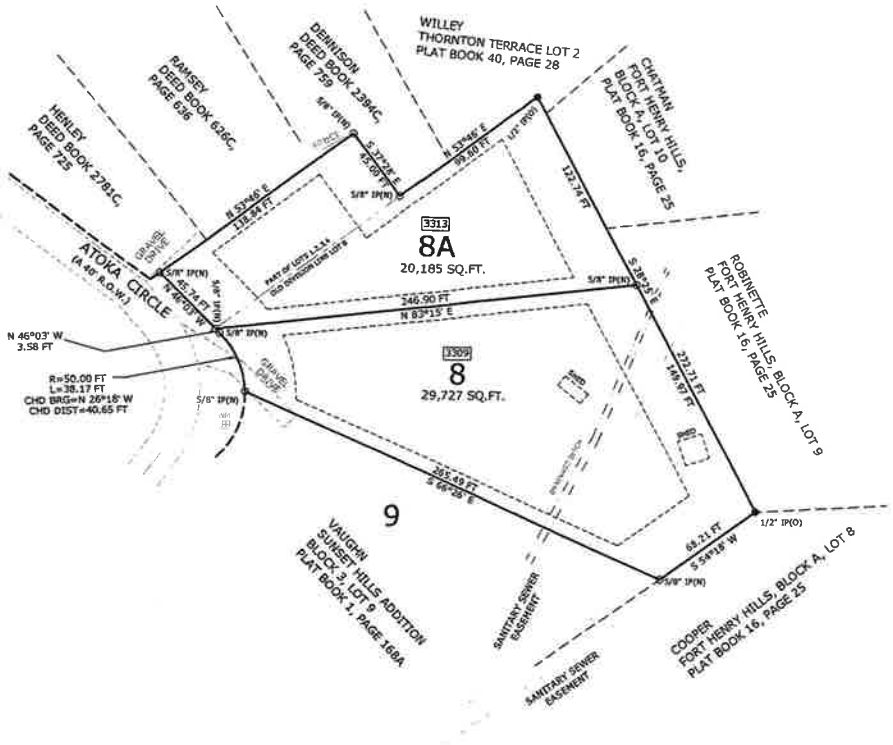
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that re-plat of lot 8 & parts of lots 1,2,3 & 4 Block 3 Sunset Hills Addition located on Atoka Circle, surveyed by Wilson and 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,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



VICINITY MAP
NOT TO SCALE

PROPERTY AND RECORDING DATA

PROPERTY IS LOCATED ON:
TAX MAP 77H, GROUP "B", PARCELS 26 & 27

PROPERTY IS RECORDED IN:
DEED BOOK 3244, PAGE 1572

SUNSET HILLS ADDITION IS RECORDED IN:
PLAT BOOK 1/ PAGE 168A

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP # 47163C004SD
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 29, 2006

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 5/8" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

565 = KINGSPORT GIS EXISTING ADDRESS ASSIGNMENT

ABBREVIATIONS AND SYMBOLS

DB= DEED BOOK
● IP(O)= IRON PIN OLD AND FOUND, SIZE AS NOTED
○ IP(N)= 1/2" IRON PIN NEW AND SET
OVERHEAD UTILITY LINES
OLD SUBDIVISION LOT LINE
PG= PAGE
R.O.W.= RIGHT OF WAY
UNSURVEYED ADJOINERS LINES
UP= UTILITY POLE

09/14/2017 - 04:15:01 PM
17016401
1 PGS:AL-PLAT BATCH: 142764
PLAT BOOK: P58
PAGE: 65-65

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental
806 E. JACKSON BLVD., SUITE 7
JONESBOROUGH, TENNESSEE 37659
OFFICE\ FAX: 423-753-5400 FAX:423
EMAIL:dcarr@wilsonpc.com

CERTIFICATION OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

9-30 17
DATE

OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A TRUE AND CORRECT SURVEY AS TO THE BOUNDARY DESCRIPTION AND THE PLACEMENT OF THE MONUMENTS AND LOT MARKERS AS SHOWN HEREON.

CHRISTOPHER D. CARR
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2025

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE 20

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

DATE 20

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

9-1 2017
DATE

AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

9-1 20
DATE

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

August 30 2017

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/ HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

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

9-7 2017

RE-PLAT OF LOT 8 & PART OF LOTS 1,2,3 & 4 BLOCK 3 SUNSET HILLS ADDITION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.146 Acres±	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER RICK VAUGHN	CIVIL DISTRICT 11TH
SURVEYOR WILSON & ASSOC.	CLOSURE ERROR 1:10000

SCALE: 1"=50'

50 0 50 100 150

10-05

KINGSPORT
TENNESSEE
Development Services

September 22, 2017

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of lot 5, Block E, Acre Heights located on Sevier Terrace Drive, surveyed by Alley and 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.

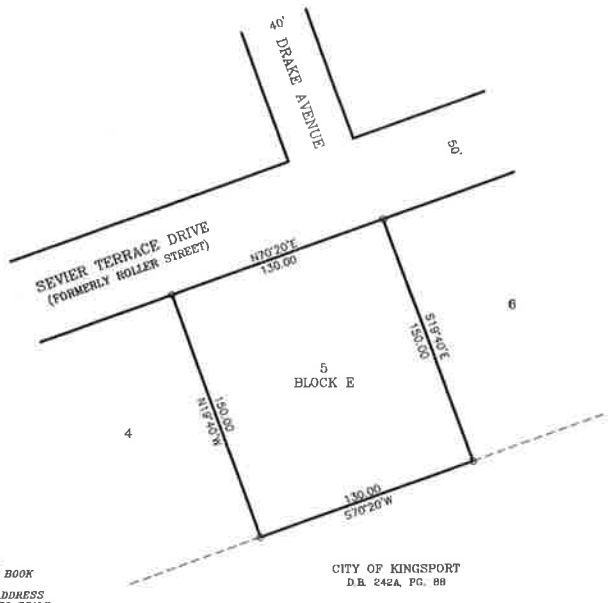
Sincerely,

Ken Weems,
Zoning Administrator

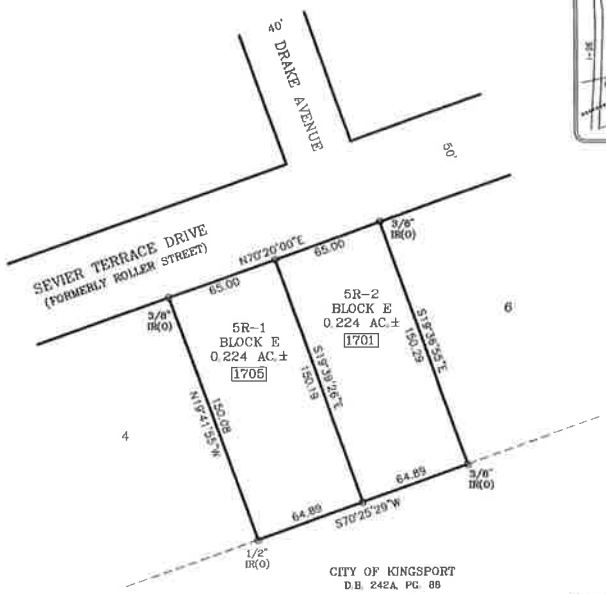
C: Kingsport Regional Planning Commission

10-06

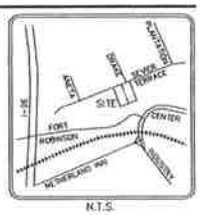
© COPYRIGHT ALLEY & ASSOCIATES, INC. 2017



BEFORE



AFTER



LEGEND

D.B.	DEED BOOK
PG.	PAGE
123	911 ADDRESS
N.T.S.	NOT TO SCALE
IR(O)	IRON ROD(OLD)

NOTES:

1) NORTH BASED ON N70°20'E AS SHOWN ON REFERENCED PLAT.
2) PROPERTY IS ZONED R-1B

FRONT	30'
REAR	30'
SIDE	8'

SETBACKS TO CONFORM TO ZONING DESIGNATION

3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD.
4) JOB NO. 17-10881
5) ACAD FILE: 17-10881 INTEGRITY.DWG
6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
7) TAX MAP 45E "E" PARCEL 15
8) PLAT REFERENCE: P.B. 5 PG. 42
9) DEED REFERENCE: D.B. 3240, PG. 2055
10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE STANDARDS OF PRACTICE.
13) 5/8" IRON RODS ON ALL CORNERS UNLESS OTHERWISE NOTED.

08/14/2017 - 04:15:51 PM
17016400
1 PROPOSAL-PLAT BATCH: 142764
PLAT BOOK: P56
PAGE: 64-64

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS

ALLEY & ASSOCIATES, INC.
• SURVEYORS •
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8800
FAX: (423) 392-8806
E-MAIL: beaucumm@alleyassociates.com

TIM LINGERFELT
REGISTERED LAND SURVEYOR
2147
TENNESSEE NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER — DATE 9/11/17

CERTIFICATION OF THE APPROVAL FOR TAX ASSESSING ASSIGNMENT

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

9-14 20 17

DIRECTOR OF TAX ASSESSING
CITY GIS DIVISION

CERTIFICATE OF ACCURACY

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

9-13 20 17
DATE

REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

9-12 20 17
DATE

KINGSPORT, AUTHORIZING AGENT

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

9-12 20 17
DATE

KINGSPORT, AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY, (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS, OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED

CITY ENGINEER — DATE 20

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

TRAFFIC ENGINEERING MANAGER — DATE 20

CERTIFICATE OF APPROVAL FOR RECORDING

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

9-14 20 17
DATE

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF LOT 5, BLOCK E, ACRE HEIGHT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.448	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	INTEGRITY BUILDING GROUP, LLC	CIVIL DISTRICT	12TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,00

SCALE 1"=40' 40 20 0 40 80

Building Division Monthly Report
September 2017

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	15	$204,390
ADDITIONS	2	$48,000
ALTERATIONS	8	$349,750
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	22	$3,854,765
RESIDENTIAL ROOF	4	$15,037
COMMERCIAL PERMITS		
ADDITIONS	1	$30,000
ALTERATIONS	5	$1,092,815
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS	1	$200,000
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		
GRADING		
FOUNDATION ONLY	2	$51,940
COMMUNICATION TOWER		
COMMERCIAL ROOF	3	$91,925
TOTAL	**63**	**$5,938,622**
OTHER MISC PERMITS		
BANNERS	1	
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	5	
TENTS	1	
TOTAL PERMITS ISSUED	**70**	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		**$77,262,370**

City of Kingsport
Building Division
3rd Quarter Comparison 2016-2017

	3rd QUARTER 2016		3rd QUARTER 2017	
RESIDENTIAL PERMITS	**COUNT**	**COST**	**COUNT**	**COST**
ACCESSORY STRUCTURES	41	$1,010,934	42	$801,782
ADDITIONS	10	$473,100	8	$319,500
ALTERATIONS	20	$487,161	29	$812,916
NEW CONDO				
NEW DUPLEX				
NEW GROUP HOME				
NEW MULTI-FAMILY	3	$3,029,000	1	$300,000
NEW SINGLE-FAMILY	24	$5,390,988	45	$8,956,665
RESIDENTIAL ROOF	17	$102,946	12	$47,961
COMMERCIAL PERMITS				
ADDITIONS	4	$661,000	1	$30,000
ALTERATIONS	14	$4,549,805	13	$2,931,398
CHURCH RENOVATIONS			1	$158,911
SCHOOL RENOVATIONS				
NEW CHURCH/RELIGIOUS BUILDINGS			1	$200,000
NEW COMMUNICATION TOWER				
NEW HOSPITAL/INSTITUTION/NURSING HOME	1	$3,453,761	1	$11,800,000
NEW HOTEL/MOTEL				
NEW INDUSTRIAL	1	$93,065	1	$1,516,346
NEW JAILS/POST OFFICE/BARNS	1	$414,450		
NEW PARKING GARAGE				
NEW PARKS/POOLS/DOCKS				
NEW PROFESSIONAL/MEDICAL/BANK	1	$3,566,689		
NEW PUBLIC WORKS/UTILITY				
NEW RETAIL/RESTAURANT/MALL			2	$3,394,368
NEW SERVICE STATION				
NEW SOCIAL/RECREATIONAL				
NEW SCHOOL/LIBRARY/MUSEUM				
NEW OTHER NON-HOUSEKEEPING SHELTERS	1	$80,000	3	$207,000
GRADING	1	$80,000	1	$200,000
FOUNDATION ONLY	5	$2,954,481	5	$1,876,223
COMMERCIAL ROOF	3	$367,997	4	$102,925
COMMUNICATION TOWER	1	$157,884		
TOTAL	**148**	**$26,873,261**	**170**	**$33,655,995**