

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.

January 16, 2014

7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON DECEMBER 16, 2013 AND THE REGULAR MEETING DECEMBER 19, 2013.

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.
None

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

01-01 Zoning Text Amendment – City Wide – (13-801-00010)

The Planning Commission is requested to consider approval to amend Sections 114-186, 114-187, and 114-188 in order to remove the floor area ratio method of density calculation and maximum lot coverage replacing such by establishing a density based on dwelling units per acre maximum in apartment districts. (Shepherd)

01-02 Zoning Text Amendment – County Wide – (13-801-00011)

The Planning Commission is requested to consider approval to establish Articles 9-109, 9-110, 9-111 in order to address electronic message signage in Sullivan County. (Shepherd)

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

VIII. OTHER BUSINESS

01-03 Receive a letter of resubdivision of the Securities Co. Industrial Subdivision on Konnarock Road.

01-04 Receive a letter of resubdivision of the Jane Clark Property on Long Hollow Road.

01-05 Receive a letter of resubdivision of the Pickle Property on Island Road.

- 01-06 Receive a letter of resubdivision of the Henard Property on East Carter's Valley Road.
- 01-07 Receive a letter of resubdivision of the Tompkins Property on Watterson Street.
- 01-08 Receive a letter of resubdivision of the Smith & Hayes Property on Pond Springs Road.
- 01-09 Receive, for informational purposes only, the December 2013 report from the Building Division.
- 01-10 Receive for informational purposes only, the December 2013 New Businesses from Jeff Fleming.
- 01-11 Receive, for informational purposes only, the minutes from the Board of Zoning Appeals meeting held on January 9, 2014.

IX. ADJOURNMENT

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

The Improvement Building
201 W. Market Street, Kingsport, TN 37660

December 16, 2013

12:00 Noon

Members Present

Dennis Ward, Chairman
Hoyt Denton, Vice Chairman
Dr. Heather Cook
Dr. Mike McIntire, Vice Mayor
“Buzzy” Breeding
David Stauffer
Mark Selby
John Moody
Beverley Perdue

Members Absent

Staff Present

Lynn Tully
Ken Weems
Forrest Koder
Corey Shepherd
Chris Allen

Visitor’s List

At 12:00 p.m., the meeting was called to order by Lynn Tully. Mrs. Tully presented the tentative agenda for the December 19, 2013 regular meeting of the Planning Commission for discussion. Mrs. Tully asked for any changes to the minutes for the November 18, 2013 work session and the regular meeting held November 21, 2013. No changes were proposed to the minutes and they will be presented at the December 19, 2013 regular meeting for approval.

12-01 Gateway Commerce Park Master Plan Update – (13-102-00006)

The Planning Commission heard a presentation regarding request for approval for the MX Master Plan for Gateway Commerce Park. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Mr. Ken Weems introduced the item identifying the area in which it is located near the intersection of I-26 and I-81. All infrastructure is available to the site and the plan includes the existing Fed-Ex property building as well as new additional lots for future development. Included in the future development are two new buildings one is to the southeast identified as a building to house correctional facilities and training courses for intoxicated driving offenders including installation of specialty vehicular equipment. The other building is to house a speculative industrial building for NETworks. There was question regarding the speculative building and possible extension of the Tri Cities Crossing roadway to help reach the adjoining neighborhoods surrounding the property. Mr. Weems stated there is additional MX industrial property beyond the limits of the Gateway Commerce Park Plan and the Industrial Park would need to be expanded however it is possible in the future. Additionally, Mr. Weems

noted that all the buffers for the plan have been provided as per the MX district. There being little additional discussion, no official action was taken.

12-02 Sign Amendment – Green Acres Shopping Center – (13-102-00007)

The Planning Commission heard a presentation regarding an approval of a sign amendment for the Green Acres Shopping Plaza. The property is located at 1101-1197 N. Eastman Road. Mr. Ken Weems presented the item indicating this property is zoned B-4P thus requiring Planning Commission approval for the signage proposed. However, the sign does meet all B-4P sign requirements for a freestanding sign and its current location is at one of the two major entrances for the site. Mr. Weems further noted that this will replace the existing empty pole for the previous Dollar General sign. There was some discussion regarding the size of the signage and the allowance of sign approvals in house versus by Planning Commission approval. There being no additional discussion, no official action was taken on this item.

12-03 Sign Amendment – Marsh Regional Blood Center – (13-102-00008)

The Planning Commission heard a presentation regarding an approval of a sign amendment for the Medical Office Plaza at 111 West Stone Drive. Mr. Weems presented the item indicating the additional Marsh Regional Blood Center signage as a wall sign at the property on West Stone Drive. The property is zoned B-4P requiring Planning Commission approval. Staff noted that the additional signage will basically max out all allowable wall signage for this particular site. The Planning Commission asked if this is a sign that could typically be approved by staff in-house. Staff noted that the last two signs are those that could be approved in house because they require no variances but, the B-4P zoning specifically requires all signage to come to the Planning Commission for approval. The Commission expressed the strong support for staff to amend the zoning text to allow these types of signs to be approved in house rather than waiting for Planning Commission approval. Staff made note of the request and will address it at a later date with the Commission. In the meantime the Commission asked if both of these items could be presented on the Consent portion of the Agenda for the December 19th, 2013 meeting.

12-04 Final Plan Development – St. Andrew’s Garth – Phase 1 – (13-103-00001)

The Planning Commission heard a presentation regarding approval of an amended final development plan for St. Andrew’s Garth – Phase 1. Mr. Forest Koder presented the item noting the previous approval for duplexes for the entirety of the development for Phase 1. The request is to remove the last two set of duplexes within that phase and replace them with single-family homes. This is a change which has been previously required for Planning Commission approval in other similar developments within PD districts. The Planning Commission heard the presentation noting the changes for the single-family development at the rear of the first phase. Staff also stated that should these four units be successful the developer has stated that it is their intent to continue the development as single-family residential project. Therefore, amendment to phase 2 may be heard by the Planning Commission in the near future. There being few questions and no additional discussion, no official action was taken on this item.

12-05 Zoning Text Amendment – County Wide – (13-801-00009)

The Planning Commission heard a presentation to amend Article 12-106.7 of the Sullivan County Zoning Code to establish a two year waiting period before a denied rezoning request can be reconsidered. Mr. Corey Shepherd presented the request indicating that this is a county text amendment requested by county planning staff. The specific instances prompting this request include a single rezoning applicant who appears to be taxing the system by submitting continual applications. There was some discussion regarding the individual request which prompted the item, specifically from the city representative on the commission on the county board. Mr. Hoyt Denton that he had previously voted in opposition to the request before the County Planning Commission and would continue to be in opposition to the request as he felt there were better alternatives to handle this frequent applicant. Mr. Shepherd was asked if other cities had supported the request. At this time it was his understanding from the City of Bristol that they would be recommending denial of the request as the two year waiting period is longer than the state

minimum requirement. After additional discussion regarding the request and its specific origins, no official action was taken on the amendment.

There was no public comment made during the work session.

Staff noted that the Planning Commission was being requested to support a Tennessee DOT Multi-Modal Access Grant application, and a letter of recommendation was being requested by the Kingsport MPO. The letter was presented to the Commission and all concurred that a recommendation is appropriate for this grant.

There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 12:45 pm.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

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

City Hall
225 W. Center Street, Kingsport, TN 37660

December 19, 2013

7:00 p.m.

Members Present

Dennis Ward, Chairman
Hoyt Denton, Vice Chairman
Dr. Mike McIntire, Vice Mayor
John Moody
Beverley Perdue
David Stauffer
Mark Selby

Members Absent

Dr. Heather Cook
“Buzzy” Breeding

Staff Present

Lynn Tully
Forrest Koder
Ken Weems
Corey Shepherd

Visitor’s List

At 7:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. It appeared that there were few public present therefore Chairman Ward asked for approval of the agenda as presented. Chairman Ward did note the Agenda had been revised from the work session held on December 16, 2013. There being no further changes, a motion was made by Mike McIntire and seconded by Beverly Perdue to approve the agenda as presented. The motion was approved unanimously 6-0. Chairman Ward asked for any changes for the minutes of the work session held November 18, 2013 and the regular meeting held November 21, 2013. There being no changes, a motion was made by Hoyt Denton seconded by Mark Selby to approve the minutes as presented. The motion was approved unanimously 6-0.

CONSENT AGENDA

Chairman Ward opened the consent agenda asking if anyone in attendance wished to have any consent item pulled for additional discussion or hearing. There being no request for change and no questions from the Planning Commission the hearing was closed and the consent agenda was heard as follows:

12-02 Sign Amendment – Green Acres Shopping Center– (13-102-00007)

The Planning Commission considered a request to approve a sign for the Green Acres Shopping Plaza. The property is located in a B-4P Planned Business District and requires Planning Commission approval for sign location, size and appearance. The property is located at 1101-1197 N. Eastman Road. There being no questions and no public speaking in favor or against the item the public hearing was closed.

12-03 Sign Amendment – Marsh Regional Blood Center – (13-102-00008)

The Planning Commission considered a request to approve a sign amendment for additional wall signage at the Medical Office Plaza located at 111 West Stone Drive. The property is zoned B-4P and requires Planning Commission approval for sign changes and relocations. There being no public in favor of or in opposition to the request the public hearing was closed for this item.

A motion was made by Hoyt Denton seconded by Mike McIntire to approve the Consent Agenda as presented. The motion was approved unanimously 6-0.

UNFINISHED BUSINESS

None

NEW BUSINESS

12-01 Gateway Commerce Park Master Plan Update – (13-102-00006)

The Planning Commission considered approval of the MX zoning development plan for Gateway Commerce Park. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Mr. Ken Weems presented the item locating the site within the southeast area of Kingsport at the intersection of I-81 and I-26. Mr. Weems described the plan access and proposed lot layout indicating both water and sewer lines are available and adequate to serve the development as proposed. Mr. Weems described the proposed uses for the two new buildings shown on the plan. The first being a rehabilitation facility for habitual drunk driving offenders and well as a spec building for the NETWORKS Economic Development Board. There was some discussion regarding the requirement to hear industrial uses and specifically spec building before the Planning Commission for approval. Staff noted that the particular MX zoning district does require a public hearing and Planning Commission review prior to any approvals. Staff further noted it does not appear that the adjoining properties have issue with the uses shown as there is a lack of public presence in the crowd and no telephone responses were received. Chairman Ward noted that this examination gives the Planning Commission opportunity to review for any potential issues that may arise from new manufacturing or industrial type uses. The request is only an approval for the concept plan with no additional approvals being requested at this time. There being no additional discussion the Chairman opened the item for public hearing, Mrs. Betty Martin spoke in favor of the item stating the plan is conceptual but they appreciate any approval. There being no further speakers the public hearing was closed and a motion was made by Mike McIntire seconded by Hoyt Denton to approve the Master Plan as presented. The motion was approved unanimously, 6-0. Mr. Koder noted that this item will be heard before the Gateway Review Commission tomorrow morning at their regular meeting.

12-04 Final Plan Development – St. Andrews Garth – Phase 1 – (13-103-00001)

The Planning Commission is requested to consider approval for the amended final development plan for St. Andrews Garth, Phase 1. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Mr. Forrest Koder presented the item locating the site for the Commission. The current plan does show 14 units as duplex units while the request is to amend the last 4 units into single family units verses duplex units. Although the density does not change in the overall total this change in housing type is a major amendment and therefore requires approval from the Planning Commission. Staff noted that this is similar to an approval that was done by the Planning Commission for the Polo Fields development which changed the units from attached units to single family detached units staff further noted the developer has expressed a wish to potentially extend the single family units in Phase 2 of this project if these units are successfully marketed and sold. After some discussion a motion was made by Hoyt Denton seconded by Mike McIntire to approve the request as presented and recommended by staff. The motion was approved unanimously, 6-0.

12-05 Zoning Text Amendment – County Wide – (13-801-00009)

The Planning Commission considered a recommendation to amend Article 12-106.7 of the Sullivan County Zoning Text to establish a two year waiting period before a denied request can be reconsidered. The text amendment was presented by Mr. Corey Shepherd. Staff noted that this request is based on repeated zoning requests heard in the county for substantially the same item. The request is to lengthen the time period for reapplication if the request was previously denied. Chairman Ward asked if we had spoken to Bristol's Planning Commission. Staff noted that although they could not verify from the Planning Commission their final action he had contacted their staff and the staff had recommended against this particular text change. Commissioner Denton spoke noting that as the Sullivan County Planning Commission representative from Kingsport he was able to speak with the Bristol representative on the Sullivan County Planning Commission and confirmed that Bristol had in fact denied the request. He noted that it was their consensus that the solution to this particular problem would be better served by increasing the fees for reapplication versus lengthening the time between applications. There was additional discussion regarding why the city municipal Planning Commission hears zoning text amendments in the county. Staff noted that the 1101 Growth Boundary Law requires cities to hear items within their urban boundary as well as text changes for the county as they affect properties in the growth boundary and make appropriate recommendations. This is to encourage cooperation amongst the differing regional entities in preparation of zoning text changes. After some discussion amongst the commission regarding whether or not to lengthen the reapplication period, a motion was made by Dave Stauffer seconded by John Moody to reject the amendment as requested by the county. During discussion, Dr. McIntire asked if this was caused by one individual to which staff noted that there had been discussion of a single request and an individual abusing the one year law. Commissioner Perdue expressed that although they are having a specific problem that we continue to be open to development and flexible to hearing items. There being no additional discussion on the motion and no public present speaking in favor of or opposition to the request the public hearing was closed. A vote was taken on the motion and all members voted unanimously in favor of the motion to reject. 6-0.

OTHER BUSINESS

- 12-06 Receive a letter of resubdivision of the Old Island Replat, Lots 29-31 on Golf Ridge Road.
- 12-07 Receive a letter of resubdivision of the Cleek Property on Cleek Road.
- 12-08 Receive, for informational purposes only, the November 2013 report from the Building Division.
- 12-09 Receive for informational purposes only, the minutes from the Special-Called Board of Zoning Appeals meeting held on November 21, 2013.

ADJOURNMENT

There being no further business, a motion was made by Mike McIntire and seconded by Beverly Perdue to adjourn the meeting at approximately 7:25pm. This motion passed unanimously, 6-0.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

PROPERTY INFORMATION

City-wide

INTENT

To create a more developer-friendly zoning code for apartment districts by removing floor area ratio and maximum lot coverage. To eliminate confusion and increase usability while continuing to maintain zoning conformance for the majority of existing properties developed in R-3, R-4, and R-5 zones.

Current Zoning Code:**Sec. 114-186. - R-3, Low Density Apartment District.**

(e) **Dimensional requirements.** The minimum and maximum dimensional requirements for the R-3 district are as follows:

(1) **Minimum requirements.**

- a. Lot area, 6,000 square feet.
- b. Lot frontage, 50 feet.
- c. Front yard, 25 feet.
- d. Each side yard, six feet.
- e. Rear yard, 20 feet.
- f. Usable open space, 20 percent.

(2) **Maximum permitted.**

- a. Lot coverage, 30 percent, and floor area ratio (FAR) of 0.5.
- b. Building height, 35 feet.

Sec. 114-187. - R-4, Medium Density Apartment District.

(e) **Dimensional requirements.** The minimum and maximum dimensional requirements for the R-4 district are as follows:

(e) Dimensional requirements. The minimum and maximum dimensional requirements for the R-4 district are as follows:

(1) **Minimum requirements.**

- a. Lot area, 6,000 square feet.
- b. Lot frontage, 50 feet.
- c. Front yard, 20 feet.

- d. Each side yard, ten feet; also see building height in subsection (e)(2)b of this section.
 - e. Rear yard, 20 feet; also see building height in subsection (e)(2)b of this section.
 - f. Usable open space, 20 percent.
- (2) **Maximum permitted.**
- a. Lot coverage, 30 percent, and floor area ratio (FAR) of 0.7.
 - b. Building height, no limit, but a 2:1 height-to-yard ratio for rear and side yards

Sec. 114-188. - R-5, High Density Apartment District.

(e) **Dimensional requirements.** The minimum and maximum dimensional requirements for the R-4 district are as follows:

Dimensional requirements. The minimum and maximum dimensional requirements for the R-5 district are as follows:

(1) **Minimum requirements.**

- a. Lot area, 6,000 square feet.
- b. Lot frontage, 50 feet.
- c. Front yard, ten feet.
- d. Each side yard, ten feet; also see building height in subsection (e)(2)b of this section.
- e. Rear yard, ten feet; also see building height in subsection (e)(2)b of this section.
- f. Usable open space, 20 percent.

(2) **Maximum permitted.**

- a. Lot coverage, 35 percent, and floor area ratio (FAR) of 1.3.
- b. Building height, no limit, but a 3:1 height-to-yard ratio for side and rear yards.

Proposed Zoning Code:

Sec. 114-186. - R-3, Low Density Apartment District.

Density, 15 units per acre max

Sec. 114-187. - R-4, Medium Density Apartment District.

Density, 20 units per acre max

Sec. 114-188. - R-5, High Density Apartment District.

Density, 40 units per acre max

CONCLUSION

Staff recommends **APPROVAL** to amend Kingsport’s Apartment Districts zoning code as presented.

PROPERTY INFORMATION

County-wide

INTENT

To create a sign code in Sullivan County to address the use of electronic message board signage.

Proposed Article 9-109 – Electronic Message Board Signs on Freestanding Sign Structures:

Freestanding Signs with Electronic Message Board Sign Faces- 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, fellowship hall or school may have one (1) freestanding electronic message board sign face 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 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.

Proposed Article 9-110 – Wall Signs

9-110.1 Wall Sign may be mounted on any nonresidential building but shall be limited to one (1) square feet of wall sign area per horizontal linear foot of the exterior wall length for which the sign shall be located; and

9-110.2 Wall Signs may be internally illuminated on any non-residential building where permitted by zoning district, however shall not be internally illuminated within any historic zoning overlay district; and

9-110.3 Electronic Message Boards shall not be located on any façade, roof or other portion of any building.

Proposed Article 9-111 - Exempt Signs: The following signs shall be allowed in any zoning district without a permit so long as they are located on private property and outside of any rights-of-way:

- 9-111.1 Directional Signs so long as they are off the rights-of-way and with a maximum sign face of four (4) square feet.
- 9-111.2 Flags of any nation, government, or non-commercial organization;
- 9-111.3 Government signs.
- 9-111.4 Real Estate Signs.
- 9-111.5 Memorial signs, cornerstones and similar signs containing the name of the building and date of erection, provided such signs are permanently installed on the building.
- 9-111.6 Interior window signs which consist entirely of letters, numerals, and symbols.
- 9-111.7 Political Sign.
- 9-111.8 Non-commercial seasonal displays customarily associated with a national, local, or religious holiday, provided such are not used to advertise the name of a product, service or business. Such displays shall be removed promptly after the holiday.

CONCLUSION

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Planning Commission to establish a code that addresses electronic message board signage.



CITY OF KINGSPORT, TENNESSEE

December 12, 2013

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Securities Co, Industrial Subdivision on Konnarock Road, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Minor 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. The Plat was recorded in Platbook 54, Page 292 with the Sullivan County Recorder.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

December 18, 2013

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Jane Clark Property on Long Hollow Road, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Minor 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. The Plat was recorded in Platbook 54, Page 304 with the Sullivan County Recorder.

Sincerely,



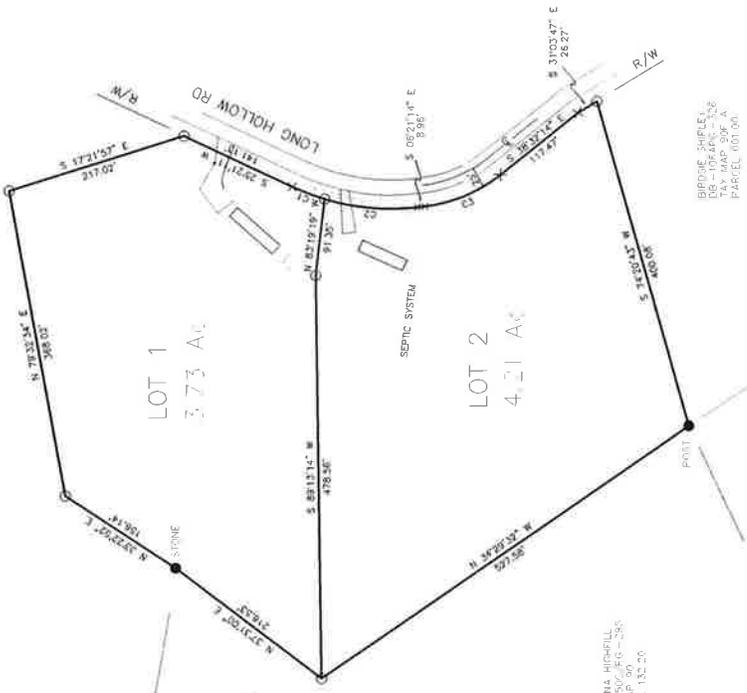
Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	111.67'	11.16'	11.16'	S 89°51'41" W
C2	223.33'	111.67'	111.67'	S 00°00'00" W
C3	111.67'	11.16'	11.16'	S 89°51'41" E

BRUNNEN COOKES
TAX MAP 901-553
PARCEL 132.50

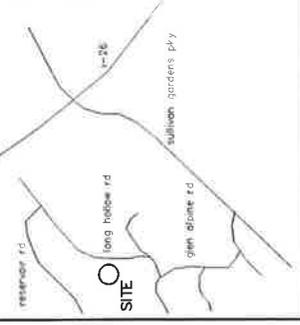


CHRISTOPHER MATHEWS
TAX MAP 901-553
PARCEL 132.32

CHRISTINA HIGGINS
DB-23307-FIG-256
TAX MAP 901-553
PARCEL 132.20

ALBERT COMPTON
TAX MAP 901-553
PARCEL 069.007

FLOOD NOTE: By graphic plotting only, this property is in Zone (C) of the Flood Insurance Rate Map, Community Plan No. 8-23-05, and is not in a Special Flood Hazard Area.



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON PIN SET (TPSL CAP)
- CORNER FOUND
- × POINT ON RIGHT-OF-WAY

MISCELLANEOUS NOTES:

THE BUILDING SET-BACKS, UNLESS SHOWN OTHERWISE, SHALL BE AS PER THE PARAGRAPH 10.03.01 (REQUIREMENTS) IN EFFECT AT THE TIME THIS PERMIT IS ISSUED.

THIS SURVEY IS SUBJECT TO ANY AND ALL RECORDS, DEEDS, EASEMENTS, ENCUMBRANCES, AND OTHER INSTRUMENTS ON FILE WITH THE CLERK OF THE REGISTERED INSTRUMENTS.

THE SETBACK PERMIT WAS ISSUED TO THE CLIENT.

THIS SITE REVIEW WAS PERFORMED BY THE SURVEYOR.

SURVEY BY: CHARLES T. JOHNSON
PROJECT: 13144
DATE: 10-22-2013



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS 1:10000 AS SHOWN HEREON.

PROPERTY REFERENCE:
JANE ANN CLARK
DB-15254-P-1-14
PARCEL 132.00

TPSI
TN. PROFESSIONAL SURVEYING INC.
1169 HWY 107 JONESBOROUGH, TN (423)753-8657

<p>CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESS AS LISTED ON THE FINAL PLAN ARE APPROVED AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>CERTIFICATE OF APPROVAL OF STREETS AND STORMWATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGN AND STORMWATER SYSTEMS SHOWN ON THIS PLAN MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND ARE APPROVED AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY GIVE THIS PLAN OF ASSIGNMENT TO THE REGIONAL PLANNING COMMISSION AND THE TENNESSEE DEPARTMENT OF REVENUE FOR THEIR REVIEW AND APPROVAL AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE SURVEYING INSTRUMENTS USED IN THIS SURVEY WERE CALIBRATED AND FOUND TO BE ACCURATE TO THE RATIO OF PRECISION OF 1:10000 AS SHOWN HEREON.</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE WATER MAINS AND STORM WASTE SYSTEMS SHOWN ON THIS PLAN MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND ARE APPROVED AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>CERTIFICATE OF APPROVAL OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBMISSION OF THIS PLAN TO THE REGIONAL PLANNING COMMISSION AND THE TENNESSEE DEPARTMENT OF REVENUE FOR THEIR REVIEW AND APPROVAL AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>JANE ANN CLARK PROPERTY</p> <p>TOTAL ACRES 7.94 TOTAL LOTS 2</p> <p>ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>COUNTY SULLIVAN CIVIL DISTRICT 15</p> <p>SURVEYOR CHARLES T. JOHNSON CLOSURE ERROR 1:10000</p> <p>SCALE 1" = 100' 0" 500' 1000'</p>
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CITY OF KINGSPORT, TENNESSEE

December 18, 2013

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Pickle Property on Island Road, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Minor 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. The Plat was recorded in Platbook 54, Page 303 with the Sullivan County Recorder.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

December 18, 2013

Mr. Dennis Ward, Chairman
 Kingsport Regional Planning Commission
 225 W. Center Street
 Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Henard Property on East Carters Valley Road, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Minor 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. The Plat was recorded in Platbook 54, Page 300 with the Sullivan County Recorder.

Sincerely,

Lynn Tully
 Planning Manager

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

December 18, 2013

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Tompkins Property on Watterson Street, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Minor 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. The Plat was recorded in Platbook 54, Page 302 with the Sullivan County Recorder.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

December 18, 2013

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Smith & Hayes Property on Pond Springs Road, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Minor 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. The Plat was recorded in Platbook 54, Page 301 with the Sullivan County Recorder.

Sincerely,

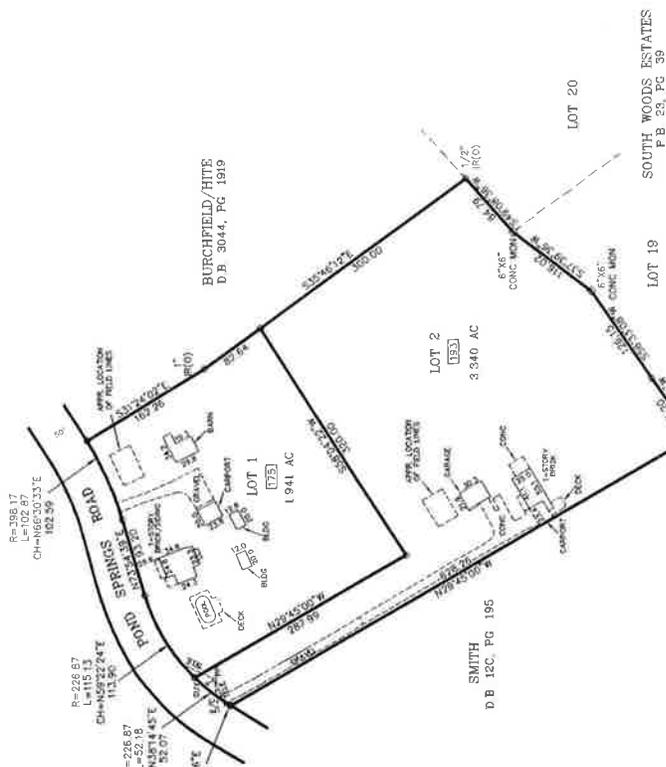


Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



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SMITH
D.B. 12C, PG. 185

SMITH D.B. 12C, PG. 195

BURCHFIELD/HITE
D.B. 3044, PG. 1919

BURCHFIELD/HITE
D.B. 3044, PG. 1919

SOUTH WOODS ESTATES
P.B. 23, PG. 39

SOUTH WOODS ESTATES
P.B. 23, PG. 39

BEFORE

AFTER

- NOTES:
- 1) NORTH BASED ON N29°45'00"W AS SHOWN IN REFERENCED DEED
 - 2) PROPERTY IS ZONED R-1
 - 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
 - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION'S FLOOD HAZARD ZONING MAP DATED SEPTEMBER 20, 2003 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 5) JOB NO. 13-9494
 - 6) ACAD FILE 13-9494, SMITH.DWG
 - 7) FIELD BOOK 619, PAGES 40 AND 41
 - 8) TAX MAP 76, PARCEL 39 AND TAX MAP 91, PARCEL 58
 - 9) DEED REFERENCE D.B. 12C, PAGE 195 & D.B. 3080, PAGE 2257
 - 10) 1/2" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED

LEGEVND

IR(O) IRON ROD OLD
 CONC CONCRETE
 MON MONUMENT
 PP POWER POLE
 P/C POWER CABLE & CABLE
 T/C TELEPHONE
 R RADIUS
 L LENGTH
 CH= CHORD
 BLDG BUILDING
 D.B. DEED BOOK
 P.B. PLAT BOOK
 AC ACRES
 N.T.S. NOT TO SCALE
 R/W RIGHT OF WAY
 [E23] 911 ADDRESS



<p>CERTIFICATE OF PURCHASE AND REDUCTION</p> <p>PROPERTY LOCATION AND DESCRIBED ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF SULLY, TENNESSEE, AND BEARING ALL OTHER RIGHTS, LIENS, AND ENCUMBRANCES AS SHOWN ON THE RECORDS OF THE PUBLIC RECORDS OF SAID COUNTY.</p> <p>DATE _____</p> <p>BUYER _____</p> <p>SELLER _____</p>	<p>CERTIFICATE OF ACQUITTAL</p> <p>THESE CERTIFICATES HAVE BEEN REVIEWED AND FOUND TO BE CORRECT AND ACCURATE IN ALL RESPECTS AND THAT THE PUBLIC RECORDS OF THE COUNTY OF SULLY, TENNESSEE, SHOW NO OTHER RIGHTS, LIENS, OR ENCUMBRANCES AFFECTING THE PROPERTY DESCRIBED HEREIN.</p> <p>DATE _____</p> <p>REGISTERED LAND SURVEYOR _____</p>	<p>CERTIFICATE OF APPROVAL FOR THE INSTALLATION OF STREET LIGHTING SYSTEM</p> <p>THESE STREET LIGHTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CITY OF MEMPHIS, TENNESSEE, AND THE INSTALLATION HAS BEEN COMPLETED AND INSPECTED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEMPHIS.</p> <p>DATE _____</p> <p>THIRTEEN ENGINEERING HOURS _____</p> <p>DATE _____</p>
<p>CERTIFICATE OF APPROVAL FOR THE INSTALLATION OF STREET LIGHTING SYSTEM</p> <p>THESE STREET LIGHTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CITY OF MEMPHIS, TENNESSEE, AND THE INSTALLATION HAS BEEN COMPLETED AND INSPECTED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEMPHIS.</p> <p>DATE _____</p> <p>THIRTEEN ENGINEERING HOURS _____</p> <p>DATE _____</p>	<p>CERTIFICATE OF APPROVAL OF THE INSTALLATION OF STREET LIGHTING SYSTEM</p> <p>THESE STREET LIGHTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CITY OF MEMPHIS, TENNESSEE, AND THE INSTALLATION HAS BEEN COMPLETED AND INSPECTED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEMPHIS.</p> <p>DATE _____</p> <p>THIRTEEN ENGINEERING HOURS _____</p> <p>DATE _____</p>	<p>CERTIFICATE OF APPROVAL FOR THE INSTALLATION OF STREET LIGHTING SYSTEM</p> <p>THESE STREET LIGHTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CITY OF MEMPHIS, TENNESSEE, AND THE INSTALLATION HAS BEEN COMPLETED AND INSPECTED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEMPHIS.</p> <p>DATE _____</p> <p>THIRTEEN ENGINEERING HOURS _____</p> <p>DATE _____</p>

<p>CERTIFICATE OF APPROVAL FOR RECEIVING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEMPHIS, TENNESSEE, AND THAT THE INSTALLATION OF THE STREET LIGHTING SYSTEM HAS BEEN COMPLETED AND INSPECTED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEMPHIS.</p> <p>DATE _____</p> <p>THIRTEEN ENGINEERING HOURS _____</p> <p>DATE _____</p>	<p>CERTIFICATE OF APPROVAL FOR RECEIVING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEMPHIS, TENNESSEE, AND THAT THE INSTALLATION OF THE STREET LIGHTING SYSTEM HAS BEEN COMPLETED AND INSPECTED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEMPHIS.</p> <p>DATE _____</p> <p>THIRTEEN ENGINEERING HOURS _____</p> <p>DATE _____</p>	<p>CERTIFICATE OF APPROVAL FOR RECEIVING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEMPHIS, TENNESSEE, AND THAT THE INSTALLATION OF THE STREET LIGHTING SYSTEM HAS BEEN COMPLETED AND INSPECTED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEMPHIS.</p> <p>DATE _____</p> <p>THIRTEEN ENGINEERING HOURS _____</p> <p>DATE _____</p>
<p>DIVISION OF SMITH AND HAYES PROPERTY</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES _____</p> <p>ACRES NEW ROAD _____</p> <p>ACRES NEW ROAD _____</p> <p>OWNER JANETTE F. SMITH/JOHN S. HAYES, JR. CIVIL DISTRICT 13TH</p> <p>SURVEYOR ALLEY & ASSOCIATES, INC. - CLOSTER ERROR 110000</p> <p>SCALE 1" = 100'</p>		
<p>DATE _____</p> <p>THIRTEEN ENGINEERING HOURS _____</p> <p>DATE _____</p>	<p>DATE _____</p> <p>THIRTEEN ENGINEERING HOURS _____</p> <p>DATE _____</p>	<p>DATE _____</p> <p>THIRTEEN ENGINEERING HOURS _____</p> <p>DATE _____</p>

Building Division Monthly Report

December-13	Count	Value
ACCESSORY BUILDINGS-CARPORT	1	\$2,500
ACCESSORY-DECK	1	\$1,200
ACCESSORY-GARAGE		
ACCESSORY-POOL	1	\$42,460
ACCESSORY PATIO		
ACCESSORY-PORCH		
ACCESSORY UTILITY BLDG	2	\$2,500
ADDITION-RESIDENTIAL	4	\$163,800
ALTERATIONS-RESIDENTIAL	3	\$95,568
NEW CONDO		
ROOF RESIDENTIAL	6	\$47,940
NEW SINGLE-FAMILY DWELLING	6	\$1,880,000
NEW MULTI-FAMILY DWELLINGS		
NEW GROUP HOME	2	\$520,000
ADDITION/ALTERATION SCHOOL		
ADDITION/ALTERATION CHURCH		
ADDITIONS-COMMERCIAL	1	\$310,000
ALTERATIONS-COMMERCIAL	6	\$643,389
FOUNDATION (ONLY)	1	\$7,000
NEW HOTEL/MOTEL		
NEW SCHOOL, LIBRARY, MUSEUM		
NEW SOCIAL, RECREATIONAL, AMUSE		
NEW PROFESSIONAL OFF/MED/BANK/	1	\$74,311,038
NEW RETAIL/RESTAURANTS/MALL/WA		
NEW NON RESIDENTIAL BARN/JAILS/POST O		
NEW OTHER NON-HOUSEKEEPING SHE		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW PUBLIC WORKS/UTILITY BUILDINGS		
NEW INDUSTRIAL	1	\$1,585,000
NEW CHURCHES OR RELIGIOUS CTR		
NEW PARKING GARAGE		
NEW SERVICE STATION/GARAGE		
ROOF COMMERCIAL	3	\$36,690
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER		
GRADING		
TOTAL	39	\$79,649,085
OTHER NON-STRUCTURAL PERMITS		
Banners	1	
Demolitions	3	
Signs	7	
Tents		
TOTAL PERMITS ISSUED	50	
ESTIMATED CONSTRUCTION COST *		\$138,926,813
Calendar Y-T-D		

New Businesses - City of Kingsport, Tennessee

Dec-13

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
AMERICAN CONSTRUCTORS INC	BTA OUT OF TOWN ADDRESS	BREWER, HAROLD E	PO BOX 120129		NASHVILLE	TN	37212	615	3290123	131203
BERGELECTRIC CORPORATION	BTA OUT OF TOWN ADDRESS		5650 WEST CENTINELLA AVE		LOS ANGELES	CA	90045	310	3371003	131204
BOTTS FAMILY POOLS, LLC	BTA OUT OF TOWN ADDRESS		PO BOX 682		BLUFF CITY	TN	37618	423	5389664	131206
CALVIN CARR ROOFING	BTA OUT OF TOWN ADDRESS	CARR, CALVIN	258 LANE HOLLOW RD		WATAUGA	TN	37694	423	6467476	131219
CPGREENE	928 BROADWOOD DR	GREENE, CHARLES	928 BROADWOOD DR		KINGSPO	TN	37660	276	6906235	131201
D&K	720 WEST AV	ANDERSON, KRISTY L ROBINSON	720 WEST AV		KINGSPO	TN	37660	423	2922880	131201
DESIGN TEAM SIGN COMPANY, LLC	BTA OUT OF TOWN ADDRESS		350 PINHOOK DRIVE		SAVANNAH	TN	38372	731	9254448	131201
DISCOUNT VACUUM	2745 E STONE DR	JOHNSON, DAVID	%JOHNSON, DAVID	430 107 CUTOFF	AFTON	TN	37616	423	3296621	131201
DOUBLE C	1217 HARRISON AV	MARTIN, CHARLES	1217 HARRISON AV		KINGSPO	TN	37665	423	5796711	131220
FUNSIZE	2101 E-43 FORT HENRY DR		%FUNSIZE LLC	423 AUSTIN CIRCLE	ROGERSVILLE	TN	37857	423	4440386	131201
GENESIS CHEMDRY	507 RED OAK LN	ROSS, ROLLEN	507 RED OAK LANE		KINGSPO	TN	37663	423	2476105	131213
HOLSTON TECHNOLOGY GROUP	1809 FORT ROBINSON DR	TRENT, WILLIAM	1809 FORT ROBINSON DR		KINGSPO	TN	37660	423	3981726	131201
KELLEY ELECTRICAL CONTRACTORS	BTA OUT OF TOWN ADDRESS		475 OLD EVANS RD		EVANS	GA	30809	706	2284488	131210
KINGSPO AUTO TOP SERVICE	1041 S WILCOX DR	HALE, DAVID A	1041 S WILCOX DR		KINGSPO	TN	37660	423	5349046	131204
LA ESPERANZA	1025 LYNN GARDEN DR	VACA, JOSE	1025 LYNN GARDEN DR		KINGSPO	TN	37665	423	2768041	131201
LESLIE CONTRACTING INC	BTA OUT OF TOWN ADDRESS	WILLIAMS, CAM	205 JEFF DAVIS PLACE		FAYETTEVILLE	GA	30214	770	4607400	131201
MARK WAGNER CONSTRUCTION	BTA OUT OF TOWN ADDRESS	WAGNER, MARK	350 MULLINS CEMATERY RD		CLINTWOOD	VA	24228	276	8652287	131216
NITEOWL CONSTRUCTION COMPANY,	BTA OUT OF TOWN ADDRESS		PO BOX 63		LOUISVILLE	OH	44641	513	3799705	131203
POMODORO ITALIAN RESTAURANT, T	242 E MAIN ST		242 E MAIN ST		KINGSPO	TN	37660	423	3844080	131201
STAR CONSTRUCTION, LLC	BTA OUT OF TOWN ADDRESS		P.O. BOX 6297		KNOXVILLE	TN	37914	865	5216795	131203

New Businesses - City of Kingsport, Tennessee

Dec-13

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
31-W INSULATION CO., INC.	BTA OUT OF TOWN ADDRESS	DAY, WAYNE	7434 CYCLE LANE		GOODLETTSVILLE	TN	37072	615	6433900	131203
WENDELL LOWE	1437 HOLYOKE ST	LOWE, WENDELL	1437 HOLYOKE ST		KINGSPORT	TN	37664	423	8632049	120403
HELP 2 PC	808 E CENTER ST	HERRON, HEATHER LEA	808 E CENTER ST		KINGSPORT	TN	37660	423	2189449	120402
T D JACKS INC	2033 WOODBINE ST		2033 WOODBINE ST		KINGSPORT	TN	37660	423	5792275	120402
COOPER ENTERPRISE	2101 FORT HENRY DR	SINGLETERY, COOPER	4512 JUNE DRIVE		KINGSPORT	TN	37664	423	7657548	120401
GOLDA'S MART	813 N EASTMAN RD		813 N EASTMAN RD		KINGSPORT	TN	37664	423	2469131	120401
INDUSTRIAL ELECTRICAL SUPPLY	4002 MEMORIAL BLVD	BRUNDRIT, EDWARD	C/O BRUNDRIT INC	4002 MEMORIAL BLVD	KINGSPORT	TN	37664	423	2474190	120401
KREATIONS PHOTOGRAPHY	CONTR OUT OF TOWN ADDRESS	CANTWELL, CHEYANNE	1649 E STONE DRIVE		KINGSPORT	TN	37660	423	8334197	120401
SHABBY ALLIES BOUTIQUE	700 W SULLIVAN ST	RUSSELL, ALLISON	700 W SULLIVAN ST		KINGSPORT	TN	37660	423	3670957	120401

MINUTES OF THE DRIVING TOUR OF THE
KINGSPORT BOARD OF ZONING APPEALS (BZA)

January 9, 2014

10:30 a.m.

Members Present:

Leland Leonard, Chairman
Diane Hills

Members Absent:

Frank Oglesby, Vice Chairman
Bob Winstead Jr.
Bill Sumner

Staff Present:

Ken Weems, AICP

At 10:30 a.m., the BZA departed the Development Services Building, 201 W. Market St. to conduct a driving tour of 219 Cox Hollow Road which was to be considered for a variance during the day's regular meeting. No official action was taken.

The driving tour concluded at 11:05 a.m.

Respectfully Submitted,

Ken Weems, AICP, Principal Planner

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

January 9, 2014, Called Meeting

Noon

Bob Clear Conference Room, 1st floor of the Development Services Building

Members Present:

Leland Leonard, Chairman
Frank Oglesby, Vice Chairman
Diane Hills
Bill Sumner

Members Absent:

Bob Winstead Jr.

Staff Present:

Ken Weems, AICP

Visitors:

Jeff Peters

Chairman Leonard called the meeting to order.

Chairman Leonard explained the meeting procedures.

Public Hearing:

Case: 13-701-0020 – Property located at 219 Cox Hollow Road Control Map 105J, Parcel 5.00 Requests a 948 square foot variance to [Sec.114-133(2)] in order to construct an accessory structure at this location. The code allows 1,100 square feet for accessory structures in a residential zone. The property is zoned R-1B, Residential District. Mr. Jeff Peters, the property owner, was sworn in by Diane Hills. Mr. Peters presented the case to the board. Mr. Peters explained the need for the requested garage due to the amount of antique cars he owns. Mr. Peters explained that the look of the garage would match the color of the existing principal structure located on the property.

Chairman Leonard seeing no one else wishing to speak closed the public hearing.

Other Business:

On a motion by Diane Hills, seconded by Bill Sumner, the Board voted unanimously to approve the minutes of the November 21, 2013 regular meeting.

The Board stated for public record the next application deadline is on January 15, 2014 at noon. The next scheduled meeting will be held on February 6, 2014.

Election of Officers:

Chairman Leonard asked Ken Weems to conduct the election of officers for the year 2014. Upon nomination of Chairman Leonard for Chairman, the board approved the nomination unanimously (motion by Oglesby seconded by Sumner). The board nominated Vice Chairman Oglesby for Vice Chairman. The board approved the nomination unanimously (motion by Sumner seconded by Hills).

Staff Report:

Planner Ken Weems, at the request of the board, assembled new zoning text language to address the board's concerns about disproportionate accessory structure size requirements when dealing with large lots. Mr. Weems discussed what the City of Johnson City, Bristol TN, and Sullivan County use for accessory structures in their residential districts. Mr. Weems explained that the zoning text proposal was a good compromise between the relatively liberal Bristol guidelines and the relatively conservative Johnson City guidelines. The proposal at hand is to add language to the residential accessory structure portion of the zoning code that allows for accessory structures to maximize size as 2% of the total parcel area for lots over 2 acres in size, with a maximum accessory structure size of 5,000 square feet. The board agreed that the zoning text amendment was a good one that would suit their needs and desire for fairness when it comes to accessory structures in residential zones that contain larger than average lots. The board voted unanimously to have staff send the zoning text amendment to the next Planning Commission meeting for recommendation to the Board of Mayor and Aldermen (motion by Hills seconded by Oglesby).

Adjudication of Cases:

Case: 13-701-0020 – Property located at 219 Cox Hollow Road Control Map 105J, Parcel 5.00 The Board discussed the size parameters of the property.

PROOF PRESENTED:

1. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. *This lot is larger than average, extending from Cox Hollow Road to the creek in the back of the property. The proposed size of the structure does not violate the lot coverage requirement.*
2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. *This property was annexed in the last 7 years by the City of Kingsport as part of an existing rural landscape. A variance on accessory structure size will provide the coverage originally retained by the lot as one outside the City limits.*
3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter. *The lot size and configuration is not a result of actions of the applicant.*
4. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood. *The variance will provide the necessary secure storage for property of such size.*

MOTION: made by Bill Sumner, seconded by Frank Oglesby to grant the variance of 948 square feet to the maximum accessory structure size for a residential lot as requested, with the exterior of the proposed garage matching the trim, materials, and color of the principal structure.

VOTE: 3-0 to approve the request as presented because the variance would have no negative impact on the existing area.

With no further business the meeting was adjourned.

Respectfully Submitted,

Ken Weems, AICP, Principal Planner