

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.

May 18, 2017

6:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORKSESSION HELD ON APRIL 17, 2017, THE REGULAR MEETING HELD ON APRIL 20, 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

05-01 Irrevocable Letter of Credit for Edinburgh Phase 9 – (17-201-00034)

The Kingsport Regional Planning Commission is requested to release the Irrevocable Letter of Credit back to the developer in the amount of \$126,400.00. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Harmon)

05-02 Irrevocable Letter of Credit Reduction - Edinburgh South Phase 2 – (17-201-00035)

The Kingsport Regional Planning Commission is requested to reduce the Irrevocable Letter of Credit from \$65,872.23 to \$7,584.30. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Harmon)

05-03 Resubdivision of Lot 1-R Division of O'Neill Property – (17-201-00024)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision Approval. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

05-04 Surplus Request – 1909 Sherwood Road – (17-401-00002)

The Kingsport Regional Planning Commission is requested to recommend declaring the turnaround portion of the alleyway located in front of 1909 Sherwood Road as surplus property. The Property

is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County.
(Harmon)

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

VIII. OTHER BUSINESS

05-05 Receive, for informational purposes only, the April 2017 Building Department report.

X. ADJOURNMENT

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

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

April 17, 2017

12:00 noon

Members Present

Mike McIntire
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
Mark Selby
Paula Stauffer

Members Absent

Sam Booher, Chairman
Phil Rickman

Staff Present

Lynn Tully, AICP
Ken Weems, AICP
Jessica Harmon
Nathan Woods
Dave Harris

Visitor's

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems asked for any corrections to the minutes of the March 2017 work session and regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented for approval during the regular meeting.

IV. CONSENT AGENDA

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

The Kingsport Regional Planning Commission is requested to recommend approval of the final plat for the Broadway – Sullivan Gardens Parkway plat. The property is located outside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Staff presented the details of the subdivision to the Commission. Staff identified the subdivision as being outside the city limits, yet inside the Urban Growth Boundary (UGB). Staff stated that the subdivision meets the requirements of the minimum standards for subdivision. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to release the bond for Autumn Woods Phase 3 back to the developer in the amount of \$29,610.00. Planning staff stated that they had consulted with the City Engineering Department and had been notified that all required subdivision improvements have been made properly. Staff recommended releasing the bond. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to approve the final plat approval for the resubdivision of Hemlock Park subdivision. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the details of the subdivision to the Commission. Staff acknowledged that the 3 lot plat is adjusting property lines and required Planning Commission approval due to the number of lots involved. No official action was taken.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

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

The Kingsport Regional Planning Commission is requested to recommend a positive recommendation of rezoning to the Kingsport Board of Mayor and Alderman. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff presented details of the rezoning to the Commission. Staff stated that the reason for the rezoning request from B-4P to R-1B is to support future single family home construction. Staff stated that the land use plan identifies the parcel as best suited for low density residential use in the Future Land Use Plan. Staff stated that the current use of the property is single family residential and that the use would enable expansion of single family use once lots are divided on the property in the future. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to recommend final subdivision approval of the Pierce & Payne Property. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff noted that this plat requires a variance as the current disposition of the property makes it impossible to supply a traditional 50' of public street frontage to serve an existing home. Additionally, staff noted that multiple principal structures are no longer allowed in the county, due to a zoning text amendment from several years ago. Staff characterized approval of the plat with a permanent easement as necessary to provide individual lots for the existing single family homes on the property. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to send a positive recommendation for rezoning to the Kingsport Board of Mayor and Alderman. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that they had worked with the Eastern Eight agency for a long time on this project. A rezoning of the site is required for the construction of a 12-unit townhome complex. Staff noted that the change will be a welcome one to the Highland Community as the site was the former home of dilapidated structures that had recently been razed. Staff stated that no public comment had been received on the rezoning proposal. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to recommend approval of the Preliminary Zoning Development in a B-4P zone for the construction of a new Meade Construction and Forestry Center as well as the Corporate Office. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff stated that this project also requires Gateway Review Commission approval too since it resides in the Gateway Overlay District. Staff presented the details of the project to the Commission. The proposal is a new

commercial building and associated parking. The building is 24,712 square feet in size. Ingress/egress will be accomplished via Tri-Cities Crossing. No official action was taken.

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

VIII. OTHER BUSINESS

- 04-08** Receive a letter of replat of lots 560, 561, 582, and 583 Rotherwood Heights, located on Mellon Street.
- 04-09** Receive a letter of subdivision of the Alexander Lot – Brookside Drive Recombination, located on Brookside Dr.
- 04-10** Receive a letter of subdivision of Lot 1 Depews Chapel Church Subdivision, located on Reservoir Road.
- 04-11** Receive a letter of subdivision of the Poff Property partition, located on Shipley Ferry Rd.
- 04-12** Receive a letter of subdivision of the Wolf Hills Phase 1, located on Seaver Road.
- 04-13** Receive a letter of resubdivision of Lots 44 & 45 Polo Fields Phase III, located on Polo Fields Place.
- 04-14** Receive a letter of subdivision for Garland Hobbs Property, located on Moreland Drive.
- 04-15** Receive a letter of resubdivision of Lots 15 & 16 Edinburgh South Phase II, located on Southbridge Road.
- 04-16** Receive a letter of resubdivision of Easley Estates Sections 2 & 3 Lots 18, 19 & 20, located on Argonne Street.
- 04-17** Receive a letter of replat of lots 7, 8 & 9 in block 2 of Lynn Gardens Subdivision, located on Virgil Ave.
- 04-18** Receive, for informational purposes only, the March 2017 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:40 p.m.

Respectfully Submitted,

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

April 20, 2017

6:00 p.m.

Members Present

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

Members Absent

Mark Selby

Staff Present

Lynn Tully, AICP
Jessica Harmon
Nathan Woods
Dave Harris

Visitor's

Curtis Parens
Otis Vicars
Clinton Roberts
David Crawford

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. The Chairman asked for approval of the agenda. A motion was made by Mike McIntire seconded by Phil Rickman to approve the agenda as presented. The motion was approved unanimously, 7-0. Chairman Sam Booher asked for any changes to the minutes of the work session held on March 13, 2017 and the regular meeting held on March 16, 2017. A motion was made by Mike McIntire, seconded by John Moody to approve the minutes as presented. The motion was approved unanimously 7-0.

IV. CONSENT AGENDA

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

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

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

The Kingsport Regional Planning Commission is requested to release the bond for Autumn Woods Phase 3 back to the developer in the amount of \$29,610.00.

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

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

On a motion by Beverley Perdue, seconded by Pat Breeding, the Consent Agenda was approved unanimously, 7-0.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

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

The Kingsport Regional Planning Commission is requested to recommend a positive recommendation of rezoning to the Kingsport Board of Mayor and Alderman. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff presented the details of the rezoning proposal to the Commission. The owner-requested rezoning includes a total of 6.4 acres from the current zoning of B-4P to R-1B. The intent of the rezoning is to develop 7 lots for single family use. The rezoning site is surrounded primarily by low density residential. The Future Land Use Plan indicates low density residential use for the property. On a motion by Mike McIntire, seconded by John Moody, the Commission voted to send a positive recommendation to the BMA to rezone the property. The motion passed unanimously, 7-0.

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

The Kingsport Regional Planning Commission is requested to recommend final subdivision approval of the Pierce & Payne Property. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff presented the details of the subdivision to the Commission. The intent of the subdivision is to supply all existing single family homes with their individual lots. In doing so, the approval of a variance to provide a 34' wide permanent public easement is proposed. Staff recommended approval of the subdivision and associated variance as proposed. On a motion by Pat Breeding, seconded by Phil Rickman, the motion passed unanimously, 7-0.

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

The Kingsport Regional Planning Commission is requested to recommend a positive recommendation of rezoning to the Kingsport Board of Mayor and Alderman. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the details of the rezoning to the Commission. The site is .832 acres in size and the rezoning request is from B-3 (Highway Oriented Business District) to R-3 (Low Density Apartment District). The required site plan shows a total of 12 townhome units and parking will be accessed from the alley at the rear of the property. Staff recommended sending a positive recommendation to the BMA to rezone the property, further stating that the multifamily use will appropriately buffer the existing single family uses in the area from the commercial uses along East Center Street. David Crawford, from the Eastern Eight Corporation, stated that similar construction exists in Johnson City, down from Science Hill High School. Sharon Duncan asked if the front doors would face East Center Street. David Crawford stated that the front doors would face East Center Street and that parking would be in the rear of the buildings. Mr. Otis Vicars inquired about seeing the site plan so as to inform himself of the project. On a motion by Mike McIntire, seconded by Sharon Duncan, the Commission voted to send a positive recommendation to rezone the property from B-3 to R-3. The motion passed unanimously, 7-0.

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

The Kingsport Regional Planning Commission is requested to recommend approval of the Preliminary Zoning Development in a B-4P zone for the construction of a new Meade Construction and Forestry Center as well as the Corporate Office. The property is located inside the corporate

limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the details of the zoning development plan to the Commission. Staff stated that this project is located in the Tri-Cities Crossing area near Kendrick Creek Road. The property is currently part of a larger tract spanning the interstate. Staff further stated that this project is subject to Gateway requirements and approval as well. The landscaping on the plan is to Gateway standard. A commercial sidewalk will be required by the commercial sidewalk ordinance. Staff recommended granting preliminary zoning development plan approval. Phil Rickman asked if this parcel would be near the proposed dealerships. Staff answered yes that the dealerships would be located next door on the abutting parcel. On a motion by Mike McIntire, seconded by Beverley Perdue, the Commission voted to grant preliminary zoning development plan approval. The motion passed 5-0, with both John Moody and Pat Breeding recusing themselves from the agenda item and vote.

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

VIII. OTHER BUSINESS

- 04-08** Receive a letter of replat of lots 560, 561, 582, and 583 Rotherwood Heights, located on Mellon Street.
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- 04-18** Receive, for informational purposes only, the March 2017 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:19 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, SENIOR PLANNER

DATE: MAY 8, 2017

SUBJECT: IRREVOCABLE LETTER OF CREDIT RELEASE FOR EDINBURGH PHASE 9

FILE NUMBER: 17-201-00034

The City currently holds an Irrevocable Letter of Credit in the amount of \$126,400.00 for the Edinburgh Phase 9 Subdivision. The Irrevocable Letter of Credit was submitted to the City in December of 2016. The City Engineering Division has inspected all work and verified that all remaining improvements have been completed.

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

Staff recommends the release of the Irrevocable Letter of Credit for Edinburgh Phase 9 back to the developer in the amount of \$126,400.00.

**ENGINEER BOND ESTIMATE
Endinburgh Phase 9**

November 7, 2016

| ITEM NO. | QUAN. | UNIT | DESCRIPTION | UNIT COST | TOTAL COST |
|--|-------|------|---|--------------|---------------|
| 1 | 1 | LS | Grading, Excavation, Removal of Asphalt, Concrete, Storm Piping, etc. | \$ 10,000.00 | \$ 10,000.00 |
| 2 | 1 | LS | Erosion & Sediment Control | \$ 7,500.00 | \$ 7,500.00 |
| 3 | 275 | TON | Mineral Aggregate, Type A Base, Grading D (TDOT 303-01) | \$ 30.00 | \$ 8,250.00 |
| 4 | 150 | TON | Mineral Aggregate for Utility | \$ 30.00 | \$ 4,500.00 |
| 5 | 50 | TON | 1" Asphalt Surface Course (TDOT 411E) | \$ 130.00 | \$ 6,500.00 |
| 6 | 100 | TON | 2" Asphalt Base Course (TDOT 307B) | \$ 130.00 | \$ 13,000.00 |
| 7 | 420 | LF | Concrete Combined Curb & Gutter (Modified Concave Curb) | \$ 22.00 | \$ 9,240.00 |
| 8 | 1,602 | SF | Concrete Sidewalks (4") w/ 2" Type A Base, Grading D (TDOT 303-01) | \$ 6.00 | \$ 9,612.00 |
| 9 | 352 | | 2" Waterline and Fittings | \$ 40.00 | \$ 14,080.00 |
| 10 | 325 | LF | 8" Sanitary Sewer | \$ 50.00 | \$ 16,250.00 |
| 11 | 8 | EA | Manholes | \$ 1,500.00 | \$ 12,000.00 |
| 12 | 1 | LS | As-Built Drawings | \$ 1,500.00 | \$ 1,500.00 |
| | | | | | \$ 112,432.00 |
| CONTINGENCIES (6%) | | | | | \$ 6,788.00 |
| | | | | | \$ 119,200.00 |
| CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (6%) | | | | | \$ 7,200.00 |
| TOTAL | | | | | \$ 126,400.00 |



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

**MEMORANDUM****TO: KINGSPORT REGIONAL PLANNING COMMISSION****FROM: JESSICA HARMON, SENIOR PLANNER****DATE: MAY 8, 2017****SUBJECT: IRREVOCABLE LETTER OF CREDIT REDUCTION – EDINBURGH SOUTH PH. 2****FILE NUMBER: 17-201-00035**

The City currently holds an Irrevocable Letter of Credit in the amount of \$65,872.23 for the Edinburgh Phase 2 Subdivision. The Irrevocable Letter of Credit was submitted to the City in February of 2016. The City Engineering Division has inspected all improvements that have been completed and have generated a new bond estimate for the improvements left to be completed at this time. Specifically, the remaining improvements include 30 tons of mineral aggregate, 15 tons of asphalt surface course and 30 tons of asphalt base course to be applied. The total amount of the new bond estimate is \$7,584.30.

The Kingsport Regional Planning Commission is asked to reduce the Irrevocable Letter of Credit from \$65,872.23 to \$7,584.30.

Staff recommends the reduction of the Irrevocable Letter of Credit for Edinburgh South Phase 2 to \$7,584.30.

ENGINEER BOND ESTIMATE
South Edinburgh

May 1, 2017

| ITEM NO. | QUAN. | UNIT | DESCRIPTION | UNIT COST | TOTAL COST |
|----------|-------|------|---|-----------|-------------|
| 1 | 30 | TON | Mineral Aggregate, Type A Base, Grading D (TDOT 303-01) | \$ 30.00 | \$ 900.00 |
| 2 | 15 | TON | 1" Asphalt Surface Course (TDOT 411E) | \$ 130.00 | \$ 1,950.00 |
| 3 | 30 | TON | 2" Asphalt Base Course (TDOT 307B) | \$ 130.00 | \$ 3,900.00 |
| | | | | | \$ 6,750.00 |
| | | | CONTINGENCIES (6%) | | \$ 405.00 |
| | | | | | \$ 7,155.00 |
| | | | CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (6%) | | \$ 429.30 |
| | | | TOTAL | | \$ 7,584.30 |



Pamela Gilmer, P.E.
 Civil Engineer
 City of Kingsport

May 1, 2017

Date



Kingsport Regional Planning Commission

Subdivision Report
File Number 17-201-00024

| | | | |
|--|---|---|---------------------|
| Property Information | Resubdivision of Lot 1-R Division of O'Neill Property | | |
| Address | 368, 370, 376, 380 Rock Springs Road | | |
| Tax Map, Group, Parcel | TM 92A Group A Parcel 21.02 | | |
| Civil District | 11th Civil District | | |
| Overlay District | n/a | | |
| Land Use Designation | Residential | | |
| Acres | 0.749 | | |
| Major or Minor / #lots | Minor - 3 | Concept Plan | |
| Two-lot sub | | Prelim/Final | Final |
| Owner /Applicant Information | | Surveyor Information | |
| Name: Tim O'Neill Address: Rock Springs Road City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A | | Name: Alley & Associates INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: TLingerfelt@alleyassociates.com Phone Number: 423-392-8896 | |
| Planning Department Recommendation | | | |
| (Approve, Deny, or Defer) The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> The plat has been submitted for approval pursuant to the Horizontal Property Regime found in Tennessee Code Annotated Title 66 Chapter 21 Part 1. Staff Field Notes and General Comments: The property lies at the intersection of Rock Springs Road and Rippling Run. The owner is proposing to sell duplex units separately and then utilize the rest of the property as common ground for the development. Tennessee Code Annotated Title 66 Chapter 21 allows for the creation of lots as proposed under the Horizontal Property Regime. | | | |
| Utilities: No utilities or street construction required | | | |
| Planner: | Harmon | Date: 05/04/17 | |
| Planning Commission Action | | Meeting Date: | May 18, 2017 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

| | |
|--|--|
| PROPERTY INFORMATION | Resubdivision of Lot 1-R Division of O'Neill Property |
| ADDRESS | 368, 372, 376, 380 Rock Springs Road |
| DISTRICT, LAND LOT | 11th Civil District, TM 92A Group A Parcel 21.02 |
| OVERLAY DISTRICT | N/A |
| EXISTING ZONING | R-2 |
| PROPOSED ZONING | No Change |
| ACRES 0.749 – 3 lots - 0 miles of new streets | |
| EXISTING USE | Residential |
| PROPOSED USE | Residential |

PETITIONER: Tim O'Neill
ADDRESS: Rock Springs Road, Kingsport, TN 37660
REPRESENTATIVE: Tim Lingerfelt, Alley & Associates INC.
PHONE: 423-392-8896

INTENT

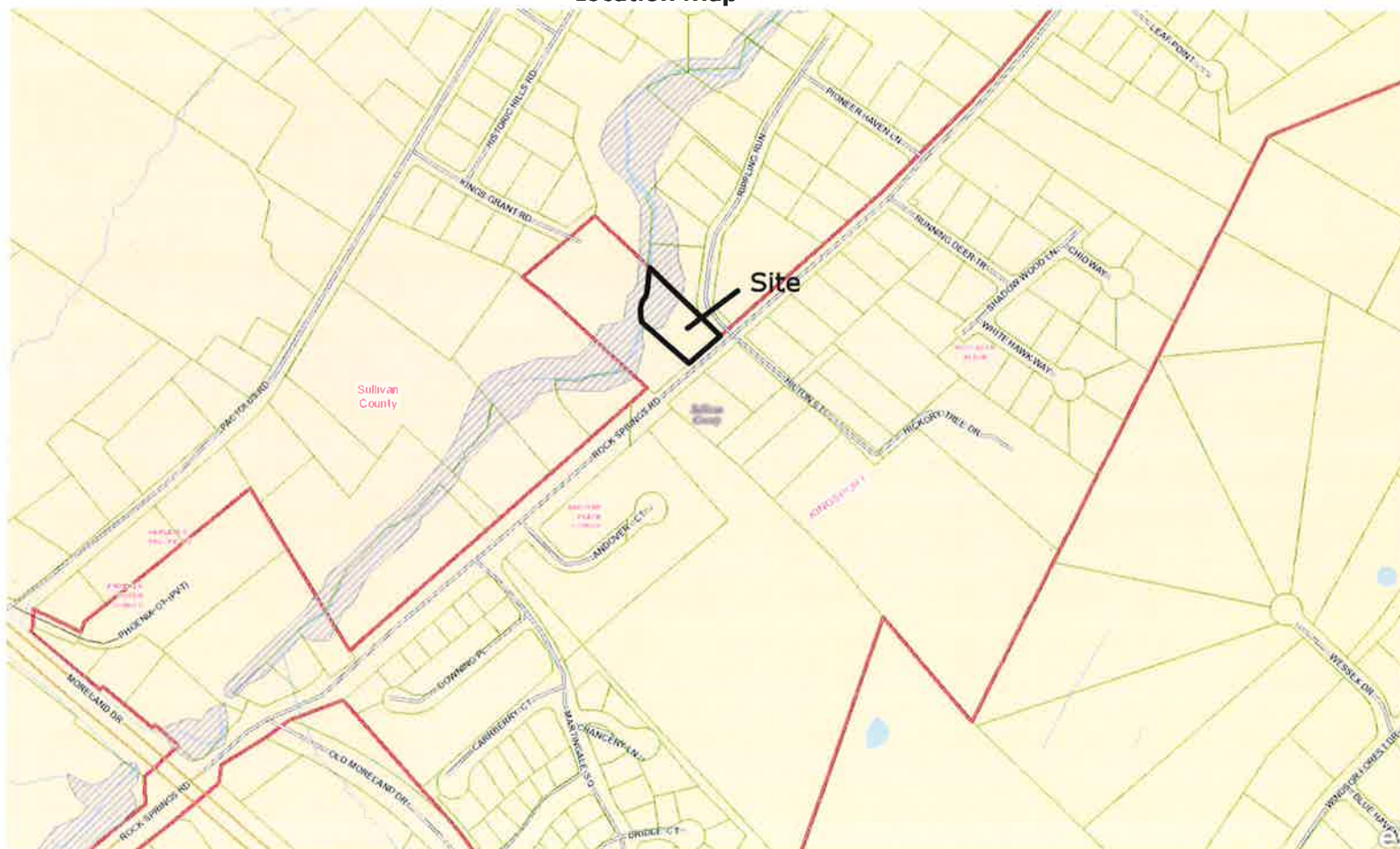
The applicant is requesting final plat approval for the re-subdivision of the property located in the 11th Civil District and more fully described as Tax Map 92A Group A Parcel 21.02.

The submitted plat would amend the property boundary lines of one lot and create two additional lots. Tennessee Code Annotated requires that any plat which deals with over 2 lots must receive approval from the full Planning Commission.

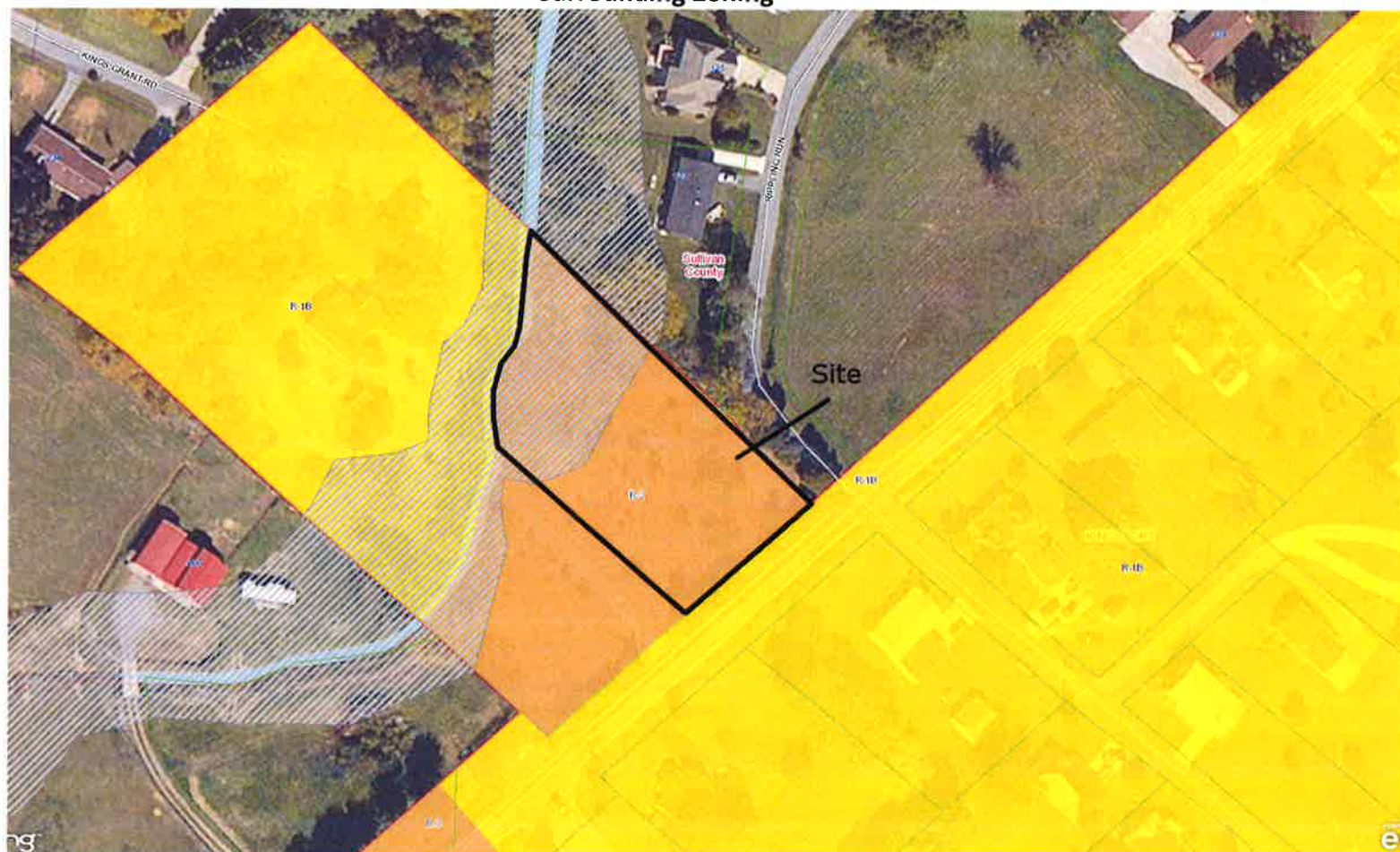
This plat has been submitted under the provisions set forth in Tennessee Code Annotated Title 66 Chapter 27 Part 1 under the Horizontal Property Regime. While the submitted plat does not meet the City lot frontage requirements as set forth in the Minimum Subdivision Regulations, T.C.A. allows for the creation of lots as proposed on the submitted plat by submitting a plat to the Planning Commission utilizing the Horizontal Property Regime.

Staff recommends approval of the resubdivision of Lot 1-R Division of O'Neill Property as allowed by Tennessee Code Annotated Title 66 Chapter 27 Part 1.

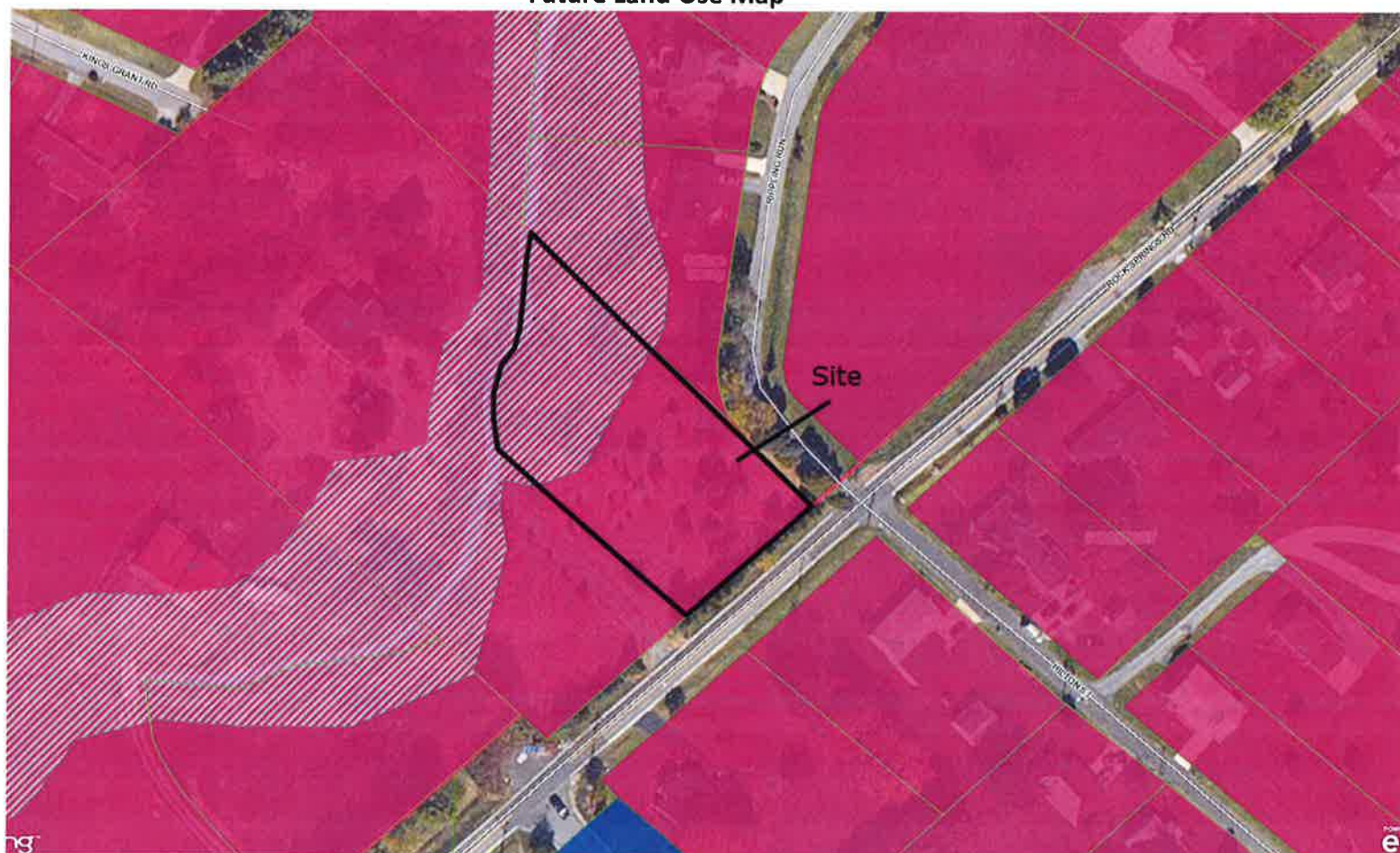
Location Map



Surrounding Zoning



Future Land Use Map



Page 6 of 8

View from Rock Springs Road



View from Rippling Run



Aerial**CONCLUSION**

Staff recommends approval of the resubdivision of Lot 1-R Division of O'Neill Property as allowed by Tennessee Code Annotated Title 66 Chapter 27 Part 1.

Kingsport Regional Planning Commission

Surplus Report
File Number 17-401-00002

| | | | |
|---|---------------------------------|---|---------------------|
| Property Information | Surplus Request | | |
| Address | 1909 Sherwood Road | | |
| Tax Map, Group, Parcel | Tax Map 61E Group G Parcel 19 | | |
| Civil District | 11 th Civil District | | |
| Overlay District | N/A | | |
| Land Use Designation | Retail/Commercial | | |
| Acres | +/- .118 | | |
| Applicant #1 Information | | Intent | |
| Name: Store It GP Address: 1909 Sherwood Road City: Kingsport State: TN Zip Code: 37660 Phone Number: 967-9625 (representative phone #) | | Intent: To declare a portion of the alleyway located in front of 1909 Sherwood Road as surplus property and dedicate a permanent easement to the City of Kingsport. Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. | |
| Planning Department Recommendation | | | |
| <p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends declaring the turnaround portion of the alleyway located in front of 1909 Sherwood Road as surplus property:</p> <ul style="list-style-type: none"> Request reviewed by all city departments No utilities located within the area of consideration <p>Staff Field Notes and General Comments:</p> <p>Store It GP has requested that the City of Kingsport declare the turnaround portion of the alleyway located in front of 1909 Sherwood Road as surplus property. The requested area is approximately 0.118 acres. No utilities are located within the area being considered for surplus. The request has been reviewed by all City Departments and it has been determined that there is no need for the City to retain this property. A permanent easement will be dedicated to the City to serve as the new turnaround at the end of the alley.</p> | | | |
| Planner: | Harmon | Date: 5/10/17 | |
| Planning Commission Action | | Meeting Date: | May 18, 2017 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

PROPERTY INFORMATION**Surplus Request**

| | |
|---------------------------|--|
| ADDRESS | 1909 Sherwood Road |
| DISTRICT, LAND LOT | Sullivan County |
| | 11th Civil District, TM 61E, Group G Parcel 19 |
| OVERLAY DISTRICT | N/A |
| CURRENT ZONING | B-3 |
| PROPOSED ZONING | No Change |
| ACRES +/- 0.118 | |
| EXISTING USE | Right-of-Way |
| PROPOSED USE | Commercial |

PETITIONER 1: Store It GP
1909 Sherwood Road, Kingsport TN
Representative: Steve Hutton

INTENT

Store It GP is requesting that the turnaround portion of the alleyway located in front of 1909 Sherwood Road be declared surplus. The area requested to be declared surplus is approximately 0.118 acres.

There are no utilities located in the area of request. This request has been reviewed by all city departments and they have responded that there is no need for the City to retain this property. A new permanent easement has been proposed to be dedicated to the City. This easement would serve as the turnaround point at the end of the alley.

Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. This action would return the property back to private ownership.

Location Map

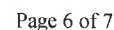


Surrounding Zoning



Future Land Use Map





View from end of Alley**RECOMMENDATION:**

Staff recommends that the Planning Commission declare the turnaround portion of the alley located in front of 1909 Sherwood Road totaling 0.118 acres as surplus property as City Staff sees no future use for the property.

Building Division Monthly Report

April 2017

| <u>RESIDENTIAL PERMITS</u> | COUNT | CONSTRUCTION COST |
|---|--------------|--------------------------|
| ACCESSORY STRUCTURES | 7 | \$281,835 |
| ADDITIONS | 1 | \$20,000 |
| ALTERATIONS | 5 | \$43,600 |
| NEW CONDO | | |
| NEW DUPLEX | | |
| NEW GROUP HOME | | |
| NEW MULTI-FAMILY | | |
| NEW SINGLE-FAMILY | 14 | \$3,264,738 |
| RESIDENTIAL ROOF | 2 | \$11,250 |
| <u>COMMERCIAL PERMITS</u> | | |
| ADDITIONS | | |
| ALTERATIONS | 5 | \$5,530,000 |
| 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 | 1 | \$5,000 |
| NEW SCHOOL/LIBRARY/MUSEUM | | |
| NEW OTHER NON-HOUSEKEEPING SHELTERS | | |
| GRADING | 1 | \$1,108,221 |
| FOUNDATION ONLY | | |
| COMMUNICATION TOWER | | |
| COMMERCIAL ROOF | | |
| TOTAL | 36 | \$10,264,644 |
| <u>OTHER MISC PERMITS</u> | | |
| BANNERS | | |
| DEMOLITIONS | 10 | |
| MOVE STRUCTURE | | |
| SIGNS | 3 | |
| TENTS | 2 | |
| TOTAL PERMITS ISSUED | 51 | |
| ESTIMATED CONSTRUCTION COST YEAR-TO-DATE | | \$23,372,522 |