

KINGSPORT REGIONAL PLANNING COMMISSION

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.

July 18, 2013

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 JUNE 17, 2013 AND THE REGULAR MEETING HELD JUNE 20, 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.

07-01 Edinburgh Phase 2f – Release of Irrevocable Letter of Credit (ILOC) – (12-201-00045) – The Planning Commission is requested to consider releasing the ILOC for Edinburgh Phase 2f in the amount of \$133,590 issued by First Community Bank. (Koder)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

07-02 Primrose Street – Annexation, Zoning and Plan of Services – (13-301-00007) – The Planning Commission is requested to consider and recommend to the Board of Mayor and Aldermen the annexation, zoning and plan of services for 809 Primrose Street. This property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Shepherd)

07-03 Fordtown Road, Part 2 – Rezoning – (13-101-00006) / Zoning Development Plan Amendment (13-102-00004) – The Planning Commission is requested to consider the rezoning of 1955 and 1967 Kendrick Creek Road as well as 1637, 1650 and 1651 Fordtown Road from B-4P, Planned Commercial District, to TA/C, Tourist Accommodation/Commerce District with an amended Zoning Development Plan for the Heritage Pointe Development. This property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Weems)

07-04 Election of Officers – The Planning Commission is required to elect the positions of Chairman, Vice-Chairman and Secretary for the 2013-2014 term after a report by the nominating committee.

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

VIII. OTHER BUSINESS

07-05 Receive a letter of resubdivision of the Edinburgh Subdivision, Phase 2a, Lots 29 & 30 on Edinburgh Channel Road.

07-06 Receive a letter of division of the Charles and Cleo M. Hensley Property along Shawnee Drive.

07-07 Receive, for informational purposes only, a report from the Building Division, June 2013 as well as the second quarter report for 2013.

07-08 Receive, for informational purposes only, a report from the Department of Development Services of New Businesses for June 2013.

IX. ADJOURNMENT

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

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

June 17, 2013

12:00 Noon

Members Present

Dennis Ward, Chairman
Colette George, Vice-Chairman
Alderman Mike McIntire
George Coleman
Jim Lewis
David Stauffer
Mark Selby

Members Absent

Hoyt Denton
“Buzzy” Breeding

Staff Present

Lynn Tully
Forrest Koder
Ken Weems
Corey Shepherd
Chris Alley
Michael Thompson
Tim Elsea

Visitor’s List

At 12:00 p.m., the meeting was called to order by Mrs. Lynn Tully. Mrs. Tully presented the tentative agenda for the June 20, 2013 regular meeting of the Planning Commission for discussion. The Planning Commission requested to change the agenda moving the hearing of Brookton Park Subdivision preliminary subdivision to follow the Brookton Park Subdivision rezoning item. There being no further changes to the agenda, Mrs. Tully noted that the revision will be presented at the regular meeting on June 20, 2013. Mrs. Tully also asked for any changes to the minutes of the May 16, 2013 regular meeting of the Planning Commission and the May 13, 2013 work session. There being no changes suggested, the minutes will be submitted as complete during the June 20, 2013 meeting of the Planning Commission.

06-01 Skyland Falls – Final Zoning Development Plan Amendment – (05-102-00011) – The Planning Commission heard a presentation to approve the final zoning development plan amendment for the Skyland Falls final zoning development plan. Mr. Weems presented the item noting that this is a revision to zoning development plans approved in May 2006 as well as November 2005. The latest approval included approximately 68 units within the development plan. Mr. Weems noted the current request is for 70 units raising the density overall to 4.7 units per acre from the previous 4.6 units per acre. Based on the nearby apartments as well as single family zoning within the area, staff noted that the density is consistent with the zoning code as well as the appropriate transition of land use between the existing apartments and single family homes. There was some discussion regarding the specific detailed differences regarding the plan including relocation of the pool and community room. The Planning Commission also asked if the required open-space was included in the current proposal. Staff noted that it is included as was calculated on the previous plan. There being no further questions, there was no official action taken on this item.

06-02 Edinburgh Phase 2f – Minor Amendment to Final Plat – (12-201-00045) – The Planning Commission heard a presentation regarding the approval of an amendment to the final plat for Edinburgh Phase 2f Subdivision. Mr. Forrest Koder presented the item noting that the change is simply a roadway deviation from the previous final plat. There are no other changes to the subdivision plat. There being no questions, the Planning Commission took no official action on this item.

06-03 Brookton Park Subdivision – Rezoning – (13-101-00005) – The Planning Commission heard a presentation regarding approval of the rezoning of Brookton Park Subdivision on Brookhaven Drive from R-1B, Residential District, to R-1C, Residential District. Mr. Ken Weems presented the item noting its location and the requirement differences from the R-1B zoning to the proposed R-1C zoning. Mr. Weems noted that the developer intends to continue to subdivide at the previous R-1B minimum lot sizes however he's looking for more lenient setbacks in the R-1C zoning district. The uses within both districts are essentially the same and very little other change is anticipated. Mr. Weems further noted that the developer intends to build a single story ranch home with a covered back porch. This requires a slightly larger footprint on the lot and therefore creates the need for reduced setbacks. The Commission questioned whether or not the subdivision was a concept or was approved for the entirety of the development. Staff noted that the current subdivision request to be heard by the Planning Commission at the same evening indicates a second phase at the lot sizes as noted, however the third phase is not yet platted. Staff did note however there is a concept plan that has been viewed by staff but not approved by the Planning Commission that does indicate development of all lots in all phases as similar sizes. Additional discussion ensued regarding the potential for reduced lot sizes in the final phases, there was no additional discussion and no official action was taken.

06-06 Brookton Park Subdivision – Preliminary Subdivision – (13-201-00035) – The Planning Commission heard a presentation regarding approval of the preliminary subdivision for Brookton Park Subdivision on Brookhaven Drive. Mr. Forrest Koder presented the item noting the Brookton Park Subdivision is expected to be developed for phase two on 4.396 acres with approximately 17 lots included. He noted that the plat does meet all the requirements for subdivision regulations and no variances have been requested at this time. Mr. Koder further noted that the recommendation is contingent upon the approval of construction documents by the Engineering Department. After little discussion, there was no official action taken on this item.

06-04 Irrevocable Letter of Credit (ILOC) – Netherland Villas – (06-201-00055) – The Planning Commission heard a presentation regarding a request to call the ILOC for Netherland Villas Subdivision in the amount of \$84,840 issued by First Bank and Trust Company. Mr. Forrest Koder presented the item noting that work has been ongoing for this project however it is yet to be completed. The bond is the last remaining extension based on the previous hearing of the Planning Commission. Engineering staff noted that it is anticipated the bond requirements would be satisfied prior to the expiration of this bond. However, staff noted that the expiration date for the bond was prior to the next Planning Commission meeting and therefore the Planning Commission is hearing the item at this meeting. It was further noted that two motions would be necessary - one contingent on the infrastructure being satisfied and complete, and the other if the infrastructure is not complete by the expiration date. There being little discussion, no official action was taken on this item.

06-05 Wheatley Subdivision – Final Subdivision – (13-201-00034) – The Planning Commission heard a presentation regarding approval of the final subdivision for Wheatley Subdivision at Walker Street & Franklin Street. Mr. Forrest Koder presented this item noting approximately four lots on 1.76 acres. Mr. Koder indicated that the division appears to be due to a division of property among heirs. The property is zoned R-3 and includes two apartment unit complexes as well as four single-family unit buildings. Mr. Koder noted that the subdivision itself is not complex however access for each property is somewhat more complicated. Cross access easements will be required for the properties based on the

accesses as currently utilized by the single-family homes as well as the apartment units. There was some discussion regarding the request for subdivision and its configuration. However, no official action was taken on this item.

06-07 The Summitt at Preston Park Subdivision – Preliminary Plat – (13-201-00039) – The Planning Commission heard a presentation regarding the approval of a preliminary plat for The Summitt at Preston Park Subdivision. Mr. Forrest Koder presented the item indicating a preliminary subdivision approval for 18 lots on 33.89 acres. Mr. Koder noted that this would be a final phase to this subdivision and has been approved previously for several variances. These variances run with the land and are still applicable at this time. Included with those variances is a 40 foot wide street right-of-way, a length of street pending in a cul-de-sac variance as well as a sidewalk variance. Mr. Koder noted that any approvals for this site would be subject to approval of the construction documents by the Engineering Dept. There was some discussion regarding the history of site from the Planning Commission as well as history of connections to Brookside and Stage Coach Road. There being little additional discussion, no official action was taken on this item.

06-08 Goad Subdivision – Final Subdivision Plat – (13-201-00040) – The Planning Commission heard a presentation regarding a final subdivision plat for the Goad Subdivision on Memorial Boulevard. Mr. Forrest Koder presented the item noting that the project includes ten lots on approximately 26.16 acres of land. Those ten lots have access off of a variety of different county roads existing. Mr. Koder noted that the seven lots having frontage on Memorial Boulevard follow current city standards of 50 foot width road frontage with the three lots that front off the existing county streets of Robin, Wembeck and Arley having frontage of 40 feet. He further noted that a small water line extension has been requested and instead of being bonded is being proposed to be paid for by the property owner prior to recording. There was some discussion from the Commission regarding the expansion of Memorial Boulevard as per the State roadway plans. Additionally, the Planning Commission asked if the three lots with 40 foot frontage should be required to include a variance request. Staff noted that that was indeed the case and would revise the report to indicate the variance request. In the particular instance the roadways would not likely be upgraded to 50 foot roadways as they originate within the County and dead end into each of these lots. There being little additional discussion, there was no official action taken on this item.

06-09 Shadyside Drive – Annexation, Zoning and Plan of Services – Part 2 – (13-301-00004) – The Planning Commission heard a presentation regarding the recommendation to the Board of Mayor and Aldermen for the annexation, zoning and plan of services for Shadyside Drive property. Mr. Ken Weems presented the item noting that this is an annexation previously heard by the Planning Commission which is being brought back to the Planning Commission on the advice of the City Counsel due to the recent annexation moratorium requirements. As those requirements include a petition of both property owners and residents within the area, the City attorney felt that the issue should be brought back before the Planning Commission with all those signatures included on the petition. Mr. Weems noted that the signatures have been procured as well as City services are currently being provided in order to provide continuity to the citizens as per their previous request. There was some discussion regarding the requirement for rehearing by the State annexation moratorium from the Commission. No official action was taken on this item.

06-10 Bennett - Annexation, Zoning and Plan of Services – (13-301-00006) – The Planning Commission heard a presentation from Mr. Corey Shepherd regarding the Bennett annexation, zoning and plan of services recommendation for the Board of Mayor and Aldermen. Mr. Shepherd presented the item noting its location on Memorial Drive. The property includes 8.8 acres approximately of commercially zoned property being recommended for B-3 Commercial zoning inside the City. Staff noted that the annexation does meet the requirements of the annexation moratorium as commercial

property. Staff noted that the owner has indicated that he intends to develop the property commercially. There was little discussion on this item and no official action was taken.

06-11 Nominating Committee – The Chairman asked Vice Chairman Colette George, Alderman Mike McIntire and Mr. Hoyt Denton to serve on the nominating committee to solicit for positions of Chairman, Vice Chairman and Secretary for the Kingsport Regional Planning Commission 2013-2014 term. A report will be heard from the committee at the July 18, 2013 regular meeting.

Staff noted the items of “Other Business.” Additionally, Mr. Jim Lewis was recognized for his final meeting of the Planning Commission and honored his years of service to the Planning Commission and noted that we will have a formal recognition at the regular meeting.

There being no additional business the meeting was adjourned at approximately 12:57 p.m.

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

June 20, 2013

7:00 p.m.

Members Present

Dennis Ward, Chairman
Colette George, Vice-Chairman
Alderman Mike McIntire
“Buzzy” Breeding
George Coleman
Jim Lewis
Mark Selby

Members Absent

Hoyt Denton
David Stauffer

Staff Present

Lynn Tully
Forrest Koder
Corey Shepherd
Ken Weems
Chris Alley

Visitor’s List

Jeff Weems
Murrell Weems
Jefferson Bennett
Rob & Nick Costella
Jerry Smith
Bryan Sauceman
Stephen Ellis
Ed McCall
Mary Ann McCall

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. Chairman Ward asked for approval of the agenda noting a revision to add a variance request for three lots of the Goad Subdivision in item 06-08. There being no other changes to the agenda a motion was made by Colette George seconded by “Buzzy” Breeding to approve the agenda as revised. The motion was approved unanimously, 5-0. Chairman Ward asked for changes to the minutes for the work session held May 13, 2013 and the regular meeting held May 16, 2013. There being none, a motion was made by “Buzzy” Breeding seconded by George Coleman to approve the minutes as presented. The motion was approved unanimously, 5-0.

CONSENT AGENDA

06-01 Skyland Falls – Final Zoning Development Plan Amendment – (05-102-00011) – The Planning Commission considered a request to amend the final Zoning Development Plan for Skyland Falls. Mr. Ken Weems presented the amended Zoning Development Plan for the Skyland Falls community properties located off Alderwood Drive inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Mr. Weems noted that the final Zoning Development Plan includes approximately 70 units and is substantially similar in scope to the previously approved plans. The change is to add the additional units as shown on the plan.

06-02 Edinburgh Phase 2f – Minor Amendment to Final Plat – (12-201-00045) – The Planning Commission considered a request to approve an amendment to the final plat for Edinburgh Phase 2f including changes to the street layout for this section. This property is inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Mr. Forrest Koder presented the item noting that this is a very minor change to the alignment of the street layout and does not effectively change any significant aspects of the lots.

Both items were recommended by staff. Chairman Ward asked if any items were requested to be removed from the consent agenda or if anyone would like to speak in favor of or opposition to any of the consent agenda items. There being no speakers, the public hearing for the consent items was closed. After little discussion a motion was made by Jim Lewis seconded by “Buzzy” Breeding to approve the consent agenda items as presented. The motion was approved 5-0 with Colette George abstaining and Dennis Ward voting “aye.”

NEW BUSINESS

06-03 Brookton Park Subdivision – Rezoning – (13-101-00005) – The Planning Commission considered a request to approve the rezoning of Brookton Park Subdivision on Brookhaven Drive from R-1B, Residential District, to R-1C, Residential District. This property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Mr. Ken Weems presented the item noting that M&M Builders has requested to rezone the area to take advantage of lesser setbacks afforded by the R-1C zone. The current R-1B zone requires 30 foot front and rear yard setbacks versus 25 foot front and rear yard setbacks for the R-1C zone. The surrounding land uses are predominantly single-family with a church in the vicinity. Staff noted that as this district includes similar uses the rezoning is recommended as requested. Commissioner George asked if any concerns had been expressed by the neighbors to which staff replied that no issues have been heard regarding the zone requested. Commissioner Breeding asked if the only difference would be in the setbacks. Staff noted that for their purposes that’s the only issue the developer is concerned with, however, there is a smaller minimum size lot required at 5,500 square feet versus the current 7,500 square feet. Staff did recommend the request. Chairman Ward opened the item for public hearing. Ms. Mary Ann McCall from M&M Builders spoke in favor of the request noting the intent for the company was to build a larger home with a covered deck. The new ranch-style home does require a larger footprint than in the previous phase 1 as well as the request for a covered back porch. The proposed lots for this subdivision do remain at a larger size. All lots shown are at least 7,500 square feet and most larger. There is no intention from the developer to change the lot sizes as shown. Commissioner George did note that they do have the right to reduce the lot size in the next phase if they choose to under the new zone. Commissioner Coleman stated that the Commission’s primary concern is that all the intents are met and the plan is completed as presented. Ms. McCall also presented to the Commission for their review the plan types being considered for this development. There being no other speakers in favor of or opposition to the request the public hearing was closed. A motion was made by Jim Lewis seconded George Coleman to approve the rezoning request as presented. The motion was approved, 5-0.

06-06 Brookton Park Subdivision – Preliminary Subdivision – (13-201-00035) – The Planning Commission considered a request to approve the preliminary subdivision for Brookton Park Subdivision on Brookhaven Drive. This property is inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Mr. Forrest Koder presented the item noting that the surrounding zoning is single-family residential and that this proposed plat includes development of the previously heard rezoning request. The plat includes 17 lots with infrastructure plans currently under review for phase 2 by the Engineering department. The largest lot does include a detention pond and the smallest lot is greater than the 7,500 square foot minimum under the R-1B zoning district designation. A bond may be required for final approval if the infrastructure is not constructed and complete. Staff did recommend approval of

the preliminary subdivision subject to engineering plan approval by the Engineering department. Commissioner George asked if sidewalks were included in the development. Staff replied that yes, sidewalks are included on both sides of the roads and there is no connection to adjoining streets as those streets were found to be paper streets and not present beyond the tax parcel maps. Mr. Chris Alley noted that additionally those street widths for the paper streets would be too small to accommodate any current standard street. Commissioner Selby asked for the developer to explain any future development. Chairman Ward opened the item for public hearing and Mr. Stephen Ellis spoke in favor of the request noting that he is the engineer of record for the project. Additionally, he stated that phase 3 is projected as a concept plan with an additional cul-de-sac and similar lot sizes. There being no additional discussion and no other speakers in favor of or opposition to the request, Chairman Ward closed the item for public hearing. A motion was made by Jim Lewis seconded by Colette George to approve the preliminary subdivision subject to approval of the construction plans by the Engineering department. The motion was approved unanimously, 5-0.

06-04 Irrevocable Letter of Credit (ILOC) – Netherland Villas – (06-201-00055) – The Planning Commission considered a request to call the ILOC for the Netherland Villas Subdivision in the amount of \$84,840 issued by First Bank and Trust Company. Mr. Koder made the presentation. Staff noted that the final extension for the ILOC was given last year and the deadline is approaching for completion. Work is ongoing on the site however due to the dates of the following Planning Commission meetings the Commission must hear the call for the bond before the deadline. Staff noted that two motions are required – one to call the bond prior to July 15, 2013 should completion of the work not happen and the other to request a release if the work is complete by that date. Chairman Ward asked for additional comment. There being none, he opened the item for public hearing. There were no speakers in favor of or opposition to the request. Chairman Ward closed the public hearing. A motion was made by Jim Lewis seconded by Mark Selby to call the bond for \$84,840 for the Netherland Villas Subdivision infrastructure installation issued by First Bank and Trust Company if not completed by the due date. The motion was approved unanimously, 5-0. A motion was made by George Coleman seconded by Colette George to release the bond for Netherland Villas Subdivision for \$84,840 issued by First Bank and Trust Company if all infrastructure items have been completed by the due date. The motion was approved, 5-0.

06-05 Wheatley Subdivision – Final Subdivision – (13-201-00034) – The Planning Commission considered a request to approve the final subdivision for Wheatley Subdivision at Walker Street & Franklin Street. This property is inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Mr. Forrest Koder presented the item noting that the property fronts on two streets, both on Franklin and Walker Street. Currently there is multi-family zoning on the property and the owners intend to divide the property under heirship. There are two apartment complexes which have been subdivided individually with two other lots both including two homes each. Staff noted that there is concern for cross access easements to be provided for ingress and egress for each lot as some of the properties have access only via crossing the other lots. These easements have been shown on the plat and the plat otherwise meets the subdivision regulations. Staff does recommend the plat. Commissioner Selby asked staff to explain the additional housing unit of one parcel. Staff noted that due to the R-3 zoning multi-family is allowed which allows an additional building with additional housing units. Chairman Ward asked if access could be denied via deed. Mr. Koder replied that the platted access supersedes any deed restriction. Commissioner George asked if all the property owners agreed to change the access would they be able to change that. Staff replied that this change could not happen without a change to the plat indicating the new configuration for access. Chairman Ward opened the item for public hearing. There were no speakers in favor of or opposition to the request. He then closed the item for public hearing. A motion was made by Mark Selby seconded by Colette George to approve the item as requested. The motion was approved, 5-0.

06-07 The Summitt at Preston Park Subdivision – Preliminary Plat – (13-201-00039) – The Planning Commission considered a request to approve the preliminary plat for The Summitt at Preston Park Subdivision. This property is inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Mr. Koder presented the item and noted that this is the final phase of Preston Park Subdivision. The plat includes 33+ acres with single-family zoning surrounding the property and abutting planned development. The preliminary plat came as a concept plan approximately six months ago. The concept reduced the plan to approximately 18 lots. There were several variances granted in the past that do run with the property including the length of street, sidewalk variance and a connection requirement variance. Construction documents have been submitted to the Engineering department for final approval. Staff recommends the preliminary plat subject to the approval of the engineering plans as approved by the Engineering department. Chairman Ward asked if those plans have been submitted. Staff confirmed that the Engineering department is currently reviewing those plans. Chairman Ward also asked if we had heard any other opposition from neighbors to which staff responded that no additional opposition has been heard. Commissioner Breeding noted that 20 lots were shown on the preliminary plat. Staff noted that yes there are 20 lots shown on the plat in contrast to the 18 shown in the concept plan. However, the plat does meet the preliminary plan requirements with the approval of the construction plans. Additionally, staff stated that the developer will need to build or bond the improvements for the infrastructure prior to final plat. Chairman Ward asked if the Planning Commission would have any additional input on the design of the subdivision beyond this approval. Staff noted that this would not typically be brought before the Planning Commission prior to construction on any of the infrastructure however if there are significant changes prior to final approval staff would notify the Planning Commission. There being no additional discussion, Chairman Ward opened the item for public hearing. Mr. Stephen Ellis spoke in favor of the preliminary plat request noting that he is the engineer of record. He also noted that Vic Davis is continuing to work closely with the Engineering department to minimize any disturbances on the site. He noted that everyone is aware of the previous erosion issues and are taking appropriate precautions. There were no other speakers in favor of or opposition to the request and Chairman Ward closed the public hearing. A motion was made by Colette George seconded by Jim Lewis to approve The Summitt at Preston Park Subdivision preliminary plat subject to approval of the engineering infrastructure construction documents. The motion was approved unanimously, 5-0.

06-08 Goad Subdivision – Final Subdivision – (13-201-00040) – The Planning Commission considered a request to approve the final subdivision for Goad Subdivision on Memorial Boulevard with a variance requested on three lots within the subdivision. This property is inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Mr. Forrest Koder presented the item noting the property has more than 20 acres included in the subdivision. It is located in the County but within our Urban Growth Boundary. There is some city property in the vicinity however this is located technically within the County under our jurisdiction. The request is for a 10-lot subdivision with lots 8, 9 and 10 in need of review for a variance to allow a 40-foot road frontage for each of these lots on existing roads. The current county roads are constructed and exist as accepted County streets at 40-foot width. The developer has asked for approval to access from those 40-foot width roadways. Because the roads are pre-existing and are accepted as County streets staff does recommend the plat with variances for the three individual lots to have access via the 40-foot road frontages existing. Commissioner Colette George asked if the developer would have to pay for the water extensions necessary to serve this development. Staff noted that all the lots have access to water except one lot which needs a small extension. The property owner has already paid for that extension. Commissioner Colette George asked if there were any issues with the number of drives on Memorial Boulevard. Staff noted that there are seven driveways necessary as shown. Mr. Alley stated that there are no sight distance issues at this location. Also noted were improvements being planned by the State for Memorial Boulevard which will require some changes to those drives and would necessitate coordination with the State at that time. Commissioner George also asked about truck-turning movements and if those were an issue for garbage or fire safety trucks and personnel. Mr. Alley stated that although it is currently an issue on the existing streets, City staff does

continue to work in the bounds of that area to make appropriate turns. Commissioner Breeding asked if the lots were deep enough to provide additional turnarounds such that the cars could pull out head first onto Memorial Boulevard versus backing onto it. Staff replied that yes they are long enough and also that those driveways again would have to be permitted by the State. Mr. Selby asked about the current report, staff noted that a new report has been provided revising the presentation to include all variances and adjusted some typos included. A motion was made by Jim Lewis seconded by George Coleman to approve the item as recommended with the variances as shown. The motion was approved 5-1 with Colette George voting “no” and Dennis Ward voting “yes.”

06-09 Shadyside Drive – Annexation, Zoning and Plan of Services – Part 2 – (13-301-00004) – The Planning Commission considered a request to approve and recommend to the Board of Mayor and Aldermen (BMA) the annexation, zoning and plan of services for Shadyside Drive annexation area. This property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Mr. Ken Weems presented the item noting that this issue was originally heard before the Planning Commission in March of 2013 and has gone through the process with the Board of Mayor and Aldermen, however, at the same time the State changed the annexation law making it retroactive and incurring a moratorium on many residential annexations. It is the suggestion of the City attorney that staff brings this issue back again in order to clearly satisfy those changes to the annexation law. The current submittal includes a majority of the owners and residents who have signed the petition. The annexation area will go to the Board of Mayor and Aldermen again for vote at the first and second reading of the BMA in July if approved by the Planning Commission. It is proposed as a City R-1B zoning district, Single Family Residential, based on the County R-1 with a typical plan of services. Staff did recommend the annexation zoning and plan of services. Staff also noted that the City is currently providing the city services based on the original effective dates for the annexation in order to better serve those who originally petitioned for the annexation. However, the new effective date will be the official date of this annexation once complete. Chairman Ward opened the item for public hearing. There were no speakers in favor of or opposition to the request. There was little discussion amongst the Commission and a motion was made by Colette George seconded by Mark Selby to approve the annexation, zoning and plan of services as presented. The motion was approved unanimously, 5-0.

06-10 Bennett - Annexation, Zoning and Plan of Services – (13-301-00006) – The Planning Commission considered a request to approve and recommend to the Board of Mayor and Aldermen the annexation, zoning and plan of services for the Bennett property located off Memorial Drive. This property is outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Mr. Corey Shepherd presented the item noting the owner has requested this annexation for property located behind the Indian Springs shopping center and near Crockett Ridge Golf Course. The annexation area includes approximately 8+ acres of B-3 zoned property with a similar city zoning being proposed. The owner has requested commercial annexation of this property which is within the parameters of the current annexation moratorium. The applicant does intend to develop a mix of office and retail uses based on discussion with staff. Commissioner George asked about the road frontage for the property. Specifically she asked if this road frontage was being included with the annexation area or if the property only was being proposed for annexation. Staff stated that the road frontage is not included in this annexation and would be annexed with the adjoining property if requested. Currently the City limits stop at the intersection of Island Road and Memorial Drive. There being no additional discussion, Chairman Ward opened the item for public hearing. Mr. Jefferson Bennett spoke in favor of the petition noting that he was the owner of the property and is currently looking to redevelop the shopping center and would like to expand the development onto this 8-acre parcel. He further noted that city services are currently available to the property in the form of water and sewer and sufficient to serve his proposed development. There being no additional discussion and no further speakers in favor of or opposition to the annexation the public hearing was closed. A motion was made by Jim Lewis seconded by Colette George to approve

and recommend the annexation, zoning and plan of services to the Board of Mayor and Aldermen for hearing. The motion was approved unanimously, 5-0.

06-11 Nominating Committee – The Planning Commission asked for 3 members to serve on a nominating committee to solicit nominations for the positions of Chairman, Vice-Chairman and Secretary for the 2013-2014 term. The elections will be held during the July 18, 2013 regular meeting. The Chairman appointed Alderman Mike McIntire to Chair the nominating committee along with Colette George and Hoyt Denton.

PUBLIC COMMENT

There were no speakers for public comment.

OTHER BUSINESS

06-12 Receive a letter of resubdivision of the Roy Bailey Subdivision on John B. Dennis Highway.

06-13 Receive a letter of resubdivision of the Mabel Ford Todd Subdivision on Pactolus Road.

06-14 Receive a letter of resubdivision of the Hood and Simpson Subdivision on John B. Dennis Highway.

06-15 Receive a letter of resubdivision of the Taylor Property Replat on Memorial Boulevard.

06-16 Receive a letter of resubdivision of the Meadowwood Estates Subdivision on Bridwell Heights Road.

06-17 Receive a letter of resubdivision of the Bruce Graves Property Subdivision, Lot 4 on Shady View Road.

06-18 Receive, for informational purposes only, the April 4, 2013 and May 2, 2013 regular meeting minutes of the Board of Zoning Appeals.

06-19 Receive, for informational purposes only, a report of new businesses for April and May 2013.

06-20 Receive, for informational purposes only, the monthly report from the Building Division for May 2013.

ADJOURNMENT

There being no further business, a motion was made by Jim Lewis seconded by Colette George to adjourn the meeting at approximately 7:57 p.m. The motion was approved unanimously, 7-0.

Respectfully Submitted,

Kingsport Regional Planning Commission
June 20, 2013, Regular Meeting

Chanya Lynn Tully, AICP, Planning Commission Secretary

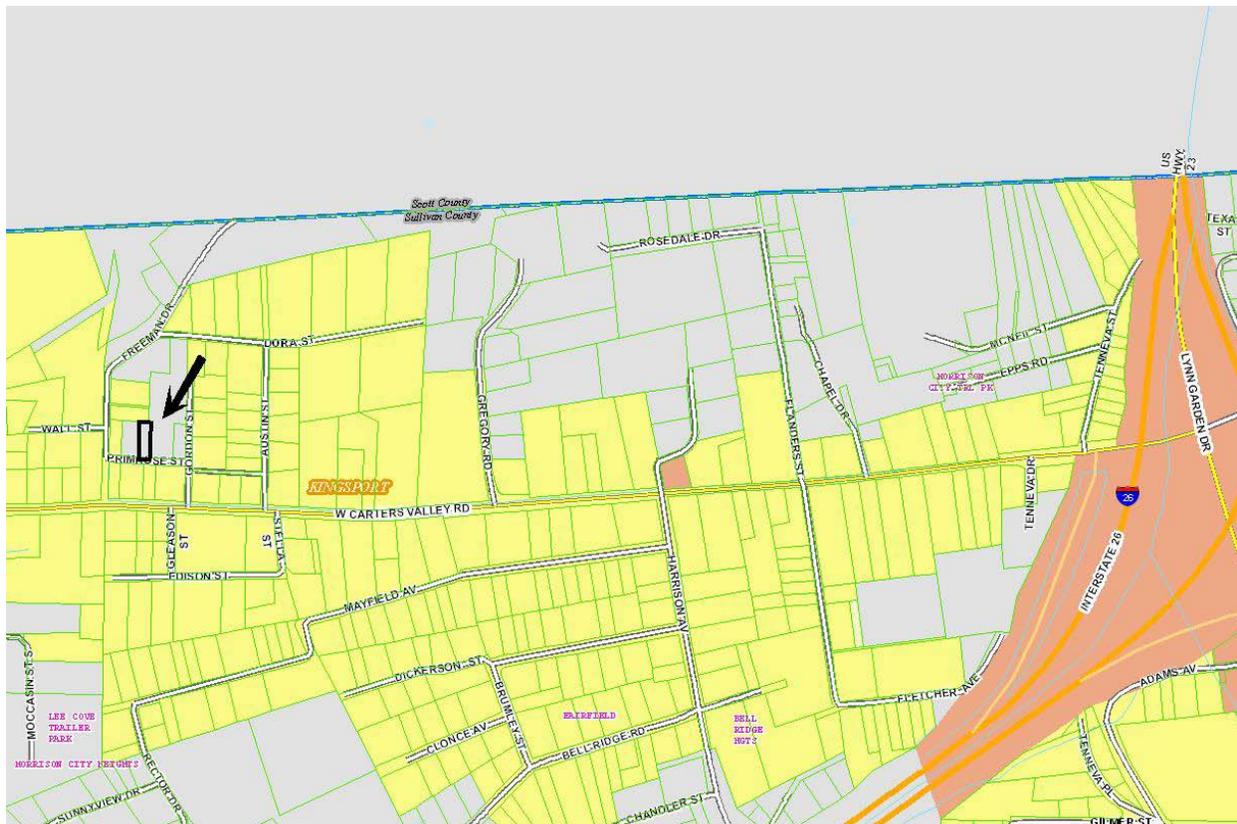
Memorandum

To: Kingsport Regional Planning Commission
From: Forrest Koder, Planning Division
Date: 7/8/2013
Re: Irrevocable Letter of Credit for Edinburgh Phase 2f Release
Case: 12-201-00045

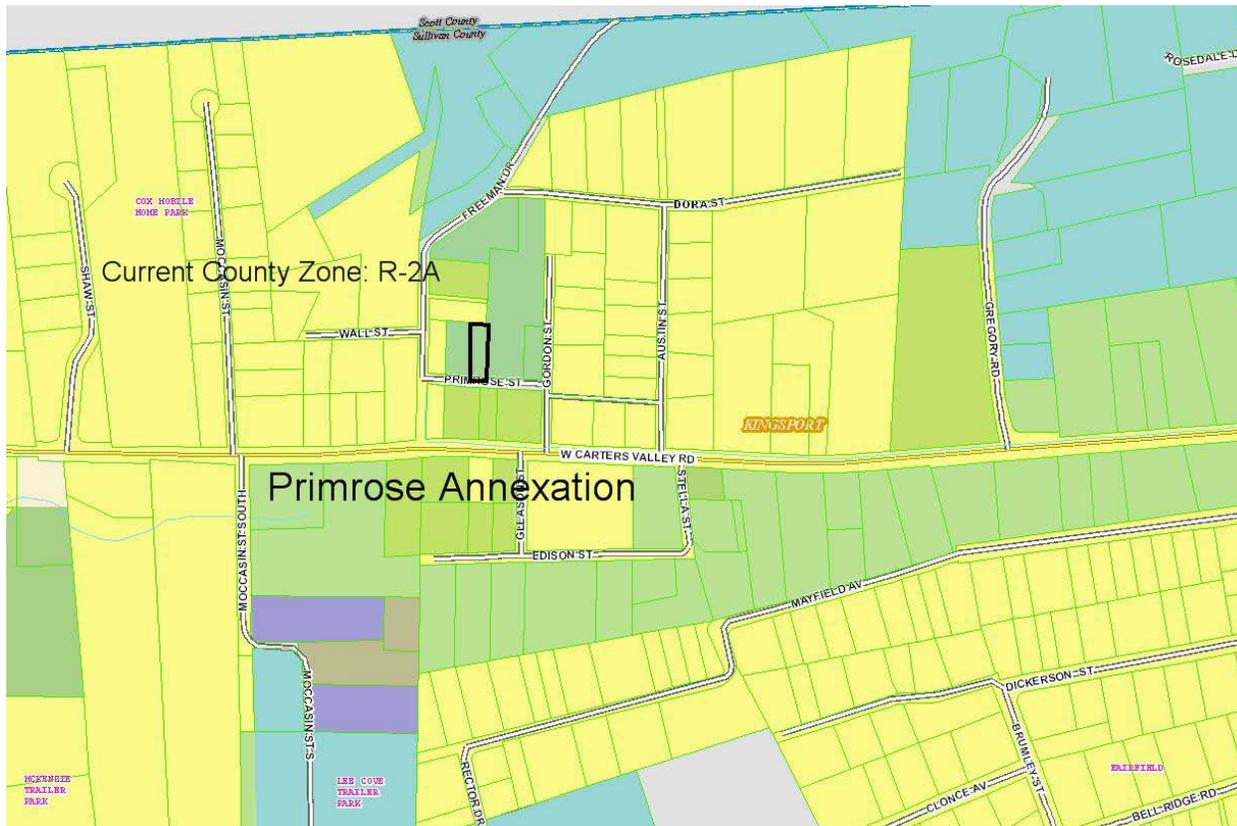
The Kingsport Regional Planning Commission is requested to release the ILOC for Edinburgh Phase 2f. The ILOC was drawn on First Community Bank in the amount of \$133,590 for related infrastructure improvements to Edinburgh Subdivision, Phase 2f. All infrastructure improvements have been completed, inspected and approved by the City Engineering Department. The Engineering Department has agreed to the release of the ILOC for this phase of the development.

Staff supports the release of the ILOC for Phase 2f to the Edinburgh Group.

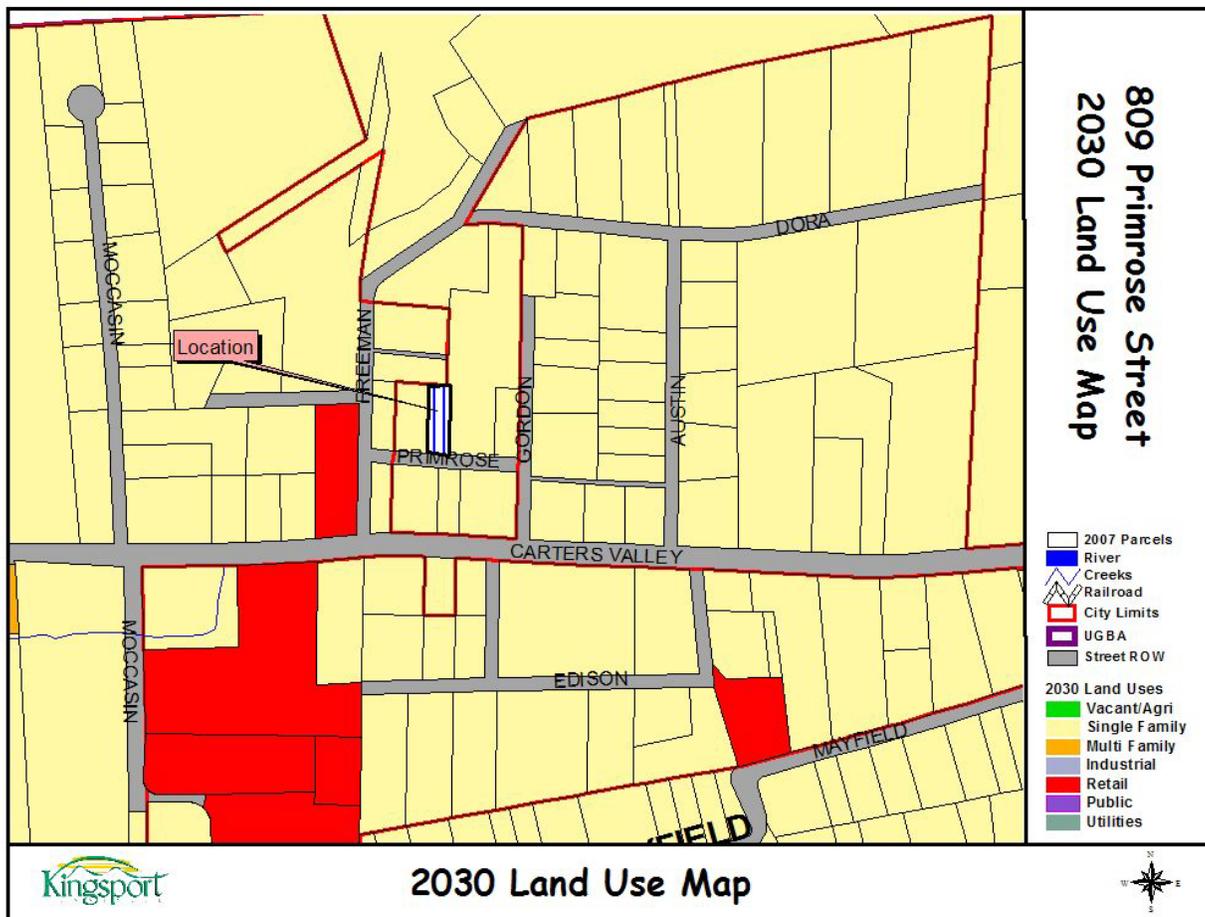
Area Map



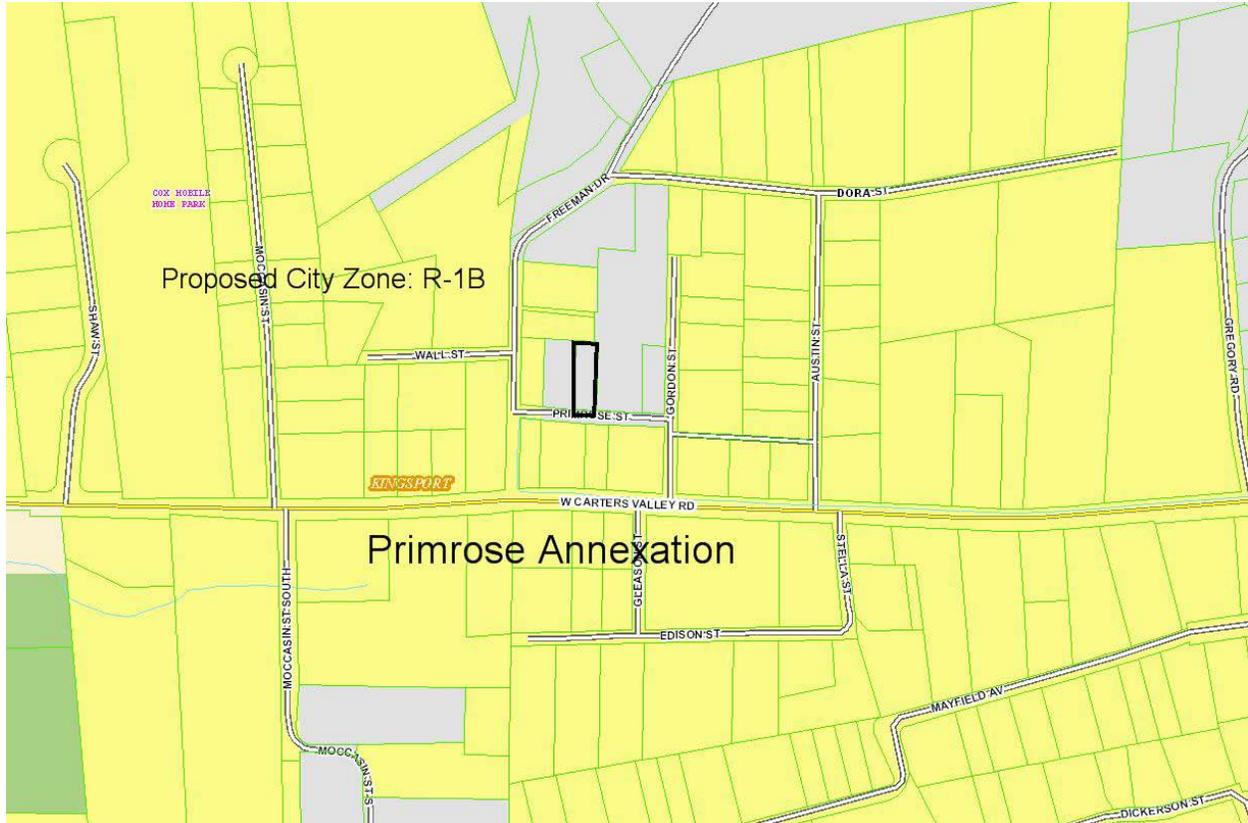
Current Zoning Map



Future Land Use Map



Proposed Zoning Map



Cost

Primrose Annexation

Cost Estimate/ tax records as of 8 July 2013

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$185.18	
State Shared	X	\$436.00	4 residents x \$109.00
Sewer Tap Fees	X	\$0.00	area already served with sewer
Water & Sewer Rev (loss)	X	-\$396.00	
Total	\$0.00	\$225.18	
Expenses	One Time	Reoccurring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	minimal extra area
Transit Service	0.00	0.00	
Street Lighting	0.00	0.00	
Traffic Controls	0.00	0.00	
Streets & Sanitation	0.00	75.00	
Subtotal	0.00	75.00	
Capital Budget			
Water	0.00	0.00	adequate
Sewer	0.00	0.00	adequate
Streets	0.00	0.00	
Subtotal	0.00	0.00	
Grand Total	\$0.00	\$75.00	

Existing Surrounding Land Uses



Kingsport Regional Planning Commission

Annexation Report

File Number 13-301-00007

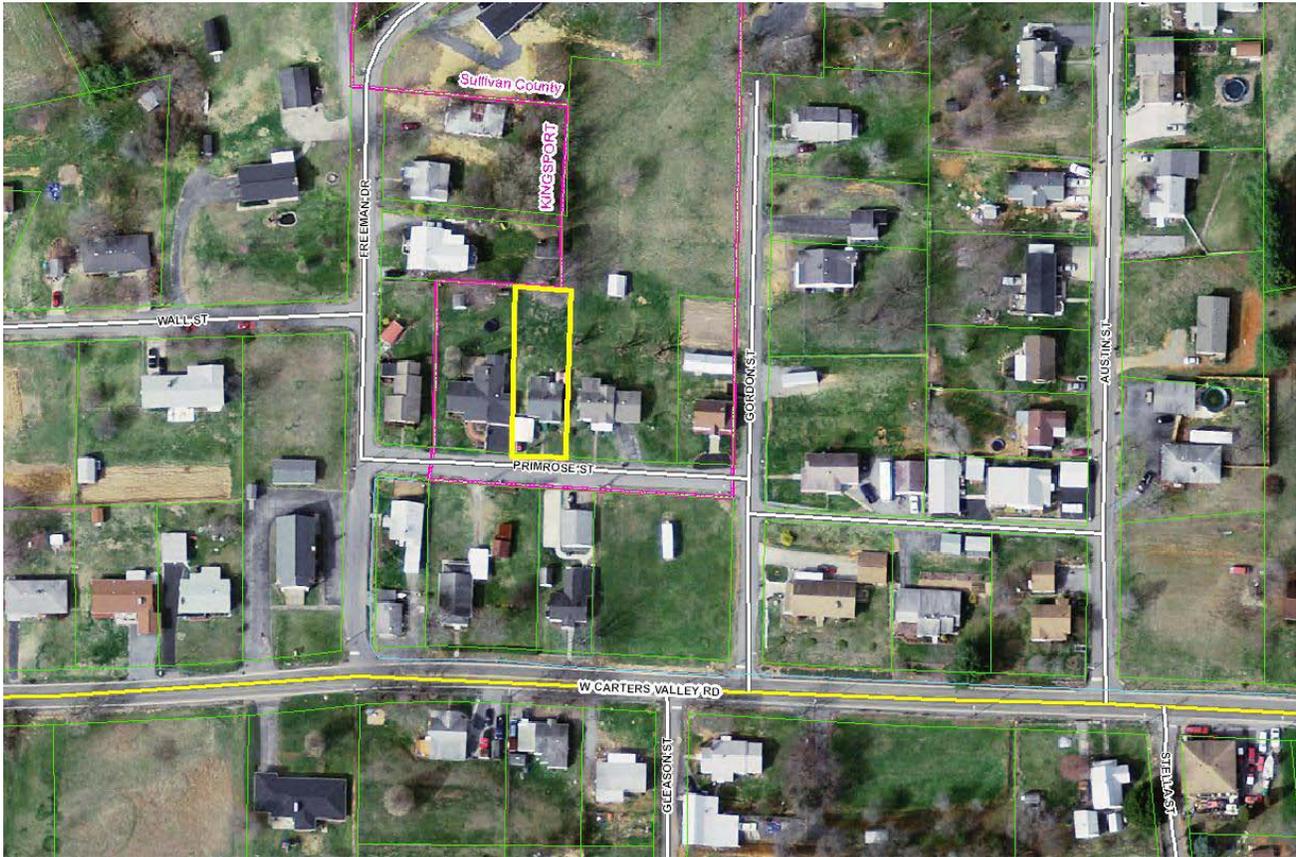
Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
West	1	<u>Zone: County R-2A</u> Use: Single family residential	No prior action known
Northwest	2	<u>Zone: City R-1B</u> Use: Single family residential	No prior action known
East	3	<u>Zone: County R-2A</u> Use: Single family residential	No prior action known
Southeast	4	<u>Zone: City R-1B</u> Use: Single family residential	No prior action known
South	5	<u>Zone: City R-1B</u> Use: Single family residential	No prior action known
Southwest	6	<u>Zone: City R-1B</u> Use: Undeveloped single family residential	No prior action known

CONCLUSION

The Kingsport Planning Division recommends approval for the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

Aerial Photo



North View



West View



East View



South View



Petition



CITY OF KINGSPORT, TENNESSEE
Petition for Annexation

We, the property owners of record, hereby petition the City of Kingsport to be annexed.

1.	Name: <i>Claude & Phyllis Bledsoe</i>	Address: <i>809 Pinrose Street</i>
	Parcel # (if known): <i>04700</i>	Phone: <i>423-612-1214</i>
	Email Address: <i>Smithjenni23@gmail.com</i>	# In Household & Ages: <i>5 - 7m, 6, 13, 36, 40</i>
	Signature: <i>Claude Bledsoe Phyllis Bledsoe</i>	

2.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

3.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

4.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

5.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

Annexation Report

Kingsport Regional Planning Commission

File Number 13-301-00007



CITY OF KINGSPORT, TENNESSEE
Petition for Annexation

We, the property owners of record, hereby petition the City of Kingsport to be annexed.

1.	Name: <i>Shawn and Jennifer Rucker</i>	Address: <i>809 Primrose St Kingsport, TN 37625</i>
	Parcel # (if known):	Phone: <i>612-1114</i>
	Email Address: <i>Smithyannid30@gmail.com</i>	# In Household & Ages:
	Signature: <i>[Handwritten Signature]</i>	

2.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

3.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

4.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

5.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

**Primrose Annexation
Plan of Services**

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first

responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.

- B. The City of Kingsport Fire Department is an Internationally Accredited Agency, one of only three in the State of Tennessee. We operate 8 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 106 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 3 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 35 seconds after we receive the call from our dispatch center.
- C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.
- C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.
- D. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.

- E. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of Johnson City Power Board and is currently available.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer currently serves the annexation area.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance is also provided on the effective date of annexation. These crews include a certified Arborist, certified Pesticide Applicators, and other trained personnel to respond to emergencies and routine maintenance requests.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the

Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. **Street Lighting**

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that Johnson City Power Board install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation. Lighting on minor and major arterials will be installed per prevailing City policy.

10. **Zoning Services**

- A. The area will be zoned R-1B (Residential District)
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. **Schools**

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.
- C. Children at all grade levels may attend City schools tuition-free. Transportation will be provided for students, whose homes are more than 1.5 miles from their designated school, beginning with the school year following annexation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

The installation of any needed storm sewers will be accomplished in accordance with existing standards and engineering principles provided for by present City policies. Maintenance of existing storm sewer and drainage systems is also provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

Kingsport Regional Planning Commission

Rezoning Report

File Number 13-101-00006

PROPERTY INFORMATION

ADDRESS	1955, 1967 Kendrick Creek Rd + 1637, 1650, & 1651 Fordtown Rd
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	B-4P (Planned Commercial District)
PROPOSED ZONING	TA/C (Tourist Accommodation/ Commerce District)
ACRES	5+/-
EXISTING USE	Single Family/ Vacant
PROPOSED USE	Commercial/ Tourist Accommodation

PETITIONER

ADDRESS 1043 Fordtown Road, Kingsport, TN 37663

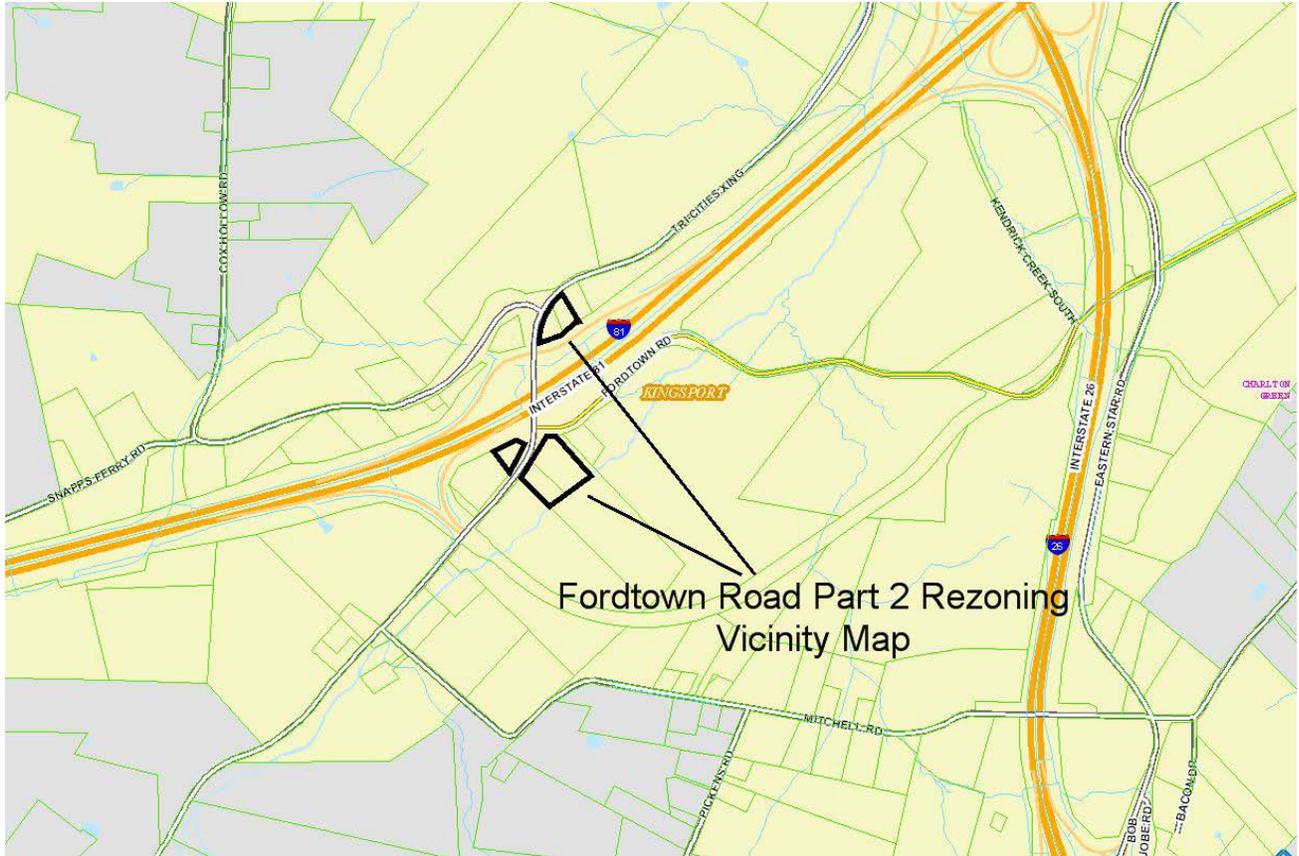
REPRESENTATIVE

PHONE (423) 247-2406

INTENT

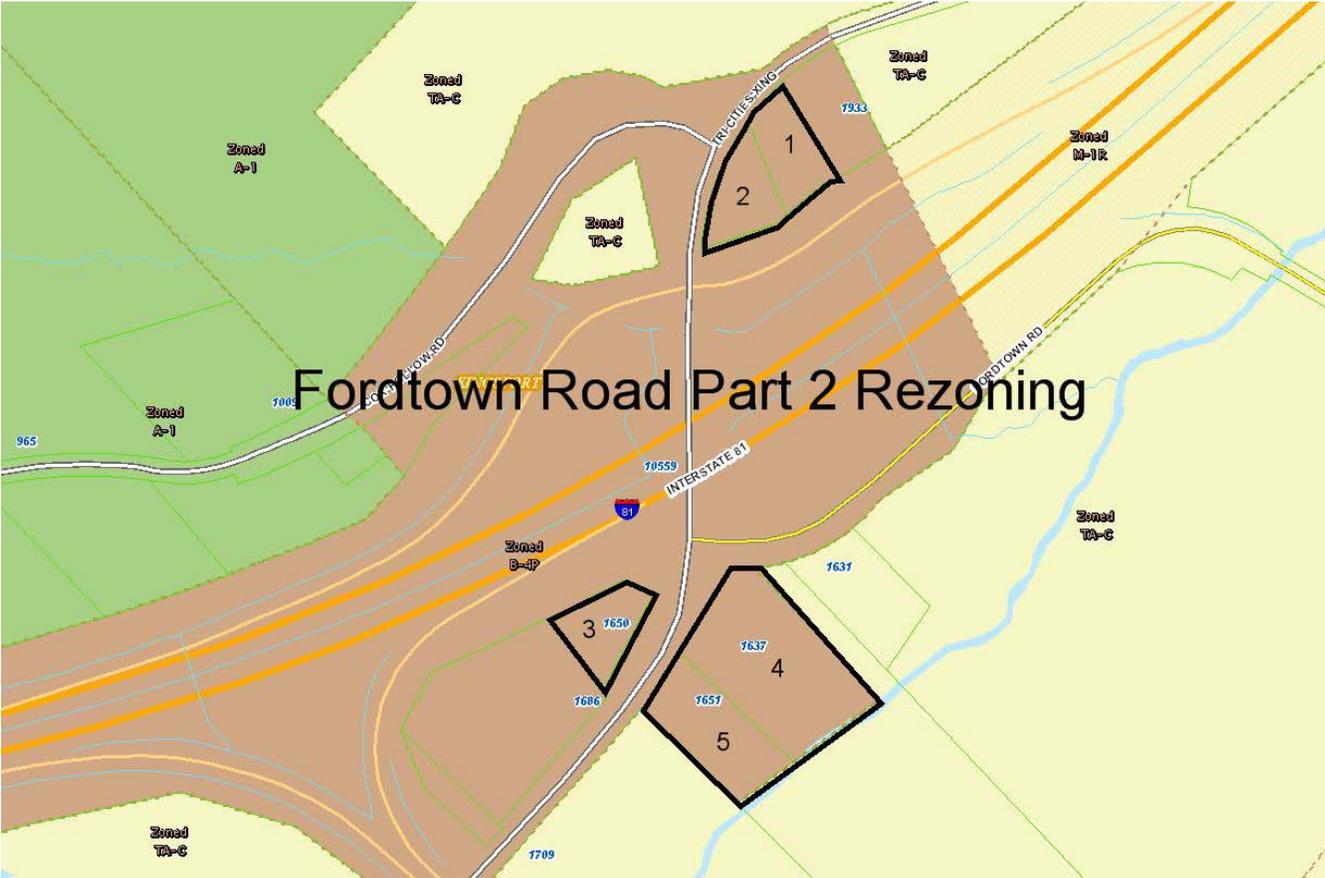
To rezone from B-4P to TA/C in order to allow commercial development consistent with the new TA/C district. All parcels are located in the vicinity of the I-26/I-81 intersection, an ideal location for the TA/C zoning district based on the Kingsport Land Use Plan – 2030, as all parcels are indicated for commercial use.

Vicinity Map

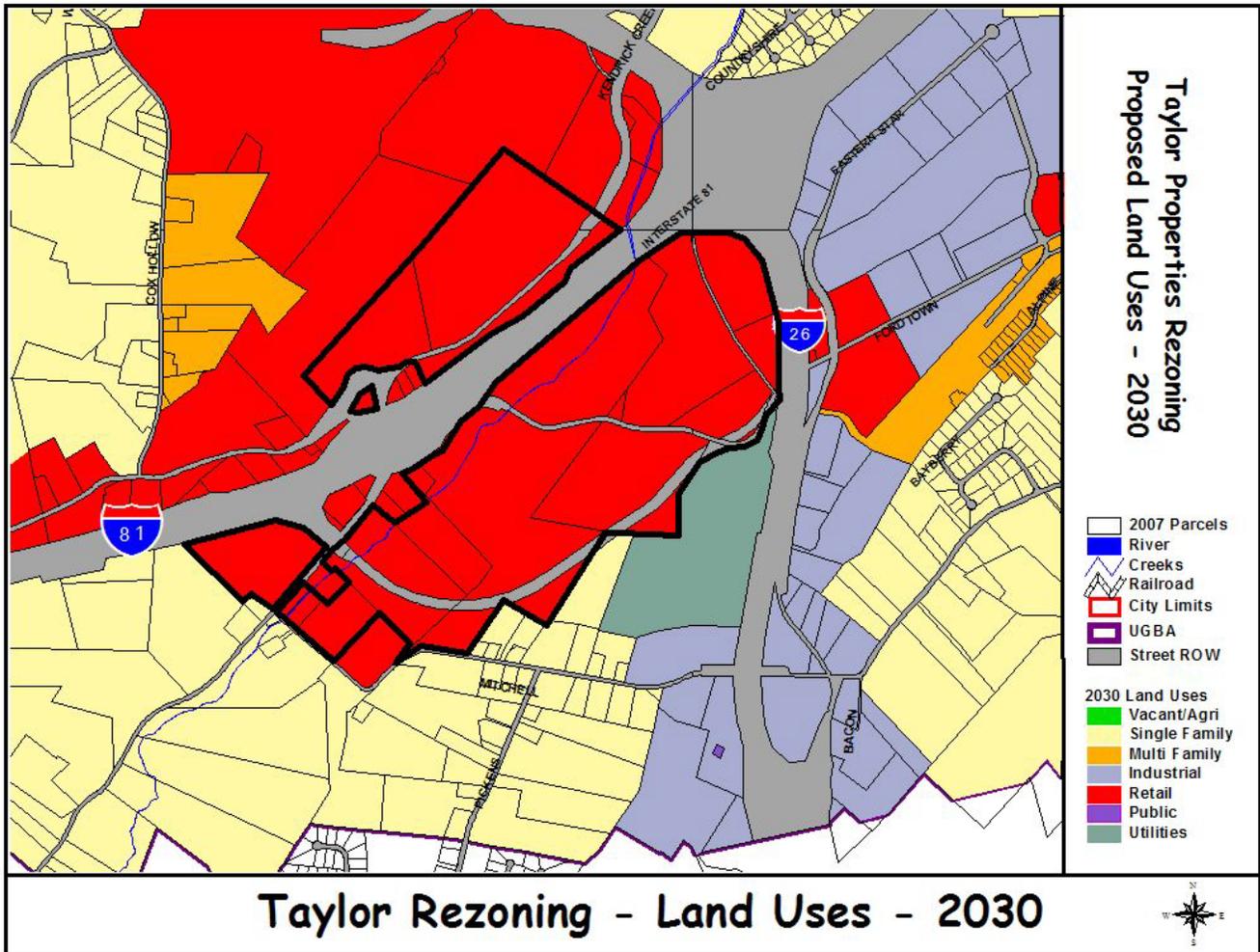


Fordtown Road Part 2 Rezoning
Vicinity Map

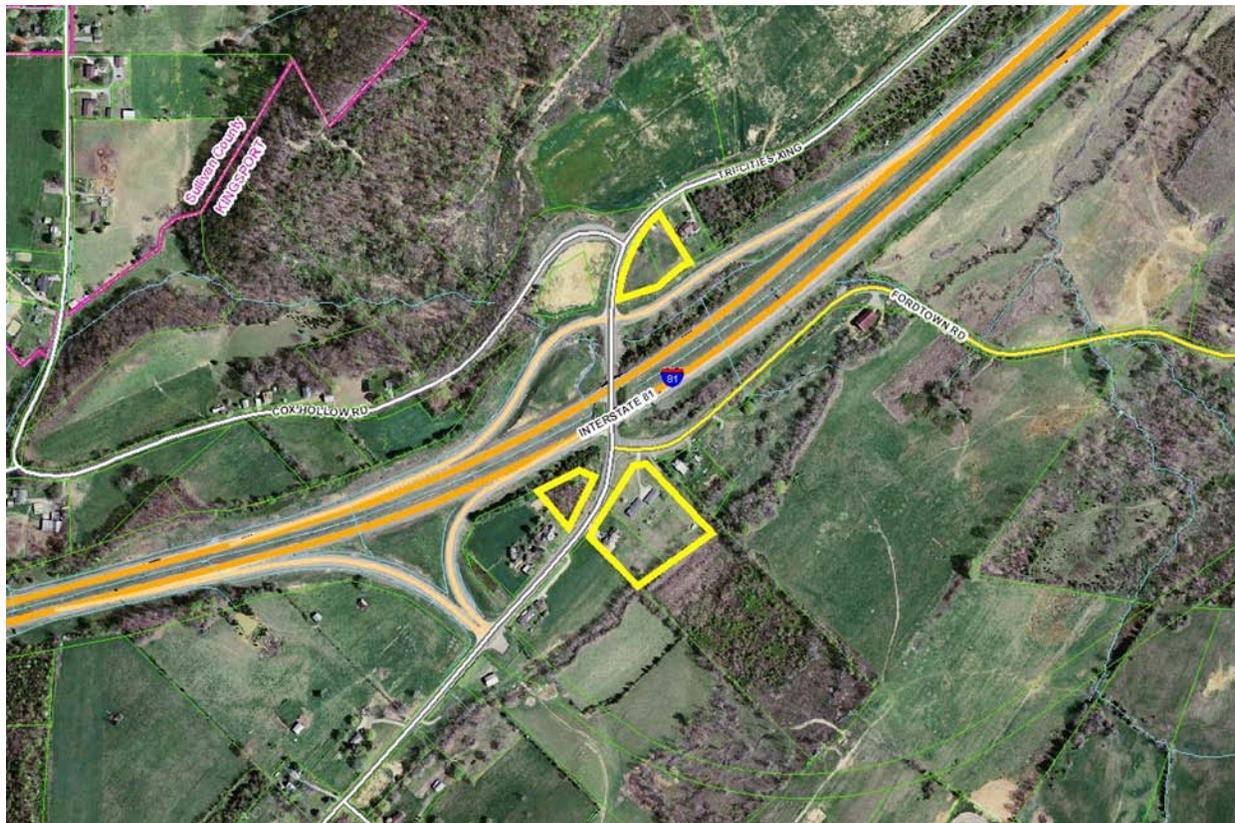
Surrounding Zoning Map



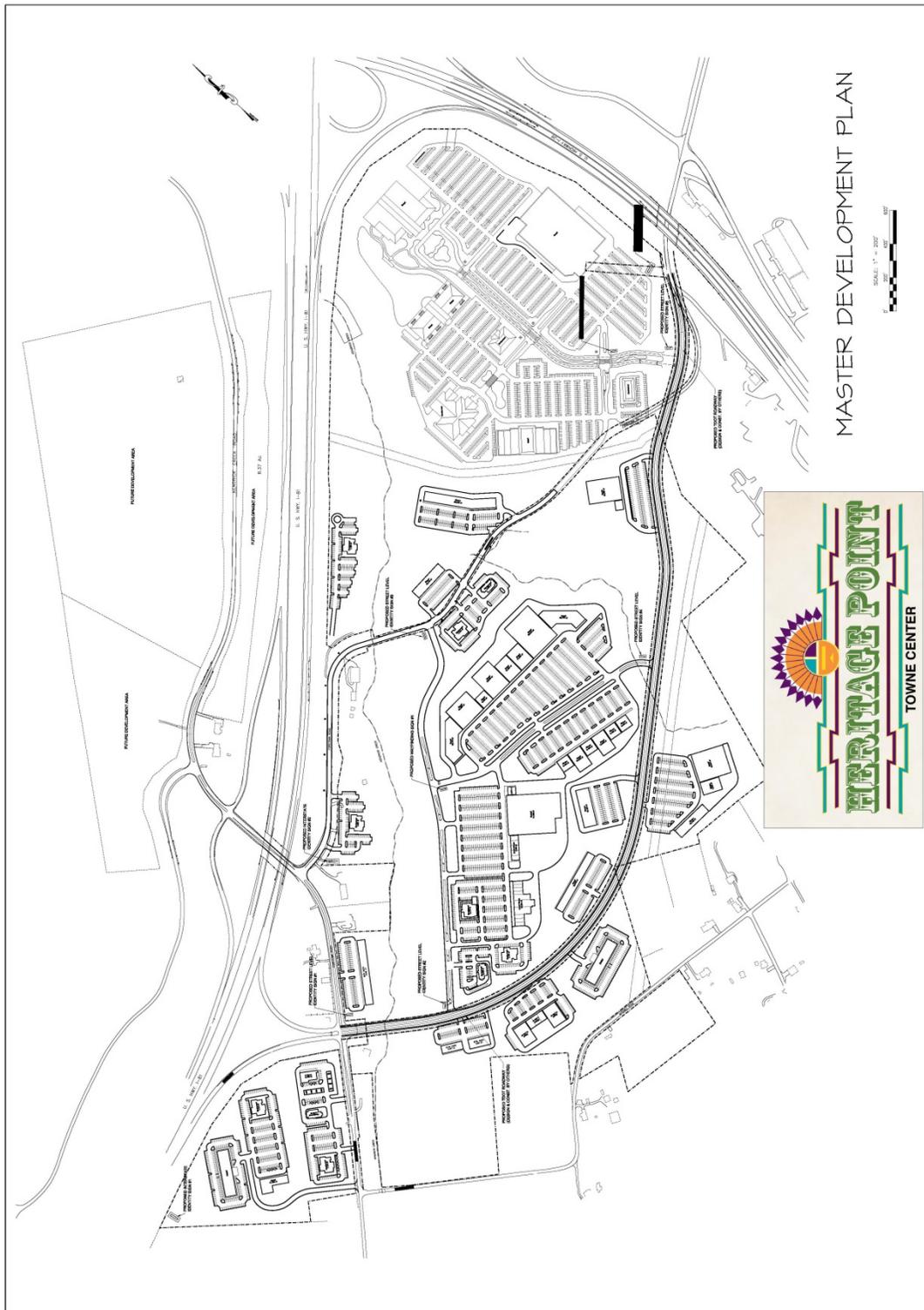
Future Land Use Plan 2030



Aerial



Conceptual Zoning Development Plan



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on July 18, 2013

North View



East View



West View



South View

Kingsport Regional Planning Commission

Rezoning Report

File Number 13-101-00006



Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City TA/C</u> Use: vacant	Rezoned in December 2012 as a part of the initial TA/C zone implementation
Further North and Northwest	2	<u>Zone: City A-1</u> Use: vacant; side of a ridge	
East	3	<u>Zone: City TA/C</u> <u>Use: vacant</u>	Rezoned in December 2012 as a part of the initial TA/C zone implementation
Further East	4	<u>Zone: City TA/C</u> <u>Use: vacant</u>	Rezoned in December 2012 as a part of the initial TA/C zone implementation
Southeast and South	5	<u>Zone: City TA/C</u> <u>Use: vacant</u>	Rezoned in December 2012 as a part of the initial TA/C zone implementation
Further	6	<u>Zone: City TA/C</u>	Rezoned in December

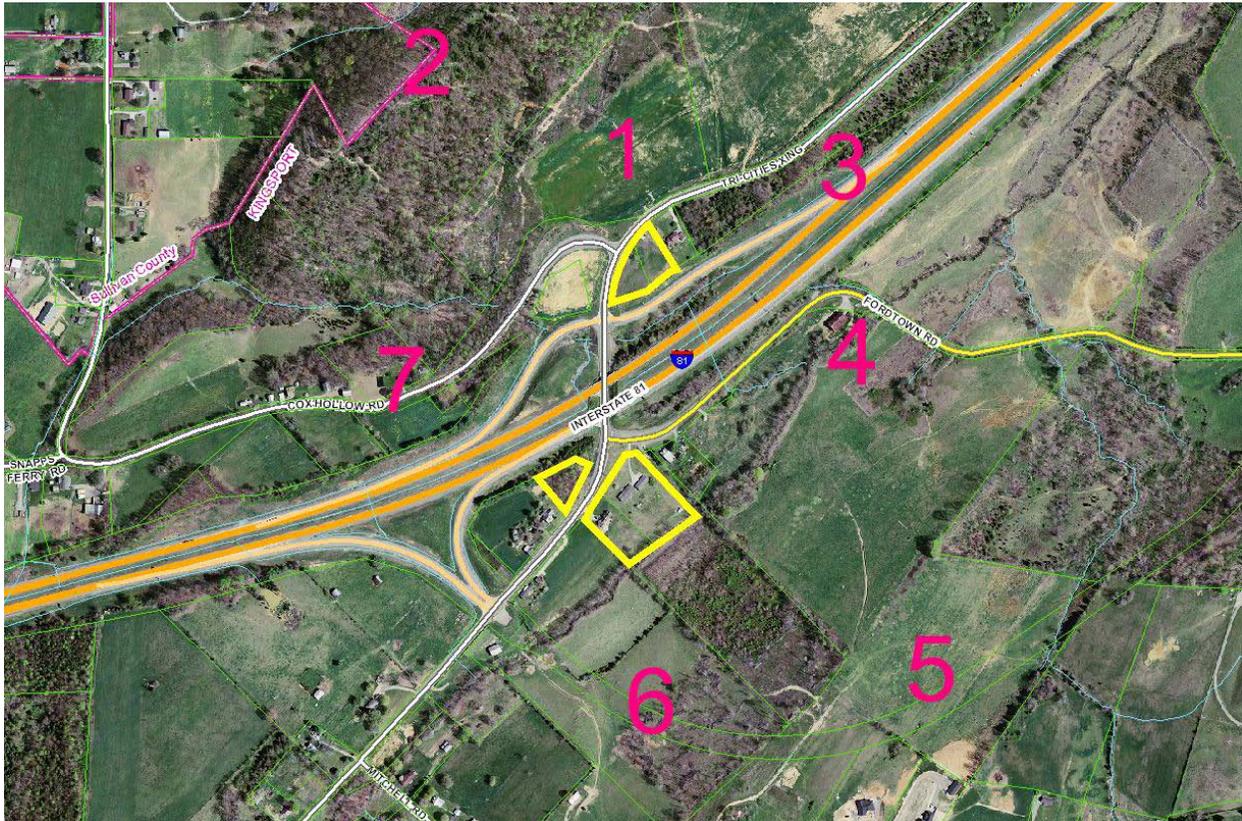
Kingsport Regional Planning Commission

Rezoning Report

File Number 13-101-00006

South		<u>Use: vacant</u>	2012 as a part of the initial TA/C zone implementation
West	7	<u>Zone: County A-1</u> Use: single family and agricultural	

EXISTING USES LOCATION MAP



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on July 18, 2013

Standards of Review

Planning Staff shall, with respect to each zoning application, shall investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The adjacent and nearby property consists of vacant land that is currently pending future commercial use as the Heritage Point Towne Center. Though the current use is vacant or sparse single family residential, future planned use is commercial. The Gateway Commerce Park is located on the north side of the rezoning vicinity.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not adversely affect the existing use or usability of the adjacent or nearby property, as most adjacent parcels will likely be absorbed by future commercial/ tourist accommodation uses attracted by the Towne Center.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. The rezoning proposal simply uses a different method and guidelines to accomplish commercial use. A good example of this would be the “sign package” which is a key portion of the TA/C district. Both the current B-4P and the requested TA/C district require PC approval for placement of buildings and amendments to any approved plans.
4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** This is not true of schools, however traffic in the area will increase. The Fordtown Road realignment (a TDOT project) will assist with future traffic demands. Additionally, the current Tri-Cities Crossing interstate exit is highly underutilized for the existing use. Both the water and sewer capabilities are not near capacity.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

Future Land Use Plan Map: Proposed as appropriate for commercial use

Kingsport Regional Planning Commission

Rezoning Report

File Number 13-101-00006

Proposed use/density: commercial/ with density consistent with the TA/C zone as shown with the current conceptual zdp approval obtained for the area (December 2012 approval/ attached).

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** A grading permit has been procured for the Heritage Point project and has commenced on a large portion of the property. This indicates the expectation of construction development in the very near future. The change for these parcels is more a reflection of the desire for consistency with the vast majority of the Towne Center development, which conforms with the TA/C existing zoning.
7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed and environmental considerations and adjustments have been made for the other portion of the Heritage Point development.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will help eliminate the currently isolated commercial district.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The district boundaries as requested are logically drawn as being consistent with the TA/C zone for future commercial development.
10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not constitute a grant of special privilege to an individual as contrasted to the general welfare, as the current B-4P zone allows many of the same uses as the proposed TA/C zoning for the area.

CONCLUSION

Staff recommends APPROVAL to rezone from B-4P to TA/C and amendment of the conceptual ZDP to allow commercial development consistent with the new TA/C district.

**BY-LAWS
KINGSPORT REGIONAL PLANNING COMMISSION**

ARTICLE I

Objective

The objectives, powers, duties, and membership of the Kingsport Regional Planning Commission shall be as set forth in Sections 13-3-102 thru 13-3-104 and 13-4-101 thru 13-4-103 of the Tennessee Code Annotated, and amendments and supplements thereto.

The Planning Commission shall act in accordance with the above mentioned laws and such other laws as are applicable.

ARTICLE II

Officers

Section 1. The officers of the Planning Commission shall be Chairman, Vice Chairman, and Secretary. The Chairman and Vice-Chairman shall be appointive members of the Commission. The Planning Director shall serve as a non-voting Secretary of the Commission.

Section 2. The Chairman shall preside at all meetings and hearings and shall have the duties common to parliamentary usage of that office. The Chairman may vote on and enter the discussion on all matters before the Commission.

Section 3. The Vice Chairman shall act for the Chairman in his absence.

Section 4. The Secretary shall validate the minutes and records of the Commission and perform other duties common to this office. Should the Secretary be unavailable, the Chairman shall perform all duties of the Secretary.

Section 5. Officers shall be elected by majority vote at the annual organization meeting in July of each year. Nominations may be made by a committee of three Planning Commission members appointed by the Chairman in June of each year, or nominations may be made from the floor.

Section 6. The Chairman and Vice Chairman shall be elected for one year terms and may succeed themselves up to four (4) consecutive terms. Vacancies in office shall be filled immediately for the unexpired term by regular election procedure.

ARTICLE III

Meetings

Section 1. Regular meetings shall be held on the third Thursday of each month.

Section 2. Five members of the Planning Commission shall constitute a quorum. A quorum must be present for any business to be transacted.

By-Laws
Kingsport Regional Planning Commission

Section 3. All meetings and hearings shall be open to the public.

Section 4. Robert's Rules of Order shall govern meetings. However, the Commission shall establish procedures of the Planning Commission which shall delineate how the business of the Commission shall be conducted, other than Robert's Rules of Order.

Section 5. Special meetings may be called by the Chairman. In addition, the Chairman will call a special meeting when requested to do so in writing by a majority (5) of the Planning Commission members. The staff shall attempt to notify all members at least five (5) days in advance of the proposed meeting. The notice shall specify the purpose(s) of the meeting and no other business will be considered except by unanimous consent of the members in attendance.

ARTICLE IV

Amendments

These BY-LAWS may be amended by the affirmative vote of 2/3 of the entire Planning Commission membership.



CITY OF KINGSPORT, TENNESSEE

June 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 Edinburgh Subdivision, Phase 2a, Lots 29 and 30 on Edinburgh Channel Road, surveyed by Nelson Elam of BWSC, 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.

Sincerely,

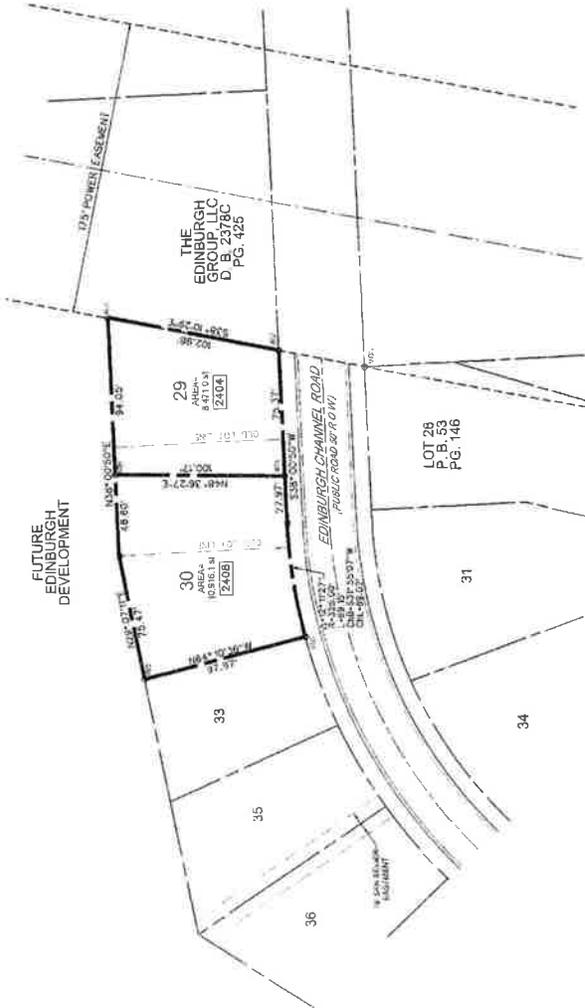
Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission





VICINITY MAP



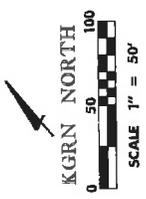
EDINBOROUGH
PHASE 1A
P. B. 62 PG. 443

THE
EDINBOROUGH
GROUP, LLC
D. B. 2378C
PG. 145

29
AREA
8,624
[2404]

30
AREA
10,814
[2408]

LOT 28
P. B. 63
PG. 146



NOTES:

1. BEARINGS ARE BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK.
2. DEED REFERENCE:
 A. TAX MAP 19, PARCELS 1, 10A, CIVIL DISTRICT 10A, MAP 2730C, PAGE 425
 B. TAX MAP 2730C, PAGE 425
 C. PLAT BOOK 53, PAGE 335
3. PROPERTY ZONED:
 PD - PLANNED DEVELOPMENT
4. FLOOD MAP: 4786302ADU, EFFECTIVE DATE SEPT. 2005
 THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
5. UTILITIES PROVIDERS:
 WATER: CITY OF KINGSPORT
 SANITARY SEWER: CITY OF KINGSPORT
 TELEPHONE: CENTURYLINK
 CABLE: COMCAST
 CABLE CHARTER COMMUNICATIONS
6. [2404] - 911 ADDRESS
 [2404] - UTILITY EASEMENTS
 - IS FULL UTILITY EASEMENT ALONG FRONT LOT LINES.
7. WHEN LOTS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BWSC | BARBE
BURNER &
CANNON, INC

FOUR SHARPS SQUARE, SUITE 100, FAX 423.491.1222
 P.O. BOX 1000, KINGSPORT, TN 37664
 WWW.BWSCINC.COM

UNLAWFUL TO REPRODUCE, REVERSE ENGINEER, REPLICATE, OR TRANSMIT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR.

<p>APPROVED BY APPROVA: [Signature]</p> <p>DATE: [Date]</p>	<p>APPROVED BY APPROVA: [Signature]</p> <p>DATE: [Date]</p>
---	---

<p>APPROVED BY APPROVA: [Signature]</p> <p>DATE: [Date]</p>	<p>APPROVED BY APPROVA: [Signature]</p> <p>DATE: [Date]</p>
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<p>APPROVED BY APPROVA: [Signature]</p> <p>DATE: [Date]</p>	<p>APPROVED BY APPROVA: [Signature]</p> <p>DATE: [Date]</p>
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<p>APPROVED BY APPROVA: [Signature]</p> <p>DATE: [Date]</p>	<p>APPROVED BY APPROVA: [Signature]</p> <p>DATE: [Date]</p>
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<p>RE-PLAT - EDINBOROUGH - PHASE 2a LOTS 29, 30 - LOT 32 DISSOLUTION</p>	<p>KINGSPORT REGIONAL PLANNING COMMISSION</p>
<p>TOTAL ACRES 0.445</p>	<p>TOTAL LOTS 2</p>
<p>ACRES NEW ROAD/ALLEYS 0</p>	<p>MILES NEW ROAD 0</p>
<p>OWNER Edinborough Group</p>	<p>CIVIL DISTRICT 10A</p>
<p>SURVEYOR NELSON ELAM</p>	<p>CLOSURE ERROR 100.000</p>
<p>SCALE: 1" = 50'</p>	<p>06-06-2016</p>



CITY OF KINGSPORT, TENNESSEE

July 3, 2013

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 West 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 Division of Charles and Cleo M. Hensley Property, located along Shawnee Drive and surveyed by Steve Hamby, 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.

Sincerely,

Lynn Tully
Director of Community Development

cc: Kingsport Regional Planning Commission
KC file

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE _____

CITY CLERK, SULLIVAN COUNTY, DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TENNESSEE LAND SURVEYING BOARD AND REGULATIONS.

DATE _____ LICENSE NUMBER _____

REGISTERED SURVEYOR _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HAVE CONSENTED TO THE INSTALLATION OF THE PUBLIC WATER UTILITY SYSTEM AND THE PUBLIC SEWER SYSTEM AND TO THE DEDICATION OF THE WATER UTILITY SYSTEM AND THE PUBLIC SEWER SYSTEM TO THE CITY OF KINGSPORT, TENNESSEE. I (WE) HAVE ALSO CONSENTED TO THE DEDICATION OF THE WATER UTILITY SYSTEM AND THE PUBLIC SEWER SYSTEM TO THE CITY OF KINGSPORT, TENNESSEE. I (WE) HAVE ALSO CONSENTED TO THE DEDICATION OF THE WATER UTILITY SYSTEM AND THE PUBLIC SEWER SYSTEM TO THE CITY OF KINGSPORT, TENNESSEE.

DATE _____

OWNER(S) _____

DATE _____

OWNER(S) _____

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE SANITARY ENGINEERING BOARD AND REGULATIONS.

DATE _____

OWNER(S) _____

DATE _____

OWNER(S) _____

CERTIFICATE OF THE APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE SANITARY ENGINEERING BOARD AND REGULATIONS.

DATE _____

OWNER(S) _____

DATE _____

OWNER(S) _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBMISSION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AS NOTED ON THE PLAN. I HEREBY CERTIFY THAT I HAVE BEEN ADVISED THAT I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND THAT I HAVE BEEN ADVISED THAT I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

DATE _____

OWNER(S) _____

DATE _____

OWNER(S) _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBMISSION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AS NOTED ON THE PLAN. I HEREBY CERTIFY THAT I HAVE BEEN ADVISED THAT I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND THAT I HAVE BEEN ADVISED THAT I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

DATE _____

OWNER(S) _____

DATE _____

OWNER(S) _____

CERTIFICATE OF THE APPROVAL OF STREETS

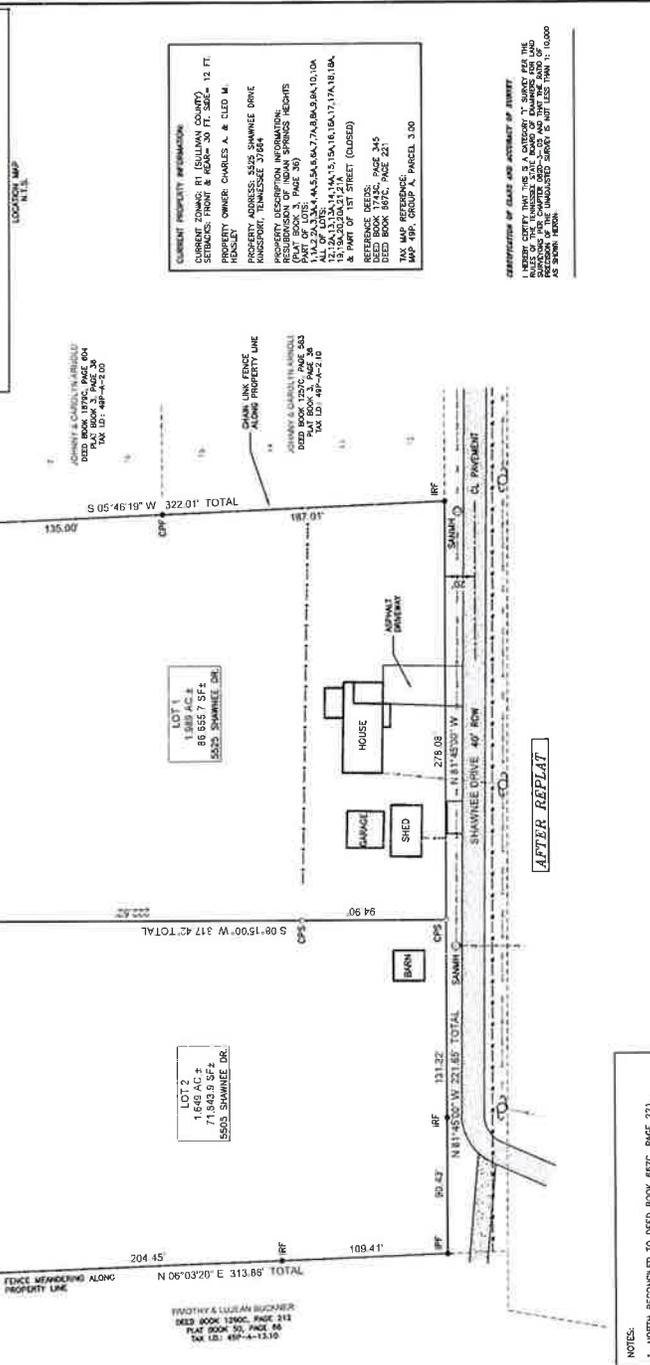
I HEREBY CERTIFY:

- THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR
- ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SLAVE THESE LOTS AS PROPOSED.

DATE _____

AUTHORIZED SIGNATURE _____

TITLE _____



LOT 1
1.849 AC ±
86 555 7 SF ±
5525 SHANNLEE DR.

LOT 2
1.648 AC ±
71 542 3 SF ±
5525 SHANNLEE DR.

PROPERTY DESCRIPTION INFORMATION:
CURRENT ZONING: RT (SULLIVAN COUNTY)
SERVICES: FRONT 8' HIGH, 30' FT. 388-12 FT.
PROPERTY OWNER: CHARLES A. & CLEO M. HENSLEY
PROPERTY ADDRESS: 5525 SHANNLEE DRIVE
KINGSPORT, TENNESSEE 37684

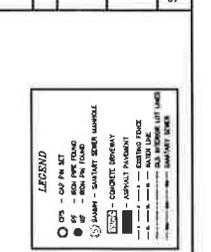
PROPERTY DESCRIPTION INFORMATION:
PLAT BOOK 3, PAGE 36
1.14, 2.2, 3.1, 3.4, 4.1, 5.1, 6.1, 7.1, 8.1, 9.1, 10.1, 11.1, 12.1, 13.1, 14.1, 15.1, 16.1, 17.1, 18.1, 19.1, 20.1, 21.1, 22.1, 23.1, 24.1, 25.1, 26.1, 27.1, 28.1, 29.1, 30.1, 31.1, 32.1, 33.1, 34.1, 35.1, 36.1, 37.1, 38.1, 39.1, 40.1, 41.1, 42.1, 43.1, 44.1, 45.1, 46.1, 47.1, 48.1, 49.1, 50.1, 51.1, 52.1, 53.1, 54.1, 55.1, 56.1, 57.1, 58.1, 59.1, 60.1, 61.1, 62.1, 63.1, 64.1, 65.1, 66.1, 67.1, 68.1, 69.1, 70.1, 71.1, 72.1, 73.1, 74.1, 75.1, 76.1, 77.1, 78.1, 79.1, 80.1, 81.1, 82.1, 83.1, 84.1, 85.1, 86.1, 87.1, 88.1, 89.1, 90.1, 91.1, 92.1, 93.1, 94.1, 95.1, 96.1, 97.1, 98.1, 99.1, 100.1

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE CHARLES A. & CLEO M. HENSLEY PROPERTY INTO TWO (2) PARCELS AND DELETE THE DISTURBED LOTS CREATED IN THE REDEVELOPMENT OF LOT 1, PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

NOTES:

- NORTH RECORDED TO DEED BOOK 667C, PAGE 221.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE THE 2.25 ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PROFESSIONAL ENGINEER OR SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS OR CONCLUSIONS THAT ARE SPECIFICALLY IDENTIFIED AND CONSTITUTE A WARRANTY OF GUARANTEE, EITHER EXPRESS OR IMPLIED.
- THIS SURVEY IS BASED ON THE SURVEY RECORDED IN TENNESSEE AS OF JUNE 03, 2013.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD ENCUMBRANCES OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THERE IS A 7.5 FT. UTILITY AND DRAINAGE EASEMENT ALONG THE NORTH LOT LINES AND 15 FT. ALONG FRONT AND REAR LOT LINES.
- THERE IS A 7' WATER LINE ALONG SHANNLEE DRIVE (CITY OF KINGSPORT SYSTEM).
- SAUNDRY EXEMPT IS AVAILABLE TO SUBJECT PROPERTY (CITY OF KINGSPORT SYSTEM).

REPLAT OF CHARLES A. & CLEO M. HENSLEY PROPERTY	
KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION	TOTAL LOTS _____ 2
TOTAL ACRES _____ 3.389±	ACRES NEW ROAD _____ NONE
MILES NEW ROAD _____ NONE	CIVIL DISTRICT _____ 7TH
SURVEY FOR: CHARLES & CLEO HENSLEY	CLOSURE ERROR: NIL
SURVEYOR: STEVEN W. HANBY	DATE: 6-14-13
SCALE: 1" = 50'	DRAWN BY: SWH
	SHEET: SUR. OF 1



Building Division Monthly Report

June-13	Count	Value
ACCESSORY BUILDINGS-CARPORT	1	\$2,000
ACCESSORY-DECK	6	\$17,550
ACCESSORY-GARAGE	1	\$10,000
ACCESSORY-POOL	3	\$109,400
ACCESSORY PATIO		
ACCESSORY-PORCH	2	\$15,500
ACCESSORY UTILITY BLDG	4	\$3,079
ADDITION-RESIDENTIAL	3	\$32,500
ALTERATIONS-RESIDENTIAL	11	\$387,126
NEW CONDO		
ROOF RESIDENTIAL	10	\$140,025
NEW SINGLE-FAMILY DWELLING	3	\$412,000
NEW MULTI-FAMILY DWELLINGS		
ADDITION/ALTERATION SCHOOL		
ADDITION/ALTERATION CHURCH		
ADDITIONS-COMMERCIAL	1	\$51,500
ALTERATIONS-COMMERCIAL	10	\$1,604,465
FOUNDATION (ONLY)	1	\$23,835
NEW HOTEL/MOTEL		
NEW SCHOOL, LIBRARY, MUSEUM		
NEW SOCIAL, RECREATIONAL, AMUSE		
NEW PROFESSIONAL OFF/MED/BANK/		
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		
NEW CHURCHES OR RELIGIOUS CTR		
NEW PARKING GARAGE		
NEW SERVICE STATION/GARAGE	1	\$650,000
ROOF COMMERCIAL	1	\$28,670
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER		
GRADING	1	\$168,000
TOTAL	59	\$3,655,650
OTHER NON-STRUCTURAL PERMITS		
Banners	2	
Demolitions	3	
Signs	5	
Tents	3	
TOTAL PERMITS ISSUED	72	
ESTIMATED CONSTRUCTION COST *		\$41,798,308
Calendar Y-T-D		

BUILDING DIVISION
SECOND QUARTER 2012-2013
COMPARISON

SECOND QUARTER 2012

SECOND QUARTER 2013

	Count	Value		Count	Value
ACCESSORY BUILDINGS-CARPORT	7	\$15,295	ACCESSORY BUILDINGS-CARPORT	4	\$11,641
ACCESSORY-DECK	14	\$44,272	ACCESSORY-DECK	15	\$67,115
ACCESSORY-GARAGE	2	\$16,000	ACCESSORY-GARAGE	10	\$150,405
ACCESSORY-POOL	8	\$201,050	ACCESSORY-POOL	6	\$185,900
ACCESSORY PATIO	2	\$88,550	ACCESSORY PATIO		
ACCESSORY-PORCH	7	\$89,575	ACCESSORY-PORCH	7	\$26,350
ACCESSORY UTILITY BLDG	16	\$70,339	ACCESSORY UTILITY BLDG	23	\$45,582
ADDITION-RESIDENTIAL	14	\$274,700	ADDITION-RESIDENTIAL	9	\$142,957
ALTERATIONS-RESIDENTIAL	23	\$294,952	ALTERATIONS-RESIDENTIAL	26	\$536,481
NEW CONDO			NEW CONDO		
ROOF RESIDENTIAL	65	\$413,057	ROOF RESIDENTIAL	32	\$240,786
NEW SINGLE-FAMILY DWELLING	18	\$3,004,434	NEW SINGLE-FAMILY DWELLING	25	\$4,152,475
NEW MULTI-FAMILY DWELLINGS	6	\$4,999,998	NEW MULTI-FAMILY DWELLINGS		
NEW DUPLEX DWELLING			NEW DUPLEX DWELLING		
NEW NON RESIDENTIAL BARNS/JAILS/POST			NEW NON RESIDENTIAL BARNS/JAILS/POST O		
ADDITION/ALTERATION CHURCH			ADDITION/ALTERATION CHURCH	2	\$18,000
ADDITION/ALTERATION SCHOOLS	1	\$756,800	ADDITION/ALTERATION SCHOOLS	3	\$380,650
ADDITIONS-COMMERCIAL	1	\$30,260	ADDITIONS-COMMERCIAL	1	\$51,500
ALTERATIONS-COMMERCIAL (MALLS,	20	\$1,526,145	ALTERATIONS-COMMERCIAL (MALLS,	23	\$3,346,286
FOUNDATION (ONLY)	1	\$95,000	FOUNDATION (ONLY)	1	\$23,835
NEW HOTEL/MOTEL			NEW HOTEL/MOTEL		
NEW SOCIAL, RECREATIONAL, AMUS			NEW SOCIAL, RECREATIONAL, AMUS		
NEW PROFESSIONAL OFF/MED/BANK/	1	\$450,000	NEW PROFESSIONAL OFF/MED/BANK/		
NEW RETAIL/RESTAURANTS/MALL/WA	3	\$2,722,000	NEW RETAIL/RESTAURANTS/MALL/WA	2	\$3,070,352
NEW OTHER NON-HOUSEKEEPING SHE	3	\$454,037	NEW OTHER NON-HOUSEKEEPING SHE		
NEW INDUSTRIAL			NEW INDUSTRIAL		
NEW SCHOOL/LIBRARY/MUSEUM/ETC			NEW SCHOOL/LIBRARY/MUSEUM, ETC		
NEW PUBLIC WORKS/UTILITY BLDG			NEW PUBLIC WORKS/UTILITY BLDG		
ROOF COMMERCIAL	5	\$131,176	ROOF COMMERCIAL	9	\$171,560
UNDERGROUND TANK REMOVAL			UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER			COMMUNICATION TOWER		
NEW CHURCHES OR RELEGIOUS CTR			NEW CHURCHES OR RELEGIOUS CTR		
NEW SERVICE STATION-GARAGE			NEW SERVICE STATION-GARAGE	1	\$650,000
NEW PARKING GARAGE			NEW PARKING GARAGE		
NEW STRUCTURES/PARKS/POOLS/DOCKS			NEW STRUCTURES/PARKS/POOLS/DOCK		
GRADING	1	\$145,000	GRADING	2	\$288,000
MOVE STRUCTURE			MOVE STRUCTURE		
TOTAL	218	\$15,822,640	TOTAL	201	\$13,559,875
OTHER NON-CONSTRUCTION PERMITS			OTHER NON-CONSTRUCTION PERMITS		
Banners	2		Banners	4	
Demolition	3		Demolition	5	
Signs	16		Signs	26	
Tents	4		Tents	7	
TOTAL	25		TOTAL	42	
COMBINED TOTAL	243		COMBINED TOTAL	243	

New Businesses - City of Kingsport, Tennessee

June 2013

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
HOME SOLUTIONS	150 W WANOLA AV	LITTLE, RICHARD C	150 W WANOLA AV		KINGSPORT	TN	37660	423	8635887	130628
STALLION SPECIALIZED TRUCKING	1613 G ST	SUGREZ, ROBERT	1613 G ST		KINGSPORT	TN	37664	423	4085941	130625
BEMENT COMPANY	3561 CREST RD	BEMENT, JARED	3561 CREST RD		KINGSPORT	TN	37664	214	7710555	130621
LYNN GARDEN PALM & TAROT CARD	1029 LYNN GARDEN DR	URICH, CHRISTOPHER	1029 LYNN GARDEN DR		KINGSPORT	TN	37665	504	2758343	130621
RMHI GENERAL CONTRACTORS	CONTR OUT OF TOWN ADDRESS	MCMILLON, RONNIE	1013 BLOCKHOUSE VALLEY RD		CLINTON	TN	37716	865	3887412	130619
SIGN CRAFTERS, INC.	BTA OUT OF TOWN ADDRESS		1508 STRINGTOWN ROAD		EVANSVILLE	IN	47711	800	7423655	130618
AMOS REFRIGERATION, INC	BTA OUT OF TOWN ADDRESS	AMOS, PAUL	200 INTERSTATE LANE		MARBLE	NC	28905	828	8359050	130617
BACON CONSTRUCTION COMPANY	BTA OUT OF TOWN ADDRESS	BACON JR, BILLY JOE	1880 GENERAL GEORGE PATTON DR	STE 105	FRANKLIN	TN	37067	615	2927713	130617
EMBROIDME	1229 N EASTMAN RD STE 215	%ACTIVE PROFESSIONALS LLC	1223 LINVILLE ST		KINGSPORT	TN	37660	423	3929995	130617
TRUE NAILS	2003 N EASTMAN RD STE 120	HUVUJH, MIU PHUONE	2003 N EASTMAN RD STE 120		KINGSPORT	TN	37660	253	3652701	130617
HOLLYWOOD IN MEMPHIS ENTERTAIN	BTA OUT OF TOWN ADDRESS	MARION, GIENDA	8384 SADDLEBROOK TR		OLIVE BRANCH	MS	38654	901	6033223	130615
NUTTY JAVA II, THE	115 BROAD ST	MATHERLY JR, CARL S	2015 BRUCE ST		KINGSPORT	TN	37664	423	8635278	130614
RMH PLUMBING	BTA OUT OF TOWN ADDRESS	HOILMAN, ROBERT	502 COLORADO ST		JOHNSON CITY	TN	37601	423	9303501	130613
SCOTCHMAN #3408	1701 E STONE DR	%GPM SOUTHEAST, LLC	PO BOX 3227		WILMINGTON	NC	28406	910	7962429	130611
R & R PAINTING	108 KELLY LN	WILLIAMS, CLARENCE	108 KELLY LN		KINGSPORT	TN	37664	423	4299180	130610
BRANCH BUILDING GROUP LLC	BTA OUT OF TOWN ADDRESS		813 B COLUMBIA AVE		FRANKLIN	TN	37064	615	7919900	130609
CRAZY 8, STORE #6382	2101 E-03 FORT HENRY DR	GYMBOREE RETAIL STORES, INC.	500 HOWARD ST, ATTN: TAX DEPT.		SAN FRANCISCO	CA	94105	423	2882003	130605
GUINN CONSTRUCTION CO, LLC	BTA OUT OF TOWN ADDRESS	GUINN, TOM	113 HENRY ANNA LANE		BRISTOL	TN	37620	423	8787044	130605
RUSCILLI CONSTRUCTION CO., INC	BTA OUT OF TOWN ADDRESS	RUSCILLI, LOUIS V	2041 ARLINGGATE LANE		COLUMBUS	OH	43228	614	8769484	130605
PRO CON STAFFING LLC	930 WILCOX CT	BROCK, CINDY	PO BOX 8506		ASHEVILLE	NC	28814	888	5190347	130604
VOLUNTEER CONSTRUCTION	BTA OUT OF TOWN ADDRESS	SMITH, GARRY	396 BOYD ROAD		BLUFF CITY	TN	37618	423	3841175	130604

New Businesses - City of Kingsport, Tennessee

June 2013

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
DOUG'S PLUMBING	BTA OUT OF TOWN ADDRESS	THACKER, DOUG	240 WILLIE LANE ADDRESS		TAZEWELL	TN	37879	423	4893055	130603
WILLIAMS, ROCKY	125 ALVIN ST	WILLIAMS, ROCKY	125 ALVIN ST		KINGSPORT	TN	37660	423	2769336	130603
GAZEBO PARTY SHOP	225 E MARKET ST	CLAYTON, JO-RITA	225 E MARKET ST		KINGSPORT	TN	37660	423	2450771	130601
THE BARGAIN SHOP	1605 W STONE DR	BROWN, NORMAN E	1605 W STONE DR		KINGSPORT	TN	37660	423	5799207	130601
VINTAGE ANNE JEMS	2109 ARLINGTON PL	JOHNSTON, VICKI	%VICKI JOHNSTON	2109 ARLINGTON PLACE	KINGSPORT	TN	37663	423	5710402	130601