

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

Jimmy Walker Conference Room
201 W. Market Street, Kingsport, TN 37660

April 13, 2015

12:00 p.m.

Members Present

Dennis Ward, Chairman
Buzzy Breeding
Heather Cook
Dr. Mike McIntire, Vice Mayor
John Moody
Beverley Perdue
Mark Selby
Dave Stauffer

Members Absent

Staff Present

Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Curtis Montgomery
Jacob Grieb
Mark Haga
Michael Thompson
Chad Austin

Visitor's List

Danny Karst

At 12:00 p.m., Director Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. There being no changes submitted the agenda will be set for the April 16, 2015 meeting. She then asked for any changes for the minutes of the work session held March 16, 2015 and the regular meeting held March 19, 2015. With no changes requested, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

04-01 3101 E Stone Drive Surplus Request – (15-401-00004)

The Planning Commission heard a presentation to recommend to the Kingsport Board of Mayor and Alderman that the property located at 3101 E Stone Drive be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Corey Shepherd presented the item stating the property is next to Clayton Homes and was identified in 2009 and declared surplus but had an incorrect description. There is a lease for the front portion of the property to Clayton Homes and the rear will be retained for stormwater purposes. No other city uses

were identified by staff. This property was originally purchased for a new fire station to serve the crown colony area. That fire station was built at New Beason Well Road. There being no further discussion, no official action was taken.

04-02 101 Lee Street Surplus Request - (15-401-00005) The Planning Commission heard a presentation to recommend to the Kingsport Board of Mayor and Alderman that the property located at 101 Lee Street be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item stating the property is south of the Gibson Mill Traffic Circle. He noted Eastern 8 is interested in development of the parcel. The small parcel was purchased when Gibson Mill Road was realigned. There are no indications of the property as necessary for future use. There being no further discussion, no official action was taken.

04-03 Borden Alley Dedication-- (15-401-00006)

The Planning Commission heard a presentation to consider accepting the 19 foot right-of-way, located between Borden Street and Hale Street. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Corey Shepherd presented the item stating Borden Alley is adjacent to the Borden Mill factory site. Reviewed by city departments with comments from streets and sanitation for garbage pickup in the alley as not improved to city specs. The Traffic Department is concerned about the intersection with Borden St. Michael Thompson stated it currently looks and functions like an alley but the department will likely ask property owners to keep using street for garbage pickup. There are driveways to the rear accessing the alley currently. For all practical purposes it acts like a public alley. Eastman is requesting the dedication. Staff is recommending dedication. There being no further discussion, no official action was taken.

04-04 Edinburgh Phase 8 Preliminary Plat – (15-201-00019)

The Planning Commission heard a presentation to consider granting preliminary plat approval for Edinburgh Phase 8. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd stated the site plan updates and preliminary plat are being considered together. He stated that the property is located at extreme SW city limits and UGB. There are 8 lots on Phase 8 at 14.5 acres. This is a new phase and is a major change to conceptual plan. Due to topographic challenges developer is asking for variances to sewer and water service to the property. Water line is 3" with closest 6" line available at Rock Springs Rd. Lots range in size from 1.5 to 7 acres. Question was posed as can they install an individual residential sprinkler system to provide fire protection? Staff stated we need to check the sprinkler flows. Have we granted a variance to these before? Staff answered not to my knowledge although we have some that we inherited lots served by septic via annexation. Large costs to install pumps for sewer and upgrade line for water. Could this section of the development be removed from Edinburgh? Still would be inside the city and require the sewer and water. What is the cost to upgrade water line? It would be around 3,000 ft. about \$200K. Would be better to loop water line versus run along campground road. Is low pressure sewer available? Possible but they haven't looked at it that way yet. Plan of Services is what

obligates city services for extension by the city, the developer would have to extend services to create new lots. Could they have a separate assessment for improvements? If you had enough lots to make it financially feasible. All conditioned on percolation tests. What is the ROW shown on the plat for– is the ROW shown intended to tie back into Edinburgh? Staff answered eventually with a gate. Check out low pressure individual systems on a forced main. Could we remove this item from the agenda and reconvene for new design purposes? The Planning Commission has shown little comfort with the request as is please remove from agenda and reconsider design.

04-05 2015 Community Development Annual Action Plan

The Kingsport Regional Planning Commission is requested to consider recommending to the Board of Mayor and Alderman the 2015 Consolidated Plan for Housing and Community Development. Mark Haga stated we are in the 5 year plan cycle for Housing consortium. Currently new plan is underway. All projects must meet national objectives for low-moderate income persons. We expect a cut this year of about 3.8% from last year's entitlement. Last week the Advisory Committee met to recommend the total disbursements for each program and the housing consortium fund. Committee recommended slight reduction in Learning centers and CASA with a steady hold on the HOPE project. South Central CDC was reduced to encourage new goal accomplishment and board development. KHR program was increased to meet goals of code enforcement coordination as well as current requests. The Home Consortium grant was reduced by federal percentage cuts. Includes all costs for rehab and reconstruction. The HOPE VI has about sixteen years left for payments.

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

No speakers present for public comment.

OTHER BUSINESS

04-06 Receive a letter of resubdivision of the Osage Drive property, on Osage Drive.

04-07 Receive a letter of resubdivision of the Harkleroad and Byrd property, on Rock City Road.

04-08 Receive a letter of resubdivision of the Hauk property, on Rock City Road.

04-09 Receive a letter of resubdivision of the Fort Robinson Addition on Bent Court.

04-10 Receive a letter of resubdivision of the Kingsport Pavilion Property on Sierra Drive.

04-11 Receive, for informational purposes only, the March 2015 report from the Building Division.

04-12 Receive, for informational purposes only, the March 2015 New Business report.

CHASE MEADOWS BOND will be added to the Agenda. The Planning Commission will be requested to consider final subdivision approval for phase 3 of Chase Meadows Subdivision with ILOC in bond amount \$82,896.24. There will be 36 lots for approval. The bond covers minor

improvements and sidewalks. We will need to receive the physical bond. This item will be placed on the consent agenda.

There will be an annexation update on the latest legislation at the Thursday meeting which will likely change our annexation policy.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 1:18 pm.

Respectfully Submitted,



Lynn Tully, AICP Planning Commission Secretary