

# 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.

September 19, 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 AUGUST 12, 2013 AND THE REGULAR MEETING HELD AUGUST 15, 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.

**09-01 Pinebrook Place Drive – Final Plat for Public Road Dedication – 13-201-00061**

The Planning Commission is requested to consider approval of the road dedication plat of Pinebrook Place Drive. (Combs)

**09-02 Harmony Ridge Subdivision – Subdivision Plat Amendment – 13-201-00012**

The Planning Commission is requested to consider approving the amendment to the Harmony Ridge subdivision. (Koder)

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**09-03 Golf Course Community District (GC) - Amendment to the GC District Map – (13-8001-00005)** The Planning Commission is requested to consider approving the amendment to the GC Map. The purpose of this amendment is to bring the currently recorded Master Plan for the GC up to date. (Koder)

**09-04 Cook's Pointe Subdivision – Process to Call Irrevocable Letter of Credit (ILOC) – (11-201-00072)** – The Planning Commission is requested to consider release or call of the ILOC prior to the expiration date of October 20, 2013 for the Cooks Pointe Subdivision in the amount of \$19,512 held by State of Franklin Bank. (Koder)

**09-05 Zoning Development Plan – Zoning Text Amendment – 13-801-0004**

The Planning Commission is requested to consider the Zoning Text Amendment to Chapter 114-1, 114-103, and 114-131(4) of the Kingsport's Zoning Code. This will allow the planning director

to approve in house and expedite zoning development plans containing multiple principal structures in certain zoning districts. (Combs)

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

**VIII. OTHER BUSINESS**

09-06 Receive a letter of resubdivision of the Tri-Cities Partnership Subdivision on Carolina Pottery Drive.

09-07 Receive a letter of resubdivision of the Lamberth Subdivision on Lamberth Drive.

09-08 Receive a letter of resubdivision of the Netherland Lane Property on Whisperwood Circle.

09-09 Receive a letter of resubdivision of the Weaver Property on Hill Road.

09-10 Receive a letter of resubdivision of the Edinburgh Subdivision on Edinburgh Channel Road.

09-11 Receive a letter of resubdivision of the Tindall Property on Island Town Road.

09-12 Receive, for informational purposes only, the July 11, 2013 minutes of the Board of Zoning Appeals.

09-13 Receive, for informational purposes only, the July 25, 2013 minutes of the Board of Zoning Appeals.

09-14 Receive, for informational purposes only, a report of New Businesses as provided by Jeff Fleming.

09-15 Receive, for informational purposes only, the August 2013 report from the Building Division.

**IX. ADJOURNMENT**

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

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

August 12, 2013

12:00 Noon

**Members Present**

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

**Members Absent**

**Staff Present**

Lynn Tully  
Forrest Koder  
Ken Weems  
Corey Shepherd  
Karen Combs  
Hank Clabaugh  
Chris Alley  
Chad Austin

**Visitor’s List**

At 12:00 p.m., the meeting was called to order by Lynn Tully. Mrs. Tully presented the tentative agenda for the August 15, 2013 regular meeting of the Planning Commission for discussion. There were no changes proposed for the agenda. Mrs. Tully asked for any changes to the minutes for the July 15, 2013 work session and the regular meeting held July 18, 2013. No changes were proposed to the minutes and they will be presented as shown at the regular meeting on August 15, 2013 for approval.

**08-01 Polo Fields Subdivision – Release of Irrevocable Letter of Credit (ILOC) - (12-301-00001)**

The Planning Commission heard a presentation regarding the release of the ILOC for the Polo Fields Subdivision drawn on New People’s Bank for the amount of \$38,000. Mr. Forrest Koder noted that all items of infrastructure have been completed and accepted by the Engineering department. No official action was taken on this item.

**08-02 Jane Karst Subdivision – Final Subdivision Plat – (13-201-00013)**

The Planning Commission heard a presentation to consider the final subdivision plat approval for the Jane Karst Subdivision on Cooks Valley Road. The property is located inside the corporate limits of the City of Kingsport in the 7<sup>th</sup> civil district of Sullivan County. Mr. Forrest Koder noted that the subdivision

consists of four lots on 2.72 acres. No infrastructure is required based on the configuration of lots on existing road. Staff noted that although an internal access road maybe considered for this site staff continues to recommend the subdivision as shown based on a potential new access being provided to the rear with future subdivision of the remainder of the property. There is approximately 25 acres remaining undeveloped currently for this property. There was some discussion by the Commission regarding potential future access to the property and the current sizes of the proposed four lots on Cooks Valley Road. Staff noted that sight visibility along Cooks Valley Road from all potential driveways is extremely good in both directions. There being no further questions, there was no official action was taken.

**08-03 Rose Garden at Windridge Subdivision – Final Subdivision Plat – (13-201-00033)**

The Planning Commission heard a presentation regarding final subdivision plat approval for the Rose Garden at Windridge Subdivision on Rose Garden circle. The property is located inside the corporate limits of the City of Kingsport in the 13<sup>th</sup> civil district of Sullivan County. Mr. Forrest Koder presented the item indicating approximately 38 lots to be platted on 19.35 acres. He further noted that this was a subdivision that was started several years ago and has been in a holding pattern due to the recent economic situation. However, the developer has found demand for those lots has returned and he has now completed the infrastructure required for the roadway and all utilities. These items have been reviewed and approved by the Engineering department and asphalt paving has been completed and submitted to Engineering with their approval. Therefore no bond is being requested for this subdivision plat and may be approved and recorded with the consent of the Commission. There being little discussion among the Planning Commission regarding this subdivision, there was no official action taken.

**08-04 Planned Development – Zoning Text Amendment – (13-801-00003)**

The Planning Commission heard a presentation requesting consideration of an amendment to the Planned Development District zoning code. The amendment addresses issues such as enforcement, density calculations and redefining open space. This item had previously been tabled at the April 2013 meeting for additional information. Mrs. Karen Combs presented the item noting the intent to address previous issues with planned developments and clarifying areas of discretion within the code itself. Mrs. Combs further identified the need for specific requirements regarding open space and density bonuses which are intended to allow more flexibility for developers. Mrs. Combs pointed out the major changes suggested for the Planned Development District zoning code. This included additional definitions, clarification on the concept plan information as well as the requirements for open space and density calculations. She noted that these issues had been discussed with developers and designers and had been positively received by most. One area where there is still some disagreement is with the requirement for bonding amenities with first phase of construction. There was much discussion among the Commission regarding amenities as well the calculation of open space and proportionate density bonuses. Additionally, the Planning Commission discussed permit approvals with review from the Planning Department as well as CO's being issued only upon completion of the final development plan of approval. Several questions were raised regarding the calculation of the open space, how it is to be identified, as well as who would hold the bonding instruments for amenities. Staff noted that there was also a requirement for open space to be no less than 20 ft. from any principal and accessory structures which has the intent to provide convenient access to open space for the majority of the development. There was continued discussion regarding the issue and Mr. Mike McIntire asked for an individual meeting regarding the changes. Following those questions there was no official action taken and a meeting is to be scheduled with Mike McIntire regarding his specific questions with Mrs. Combs.

**08-05 Thompson Family Property – Final Zoning Development Plan – (13-102-00005)**

The Planning Commission heard a presentation to consider approval of a final zoning development plan for the Thompson Family property located at 428 Riverport Road. The property is inside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Mr. Ken Weems presented the item indicating that the property would include two principal structures on a single lot. Therefore, this would

trigger the requirement of a zoning development plan to be approved by the Planning Commission. This is a manufacturing area within a manufacturing zoning district so this is not an unusual request. However, the plan does follow all appropriate regulations and requirements in the current zoning. There being few questions, the Planning Commission took no official action on this item.

**08-06 Osborn Property – Annexation Plan of Services Amendment – (08-301-00010)**

The Planning Commission heard a presentation to consider approval of an amendment to the annexation plan of services for the Osborn Property located at 612 and 720 Cox Hollow Road. This property is inside the corporate limits of the City of Kingsport, 14<sup>th</sup> Civil District of Sullivan County. Mr. Corey Shepherd presented the item stating that the plan of services has been requested to be amended by Mr. Osborn in regards to street lights along Cox Hollow Road. Recently the power company has been working to design the street lighting along that portion of Cox Hollow Road and having noticed this, the neighbors along that stretch of roadway have requested Mr. Osborn to amend the plan of services such that the streetlights are removed until the rest of the properties were annexed into the city limits. Mr. Osborn has complied with that request. The Planning Commission asked if this would remove the requirements for the street lights indefinitely to which staff responded once the joining areas have been annexed and a need exists street lights would again be reviewed for installation. There being no further questions, no official action was taken on this item.

**08-07 Christ Fellowship Church – Annexation, Zoning and Plan of services – (13-301-00008)**

The Planning Commission heard a presentation to consider approval and recommendation to the Board of Mayor and Alderman the annexation, zoning, and plan of services for Christ Fellowship Church on Victory Lane. The property is located outside the corporate limits of the City of Kingsport, in the 13<sup>th</sup> Civil District of Sullivan County. Mr. Corey Shepherd presented the item indicating the annexation is located off Victory Lane and Rock Springs Road. The area includes approximately 114+ acres and is currently being used as a church. There is a conceptual plan for development of estate homes on the remainder of the property. However this is conceptual and may change based on the wishes of the client. The parcels are not currently served with city water or sewer service however based upon the church's intent to subdivide the applicant has requested water and sewer service for only one parcel of the annexation area. The plan of services has been configured to fulfill that request. The proposed zoning for the annexation area includes city R-1A zoning, single family residential zoning district. The Planning Commission had several questions regarding the annexation of this property including the basis for the request for services to a single lot only. Staff noted this is the request of the applicant in anticipation of further development. There being no additional discussion, no official action was taken for this item.

**08-08 Konnarock Road – Surplus Property – (13-601-00001)**

The Planning Commission heard a presentation to approve the property at 1113 Konnarock Road as surplus. The property is inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Mrs. Karen Combs presented the item indicating a portion of the PET Dairy property currently owned by the City is being requested as surplus. The remainder of the property is currently being retrofitted for use by the City Transportation Department and the approximate 2.54 acres indicated on the subdivision plat is being recommended for surplus. Staff has contacted other City departments and they have indicated no future use for this property. There being little discussion between the Commission, no official action was taken for this item.

**08-09 Zoning Development Plan – Zoning Text Amendment – (13-801-00004)**

The Planning Commission heard a presentation to consider a Zoning Text Amendment to Chapter 114-103(2) and 114-131(4) of the Kingsport's Zoning Code. This will allow the Planning Director to approve in house and expedite zoning development plans containing multiple principal structures in certain zoning districts. Mrs. Karen Combs presented the item indicating that we currently allow this approval in the B3 zoning district and this would extend this same approval authority to other districts within the city while

Kingsport Regional Planning Commission  
Work Session, Date

specifically continuing approvals directly from the Planning Commission for BC, MX, B4P, and PD districts. The amendment requires changes in two places for consistency in the code. The Commission noted that this amendment would have eliminated the need to hear item 08-05 Thompson Family Property, final zoning development plan and placed it similarly under other business as is typically shown for minor subdivision approvals. There being no additional questions or concerns, no official action was taken on this item.

There was no public comment during the work session. Director Tully did note that training will be available on August 27<sup>th</sup> for those who may not be able to make the September 25<sup>th</sup> -27<sup>th</sup> training.

There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 1:10 pm.

Respectfully Submitted,

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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

August 15, 2013

7:00 p.m.

**Members Present**

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

**Members Absent**

**Staff Present**

Lynn Tully  
Karen Combs  
Ken Weems  
Corey Shepherd  
Chris Alley

**Visitor’s List**

John Rose  
Stephen Browning  
Joe Mason  
Danny Karst

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. There being no changes, a motion was made by Mike McIntire seconded by “Buzzy” Breeding to approve the agenda. The motion was approved unanimously, 8-0. Chariman Ward asked for any changes to the minutes for the work session held July 15, 2013 and the regular meeting held July 18, 2013. There being no changes to the minutes, a motion was made by Mike McIntire seconded by Dave Stauffer to approve the minutes of both meetings as presented. The motion was approved unanimously, 8-0.

**CONSENT AGENDA**

Chairman Dennis Ward opened the consent agenda asking public in attendance if anyone wished to have any consent item pulled for additional discussion or hearing. He then brought the question to the Planning Commission. There being no requests for changes to the consent agenda the consent agenda was heard as follows:

**08-01 Polo Fields Subdivision – Release of Irrevocable Letter of Credit (ILOC) – (12-301-00001)**

The Planning Commission considered a request to release the ILOC for the Polo Fields Subdivision drawn on New People’s Bank for the amount of \$38,000. This item was presented at the work session and all infrastructure has been inspected and completed as required.

**08-02 Jane Karst Subdivision – Final Subdivision Plat- (13-201-00013)**

The Planning Commission considered the final subdivision approval for the Jane Karst Subdivision on Cooks Valley Road. The property is located inside the corporate limits of the City of Kingsport, in the 7<sup>th</sup> Civil District of Sullivan County. This item was presented at the work session indicating 4 lots for final subdivision plat approval.

**08-03 Rose Garden at Windridge Subdivision – Final Subdivision Plat – (13-201-00033)**

The Planning Commission considered approval of the final subdivision for the Rose Garden at Windridge Subdivision on Rose Garden Circle. The property is located inside the corporate limits of the City of Kingsport, in the 13<sup>th</sup> Civil District of Sullivan County. This item was presented at work session for final plat approval. All infrastructure has been installed and is complete, inspected and accepted by the Engineering Department. The plat includes approximately 19.35 acres subdivided into 38 lots.

All items were recommended by staff. Chairman Ward asked if anyone would like to speak in favor of or in opposition to any of the consent agenda items. There being no speakers, the public hearing for the consent items was closed. There being little discussion on the consent agenda items a motion was made by Mike McIntire seconded by “Buzzy” Breeding. The motion was approved unanimously 8-0.

**UNFINISHED BUSINESS**

**08-04 Planned Development – Zoning Text Amendment – (13-801-00003)**

The Planning Commission considered approval for an amendment to the Planned Development District zoning code. This amendment addresses issues such as enforcement, density calculations and redefinition of open space within the zoning text. This item was tabled at the April 2013 regular meeting. Mrs. Karen Combs presented the item. Mrs. Combs noted based on the Planning Commissioner’s request that this amendment has been revisited to address issues discussed at the work session held the previous Monday. The proposal includes clarification for the definitions of Planned Development stating that Planned Development or PD may include commercial, residential or a mixture of uses that gains approval of all the elements prior to construction. It further goes on to identify that the PD may utilize subdivision plat or horizontal property act for disposal of properties. Mrs. Combs noted several visual examples of possible Planned Developments in the presentation. She indicated that the changes looked at the issues of enforcement and density calculations as well as open space definitions. Further, she added that legal counsel has clarified that the City may not bond the amenities areas as previously discussed unless they are public infrastructure. However, the amenities may continue to be required to be built with the first phase of development or may be varied by the Planning Commission on a case by case basis. If the amenity is public it may be considered for a bond, an example would be a public park or other public amenity. Commissioner Denton asked how this was different from a PVD the Planned Village District in the zoning text. Mrs. Combs noted that the PVD is different in that it is a larger development with a commercial core and supporting residential uses. However, it does show many similarities. Alderman McIntire noted that typically a Planned Development is either residential or commercial and not necessarily both. Staff noted that enforcement of the plan will be handled internally with submittal of a house location plan for each building permit. Commissioner Denton asked about the definition of a qualified design professional. Staff stated that this would be considered as an architect, engineer, surveyor, or landscape architect. Commissioner Stauffer observed that this was similar to our current process and staff concurred. Staff presented the changes proposed for density calculations. She noted that there would be a ratio for added density to open space. The ratio begins at current levels and increases with the number of units per acre allowable. She further identified open space as area set aside for permanent protection and no less than 25 feet from all principle and accessory structures. The distance maximum insures additional access for all residents to open space. Further she provided a test case prepared by staff on an existing PD plan. Commissioner Breeding asked if the amenity is shown and the developer does not want to complete it within the first phase if they could ask for a variance. Staff stated

yes they could apply for a variance but we hoped to handle the majority of this approval by staff prior to bringing the item to the Commission. Commissioner Selby asked about the definition for open space. Would that include a gravel lot as open space? Staff noted that possibly this could be considered however only with the approval of the Planning Commission on the zoning development plan. Alderman McIntire discussed in depth with staff previously regarding verbiage changes and specifically the removal of a height limit on a Planned Development. Commissioner Moody asked if wetlands are used would they be available to cover 100% of the open space requirement. Staff replied wetlands may only be partially applied to open space unless the area remains unsaturated for half of the year or more. Commissioner Denton asked if the height limit had been removed. Staff answered yes it had. Commissioner Denton then asked about staff's biggest concerns with the changes. Staff noted that all these items had been discussed with developers and some were in the audience waiting to speak. At that point the Chairman opened the item for public hearing for those in favor of, and opposition to the request. Mr. John Rose spoke in favor of the request noting he liked the majority of the changes as proposed although he did state a concern about some of the changes. He appreciated the change in the requirement for the construction of commercial facilities to be from 25% occupied to 25% constructed. However he also noted this would still need several years on a large development to trigger the 25% rule. Additionally, he noted the access within 25 feet of each structure might be easier to look as a platted lot line. He also stated that the amenity development is a concern specifically, for requiring it to be constructed with the first phase would unintentionally drive up the HOA fees and the price of the homes may also be driven higher. It would be difficult for a developer to get a variance for this based on the fact as most of the issues caused were financial hardship. Mr. Rose also noted that as a developer he liked the height restriction as it set a standard for the development. The Commission asked the developer when it was decided that the original clubhouse on their current development was going to be a financial hardship. Mr. Rose stated that today they would not have even shown a clubhouse on the plan in order to be more flexible. Mr. Danny Karst also spoke of in favor of the request although he did note his concerns regarding the commercial requirements in fact stating that in some developments the commercial would be necessary in order to recoup their investment for construction of new homes. He also questioned whether a structural height limit was necessary and if a variance would be required for each variation. Alderman McIntire noted that there may be some areas where a Planned Development would be located that the limit may not be high enough. Commissioner Breeding asked if it had been difficult to work with Commission or Staff with development for their current properties. Mr. Karst responded that Staff and Commission have always been gracious and forward looking. Mr. Karst proposed additional discussion on his concerns. Alderman McIntire noted that the request to take out the height limit was to allow for more flexible interpretation and he would like to see any future developments be compatible with their context. Commission posed the question to the developer of whether or not they would like to see a cap on the height. The developer stated no if it would require variances. Staff then noted that the developer may also amend the master plan to change the amenities as necessary. Commission noted that many times a development is sold based on amenities and if amenities have been not been provided the board typically hears from those residents. There being no additional discussion, the hearing was closed by Chairman Dennis Ward. The Commission discussed additional aspects of the commercial requirement although Staff was not recommending any changes to its existing configuration. Some Commissioners expressed a desire to have the commercial development built before the residential occurs in some cases. Staff noted that the commercial limit within a residential PD could also be relaxed by the BZA through a variance request. There being additional discussion on this item a motion was made by Hoyt Denton seconded by Dave Stauffer to defer action on this item for further discussion. The motion was approved unanimously, 8-0.

## **NEW BUSINESS**

### **08-05 Thompson Family Property – Final Zoning Development Plan – (13-102-00005)**

The Planning Commission considered approval for the final zoning development plan for the Thompson Family property located at 428 Riverport Road. The property is located within the corporate limits of the

City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Mr. Ken Weems presented the item noting the location near the south fork of the Holston River. This plan would allow multiple principle structures on a single lot. The new structure is intended for a snow plow fabrication and installation facility and meets the requirement for the uses located within that zoning district. The plan itself meets requirements for zoning development plans within the ordinance. Commissioner Selby asked if the proposed use could change on the additional principle structure. Staff answered yes the use could change as these were leased buildings. There being no additional discussion Chairman opened the item for public hearing. Mr. Stephen Browning noted that he was the engineer of record on case and he was available for any question. There being no other discussion or questions the hearing was closed. There being no further discussion a motion was made by Alderman McIntire seconded by Dave Stauffer to approve the Thompson Family Development Plan as presented. The motion passed unanimously, 8-0.

**08-06 Osborn Property – Annexation Plan of Services Amendment – (08-301-00010)**

The Planning Commission considered approval for an amendment to the annexation plan of services for the Osborn Property located at 612 and 720 Cox Hollow Road. The property is inside the corporate limits of the City of Kingsport, 14<sup>th</sup> Civil District of Sullivan County. Mr. Corey Shepherd presented the item noting its location off Cox Hollow Road with an effective date on the original annexation of 10/16/08. All plan of service items will be due in 2013. The indication at the time of annexation was for additional development to occur on that property and since that time there has been no additional residential development. The street lights have been requested to be removed from the plan of services based upon neighbor request and the property owner has approved such a request. The property owner is asking for approval of the Planning Commission and Board of Mayor and Alderman. Commissioners clarified which owners did not want the street lights. Staff noted that these were the ones along the street corridor between the two parcels. This was identified based on previous discussions with the Traffic Department. Alderman McIntire asked if street lights could be installed as development occurs. To which staff responded in the affirmative. There being no additional questions Chairman Ward opened the item for public hearing. There being no speakers in favor of or in opposition to, this item the public hearing was closed. A motion was made by Hoyt Denton seconded by John Moody to approve the annexation plan of services amendment and to send to the Board of Mayor and Alderman. The motion was approved unanimously, 8-0.

**08-07 Christ Fellowship Church – Annexation, Zoning and Plan of services (13-301-00008)**

The Planning Commission considered approval and recommendation to the Board of Mayor and Alderman of the annexation, zoning and plan of services for Christ Fellowship Church on Victory Lane. The property is located outside the corporate limits of the City of Kingsport, in the 13<sup>th</sup> Civil District of Sullivan County. Mr. Corey Shepherd presented the item noting its proposed city R-1A zoning district based on its current county zoning as R-1. The annexation includes approximately 114 acres located off Victory Lane. Mr. Shepherd identified a ten foot strip that will be left as an outlet for the single county lot located along Rock Springs Road not within the annexation request. The cost estimates were presented for the Commission's perusal as well and Mr. Shepherd noted the reduced rate is for water /sewer service only. The Commission asked what the impetus was for the annexation of this church. At that point Chairman Ward opened the item for public hearing and asked for speakers in favor of, or opposition to the request. Mr. Joe Mason spoke in favor of the request stating currently the church has access on Victory Road and has purchased these properties to make additional access available via Rock Springs Road and Westfield. This would allow better access for the church and provide potential home sites along the back of the property. At the current time a small access road will be available for staff and the house at Rock Springs will be used as offices for the church. The housing portion of the concept is proposed to be developed under a separate corporation from the church which will not be tax exempt. After additional discussion amongst the Commission the Chairman closed the public hearing. Commissioner Selby asked about the advantage to the city cost wise for the annexation of this church property. Staff noted that the revenues are negligible at this time in its undeveloped state and costs are only shown for the installation

of a fire hydrant and a small extension of sewer across Rock Springs Rd. Mr. Shepherd stated that there is a request by the church to only serve water/sewer to the Rock Springs Road parcel. The plan of services is configured to meet that request. The church is currently on well water and septic disposal. There being little discussion, a motion was made by Alderman McIntire seconded by Dave Stauffer to approve the request and recommend to the BMA the annexation, zoning and plan of services for the Christ Fellowship Church Annexation. The motion was approved unanimously, 8-0.

**08-08 Konnarock Road – Surplus Property – (13-601-00001)**

The Planning Commission considered approval of the property at 1113 Konnarock Road as surplus. The property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Mrs. Combs presented the item noting this was the old PET Dairy site. The lot has already been subdivided from the original purchase by the city. This lot has been requested as surplus based upon a lack of need by other City departments. A review was made by those City departments and all are in favor of surplus at this time. A motion was made by Mark Selby and seconded Heather Cook. The motion was approved unanimously, 8-0.

**08-09 Zoning Development Plan – Zoning Text Amendment – (13-801-00004)**

The Planning Commission considered a zoning text amendment for Chapter 11-103(2) and 114-131(4) of the Kingsport Zoning Code. This text amendment would allow the planning director approval authority for in house zoning development plans containing multiple principle structures in certain zoning districts. Mrs. Combs presented the item noting the issue is to attempt to expedite development for these zones. This had specifically come up in areas that are currently zoned appropriately for the use and would not require a rezoning. Currently the Planning Commission hears any planned developments that have more than one principle structure or are part of a rezoning. They further hear plans within specific zoning districts for example planned developments, business conference and others. The proposal does not change any of those currently heard by the Planning Commission but asks for staff to approve those in other zoning districts if they meet the other development regulations. This request is similar to the allowance and approval authority currently provided in the B-3 zoning district. Further, Mrs. Combs noted that had this text amendment been in place the Thompson Family Development Plan could have been approved under the in house approval process. There being little discussion Chairman opened the item for public hearing. There were no speakers in favor of, or in opposition to the item and it was closed for public hearing. There being no additional discussion a motion was made by Hoyt Denton seconded by “Buzzy” Breeding to approve the text amendment as proposed. The motion was approved unanimously, 8-0.

**OTHER BUSINESS**

- 08-10 Receive a letter of subdivision of the McCarty Subdivision on Ft. Henry Drive.
- 08-11 Receive a letter of replat of the Moody heirs and Eddie and Darlene King Property along Emory Church Road.
- 08-12 Receive a letter of resubdivision of the Shekinah Church Subdivision on Buttermilk Road.
- 08-13 Receive, for informational purposes only, the June 6, 2013 minutes of the Board of Zoning Appeals.
- 08-14 Receive, for informational purposes only, the July 2013 report from the Building Division.

**ADJOURNMENT**

There being no further business, a motion was made by Mark Selby and seconded by “Buzzy” Breeding to adjourn the meeting at approximately 8:36 PM. This motion passed unanimously, 8-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

<b>Property Information</b>	Public road dedication of Pinebrook Place Drive		
<b>Address</b>	N/A		
<b>Tax Map, Group, Parcel</b>			
<b>Civil District</b>	11		
<b>Overlay District</b>	None		
<b>Land Use Designation</b>	R-3, Multi-Family Residential		
<b>Acres</b>	Total 1.31		
<b>Major or Minor / #lots</b>		<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Final Plat for public road dedication
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Pinebrook Place Home Owners Association <b>Address:</b> 2626 Pinebrook Place Drive <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> jtdean@charter.net <b>Phone Number:</b> 423-765-2597		<b>Name:</b> BWSC <b>Address:</b> Four Sheridan Square Suite 100 <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> <b>Phone Number:</b> 423-247-5525	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends <b>APPROVAL</b> for the following reason:</p> <ul style="list-style-type: none"> <li>• This road and subsequent infrastructure meets or exceeds City standards.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• The infrastructure had been approved by city staff – Water and Sewer</li> <li>• Sidewalks are located on both sides of the road.</li> </ul> <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>• Water and sewer are provided and are approved by city staff.</li> </ul>			
<b>Planner:</b>	Karen Combs	<b>Date:</b>	9/3/13
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	9/19/13
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION**

**ADDRESS – Pinebrook Place Drive**

**DISTRICT, LAND LOT - 11**

**OVERLAY DISTRICT - None**

**EXISTING ZONING – R-3, Multi-Family Residential**

**PROPOSED ZONING – N/A**

**ACRES – 1.31 total**

**EXISTING USE – Private Road**

**PROPOSED USE – Public Road**

**PETITIONER – Pinebrook Place HOA**

**ADDRESS – 2626 Pinebrook Place Drive; Kingsport, TN 37660**

**REPRESENTATIVE – Joyce Dean**

**PHONE – 423-765-2597**

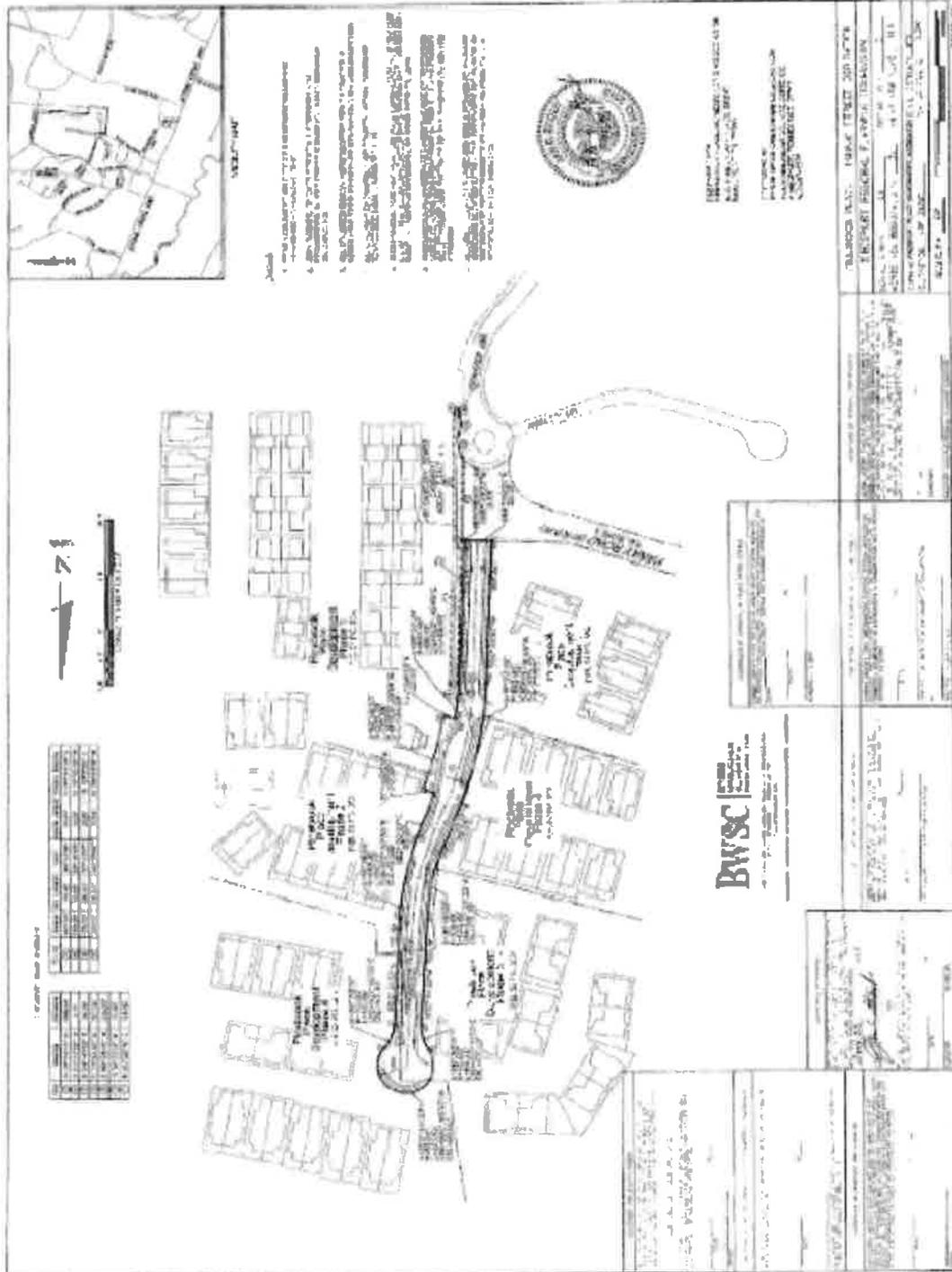
**INTENT**

To dedicate the private road to the City as a public street.









**SUBJECT SITE:**

The Planning Commission granted final approval to this development at their February 2006 meeting. At that time this road, Pinebrook Place Drive was private. Since final approval, the homeowners have wished to make the street public so they may enjoy the services offered by the City for public streets such as leaf pick up and snow removal. Staff has been unable to recommend acceptance to the Planning Commission concerning this road until now. Several attempts have been made but until now, the existing infrastructure has not been up to city standards. The homeowners have since upgraded their infrastructure to allow city staff to sign off on accepting this road as a public street.

**DESCRIPTION OF PROPERTY FEATURES**

The Pinebrook Development was developed as a Planned Unit Development under the R-3, Multi-Family zoning district. Planning Commission gave final plan approval at their February 2006 meeting. The developer has relinquished his majority in the Home Owners Association. Currently all units are constructed and occupied. Infrastructure is completed with a majority of the streets remaining private. However, the homeowners association would like for the main road, Pinebrook Place Drive to become public. They have at their own expense upgraded the necessary infrastructure and gained all city staff approvals necessary to dedicated this private road to the public. The road in question meets or exceeds all city requirements.

**CONCLUSION**

Staff recommends **APPROVAL** of the road dedication plat and would recommend a positive recommendation from the Planning Commission to the Board of Mayor and Aldermen that they accept Pinebrook Place Drive as a public street effective immediately. There are no variances associated with this request.

# Memorandum

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To: Kingsport Regional Planning Commission  
From: Forrest Koder, Planning Division  
Date: 9/11/2013  
Re: Amendment to the Harmony Ridge Subdivision Plat

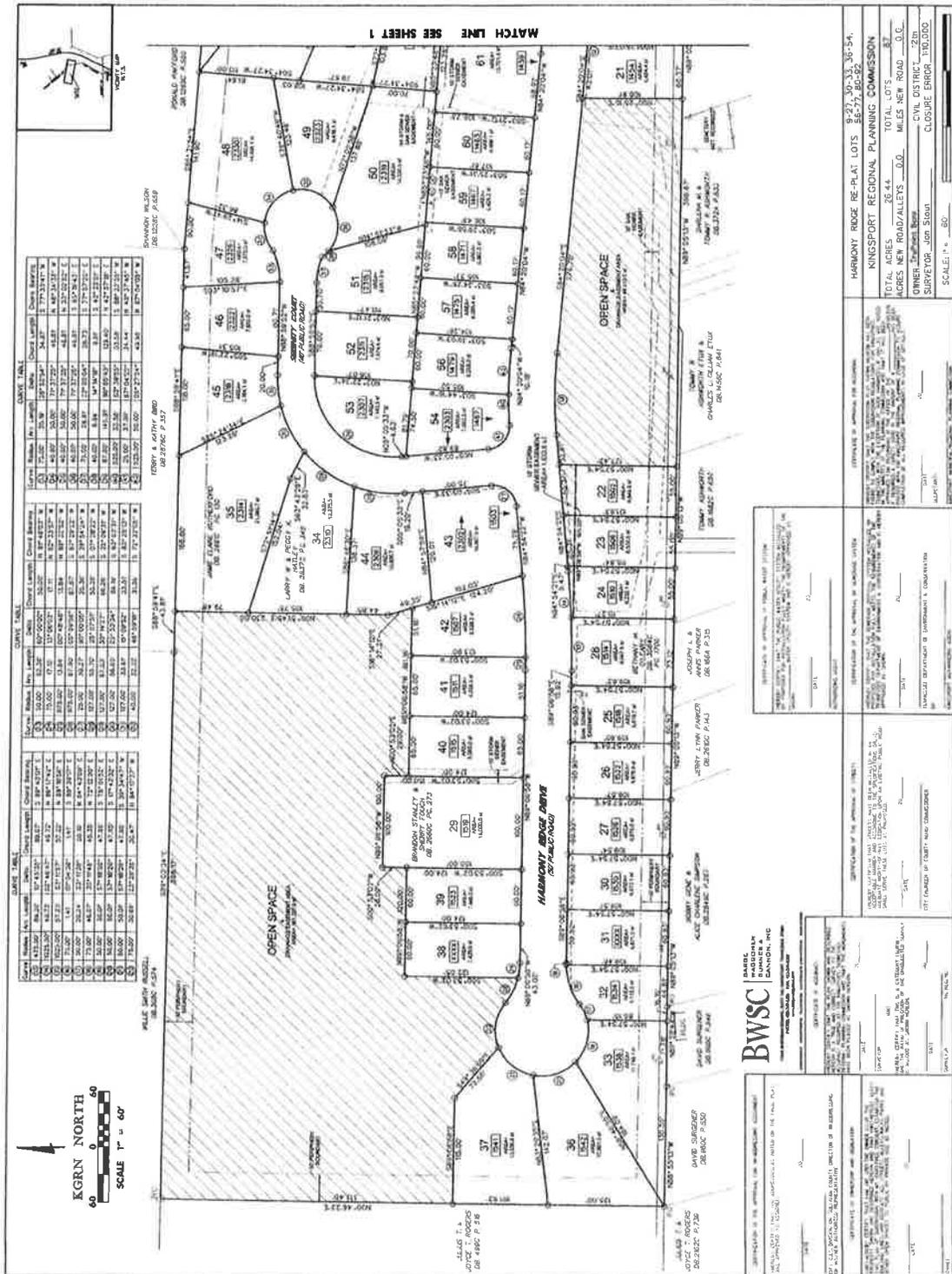
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**Project Number: 13-201-00012**

The purpose of this amendment is to bring the Harmony Ridge subdivision plat back to its original 2008 configuration. The original configuration indicated a total of 61 lots while the previously approved configuration by the Planning Commission on April 18, 2013 was for 87 lots. The reason for this request is the placement of infrastructure. The original subdivision in 2008 was constructed with infrastructure to accommodate the 61 lots. With the last amendment and increase to 87 lots, it became clear the original infrastructure would not accommodate the new lot arrangement. Not only would an additional 26 water meters need to be installed, but many of the original water meters would need to be relocated to accommodate the new lot arrangement. The future buyer has found this to be unacceptable due to the increased cost and has therefore requested the subdivision plat be amended to its original configuration.

Consequently this will be a decrease in density of 26 lots with the density reflecting the original submittal in 2008 of 61 lots. Staff supports this request and recommends a favorable recommendation to the Kingsport Regional Planning Commission.





OWNER TABLE

Lot #	Area (Ac)	Owner Name	Address	Phone
21	0.10	...	...	...
22	0.10	...	...	...
23	0.10	...	...	...
24	0.10	...	...	...
25	0.10	...	...	...
26	0.10	...	...	...
27	0.10	...	...	...
28	0.10	...	...	...
29	0.10	...	...	...
30	0.10	...	...	...
31	0.10	...	...	...
32	0.10	...	...	...
33	0.10	...	...	...
34	0.10	...	...	...
35	0.10	...	...	...
36	0.10	...	...	...
37	0.10	...	...	...
38	0.10	...	...	...
39	0.10	...	...	...
40	0.10	...	...	...
41	0.10	...	...	...
42	0.10	...	...	...
43	0.10	...	...	...
44	0.10	...	...	...
45	0.10	...	...	...
46	0.10	...	...	...
47	0.10	...	...	...
48	0.10	...	...	...
49	0.10	...	...	...
50	0.10	...	...	...
51	0.10	...	...	...
52	0.10	...	...	...
53	0.10	...	...	...
54	0.10	...	...	...
55	0.10	...	...	...
56	0.10	...	...	...
57	0.10	...	...	...
58	0.10	...	...	...
59	0.10	...	...	...
60	0.10	...	...	...
61	0.10	...	...	...

OWNER TABLE

Lot #	Area (Ac)	Owner Name	Address	Phone
62	0.10	...	...	...
63	0.10	...	...	...
64	0.10	...	...	...
65	0.10	...	...	...
66	0.10	...	...	...
67	0.10	...	...	...
68	0.10	...	...	...
69	0.10	...	...	...
70	0.10	...	...	...
71	0.10	...	...	...
72	0.10	...	...	...
73	0.10	...	...	...
74	0.10	...	...	...
75	0.10	...	...	...
76	0.10	...	...	...
77	0.10	...	...	...
78	0.10	...	...	...
79	0.10	...	...	...
80	0.10	...	...	...
81	0.10	...	...	...
82	0.10	...	...	...
83	0.10	...	...	...
84	0.10	...	...	...
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87	0.10	...	...	...
88	0.10	...	...	...
89	0.10	...	...	...
90	0.10	...	...	...

OWNER TABLE

Lot #	Area (Ac)	Owner Name	Address	Phone
91	0.10	...	...	...
92	0.10	...	...	...
93	0.10	...	...	...
94	0.10	...	...	...
95	0.10	...	...	...
96	0.10	...	...	...
97	0.10	...	...	...
98	0.10	...	...	...
99	0.10	...	...	...
100	0.10	...	...	...

OWNER TABLE

Lot #	Area (Ac)	Owner Name	Address	Phone
101	0.10	...	...	...
102	0.10	...	...	...
103	0.10	...	...	...
104	0.10	...	...	...
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106	0.10	...	...	...
107	0.10	...	...	...
108	0.10	...	...	...
109	0.10	...	...	...
110	0.10	...	...	...

OWNER TABLE

Lot #	Area (Ac)	Owner Name	Address	Phone
111	0.10	...	...	...
112	0.10	...	...	...
113	0.10	...	...	...
114	0.10	...	...	...
115	0.10	...	...	...
116	0.10	...	...	...
117	0.10	...	...	...
118	0.10	...	...	...
119	0.10	...	...	...
120	0.10	...	...	...

OWNER TABLE

Lot #	Area (Ac)	Owner Name	Address	Phone
121	0.10	...	...	...
122	0.10	...	...	...
123	0.10	...	...	...
124	0.10	...	...	...
125	0.10	...	...	...
126	0.10	...	...	...
127	0.10	...	...	...
128	0.10	...	...	...
129	0.10	...	...	...
130	0.10	...	...	...

**BWSC**  
 BROADWAY SURVEYING & CONSULTING, INC.  
 1000 W. 10TH ST., SUITE 100  
 KANSAS CITY, MO 64105  
 TEL: 816.451.1000  
 FAX: 816.451.1001  
 WWW.BWSC-KANSAS.COM

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HARMONY RIDGE RE-PLAT LOTS 21-120  
 56,277.80± SQ. FT.  
 1.28± ACRES  
 TOTAL LOTS: 120  
 TOTAL ACRES: 1.28±  
 ACRES NEW ROAD/ALLEYS: 0.0  
 MILES NEW ROAD: 0.0  
 CIVIL DISTRICT: 27th  
 SURVEYOR: John Stout  
 CLOSURE ERROR: 1/10,000

SCALE: 1" = 60'  
 35559-00

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# Memorandum

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To: Kingsport Regional Planning Commission  
From: Forrest Koder, Planning Division  
Date: 9/11/2013  
Case number: 13-801-00005  
Re: Amendment to the Golf Course District Map

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The purpose of this amendment is to bring the currently recorded Master Plan for the Golf Course Community District (GC) up to date. It has come to the attention of staff that there are several lots of record existing in the Ridgefields Subdivision that are not indicated on the City's GIS which means they are not on the approved Master Plan. However these lots of record are indicated on the Sullivan County Tax Maps. Attached are copies of both the approved plats and Sullivan County Tax Map 45I indicating the lots of record and the approved subdivision plat.

Lots of records are lots that have been recorded on a plat in the past that may or may not conform to the current zoning and subdivision regulations however are entitled to permits due to the previous approvals and recordings. The previously recorded plats were completed in 1948 and 1949, and were recorded in Plat Book 7, pages 3 and 41 respectively.

Per Section 114-201(e) 3 of the City's Zoning Code for the GC District, the Master Plan must be submitted and approved by the regional planning commission. Once approved by the commission it must be stamped and signed by the director of planning and recorded with the Sullivan County register of deeds prior to the issuance of any building permits.

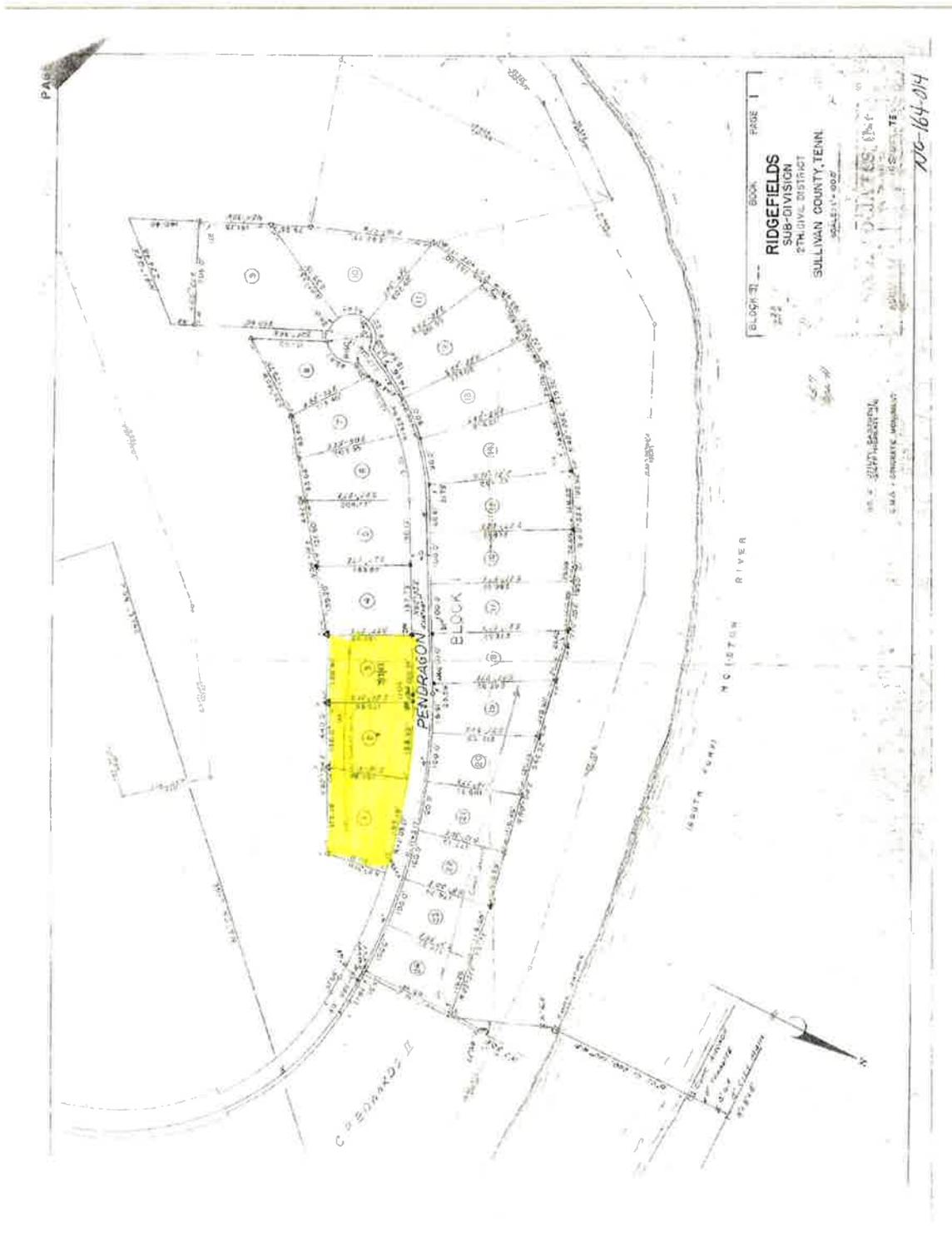
It should be noted that three (3) of these lots are directly across the street (Pendragon Rd.) from the Ridgefields Country Club and that lots 1 and 2 are a part of the existing Country Club parking lot and will remain as part of the parking lot through replatting at a later date. The newly created lots 2A and 3A are smaller than originally designed but still meet the minimum lot square footage requirements of 10,000 square feet with 15,681 sq. ft. and 16,552 sq. ft. respectively for the zoning district.

*September 11, 2013*

The remaining three (3) lots are located at the dead-end of Silverdale Road. In order for these lots to be developed, a road extension would be required ending in either a cul-de-sac or a "T" turnaround.

Staff supports a favorable recommendation for the amended Master Plan on the basis these are lots of record and are legally platted lots.

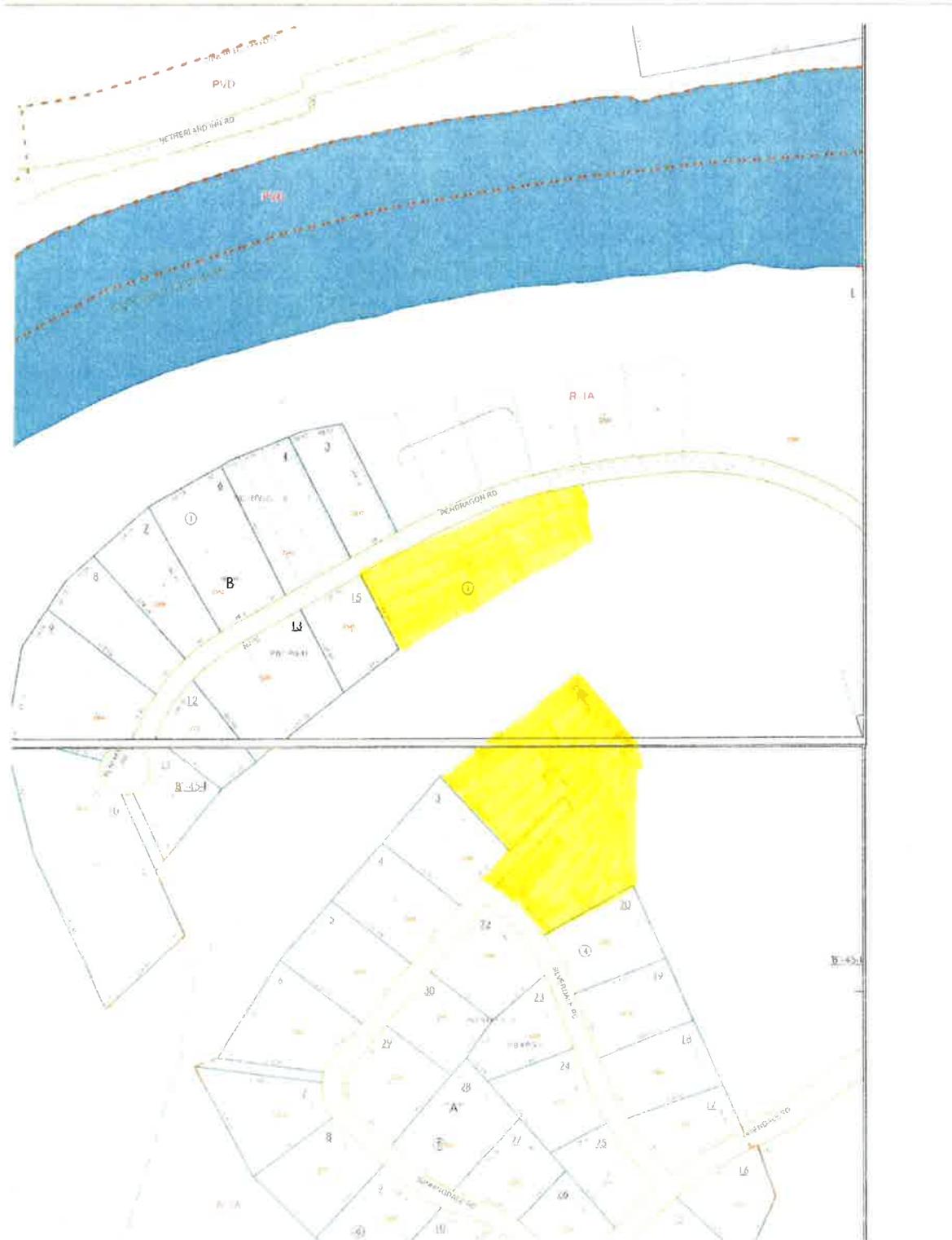
September 11, 2013



September 11, 2013



September 11, 2013





# Memorandum

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**To:** Kingsport Regional Planning Commission  
**From:** Forrest Koder, Planning Division  
**Date:** 9/11/2013  
**Re:** Process to call ILOC– Cooks Pointe Subdivision  
**Case:** 11-201-00072

The Kingsport Regional Planning Commission approved the extension for the Irrevocable Letter of Credit (ILOC) for Cooks Pointe Subdivision during the April, 2013 meeting in the amount of \$19,512. The Expiration Date for this ILOC is October 20, 2013. Staff is requesting permission from the Kingsport Regional Planning Commission to either release or call the ILOC prior to the expiration date. This will require two separate motions and votes. Should all infrastructure be completed and inspected, staff requests permission to release the ILOC. Likewise should all infrastructure lack completion, then staff requests permission to call the ILOC.



**PROPERTY INFORMATION City Wide Zoning Text Amendment**

**ADDRESS**

**DISTRICT, LAND LOT**

**OVERLAY DISTRICT**

**EXISTING ZONING**

**PROPOSED ZONING**

**ACRES**

**EXISTING USE**

**PROPOSED USE**

**PETITIONER Planning Staff**

**ADDRESS City of Kingsport**

**REPRESENTATIVE**

**PHONE**

**INTENT**

To amend Chapter 114-103(2) and 114-131(4) of the Kingsport's Zoning Code to allow **the Planning Director to approve in house/expedite zoning development plans containing multiple principal structures in certain zoning districts.** This is a similar action to ZDP amendment approvals and B-3 District approvals.

**PROPOSED CHANGES:**

## Se. 114-1. Definitions

Add the following:

*Director* means planning director for the planning department.

*Structure* means anything built or constructed, the use of which may require permanent location on the ground or attachment to something having permanent location on the ground and includes the term "building." The term "structure" is further defined as follows:

(1) *Accessory structure* means a detached structure, the use of which is incidental and subordinate to that of the principal structure on the same lot and is constructed after the principal structure. See also *Use*.

(2) *Principal Structure* means a structure in which the primary use of the property is conducted. The principal structure must be erected prior to the construction of an accessory structure.

**Sec. 114-103. Required.**

Under this chapter, development plans shall be required as described in the following:

(1) *Certain districts require commission approval.* As required in this chapter, applications for a B-4P district, planned development (PD), planned village district (PVD), MX district, BC district, and development plans in any district where a change or amendment in zoning is made require approval of preliminary or final zoning development plans by the commission.

(2) *Development plans that the director may approve.* For zones R-3, R-4, R-5, B-1, B-2, B-3, P-1, TA, M-1, M1-R and M-2, the director may approve a development plan containing multiple principal structures in all zones where such is allowed other than those zones identified in subsection (1) of this section, provided the plan meets all other zoning regulations, requires no variances and the property is zoned appropriately for multiple principal structures prior to submission of the development plan. In addition to the requirements set out in section 114-105, the development plan must also contain the following for director approval: all building footprints (drawn to scale); all proposed landscaping; all proposed driveways, parking spaces, and their dimensions; all proposed HVAC unit locations; location information; property owners name and address; all adjacent public streets; all proposed sign information; and all property lines that contain the tract of land being developed.

(3) *Approved items.* Development plans approved, pursuant to subsection (2) of this section, by the director will be presented to the commission for information purposes. If the director denies the development plan, the applicant, within ten (10) days of the denial, may request in writing to have the item placed on the next available commission agenda for approval or denial.

(4) *Building permits.* No building permit shall be issued until a final development plan has been approved by the director or commission as provided for here and above.

(5) *Zoning map amendment.* The planning commission, at its discretion, may require the submission and approval of a preliminary or final zoning development plan for any zoning map amendment request where the commission finds there are existing or potential substantial flood, drainage, traffic, topographic or other similar problems relating to the development of the property that could have an adverse influence on existing or future development of the property or other property in this neighborhood.

Section 114-131(4) of the Code of Ordinances, City of Kingsport, Tennessee, is hereby amended to read as follows:

(4) *One principal building.* There shall be no more than one principal structure and its accessory structures on any lot or parcel of land, unless otherwise specifically permitted in this chapter, and a development plan is approved as provided in this chapter.

### **EXECUTIVE SUMMARY:**

Staff through the years has seen a need to expedite and simplify the development process for multiple principal structures in certain zoning districts. Developers have complained that the current process of waiting for Planning Commission approval regarding only multiple buildings on the same lot limits their ability to take advantage of a fast paced market. Staff is proposing these changes to the current code in order to respond to the ever changing demands of development. These proposals are very similar to the B-3, General Business Zoning District that already allows the Planning Director to approve multiple principal structures in this district. Staff is requesting that power be extended to other zoning districts that are not specifically required to present a development plan in section 114-103(1). A development plan will still require Planning Commission approval if the project is located in the B4-P, PD, PVD, MX and BC districts. The Planning Director or applicant may escalate the item to the Planning Commission for decision if the situation warrants.

### **CONCLUSION:**

Staff recommends **APPROVAL** to amend the zoning text to allow the Planning Director to approve all zoning development plans regarding multiple principal structures except for those specifically requiring Planning Commission approval in Sec. 114-103(1).



## CITY OF KINGSPORT, TENNESSEE

August 8, 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 Tri-Cities Partnership Subdivision, Lots 13R1 and 13R2 on Carolina Pottery Drive, surveyed by Danny Carr, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region and no variances have been requested. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes and placement on the Planning Commission Consent Agenda for their next regularly scheduled meeting.

Sincerely,

Lynn Tully  
Planning Director

C: Kingsport Regional Planning Commission







## CITY OF KINGSPORT, TENNESSEE

August 8, 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 Lamberth Subdivision, Lot 4R on Lamberth Drive, surveyed by Murrell Weems, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region and no variances have been requested. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes and placement on the Planning Commission Consent Agenda for their next regularly scheduled meeting.

Sincerely,



Lynn Tully  
Planning Director

C: Kingsport Regional Planning Commission







## CITY OF KINGSPORT, TENNESSEE

August 9, 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 Netherland Lane Property, Lots 18 & 19 on Whisperwood Circle, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully  
Planning Manager

C: Kingsport Regional Planning Commission







## CITY OF KINGS-PORT, TENNESSEE

August 9, 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 Weaver Property, Lot 1 on Hill Road, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully  
Planning Manager

C: Kingsport Regional Planning Commission







## CITY OF KINGSPORT, TENNESSEE

August 9, 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, Lots 30 and 33 of Phase 2a 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







## CITY OF KINGSPORT, TENNESSEE

August 20, 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 Tindall Property on Island Town Road, surveyed by Larry Culbertson, 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



**RESUBDIVISION OF THE CATHY LOUISE TINDALL PROPERTY**

**Date:** 07-26-2013  
**FILE:** TINDALL.DWG  
**Scale:** 1" = 50'  
**Drawn By:** David Wallace  
**7th Civil District**  
**Sullivan County, TN**

**Surveyor:** Culbertson Surveying  
**Owner:** CATHY LOUISE TINDALL  
**Closure Error 1:1.200**

**Total Acres:** +/- 3.02  
**Total Lots:** 2  
**Acres New Road:** 0  
**Miles New Road:** 0

**Drawing Number**  
 P. Box 190, Nickelsville, VA 24271  
 (276) 479-3093  
**5866**

**SURVEY FOR BENJAMIN & BETH TINDALL**  
**KINGSPORT REGIONAL PLANNING COMMISSION**

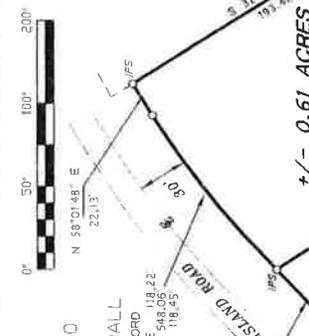
**FLOOD CERTIFICATION**  
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD ZONING MAP AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP # 47163000/00  
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
 EFFECTIVE DATE: 09-29-2006

**GEORGE & CHRISTY MCGHEE**  
 DB 2896C-PC 985  
 TM 48-P-76.00

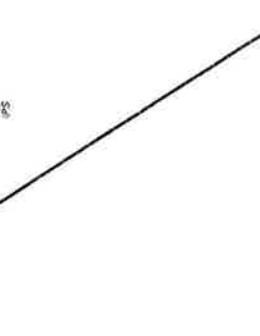


08/19/2013 - 04:04:25 PM  
 13016095  
 1993 ALIANT PROFESSIONAL SERVICES  
 PAGE 2 OF 2  
 PAGE 2 OF 2  
 18.00  
 3.00  
 0.00  
**TOTAL**  
 21.00  
 BART LONG  
 BY DATE



**LOT #1**  
 +/- 0.61 ACRES  
 ADDRESS: 242 Island Road  
 To be conveyed to Benjamin & Beth Tindall

**LOT #2**  
 +/- 2.41 ACRES  
 ADDRESS: 232 Island Road

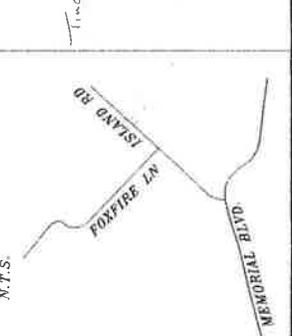


**LOT #3**  
 +/- 0.61 ACRES  
 ADDRESS: 242 Island Road  
 To be conveyed to Benjamin & Beth Tindall

**LOT #4**  
 +/- 2.41 ACRES  
 ADDRESS: 232 Island Road

**DOROTHY LEE HOUSER**  
 DB 764C-PC 480  
 TM 48-P-75.00

Let  
 1. 1.5\"/>



**NOTES**

1. Deed Reference: DB 3062-PG. 2420
2. Tax Map 48-Parcel 75, 10
3. Owner's Name: CATHY LOUISE TINDALL
4. LOT 1 ADDRESS:  
 242 Island Rd  
 232 Island Rd
5. LOT 2 ADDRESS:  
 232 Island Rd

**LEGEND**  
 IPS denotes Iron Pin Set  
 IPF denotes Iron Pin Found

**ZONING**  
 SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.  
 PROPERTY IS CURRENTLY ZONED SULLIVAN COUNTY R-1

**CERTIFICATE OF APPROVAL FOR SEWERAGE SYSTEM**  
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 7-27-2013  
 SURVEYOR: *Cathy C. Lindell*

**CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM**  
 I HEREBY CERTIFY THAT THE INSTALLATION OF PUBLIC WATER SYSTEMS DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 8-12-2013  
 AUTHORIZING AGENT: *[Signature]*

**CERTIFICATE OF APPROVAL FOR STREET LIGHTING SYSTEM**  
 I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 8-8-2013  
 TRAFFIC ENGINEERING MANAGER: *[Signature]*

**CERTIFICATE OF APPROVAL FOR STREETS AND STORM WATER SYSTEMS**  
 I HEREBY CERTIFY THAT STREETS AND STORM WATER SYSTEMS DESCRIBED HEREIN ARE A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 8-8-2013  
 CITY ENGINEER: *[Signature]*

**CERTIFICATE OF APPROVAL FOR SEWERAGE SYSTEM**  
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 7-26-2013  
 REGISTERED LAND SURVEYOR: *[Signature]*

**CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM**  
 I HEREBY CERTIFY THAT THE INSTALLATION OF PUBLIC WATER SYSTEMS DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 7-26-2013  
 AUTHORIZING AGENT: *[Signature]*

**CERTIFICATE OF APPROVAL FOR STREET LIGHTING SYSTEM**  
 I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 7-26-2013  
 TRAFFIC ENGINEERING MANAGER: *[Signature]*

**CERTIFICATE OF APPROVAL FOR STREETS AND STORM WATER SYSTEMS**  
 I HEREBY CERTIFY THAT STREETS AND STORM WATER SYSTEMS DESCRIBED HEREIN ARE A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 7-26-2013  
 CITY ENGINEER: *[Signature]*

**CERTIFICATE OF APPROVAL FOR SEWERAGE SYSTEM**  
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 7-26-2013  
 REGISTERED LAND SURVEYOR: *[Signature]*

**CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM**  
 I HEREBY CERTIFY THAT THE INSTALLATION OF PUBLIC WATER SYSTEMS DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 7-26-2013  
 AUTHORIZING AGENT: *[Signature]*

**CERTIFICATE OF APPROVAL FOR STREET LIGHTING SYSTEM**  
 I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 7-26-2013  
 TRAFFIC ENGINEERING MANAGER: *[Signature]*

**CERTIFICATE OF APPROVAL FOR STREETS AND STORM WATER SYSTEMS**  
 I HEREBY CERTIFY THAT STREETS AND STORM WATER SYSTEMS DESCRIBED HEREIN ARE A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 7-26-2013  
 CITY ENGINEER: *[Signature]*

**CERTIFICATE OF APPROVAL FOR SEWERAGE SYSTEM**  
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF MEMPHIS AND THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 7-26-2013  
 REGISTERED LAND SURVEYOR: *[Signature]*

**MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)**

Thursday July 11, 2013

NOON

Bob Clear Conference Room, on the first floor of the Development Services Building

**MEMBERS PRESENT:**

Leland Leonard, Chairman  
Bill Sumner  
Diane Hills

**MEMBERS ABSENT:**

Frank Oglesby, Vice Chairman  
Bob Winstead Jr

**STAFF PRESENT:**

Karen Combs  
Lynn Tully  
Steve Robbins – Storm Water Manager

**VISITORS:**

Carol Pitts  
Dan Clark  
Richard Johnson  
Barbara Lane  
Jo Olinger  
Tony Queen  
Greg Walters  
John Moody  
Susie Noel

Will Ratcliff  
Ralph Lincoln  
Cynthia Johnson  
Robert Darter  
Renee' Queen  
Joe Begley  
Phillip McManus  
Wayne Noel  
Brenda Walters

Chairman Leonard called the meeting to order.

Chairman Leonard then explained the meeting procedures.

**Public Hearing:**

**Case: 13-701-00011 – Properties located at 1401, 1405 Prospect Street and 1308 Post Street Control Map 61C, Group D, Parcel 4.00, 5.00 and 3.00** Requested a special exception to [Sect.114-182(c)(4)] in order to use property for church purposes and special exception to [Sect.114-563(4)] and a landscaping variance to [Sect. 114.600(d)(4)(a)] in order to construct a parking lot in a Single Family Residential District. The properties are located in a R-1B, Single Family Residential District that requires Board approval. Staff left one variance request off the initial presentation and that was a variance to the rear yard setback of 30 feet. Mr. Richard Johnson was sworn in by Karen Combs. Mr. Johnson presented the case to the Board. In his presentation he stated that the Church had been in the neighborhood for over 50 years providing multiple services to the area. He explained that at the time of construction only 19 spaces were available on Church property. Through agreements with the businesses fronting Center Street the Church has been allowed to use their lots for Church services after business hours. With the redevelopment of the site directly in front of the Church facing Center Street known as Mac's Medicine Mart, the loss of approximately 41 spaces will be detrimental to the Church. Mr. Johnson explained that through the years, the Church has tried to purchase property surrounding its current location to no avail. The properties in question came on the market and they eventual were able to purchase these three properties and would

like to construct a parking lot on two of them and keep the structure for church use on one. The houses had already been removed. Board members brought up the recent flooding issues. Making sure to quantify that there had been a significant amount of rain fall within a short period of time but asked how the Church plans on taking care of this issue. Mr. Johnson explained to the Board that the Church was working with City staff concerning this matter and they were prepared to hire an engineer to provide solutions to present to the City's Storm Water Manager for approval. Before Chairman Leonard opened the floor for public comments, staff presented the Board with two petitions signed by church members and daycare workers who were in favor of the parking lot. Staff also noted an anonymous letter that had been distributed throughout the neighborhood. Staff clarified a few things presented on the flyer that were misinterpreted by the writer. One was that the church was asking to build a parking lot in a residential neighborhood for church purposes only and not everything that is allowed in the ordinance such as parking buses, selling cars or storing vehicles overnight. With that clarification, Chairman Leonard opened the floor for public comments.

#### PUBLIC COMMENTS:

Mr. Richard Johnson reminded the Board of the two petitions (attached) in favor of the request and stated that though there were members attending that were favor, he wished to let the petitions stand as oppose to taking the Board's time.

Mr. Wayne Noel – 1329 Post St – spoke against this item. His comments related to design guidelines of the parking lot concerning the health, safety and welfare of the public, specifically limiting criminal activities. Staff informed the Board that as part of the Church's design phase, staff encouraged Mr. Johnson to seek out advice from the City's Police Department. Mr. Johnson affirmed that he had followed staff's advice and were incorporating some features into the overall design but stated that no one could limit 100% of crime anywhere. Board Member Sumner pointed out that there was a large parking lot across the street belonging to another church.

Susi Noel – 1329 Post St – Also spoke against this item. She stated that she has lived there for 35 years. This parking lot would definitely change the neighborhood and that most church members did not live in the neighborhood. She stated that there is already a "drug" problem in the neighborhood up at the Coin Laundry across the street and doesn't want the parking lot that will allow this activity.

Tony Queen – 1417 Prospect - Stated that he sees the need for the parking lot but is against the variances requested for smaller setbacks. He stated that the variances open the door for other things that are allowed in the ordinance. Though Chairman Leonard stated that if the variances were grant they do stay with the property forever. Staff pointed out the special exception is specific to the church, meaning another church could buy out the existing one and use the property as such but a commercial business would have to go through another process. Staff at this time referred to the State Law that prohibits any government or agent of government from inhibiting or curtailing religiously motivated practice even if the burden results from a rule of general applicability.

Seeing no one wishing to speak on this item, Chairman Leonard closed the public Hearing for this item.

**Case: 13-701-00013 – Property located at 1503-1505 Fort Henry Drive Control Map 61C, Group C, Parcel 3.00** Requested a 10 foot front yard variance to [Sect.114-195(f)(1)(c)] in order to construct an addition to the existing structure at this location. The code requires a 20 foot front yard setback. Mr. John Moody was sworn in by Karen Combs. Mr. Moody presented the case to the Board. In his presentation, Mr. Moody stated that the owners would like to tear down an existing building that is not in compliance with the current zoning ordinance and add that square footage approximately 360 to an existing building. In order to accomplish this, a front yard variance of 10 feet is requested. He stated that the entrance is a

right in/right out and this extension would not be an obstruction to traffic turning right as is with the structure that they would like to remove. Mr. Moody also stated that a requirement of the owner is that the addition match the building in such a way that on one would be able to tell that an addition had been constructed. No one spoke for or against this item.

**Other Business:**

On a motion by Diane Hills, the Board voted unanimously to approve the June 6, 2013 minutes as mailed.

The BZA stated for the public record the next application deadline on August 15, 2013 at noon. Since the next scheduled meeting (August 1) was being cancelled due to a request for a special called meeting on July 25, 2013.

Staff had one report and that was to provide for information purposes only of a request and approval of the Reasonable Accommodation to the Kingsport Housing Authority so they may build a structure that is ADA complaint for a small group home on Tennessee Street.

**Adjudication of Cases:**

**Case: 13-701-00011 – Properties located at 1401, 1405 Prospect Street and 1308 Post Street Control Map 61C, Group D, Parcel 4.00, 5.00 and 3.00**

Upon receipt and discussion of the State of Tennessee's Preservation of Religious Freedom Act (TCA 4-1-407) the Chairman made the following motion:

"We as the Board of Zoning Appeals are tasked to uphold not only our local zoning ordinances but also State and federal Law. Therefore under the State of Tennessee's Preservation of Religious Freedom Act, I move to grant both the special exception and variance requests from Waverly Church as presented to this Board and regulated under TCA 4-1-407. However, with the City's compelling interest of health, safety and welfare to its Citizens especially pertaining to storm water management, I would request the following condition to this approval be applied: the requirement of the Church to adhere to all city regulations regarding storm water management by providing a site plan and engineering plan for approval by the City's Storm Water manager before the construction of the parking lots." A second was presented by Bill Sumner

**VOTE:** 3-0 to approve the request as presented because of TCA 4-1-407.

**Case: 13-701-00013 – Property located at 1503-1505 Fort Henry Drive Control Map 61C, Group C, Parcel 3.00**

The Board discussed if the request would allow enough room to achieve what the petitioner wanted. After many versions of mathematical equations were review, it was decided that 10 feet would allow for the addition as requested.

**PROOF PRESENTED:**

1. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the

same vicinity. *This lot contains a building that was grandfathered which does not meet the current City's ordinance. The removal of the building will greatly improved the site especially since this area is experiencing redevelopment. With the requested variance, the site can be improved while keeping the same amount of square footage and also bring the property into compliance.*

2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

*Again, the structure is grandfathered an is out of compliance with the current ordinance. If a variance was not granted the property owner would lose approximately 360 square feet of rental property. This request allows for the property to be brought into compliance with current ordinance while keeping the same amount of leasable square footage.*

3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

*The adoption of the zoning ordinance which placed this structure out of compliance was not a result of any action taken by the applicant.*

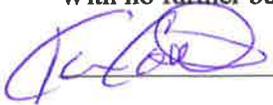
4. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood.

*The variance as requested will not alter the essential character of the front of the structure along Center Street. The removal of the structure that is current not in compliance will improve the overall site and allow for future redevelopment of this property.*

**MOTION:** made by Bill Sumner; seconded by Diane Hills – To grant the variance of 10 feet to the front yard setback as requested.

**VOTE:** 3-0 to approve the request as presented because the variance would have no impact on the existing are and would allow for further redevelopment of adjacent property. This variance would bring the property more into compliance with the current zoning ordinance.

With no further business the meeting was adjourned.



Karen B. Combs, Principal Planner

MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)

Thursday July 25, 2013

NOON

Bob Clear Conference Room, on the first floor of the Development Services Building

MEMBERS PRESENT:

Leland Leonard, Chairman  
Frank Oglesby, Vice Chairman  
Bill Sumner  
Diane Hills  
Bob Winstead Jr

MEMBERS ABSENT:

STAFF PRESENT:

Karen Combs

VISITORS:

Ricky Reed  
Larry Osborne

Joe Begley  
Leon Dunn

Chairman Leonard called the meeting to order.

Chairman Leonard then explained the meeting procedures.

**Public Hearing:**

**Case: 13-701-00014 – Property located at 1702 East Center Street Control Map 61D, Group B, Parcel 37.00** Requests a 9 foot side yard variance to the west side and a 2 foot side yard variance to the east side to [Sect.114-187(e)(1)(d)] in order to construct a structure at this location. The property is zoned R-4. The code requires a 15 feet on the west side yard and 10 feet side yard setback on the east side due to one side yard fronting a public street. Staff explained the difference between the two side yard setbacks by stating that the west side abutted a public street the setback was a side and half on that side of the yard. Mr. Leon Dunn was sworn in by Karen Combs. Mr. Dunn presented the case to the Board. In his presentation he stated that that the lot was only 48 feet wide at the point he needed to set the structure. The lot lines are not straight and do move in before widening back out at the alley according to the survey provided. The Board verified that 9feet on the west and 2 feet on the east would allow the structure to be set on the lot in some orderly fashion. Mr. Osborne spoke in favor of this item.

Seeing no one else wishing to speak on this item, Chairman Leonard closed the public Hearing for this item.

**Case: 13-701-00015 – Property located at 2610 Halifax Drive Control Map 45H, Group D, Parcel 54.00, Lot 8** Requests a 6 foot front yard variance t to [Sect.114-187(e)(1)(d)] in order to bring an established structure into compliance at this location. The property is zoned R1-B. The code requires a 30 foot front yard setback. Mr. Ricky Reed was sworn in by Karen Combs. Mr. Reed presented the case to the Board. In his presentation, Mr. Reed stated that the owners would like to sell an existing house that is not in compliance with the current zoning ordinance and is 6 feet in the front yard setback. Chairman Leonard corrected Mr. Reed and stated that he needs a 6.8 foot variance to bring the house into

compliance. Staff stated that when this house was built the inspector did not catch the infraction and that the house had been sold on several times since construction. Mr. Reed noted that the banks had disclosed the issue in the past but with new regulations it is now difficult to sell without bringing it into compliance. No one spoke for or against this item. Chairman Leonard closed the public Hearing for this item.

**Adjudication of Cases:**

**Case: 13-701-00014 – Property located at 1702 East Center Street Control Map 61D, Group B, Parcel 37.00**

**PROOF PRESENTED:**

1. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. *The survey confirmed that the lot does not meet today's standard. However, it is a lot of record and a building permit cannot be denied.*

2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.  
*This lot is very narrow and was drawn that way in its original subdivision.*

3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.  
*The lot is existing and is a lot of record.*

4. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood.  
*The variance as requested will not alter the essential character of the neighborhood. There are existing manufactured homes on the small lots surrounding this one. The site is currently vacant and requires mowing on a weekly basis.*

**MOTION:** made by Bob Winstead; seconded by Bill Sumner– To grant the variance of 9 feet to west side of the property facing Highland Avenue and 2 feet on the East side yard as requested.

**VOTE:** 4-0 to approve the request as presented because the variance would have no impact on the existing area and the lot is exceptionally narrow.

**Case: 13-701-00015 – Property located at 2610 Halifax Drive Control Map 45H, Group D, Parcel 54.00, Lot 8**

The Board discussed if the request would allow enough room to achieve what the petitioner wanted. After many versions of mathematical equations were review, it was decided that 7 feet would allow for the structure as requested.

**PROOF PRESENTED:**

1. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. *This lot contains a building that was approved by the building inspector. The building inspector did not correct the issue at that time and allow the building to complete construction.*

2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.  
*To remove part of an existing structure that was previously approved by the City would be unfair and an eyesore to the neighborhood.*

3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.  
*The City approved the structure and it was later that the City was notified that the inspector was incorrect.*

4. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood.  
*The variance as requested will not alter the essential character of the neighborhood as no new construction is requested.*

**MOTION:** made by Diane Hills; seconded by Bob Winstead– To grant the variance of 7 feet to the front yard setback as amended.

**VOTE:** 4-0 to approve the request as presented because the variance would have no impact on the existing area and the City had previously approved the structure, therefore the owner should be held harmless.

With no further business the meeting was adjourned.



Karen B. Combs, Principal Planner

**Building Division Monthly Report**

<b>August-13</b>	<b>Count</b>	<b>Value</b>
ACCESSORY BUILDINGS-CARPORT	3	\$3,697
ACCESSORY-DECK	4	\$11,800
ACCESSORY-GARAGE	1	\$5,500
ACCESSORY-POOL	1	\$20,000
ACCESSORY PATIO		
ACCESSORY-PORCH	1	\$1,800
ACCESSORY UTILITY BLDG	3	\$8,450
ADDITION-RESIDENTIAL	3	\$122,500
ALTERATIONS-RESIDENTIAL	12	\$127,174
NEW CONDO		
ROOF RESIDENTIAL	9	\$55,396
NEW SINGLE-FAMILY DWELLING	13	\$2,616,230
NEW MULTI-FAMILY DWELLINGS		
ADDITION/ALTERATION SCHOOL	1	\$700
ADDITION/ALTERATION CHURCH	1	\$120,690
ADDITIONS-COMMERCIAL		
ALTERATIONS-COMMERCIAL	7	\$159,996
FOUNDATION (ONLY)		
NEW HOTEL/MOTEL		
NEW SCHOOL, LIBRARY, MUSEUM		
NEW SOCIAL, RECREATIONAL, AMUSE		
NEW PROFESSIONAL OFF/MED/BANK/		
NEW RETAIL/RESTAURANTS/MALL/WA		
NEW NON RESIDENTIAL BARNS/JAILS/POST O		
NEW OTHER NON-HOUSEKEEPING SHE		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW PUBLIC WORKS/UTILITY BUILDINGS		
NEW INDUSTRIAL	1	\$515,183
NEW CHURCHES OR RELIGIOUS CTR		
NEW PARKING GARAGE		
NEW SERVICE STATION/GARAGE		
ROOF COMMERCIAL	5	\$213,573
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER		
GRADING		
<b>TOTAL</b>	<b>65</b>	<b>\$3,982,689</b>
<b>OTHER NON-STRUCTURAL PERMITS</b>		
Banners		
Demolitions	2	
Signs	7	
Tents	1	
<b>TOTAL PERMITS ISSUED</b>	<b>75</b>	
<b>**ESTIMATED CONSTRUCTION COST ***</b>		<b>\$50,317,922</b>
<b>Calendar Y-T-D</b>		

New Businesses - City of Kingsport, Tennessee

Aug-13

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
A-1 KUSH GUTZ	3601 E STONE DR	JACKSON, DAMON B	3601 E STONE DR		KINGSPORT	TN	37660	470	5548477	130805
ADVANCE PROPERTY MAINTENANCE	620 BANCROFT CHAPEL RD	WALLACE, JULIE	% JULIE WALLACE	620 BANCROFT CHAPEL RD	KINGSPORT	TN	37660	423	5795156	130801
AMERICAN ENVIRONMENTAL LLC	5191 SULLIVAN GARDENS PKWY		5191 SULLIVAN GARDENS PKWY		KINGSPORT	TN	37660	423	3494261	130830
AUDIBEL HEARING CENTER	1567 N EASTMAN RD #11	COBB, ERIC N	%COBB HEARING CARE, INC	1567 N EASTMAN RD #11	KINGSPORT	TN	37663	423	2473731	130801
BELLADONNA SALON	3016 SHIPLEY ST	BYINGTON, DONNA	3016 SHIPLEY ST		KINGSPORT	TN	37664	423	7820640	130830
BLUE HERON ELECTICISM	BTA OUT OF TOWN ADDRESS	HERRON, MARK A	%MARK ANTHONY HERRON	445 OLD STAGE RD	CHURCH HILL	TN	37642	423	2923258	130801
EMMA POGUE MAID SERVICE	930 ROBERTSON ST	POGUE, EMMA	930 ROBERTSON ST		KINGSPORT	TN	37660	423	2922512	130830
GOODE BUILT CONSTRUCTION	596 COX HOLLOW RD	GOODE, JEFF	596 COX HOLLOW RD		KINGSPORT	TN	37663	865	7765777	130830
HIBBERT-DAVIS COFFEE COMPANY	240 E MAIN ST	JUSTIS, KEITH A	240 E MAIN ST		KINGSPORT	TN	37660	423	7659070	130826
JOHNSON'S LAWCARE AND LANDSCA	1680 JEFFERSON AV	JOHNSON, KEVIN	1680 JEFFERSON AV		KINGSPORT	TN	37664	423	3891120	130805
KINGSPORT LAWN PRO	1504 BURGH HEATH DR	WAYT, THOMAS M JR	1504 BURGH HEATH DR		KINGSPORT	TN	37660	423	7827792	130815
LIQUID SMOKE VAPOR OUTLET	4036 FORT HENRY DR	SLAUGHTER, LOYD JR	115 BEECHWOOD RD		KINGSPORT	TN	37663	423	5719121	130801
MICAH GREEN'S COMMERCIAL CLEAN PROMOPRO	1000 STONEGATE RD	GREEN, STEPHEN MICAH	1000 STONEGATE RD		KINGSPORT	TN	37660	423	38355113	130826
RAINBOWS OF PROMISE PRESCHOOL	120 BROAD ST	CARICO, ROBIN	138 LESLIE CT		KINGSPORT	TN	37663	423	3671207	130819
RESIDENTIAL HEATING & COOLING	2200 MEMORIAL CT	PAYNE, BRENDA	PO BOX 3100		KINGSPORT	TN	37664	423	3417965	130812
SHANE MOBILE AUTO REPAIR & TUN	BTA OUT OF TOWN ADDRESS	HOOVER, PAUL	244 PUGH RD		ALBANY	OH	45710	740	5947977	130830
SIL ENTERPRISES, LLC	2008 TIMBERS EDGE CT (PVT)	PRITCHETT, COLIN SHANE	%COLIN SHANE PRITCHETT		KINGSPORT	TN	37660	423	4830783	130817
SKEEN, JONATHAN	BTA OUT OF TOWN ADDRESS		1102 LONE OAK ROAD		JOHNSON CITY	TN	37604	423	3418669	130802
SOUTHERN BORN STITCHES	9208 CAMPUS LN	SKEEN, JONATHAN	9208 CAMPUS LN		WISE	VA	24293	276	3654186	130823
STURZENBECKER CONSTRUCTION COM	2306 EDINBURGH CHANNEL RD	ADAMS, KENDALL ASHLEY	%KENDALL ASHLEY ADAMS	2306 EDINBURGH CHANNEL RD	KINGSPORT	TN	37664	423	4836329	130820
	BTA OUT OF TOWN ADDRESS		1113 44TH AVENUE NORTH	SUITE 300	MYRTLE BEACH	SC	29577	843	6263500	130816

**New Businesses - City of Kingsport, Tennessee**

Aug-13

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
SWEET FROG PREMIUM FROZEN YOGU	2400 W STONE DR STE 1B	SO, HELEN	%JACKPOT CORPORATION	PO BOX 1507	KINGSPORT	TN	37662	423	6778682	130813
TRISTA'S TREASURES	2745 E STONE DR	SNOW, JENNIFER	C/O JENNIFER SNOW	133 THOMPSON ST	KINGSPORT	TN	37660	423	7671543	130828