

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.

October 17, 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 SEPTEMBER 16, 2013 AND THE REGULAR MEETING SEPTEMBER 19, 2013.

IV. CONSENT AGENDA – Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

10-01 Ridgefield’s Subdivision – Final Subdivision – (12-201-00067) The Planning Commission is requested to consider the final subdivision approval for the Ridgefield’s Subdivision on Pendragon Road. This property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Koder)

10-02 Barnett Drive Extension – Release of Irrevocable Letter of Credit (ILOC) – (12-201-00018) The Planning Commission is requested to consider release of the ILOC for the Minor Extension of Barnett Drive in the amount of \$16,800 held by CAN Surety. (Koder)

10-03 Harmony Ridge Development – Release of Irrevocable Letter of Credit (ILOC) – (13-201-00012) The Planning Commission is requested to consider release of the ILOC for the Harmony Ridge Development in the amount of \$180,660 held by Fidelity and Deposit Company of Maryland. (Koder)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

10-04 3408 East Stone Drive Rezoning – (13-101-00008)

The Planning Commission is requested to consider the rezoning of 3408 East Stone Drive from M-1R to B-3 to allow for operation of a used car lot and related vehicle repair shop. This property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Weems)

10-05 711 West Stone Drive Rezoning – (13-101-00009)

The Planning Commission is requested to consider the rezoning of 711 West Stone Drive from B-1 to B-3 to allow for operation of a retail firearm sales store. This property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Weems)

10-06 Edinburgh Subdivision Phase 4 – Final Plat – (12-201-00069) The Planning Commission is requested to consider approval for final plat in the Edinburgh Subdivision Phase 4 located at Rock Springs Road and Edinburgh Channel Road. This Property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Koder)

10-07 Airport Parkway South Area 1 – Annexation, Zoning, and Plan of Services – (13-301-00009)
The Planning Commission is requested to consider approval and recommendation of the annexation, zoning, and plan of services for the Airport Parkway South Area 1 (1554 & 1551 Shipley Ferry Road) , to the Board of Mayor and Alderman. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Shepherd)

10-08 Kingsport Zoning Code – City Wide - Zoning Text Amendment – (13-801-00006)
The Planning Commission is requested to consider the Zoning Text Amendment to Article IV of the Kingsport Zoning Code to allow electronic message board signs for schools and churches.

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

VIII. OTHER BUSINESS

- 10-09 Receive a letter of resubdivision on the Osborn Subdivision on Cox Hollow Road.
- 10-10 Receive a letter of resubdivision of the Crockett Subdivision on Bloomingdale Road.
- 10-11 Receive a letter of resubdivision of the City of Kingsport Subdivision on Roller Street.
- 10-12 Receive a letter of replat of the Scott and Cindy Carver Property on Tarkington Street.
- 10-13 Receive, for informational purposes only, the September 5, 2013 minutes for the Board of Zoning and Appeals.
- 10-14 Receive, for informational purposes only, a report of New Businesses as provided by Jeff Fleming.
- 10-15 Receive, for informational purposes only, the September 2013 report from the Building Division.
- 10-16 Receive, for informational purposes only, the 3rd quarter 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

September 16, 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

Members Absent

Beverley Perdue

Staff Present

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

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 September 19, 2013 regular meeting of the Planning Commission for discussion. There was one change proposed for the agenda reversing items 09-03 and 09-04 to coincide with the packet as presented. The change was noted for the regular meeting. Mrs. Tully asked for any changes to the minutes for the August 12, 2013 work session and the regular meeting held August 15, 2013. The commission noted a request to change the title for Mike McIntire to Dr. Mike McIntire, Vice Mayor on both sets of minutes. The change will be presented at the regular meeting of the Planning Commission on September 19, 2013 for approval.

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

The Planning Commission heard a presentation to consider a road dedication plat for Pinebrook Place Drive. Mrs. Karen Combs presented the item indicating this is a long standing project that was originally built as a private venture however through a variety of circumstances was requested to be placed into the public road maintenance system by the residents. The residents requested review from the engineering department and completed all requirements of the engineering department with regards to utilities and road construction for a recommendation for public maintenance. The City Engineering department concurred with those changes and upgrades to the existing road as noted by Mr. Clabaugh. Mrs. Combs stated that staff is recommending the approval on consent for the final plat and dedication of Pinebrook

Place Dr. There being no further questions and no additional discussion, there was no official action taken.

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

The Planning Commission heard a presentation regarding approval to an amendment to the Harmony Ridge Subdivision bringing it back to the original final plat configuration. Mr. Forest Koder presented the item indicating the original 2008 configuration is being requested after being changed several times since the original approval. The original configuration indicated a total of 61 lots. Construction was completed with infrastructure to accommodate all 61 lots. Mr. Koder further stated that the original infrastructure would not accommodate the new lots and additional water meters from subsequent plans and other utilities would need to be installed to accommodate the new lots, and at this time the buyer has found the increased cost to be unacceptable for quick sale of these lots. Therefore the request is for a decrease in the density to 61 lots as previously approved. Staff stated their recommendation for approval of this plat will be on the consent agenda. There being few questions regarding this request, no official action was taken at this time.

09-03 Golf Course Community District – Amendment to the GC District Map – (13-8001-00005)

The Planning Commission heard a presentation to consider approval of an amendment to the GC master plan map. The purpose of this amendment is to bring the previously recorded master plan map up to date with all legally recorded lots. Mr. Forest Koder presented the item noting the original master plan did not include lots of record currently on file in the registrar's office. It has been brought to our attention that additional lots were shown to have been recorded in the late 1940's and include approximately three additional lots across from the clubhouse and several on Silverdale Road currently shown on the master plan as golf course area. Those lots were recorded prior to subdivision regulations and are considered lots of record and therefore entitled to single family construction permits. Mr. Koder indicated that although there is some infrastructure necessary to be installed prior to construction of single family homes on those lots they are legal as recorded. He pointed out that three of the lots are directly across from the current clubhouse and include a portion of the parking for the clubhouse. He also stated that the developer has asked to replat these lots such that the parking lots will remain as clubhouse property and will reduce the lots being requested from 3 to 2. Additionally he noted that three lots were located off of Silverdale Road and construction of a t-turnaround and road extension would be necessary for single family construction on those lots. Mr. Koder recommended approval of the new master plan in conformance with all currently and legally platted lots. There being few questions from the commission primarily regarding the requirement of the master plan for a GC community district, there was no official action taken.

09-04 Cook's Pointe Subdivision – Process to Call Irrevocable Letter of Credit (ILOC) – (11-201-00072)

The Planning Commission heard a presentation to consider release or call of the ILOC for Cook's Pointe Subdivision prior to the expiration date of October 20, 2013 in the amount of \$19,512.00 held by State of Franklin Bank. Mr. Forest Koder presented the item indicating that the developer has stated that he intends to complete the infrastructure however was delayed by the recent weather. Mr. Koder stated that because of the October expiration date the Planning Commission is being requested to hear this at their September meeting in order to give time to call the bond if infrastructure is not completed at that time. Engineering staff had noted that some work had gone on however, there was additional work particularly paving that had to be completed prior to approval for release. Staff noted their recommendation for approval of the release of the bond if all items are completed otherwise requesting calling the bond as it currently stands. There being few questions, no official action taken on this item.

09-05 Zoning Development Plan – Zoning Text Amendment – 13-801-00004

The Planning Commission heard a presentation to consider a zoning text amendment for Chapter 114-1, 114-103, and 114-131(4) of the Kingsport Zoning Code. This zoning text amendment will allow the planning director to approve in house and expedite zoning development plans containing multiple principle structures in certain zoning districts. Mrs. Karen Combs presented the item indicating this is very similar to the item brought before the commission in their August meeting. She noted that additional work was requested by legal on the exact wording and changes were requested to meet their requirements. The effect or intent of the changes has not been altered in any way and all zoning development plans as per the previous approval in certain zoning districts would be allowable for in house approval if they meet all other development regulations. There being no additional questions or concerns, no official action was taken on this item.

There was no public comment during the work session.

There being no further changes to the agenda and no additional discussion, the work session was closed at approximately 12:35 pm.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

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

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

September 19, 2013

7:00 p.m.

Members Present

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

Members Absent

Beverley Perdue
David Stauffer

Staff Present

Lynn Tully
Forrest Koder
Karen Combs
Chris Alley

Visitor’s List

John Rose
Aaron Rose
Robin Fritz
Eric Fritz
Joyce Dean

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 as presented. Staff noted that the changes requested at the work session had been made to the agenda. Staff noted that a request has been received to move item 09-05 Zoning Text Amendment to the consent agenda as there were no questions during the work session. A motion was made by Mark Selby and seconded by Mike McIntire to move item 09-05 to the consent agenda for approval. The motion was approved unanimously 5-0. A motion was then made by Mike McIntire and seconded by Heather Cook to approve the agenda as amended. The motion was approved unanimously 6-0. Chairman Ward asked for any changes to the minutes for the work session held August 12, 2013 and the regular meeting held August 15, 2013. Staff noted that the changes requested at the work session were reflected in the minutes and currently laid at their tables. A motion was made by Hoyt Denton seconded by Mark Selby to approve the minutes as corrected. The motion was approved unanimously, 6-0.

CONSENT AGENDA

Chairman Dennis Ward opened the consent agenda asking the public in attendance if anyone wished to have any consent item pulled for additional discussion or hearing. There being none he then brought the question to the Planning Commission. There being no additional changes to the consent agenda the consent agenda was heard as follows:

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

The Planning Commission considered approving the request for a road dedication plat for Pinebrook Place Drive.

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

The Planning Commission considered a request to approve an amendment to the Harmony Ridge Subdivision for 61 lots.

09-05 Zoning Development Plan – Zoning Text Amendment – 13-801-00004

The Planning Commission considered a request to recommend the zoning text amendment for Chapter 114-1, 114-103, and 114-131(4) of the Kingsport Zoning Code to the Board of Mayor and Alderman for approval. This zoning text amendment will allow the planning director to approve in house and expedite zoning development plans containing multiple principle structures in certain zoning districts.

All items on the consent agenda 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 no discussion on the consent agenda items a motion was made for approval of all items by Mike McIntire seconded by Buzzy Breeding. The motion was approved unanimously, 6-0.

UNFINISHED BUSINESS

None

NEW BUSINESS

09-03 Golf Course Community District – Amendment to the GC District Map – (13-8001-00005)

The Planning Commission considered approval of an amendment to the GC master plan map. The purpose of this amendment is to bring the previously recorded master plan map up to date with all legally recorded lots. Mr. Forest Koder presented the item noting there had been a recent change following the work session. The property owner brought in an additional lot which is currently indicated on the master plan as a residential lot. However, the property owner wishes to expand the size of the lot. Staff felt this was a fairly minor change and added it to the master plan as shown on the applicant's most recent request. This revises the master plan to indicate all currently recorded lots of record as well as one enlarged lot of record as per the request of the property owner. Mr. Koder continued to explain several lots originally recorded with the Sullivan County register in the late 1940's were not shown on the original master plan for the Golf Course District. Those lots did not show up on the tax maps within our GIS department and were therefore not picked up when the master plan was created. Those lots have now been found and are now indicated on the plan and therefore a request has been generated to amend the master plan to reflect those legal lots of record. This includes three areas within the district including 6 lots and one additional lot being enlarged. The plan must be recorded prior to the lot being changed as per the GC Community District regulations. For the enlarged lot the golf course owner and developer currently owns the vacant lot and is requesting to add 50 feet of width to that lot. Commissioner Denton asked if there was any disadvantage to adding the lots as shown. Staff noted that no disadvantages were expected and in fact one of the lots is shown on the country club parking area and is expected to be replatted to accommodate that parking as currently used. Buzzy Breeding indicated a concern for property owners being notified when changes are made to this plan. Staff noted that any major changes to the plan would be expected to incur additional notification to the neighborhood however, as these lots are current lots of record and are valid for permits this change does not require additional notification beyond Planning Commission action but simply reflects the actual usability of the property. There was additional discussion regarding the requirement for a master plan in the GC Community District. There being no further questions, Chairman Ward opened the item for public hearing, there being no speakers in favor of or opposition to the request the public hearing was then closed. A motion was made by Mike McIntire seconded by Buzzy Breeding to approve the master plan as shown indicating the current legal lots of record. The motion was approved unanimously 6-0.

09-04 Cook's Pointe Subdivision – Process to Call Irrevocable Letter of Credit (ILOC) – (11-201-00072

The Planning Commission considered a request to release or call of the ILOC for Cook's Pointe Subdivision prior to the expiration date of October 20, 2013 in the amount of \$19,512.00 held by State of Franklin Bank. Mr. Forest Koder presented the item indicating that Cook's Pointe ILOC is one of our most long standing bonds at this time. He further noted that staff may not call or release any ILOC monies without the approval of the Planning Commission. As the expiration date is set to close just following the next Planning Commission meeting staff is bringing the item up now for hearing and decision. Commissioner Denton asked for the latest status for the work being done. Chris Alley noted that the paving is expected to be done next week however the paver appears to be slightly behind in his work load from their latest discussions. All that is left on the bond is paving at this time. Chairman Ward opened the item for public hearing. Mr. Eric Fritz spoke in favor of the release of the bond. He stated that he was hoping to ask for a release of the bond at the Planning Commission meeting as he had originally thought the work would be complete however the paver is somewhat behind due to weather and he expects the paving to be complete in the next few days. There being no other speakers in favor of or in opposition to the request the public hearing was then closed. A motion was made by Mike McIntire seconded by Buzzy Breeding to release the bond in its full amount with completion of the required infrastructure and approval and acceptance from the engineering department. This motion was approved unanimously 5-0. Another motion was made by Mike McIntire seconded by Buzzy Breeding to call the bond in the amount of \$19,512.00 as held by State of Franklin Bank if the work is not completed as per the requirements of the bond and to the acceptance of the engineering department prior to the expiration date of October 20, 2013. The motion was approved unanimously 6-0.

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.

ADJOURNMENT

Mr. Hoyt Denton stated that he had recently spoken to a property owner who was installing a manufactured home at Center Street and Highland and this property owner indicated that they had a very pleasurable experience with the Planning Department staff, specifically Karen Combs regarding their efforts in locating a double wide trailer on the lot with a variance. He also asked that we inform her of that comment. Director Tully thanked Commissioner Denton for his compliment and would relay such to Mrs. Combs.

There being no further business, a motion was made by Mike McIntire and seconded by John Moody to adjourn the meeting at approximately 7:22 pm. This motion passed unanimously, 6-0.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

PROPERTY INFORMATION	Ridgefield’s Subdivision Replat of Lots 1-3 - Final Plat
ADDRESS	Pendragon Road
DISTRICT, LAND LOT	12th Civil District, part of Parcel 1 of TM 45 I, Group B, Final Plat Request
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	GCD, Golf Course District
PROPOSED ZONING	No Change
ACRES	1.67 – 3 lots - 0 miles of new streets
EXISTING USE	Vacant
PROPOSED USE	Single family Residential

PETITIONER Stan Pace represented by Tim Lingerfelt
ADDRESS Alley & Associates, West Market St., Kingsport, TN

**REPRESENTATIVE
PHONE**

INTENT

The applicant is requesting final plat for a replat of three lots of record within the existing subdivision. Per last month’s meeting when staff amended the Master Plan for the Golf Course District indicating six (6) lots within the overall plan that were not indicated on the original master plan. This is a proposed replat of three (3) of those lots of record.

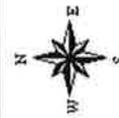
The existing lots were recorded in 1948 and the owner is requesting permission to replat the three lots because the current parking lot for the country club encroaches onto all of Lot 1 and a portion of Lot 2. The reconfiguration of the lots will allow the parking lot to encompass only one lot (Lot 1A) while the other two lots will be reconfigured into two buildable lots. Lot 1A will remain as parking for the country club uses. Both Lots 2A and 3A meet the minimum square footage requirement (10,000 sq. ft.) with 15,682 and 16,553 square feet respectively. Additionally both buildable lots exceed the minimum 60 linear feet of road frontage by more than double the minimum required. Utilities are available to both lots 2A and 3A.

The plat meets the minimum subdivision and zoning regulations and no variances have been requested for this replat.

Staff recommends Final Plat approval for Lots 1A – 3A of Ridgefield’s Subdivision.

Ridgefield's Subdivision Replat Lots 1-3 Pendragon Road

- LEGEND**
- 2007 Parcels
 - Streets
 - City Limits
 - River
 - UGBA



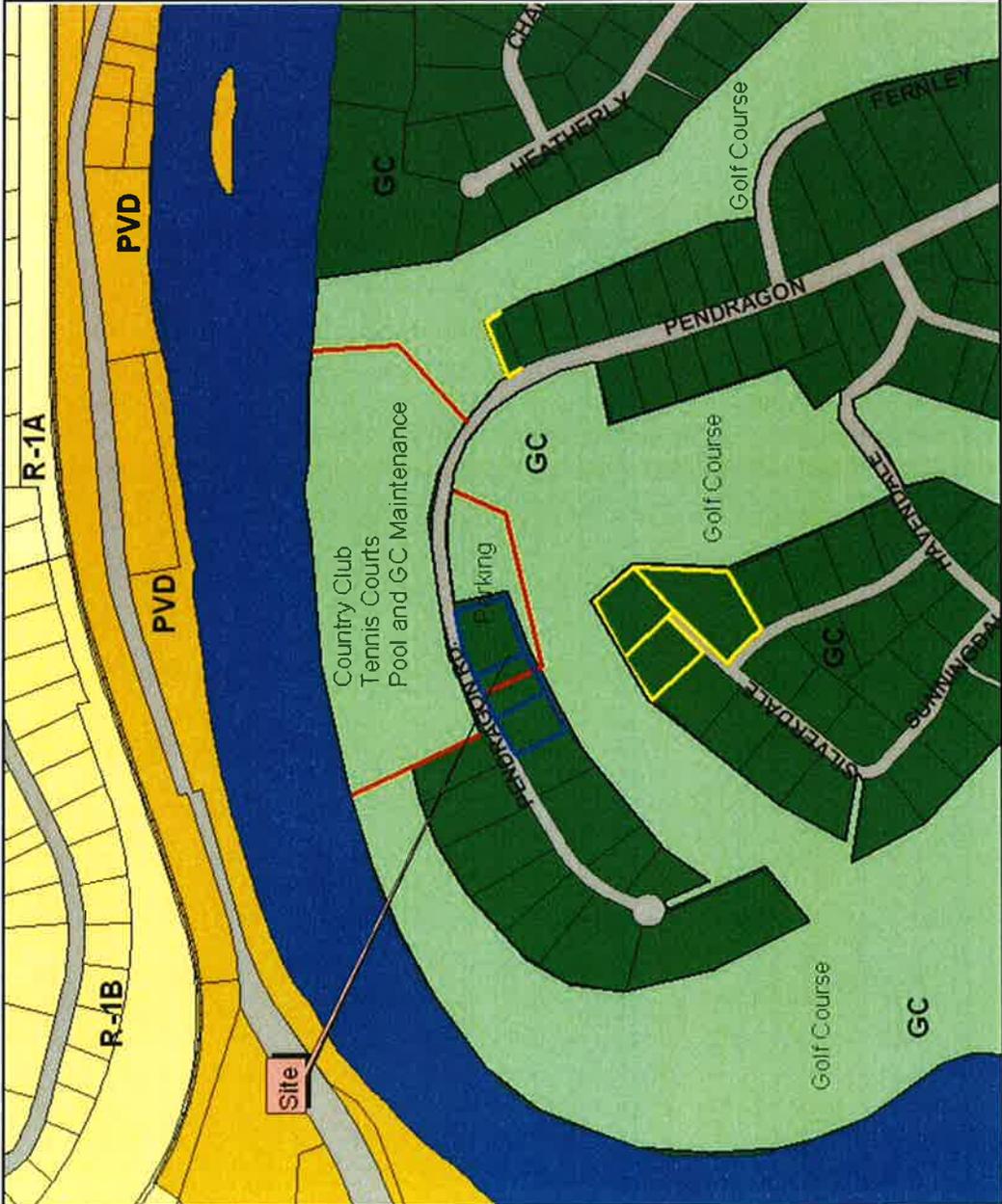
Vicinity Map



Ridgefield's Subdivision Replat Lots 1-3 Pendragon Road

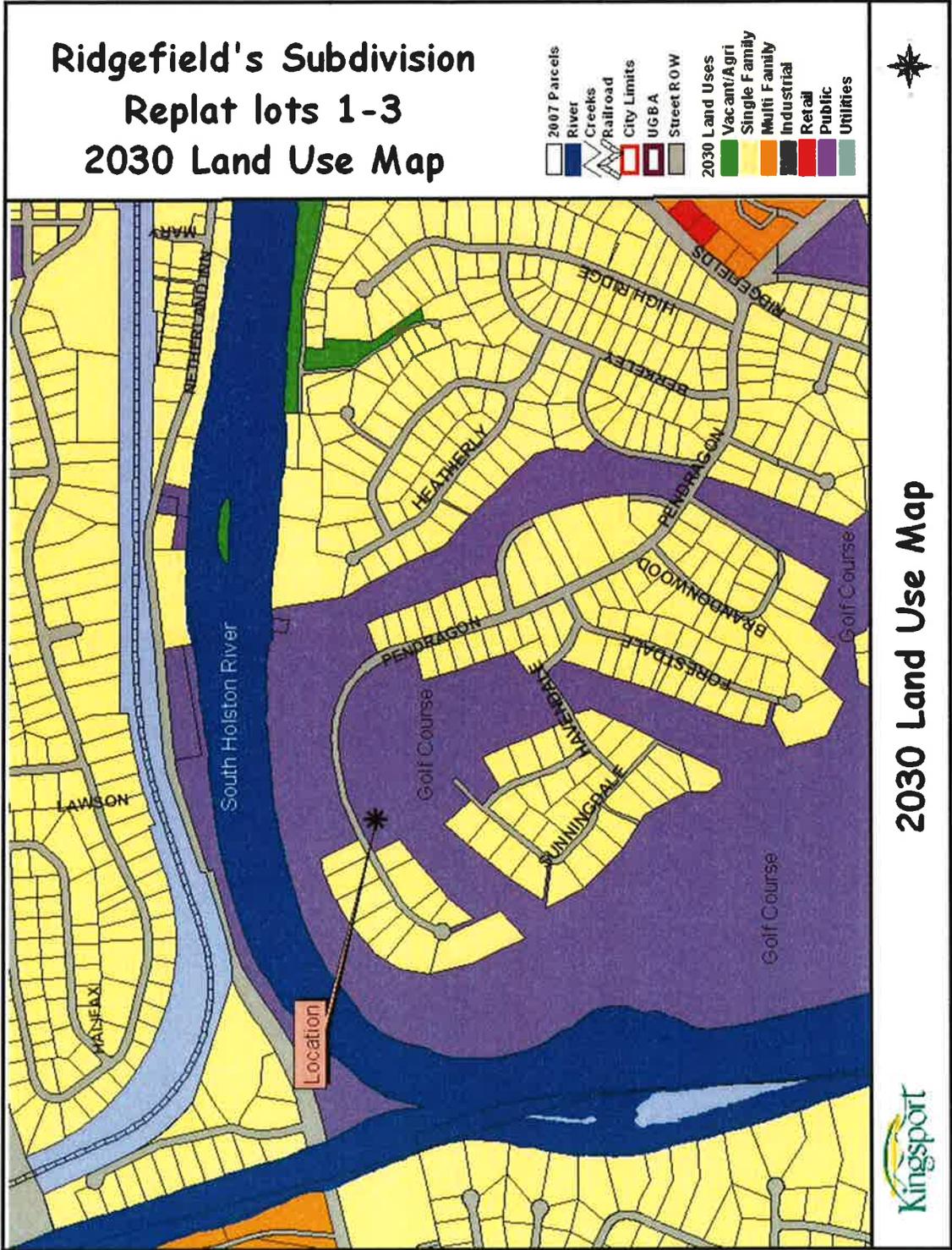
LEGEND

- 2007 Parcels
- Streets
- City Limits
- River
- UGBA



Surrounding Zoning Map







Looking South



Looking West



Looking North



Looking East

Location	Parcel / Zoning Petition	Zoning / Name
North, East, Northwest	1	South Holsten River.
Further North and Northwest	2 (any recent rezoning case number)	Across the river a band of parcels zoned PVD, Planned Village District.
East	3	The parking lot for the Country Club and residential housing with the golf course all zoned GC.
Further East	4	Residential housing and uses as part of the Ridgefield's Subdivision.
Southeast and South	5	Residential housing and uses and golf course fairway as part of the Ridgefield's Subdivision.
Further South	6	Residential housing and uses and golf course fairway as part of the Ridgefield's Subdivision.
West	7	Residential housing and uses and golf course fairway as part of the Ridgefield's Subdivision.
West Further	8	Residential housing and uses and golf course fairway as part of the Ridgefield's Subdivision.
Southwest	10	Residential housing and uses and golf course fairway as part of the Ridgefield's Subdivision all zoned GC.

EXISTING USES AND LOCATION

ALL PARCELS SURROUNDING THESE THREE LOTS ARE PART OF THE RIDGEFIELD'S SUBDIVISION USES THAT ARE PERMITTED WITHIN THE GOLF COURSE DISTRICT. THESE INCLUDE THE COUNTRY CLUB BUILDING, RESIDENTIAL HOUSING OF A SINGLE FAMILY NATURE, TENNIS COURTS, SWIMMING POOL AND GOLF COURSE MAINTENANCE FACILITY. THE AERIAL CLEARLY INDICATES THE ANCILLARY PARKING ON ONE OF THE LOTS AND IT WILL REMAIN AS PART OF THE COUNTRY CLUB PARCELS.

EXISTING USES LOCATION MAP



CONCLUSION

Staff recommends APPROVAL of the Final Plat for the three lots.

Memorandum

To: Kingsport Regional Planning Commission
From: Forrest Koder, Planning Division
Date: 10/9/2013
Re: Irrevocable Letter of Credit for Barnett Drive
Case: 12-201-00018

The Kingsport Regional Planning Commission is requested to release the ILOC for the minor extension of Barnett Drive. The ILOC was drawn on CAN Surety in the amount of \$16,800 for related infrastructure improvements to Barnett Drive for the Lynnview Ridge Apartments. All infrastructure improvements have been completed, inspected and approved by the City Engineering Department per the attached email. The Engineering Department has agreed to the release of the ILOC for this development.

Staff supports the release of the ILOC for improvements for Barnett Drive.

Memorandum

To: Kingsport Regional Planning Commission
From: Forrest Koder, Planning Division
Date: 10/9/2013
Re: Irrevocable Letter of Credit for Harmony Ridge
Case: 13-201-00012

The Kingsport Regional Planning Commission is requested to release the ILOC for the Harmony Ridge Development. The ILOC was drawn on Fidelity and Deposit Company of Maryland in the amount of \$180,6600 for related infrastructure improvements to the development, mainly in the form of sidewalks. All infrastructure improvements have been completed, inspected and approved by the City Engineering Department per the attached email. The Engineering Department has agreed to the release of the ILOC for this development.

Staff supports the release of the ILOC for improvements for the Harmony Ridge Development.

Kingsport Regional Planning Commission

Rezoning Report

File Number 13-101-00008

PROPERTY INFORMATION

ADDRESS	3408 East Stone Drive, Kingsport, TN 37660
DISTRICT	10
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	M-1R (Light Manufacturing Restricted District)
PROPOSED ZONING	B-3 (Highway Oriented Business District)
ACRES	7.3 +/-
EXISTING USE	Industrial
PROPOSED USE	Commercial

PETITIONER

ADDRESS 2104 Pinebrook Drive, Kingsport, TN 37660

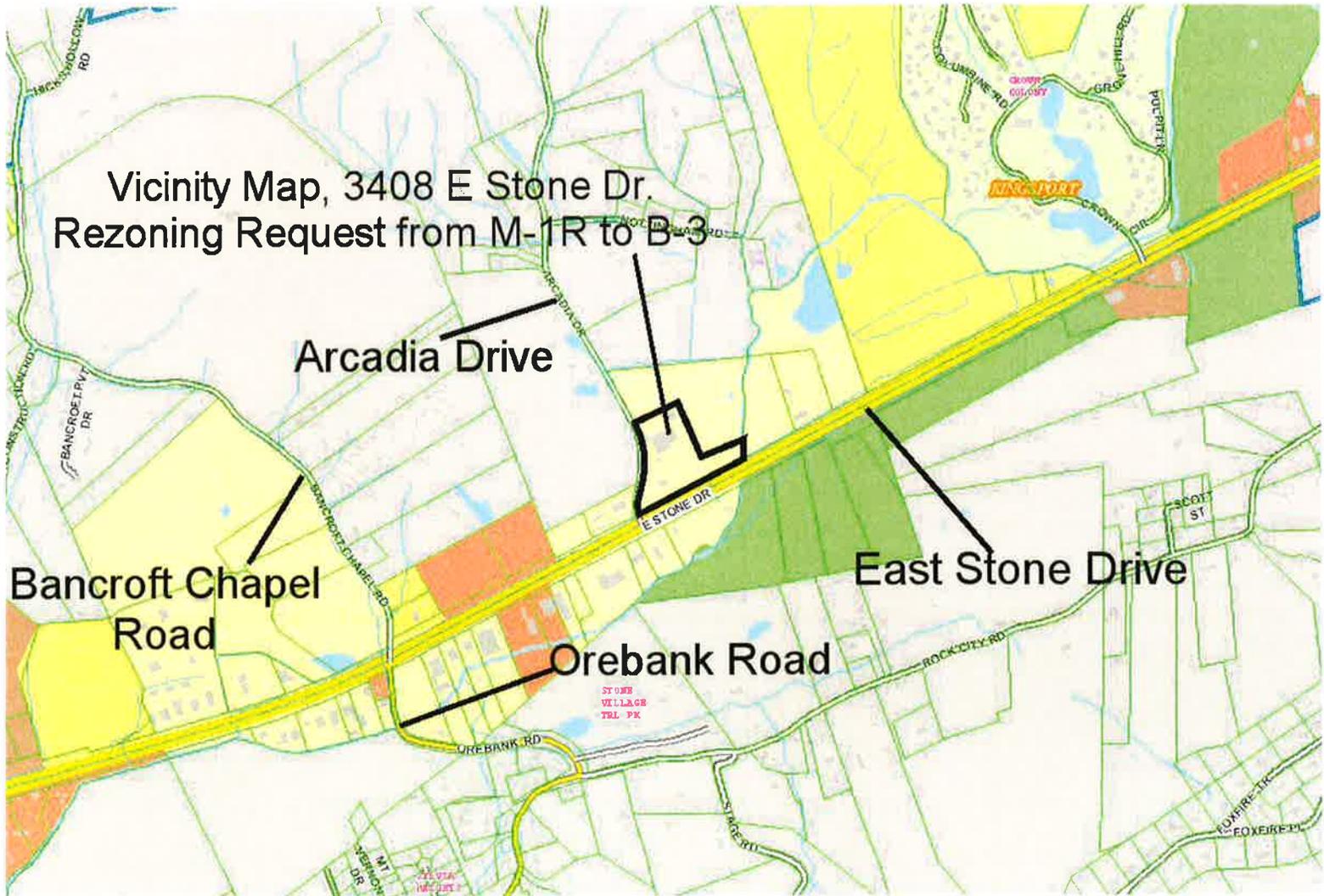
REPRESENTATIVE

PHONE (423) 247-4788

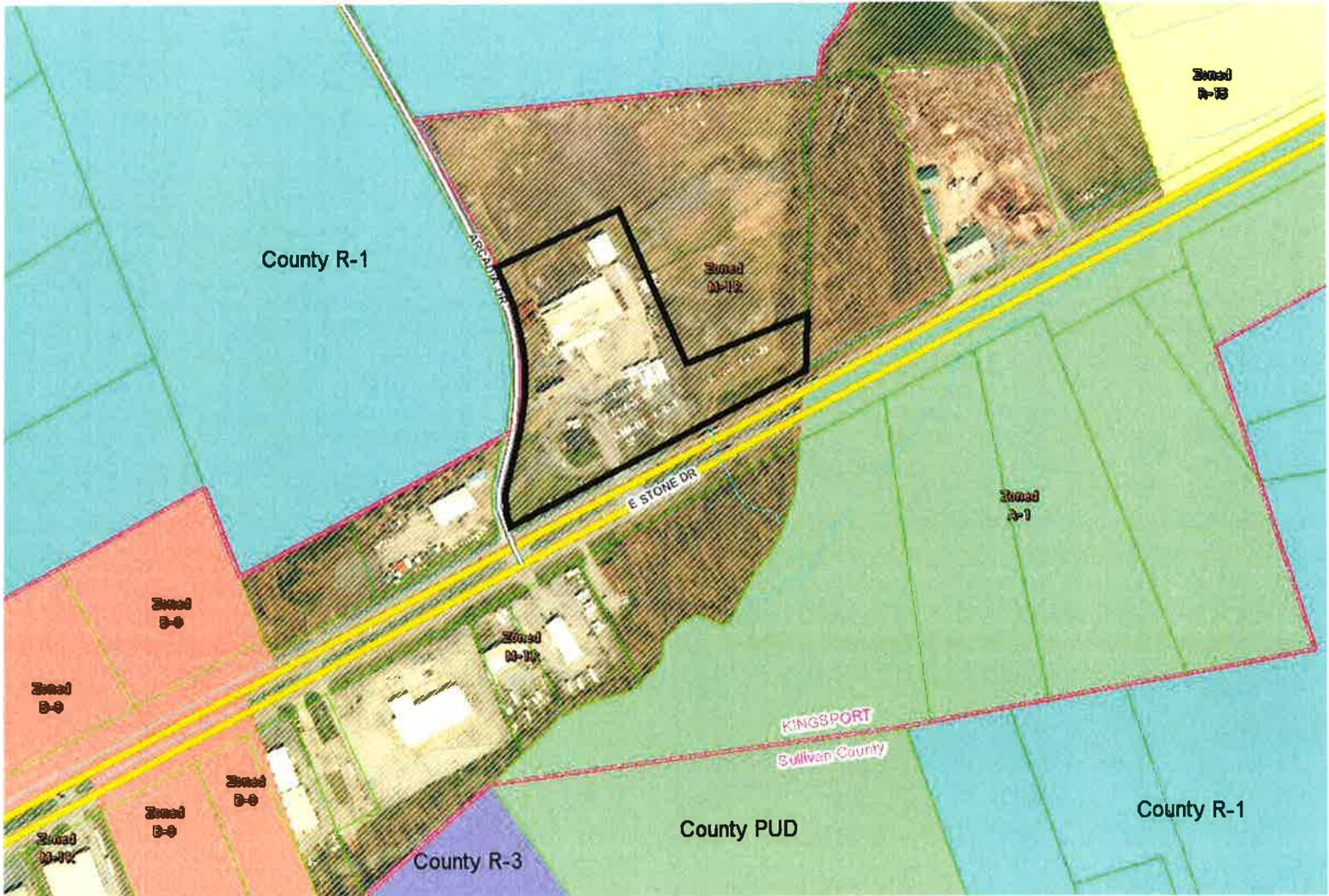
INTENT

To rezone from M-1R to B-3 in order to allow a used car/recreational vehicle sales lot and associated vehicle repair shop.

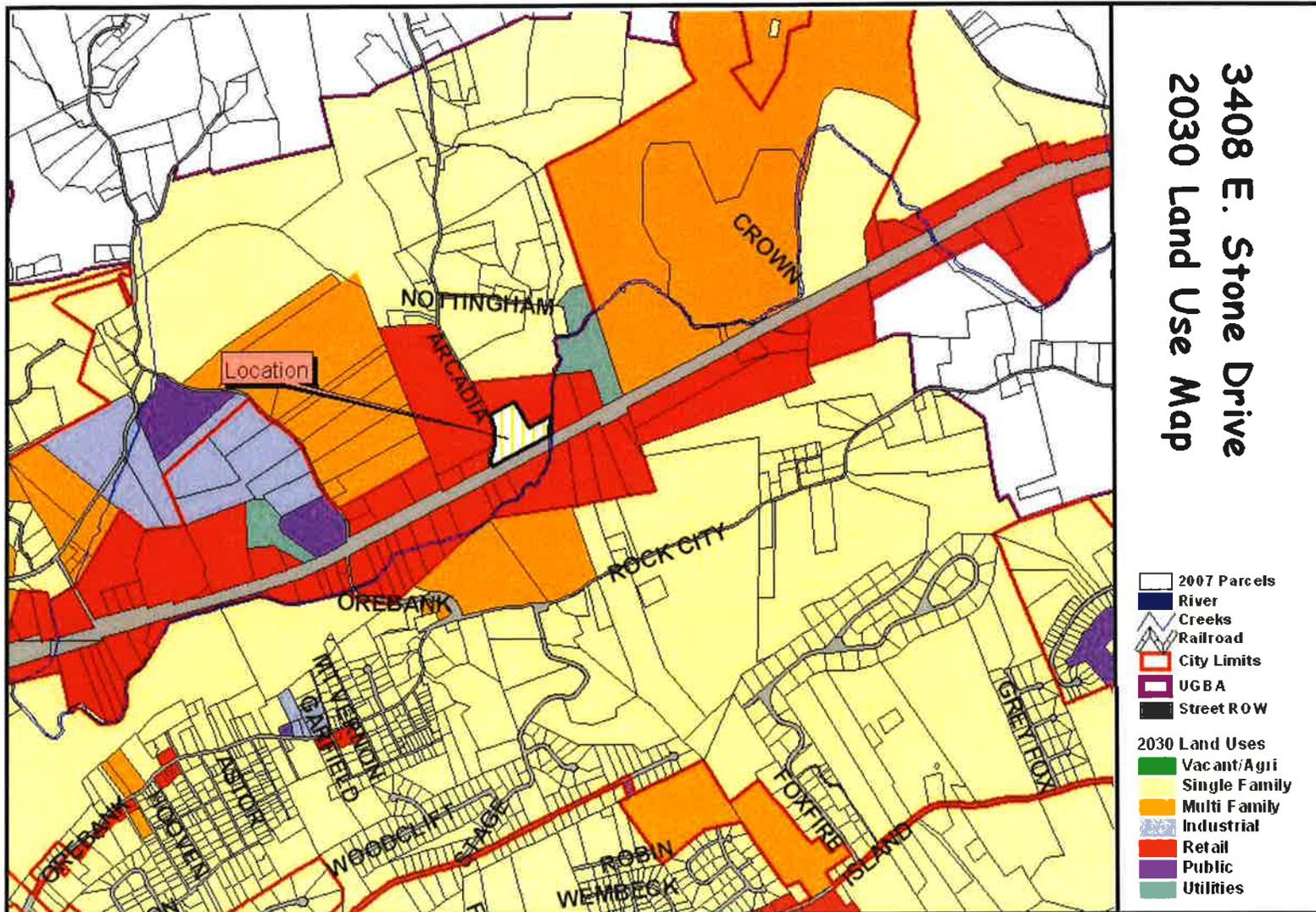
Vicinity Map



Surrounding Zoning Map



Future Land Use Plan 2030



2030 Land Use Map



Aerial



Google earth image providing a better view of topography



North View



East View



West View



South View



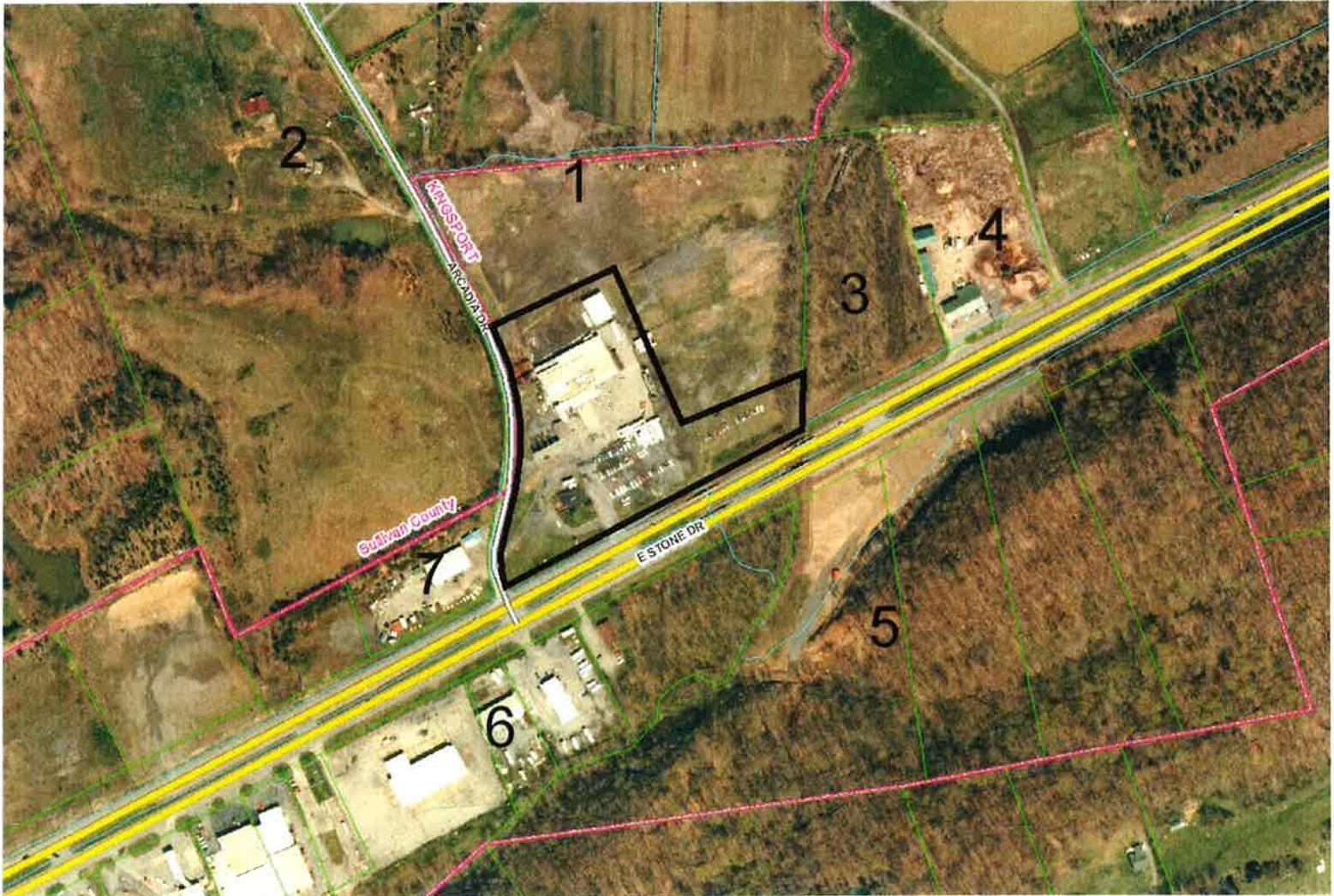
Kingsport Regional Planning Commission

Rezoning Report

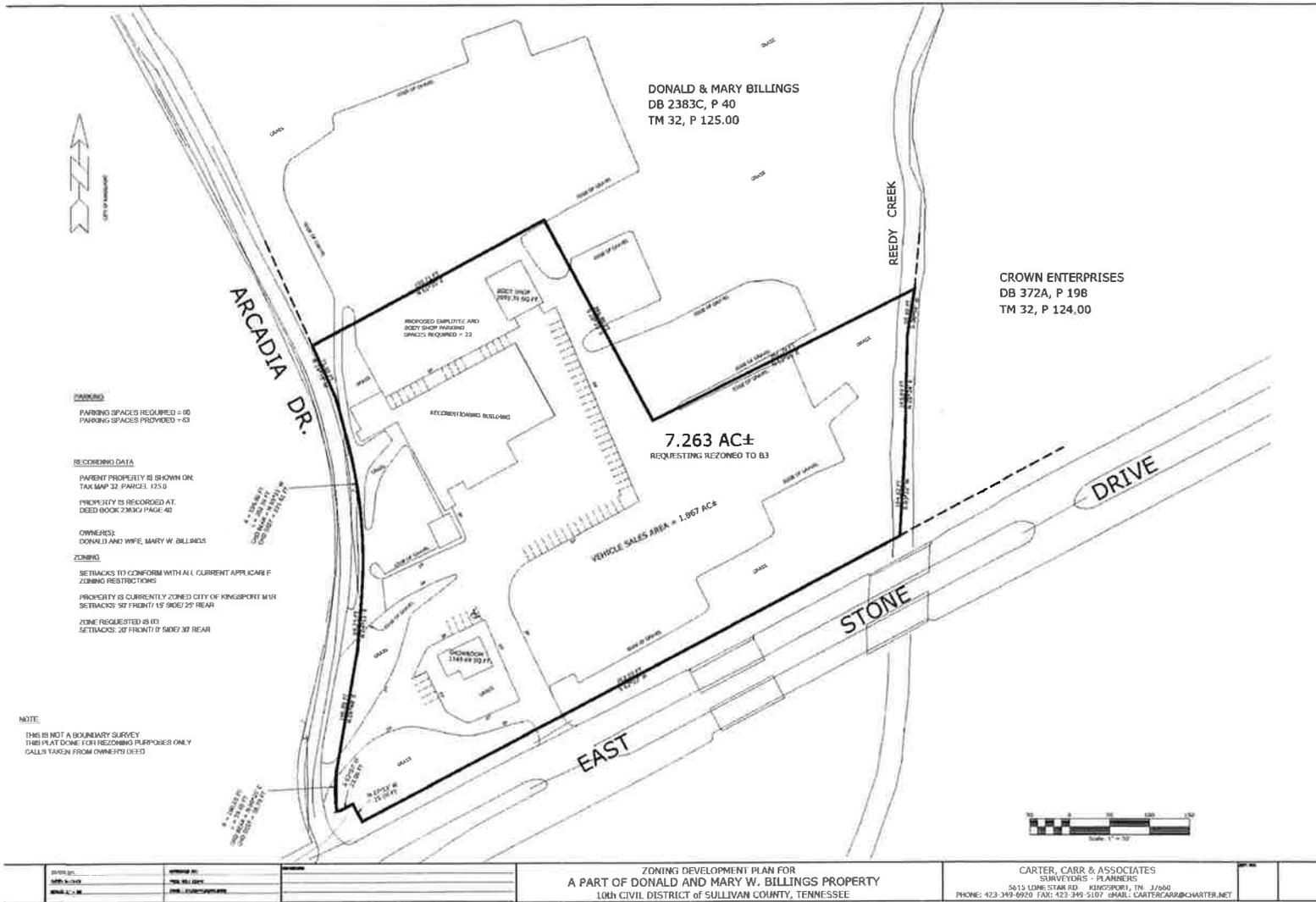
File Number 13-101-00008

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City M-1R</u> Use: vehicle storage	n/a
Further North and Northwest	2	<u>Zone: County R-1</u> Use: single family and agricultural	n/a
East	3	<u>Zone: City M-1R</u> Use: vacant/overgrown property	n/a
Further East	4	<u>Zone: City M-1R</u> Use: tree service company	n/a
Southeast and South	5	<u>Zone: City A-1</u> Use: vacant overgrown with difficult terrain	n/a
Further South	6	<u>Zone: City M-1R</u> Use: trailer sales/ storage and beverage distribution	n/a
West	7	<u>Zone: City M-1R</u> Use: truck accessories store	n/a

EXISTING USES LOCATION MAP



Zoning Development Plan



ZDP ANALYSIS

Based on the applicant's site plan submitted to the Planning Department on September 20, 2013, Staff offers the following considerations:

DEVELOPMENT STANDARDS – SEC. 114-195 for B-3 District

- Front yard – (setback) 20 feet
- Side yard – 0 feet
- Side yard adjacent to a street – 0 feet
- Rear yard- 30 feet
- Minimum lot frontage – 50 feet
- The area of the footprint of all buildings and parking shall not exceed 40 percent of the total land area. (Lot Coverage)
- Height - There shall be a maximum height limit of n/a stories with the maximum height n/a feet from average finished grade to the bottom of the roof eave.

The ZDP indicates compliance with the development standards as a redevelopment with existing (grandfathered) building.

OTHER ZDP CONSIDERATIONS**Parking Requirements**

The site plan submitted indicates a total of 63 parking spaces. The proposed used car/recreational vehicle sales and associated repair activity will conform to the parking requirements based on square footage requirements. Pursuant to Sec. 114-564, Calculations, one space per 2,500 sq ft of open sales/rental display lot area, plus two spaces per service bay, plus one space per employee is required. Based on this calculation, a total of 60 spaces are required for this activity.

DESCRIPTION OF PROPERTY FEATURES

The existing conditions of the site yield an appropriate setting for highway oriented commercial use. Ingress and egress for customer use is located on both Arcadia Drive and East Stone Drive.

Standards of Review

Planning Staff shall, with respect to each zoning application, 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 proposal will be suitable to the adjacent and abutting transportation network of East Stone Drive. The rezoning site is surrounded by M-1R zoning with the exception a portion of land across Arcadia Drive which is vacant/ potential agricultural use. The B-3 zone request can be viewed as a downzoning based off the current surrounding industrial zoning, therefore creating a suitable environment for a B-3 use on the subject rezoning site.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. The area contains similar retail or industrial uses as opposed to non-suitable less intense land uses such as residential.
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. There is also a reasonable economic use for the proposed zone, due to frontage on a principal arterial and similar land use intensity uses.
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?** The proposal should add additional burden to the use of existing streets and transportation facilities. The principal arterial of East Stone Drive is designed to accommodate the necessary flow, appropriate of what is often required in the requested highway oriented business district.
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 retail use, in accordance with the proposal.

Proposed use/density: The proposed use conforms to the land use plan. The proposed density is inside all required parameters as outlined in the zoning code.

The Future Land Use Plan Map recommends retail use.

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?** The existing conditions support approval of the proposal. There are no new buildings proposed. Parking will be added to the site to accommodate the added human traffic.
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. The proposed use is consistent with many like uses along the entirety of Stone Drive.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will create a commercial district consistent with the same commercial districts west of the rezoning site.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are appropriately drawn as is. The proposed boundaries are logical too, in regards to the existing building and transportation network characteristic of the rezoning site.
10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to an individual as contrasted to the general welfare. Many other parcels fronting the entirety of Stone Drive have similar zoning configurations.

CONCLUSION

Staff recommends APPROVAL to rezone from M-1R to B-3 to accommodate a used car/recreational vehicle sales and associated repair. The downzoning nature of the rezoning is appropriate for the parcel location.

Tenn. Code Ann. § 57-5-101

TENNESSEE CODE ANNOTATED
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*** Current through the 2013 Regular Session ***

Title 57 Intoxicating Liquors

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Rezoning Report

Kingsport Regional Planning Commission

File Number 13-101-00009

711 West Stone Drive Rezoning

Property Information			
Address		711 West Stone Drive, Kingsport, TN 37660	
Tax Map, Group, Parcel		046A, E, 1	
Civil District		11	
Overlay District		Not applicable	
Land Use Designation		Commercial	
Acres		½ acre +/-	
Existing Use		Existing Zoning	B-1
Commercial (vacant building)			
Proposed Use		Proposed Zoning	B-3
Commercial			
Owner /Applicant Information			
Name: Paul Bellamy Address: 301 Broad Street City: Kingsport State: TN Zip Code: 37660 Email: paulbellamyfurniture@yahoo.com Phone Number: (423) 247-2147		Intent: To rezone from B-1 to B-3 to allow for operation of a retail firearm sales store.	
Planning Department Recommendation			
The Kingsport Planning Division recommends approval for the following reasons: <ul style="list-style-type: none"> • The rezoning request is compliant with the site as a highway-oriented business location • The zoning change will allow the proposed use on the currently vacant property • The rezoning will upgrade an existing commercial use and zone to take advantage of principal arterial traffic (West Stone Drive). 			
Staff Field Notes and General Comments:			
<ul style="list-style-type: none"> • The rezoning area consists of a single parcel located at the intersection of West Stone Drive and Donelson Drive (711 West Stone Drive). The current configuration of the property, with existing building, ingress/egress, and associated parking, directs all activity towards the north or West Stone Drive. This established orientation of parcel features yields itself appropriate for highway oriented business use. • The current B-1 zoning (Neighborhood Business District) does not allow a firearms sale store. The B-1 zoning district is only appropriate for commercial uses that are oriented to serving nearby neighborhoods and not to uses that would draw business communitywide traffic. 			
Planner:	Ken Weems	Date:	1 October 2013
Planning Commission Action		Meeting Date:	17 October 2013
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number 13-101-00009

PROPERTY INFORMATION

ADDRESS	711 West Stone Drive, Kingsport, TN 37660
DISTRICT	11
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	B-1 (Neighborhood Business District)
PROPOSED ZONING	B-3 (Highway Oriented Business District)
ACRES	½ +/-
EXISTING USE	Commercial (vacant)
PROPOSED USE	Commercial

PETITIONER

ADDRESS **301 Broad Street, Kingsport, TN 37660**

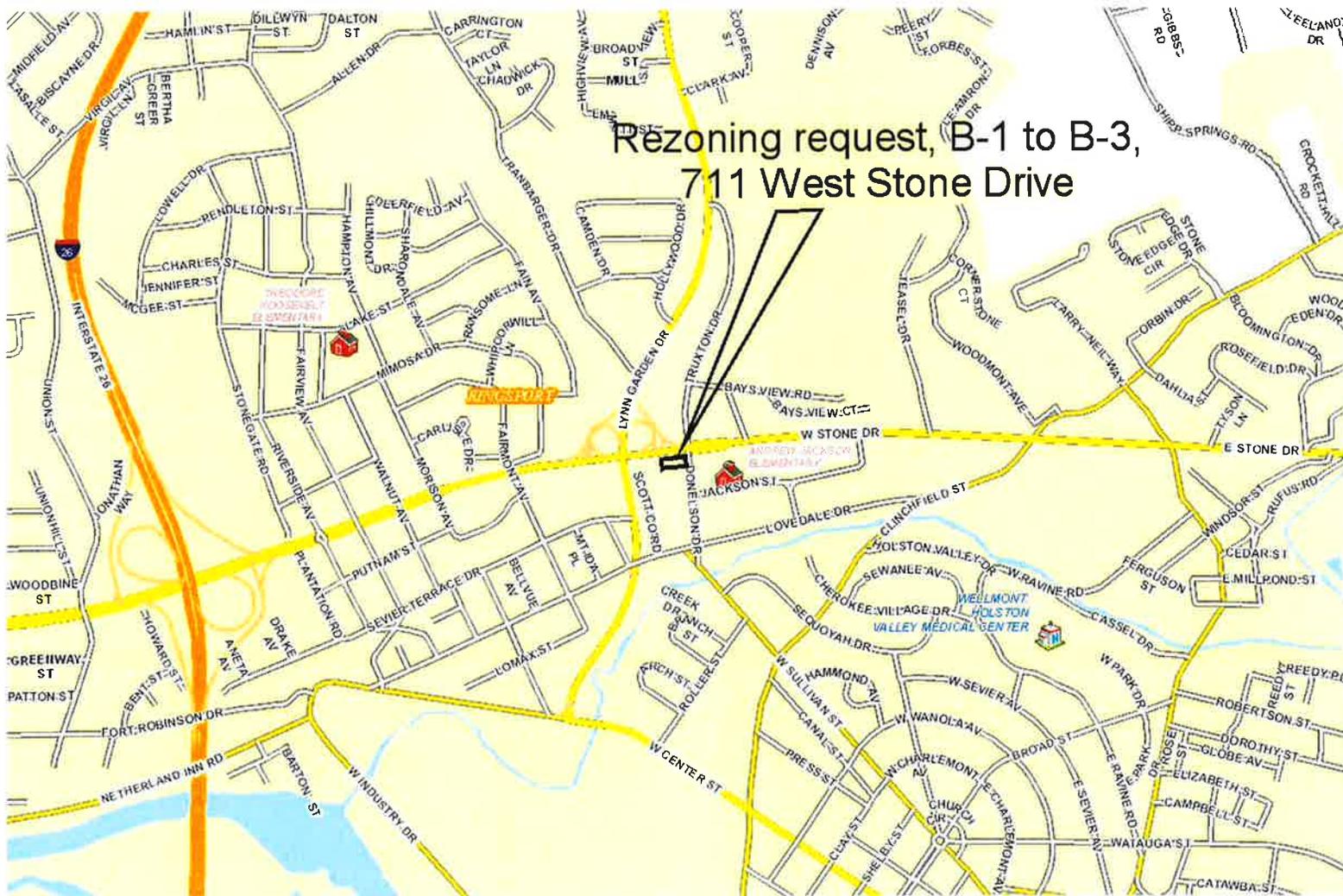
REPRESENTATIVE

PHONE **(423) 247-2147**

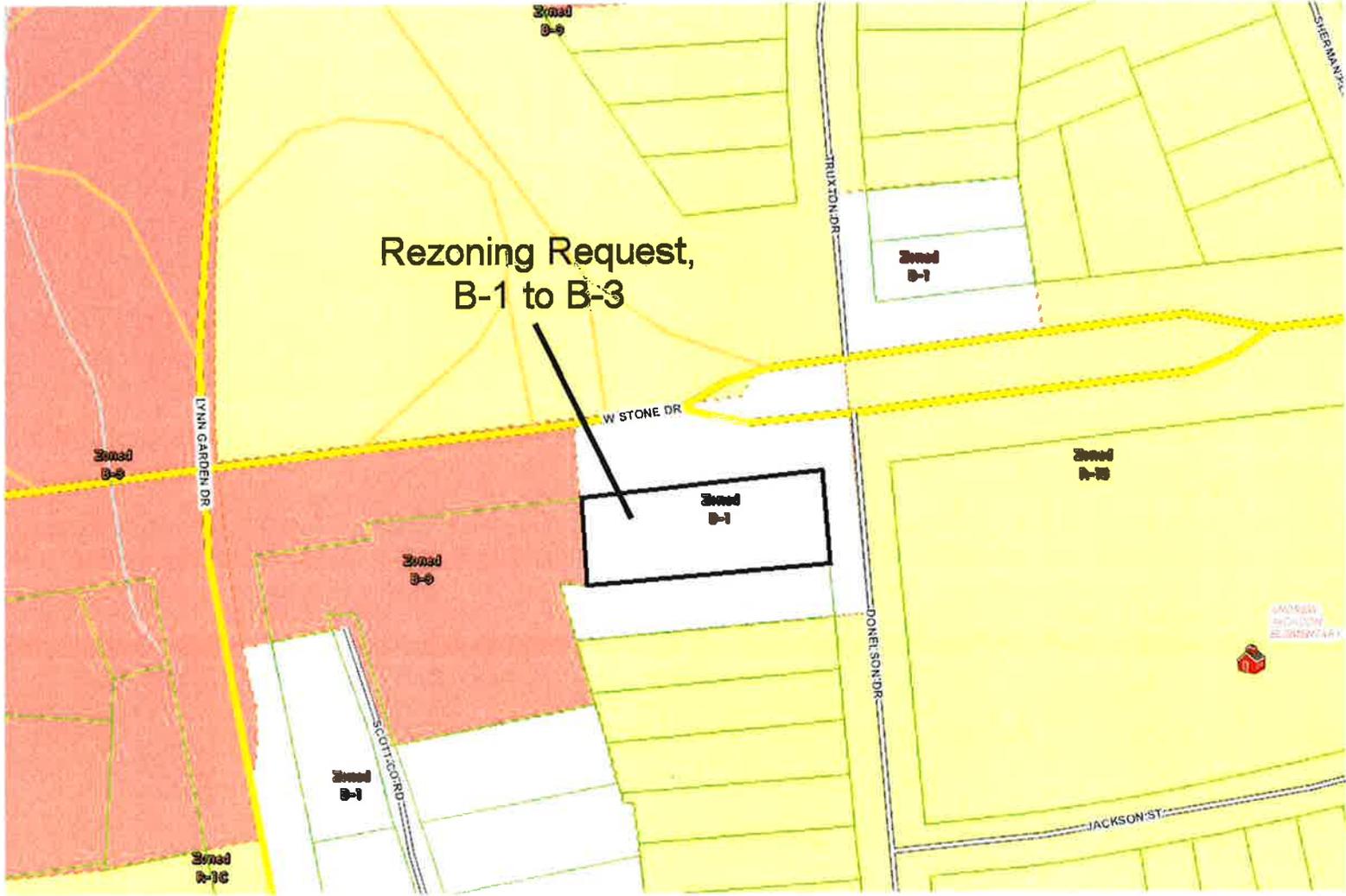
INTENT

To rezone from B-1 to B-3 in order to allow a firearm sales store.

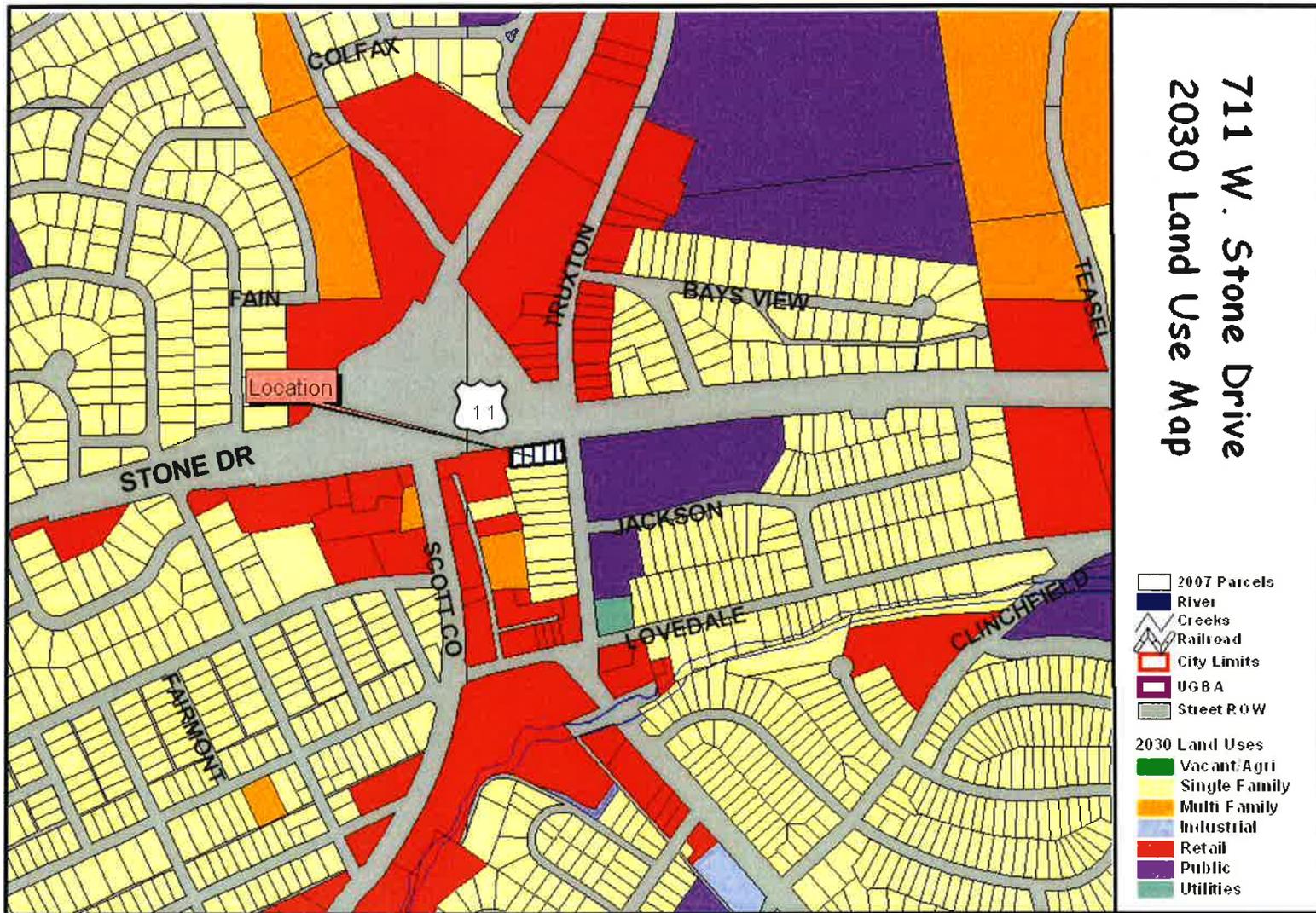
Vicinity Map



Surrounding Zoning Map



Future Land Use Plan 2030



711 W. Stone Drive
2030 Land Use Map

- 2007 Parcels
- River
- Creeks
- Railroad
- City Limits
- UGBA
- Street R.O.W
- 2030 Land Uses
 - Vacant/Agri
 - Single Family
 - Multi Family
 - Industrial
 - Retail
 - Public
 - Utilities



2030 Land Use Map



Aerial



North View



East View



West View



South View



Kingsport Regional Planning Commission

Rezoning Report

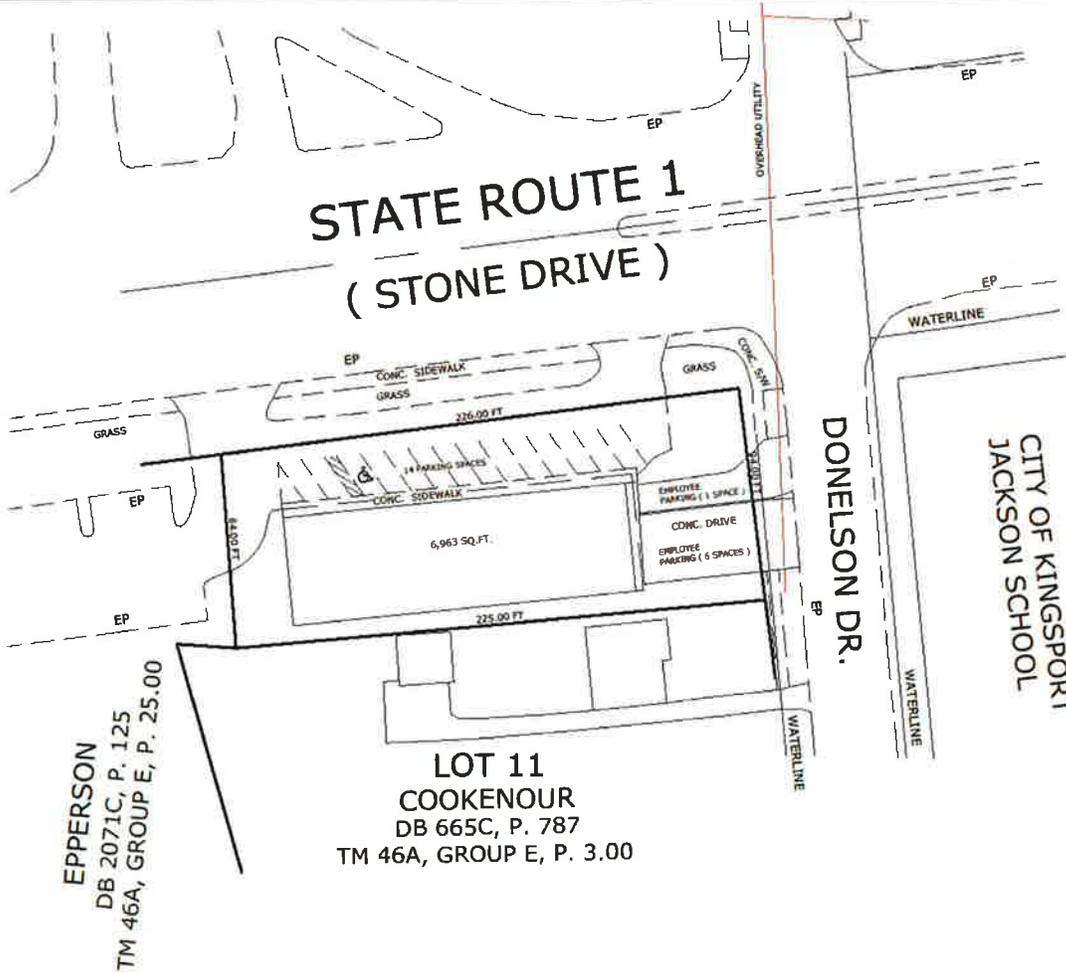
File Number 13-101-00009

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City B-1</u> Use: W. Stone Dr right-of-way	n/a
Further North and Northwest	2	<u>Zone: City R-1B</u> Use: Lynn Garden Dr & W. Stone Dr right-of-way	n/a
East	3	<u>Zone: City R-1B</u> Use: Andrew Jackson Elementary	School built in the early 1920s
Further East	4	<u>Zone: County A-1</u> Use: Andrew Jackson Elementary	School built in the early 1920s
Southeast and South	5	<u>Zone: County R-1B</u> Use: Single Family Residential	n/a
Further South	6	<u>Zone: County R-1B</u> Use: Single Family Residential	n/a
West	7	<u>Zone: County B-3</u> Use: Commercial	n/a

EXISTING USES LOCATION MAP



Zoning Development Plan

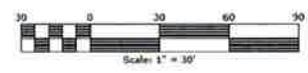


PARKING
 EMPLOYEE PARKING = 7 SPACES
 CUSTOMER PARKING = 14 SPACES

RECORDING DATA
 PARENT PROPERTY IS SHOWN ON TAX MAP 45A, GROUP E, PARCEL 1.0
 PROPERTY IS RECORDED AT: DEED BOOK 25892 PAGE 633
 JACKSON HEIGHTS SUBDIVISION IS RECORDED AT PLAT BOOK 5, PAGE 108
 AREA OF PROPERTY BEING LEASED: 710 SQ. FT.
 OWNERS: PAUL BELLAMY

ZONING
 SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS
 PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT B-1
 SETBACKS: 30' FRONT/ 0' SIDE/ 20' REAR
 ZONE REQUESTED IS CITY OF KINGSPORT B-3
 SETBACKS: 30' FRONT/ 0' SIDE/ 30' REAR

NOTE:
 THIS IS NOT A BOUNDARY SURVEY.
 THIS PLAT DONE FOR REZONING PURPOSES ONLY.
 DISTANCES TAKEN FROM OWNER'S DEED.



DRAWN BY: DATE: 8-19-13 SCALE: 1" = 30'	APPROVED BY: PROJ. NO.: 13101 DWS: P:\13101\13101.DWG	REVISIONS:	ZONING DEVELOPMENT PLAN FOR LOT 12 & PART OF LOT 13 JACKSON HEIGHTS SUBDIVISION 711 W. STONE DRIVE, KINGSPORT, TENNESSEE	CARTER, CARR & ASSOCIATES SURVEYORS - PLANNERS 5615 LONE STAR RD. KINGSPORT, TN, 37660 PHONE: 423-349-6920 FAX: 423-349-5107 EMAIL: CARTERCARR@CHARTER.NET
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ZDP ANALYSIS

Based on the applicant's site plan submitted to the Planning Department on September 20, 2013, Staff offers the following considerations:

DEVELOPMENT STANDARDS – SEC. 114-195 for B-3 District

- Front yard – (setback) 20 feet
- Side yard – 0 feet
- Side yard adjacent to a street – 0 feet
- Rear yard- 30 feet
- Minimum lot frontage – 50 feet
- The area of the footprint of all buildings and parking shall not exceed 40 percent of the total land area. (Lot Coverage)
- Height - There shall be a maximum height limit of n/a stories with the maximum height n/a feet from average finished grade to the bottom of the roof eave.
- Access

The ZDP indicates compliance with the development standards as a redevelopment with existing (grandfathered) building.

OTHER ZDP CONSIDERATIONS**Parking Requirements**

The site plan submitted indicates a total of 21 parking spaces. The proposed firearm sales store will consist of a total of 710 square feet. Pursuant to Sec. 114-564, Calculations, 1 space per 200 square feet are required. Based on this calculation, a total of 4 spaces are required for the firearm sales portion of the building alone.

DESCRIPTION OF PROPERTY FEATURES

The existing conditions of the site yield an appropriate setting for commercial use. Ingress and egress for customer use is contained on West Stone Drive alone, further buffering the adjacent residential development to the south of the rezoning site.

Kingsport Regional Planning Commission

Rezoning Report

File Number 13-101-00009

Standards of Review

Planning Staff shall, with respect to each zoning application, 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 proposal will be suitable to the adjacent and abutting transportation network of West Stone Drive. To the south, an existing B-1 zone (residential use) will serve as a buffer to the extended residential further south (on Donelson Drive). The orientation of the existing building (711 West Stone Drive) will concentrate vehicle and pedestrian traffic towards West Stone Drive, therefore creating a suitable environment for a B-3 use on the subject rezoning site.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent property to the west of the rezoning site is a current B-3 zone and use. Andrew Jackson Elementary school, located east of the rezoning site, should not experience adverse effects from any additional traffic generated by a B-3 use. The existing commercial zone of 711 West Stone Dr already has the potential to create equal additional traffic to the proposed use, without a rezoning. Adjacent property to the south should not be impacted due to the orientation of the existing building located on the rezoning site, at least no more than what can locate on the property inside the parameters of the current commercial zone.
- 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. There is also a reasonable economic use for the proposed zone, due to frontage on a principal arterial, typically not found in B-1 zones (B-1 zone being the current zone).
- 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?** The proposal should not add additional burden to the use of existing streets, transportation facilities, utilities, or schools. The principal arterial of West Stone Drive is designed to accommodate maximum traffic flow, characteristic of what is often required in the requested highway oriented business district.
- 5. Whether the proposal is in conformity with the policies and intent of the land use plan?**

Kingsport Regional Planning Commission

Rezoning Report

File Number 13-101-00009

Future Land Use Plan Map: proposed as appropriate for single family use, not in accordance with the proposal. However, the existing commercial zone and commercial building on the property does not accommodate single family use currently.

Proposed use/density: same as existing (less than 7K sq ft commercial space). The proposed use is a firearms sales store that will occupy 710 sq ft of the existing 6,963 sq ft building.

The Future Land Use Plan Map recommends single family use, which would require demolition of the current building and a down-zoning to residential to accommodate.

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?** The issue to be resolved by assigning a B-3 zone is use alone, whereas all current conditions of the property are proposed to remain the same. The area remains a commercial artery for the City and the nearby residential neighborhoods appear stable with commercial uses fronting the majority of Stone Drive.
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. Media events relating to firearms may create a perceived adverse effect on the citizens of the community due to the close proximity to Andrew Jackson Elementary School. Upon researching the issue with the Bureau of Alcohol, Tobacco, and Firearms (ATF), a firearms store is permissible in this location when permitted by local zoning.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal extends the current B-3 zone to the west of the rezoning site.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries of B-1 zoning are appropriately drawn for current conditions. The proposed boundaries are also logical, in regards to the existing building and transportation network characteristic of the rezoning site for a higher intensity commercial zone.

Kingsport Regional Planning Commission**Rezoning Report****File Number 13-101-00009**

- 10. Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to an individual as contrasted to the general welfare. Many other parcels fronting West Stone Drive have similar zoning configurations.

CONCLUSION

Staff recommends APPROVAL to rezone from B-1 to B-3 to accommodate a firearm sales store for the property owner. The same use is available to the abutting B-3 zoned parcel located along West Stone Drive.

PROPERTY INFORMATION	Edinburgh Subdivision Phase 4 - Final Plat
ADDRESS	Rock Springs and Edinburgh Channel Road
DISTRICT, LAND LOT	15th Civil District, part of Parcel 11 of TM 119, Edinburgh Phase 4 Final Plat Request
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES	9.90 – 31 lots - .258 miles of new streets
EXISTING USE	Single Family Residential
PROPOSED USE	Single family Residential

PETITIONER Edinburgh Group represented by John Rose
ADDRESS John – jhnrose8@gmail.com

**REPRESENTATIVE
PHONE**

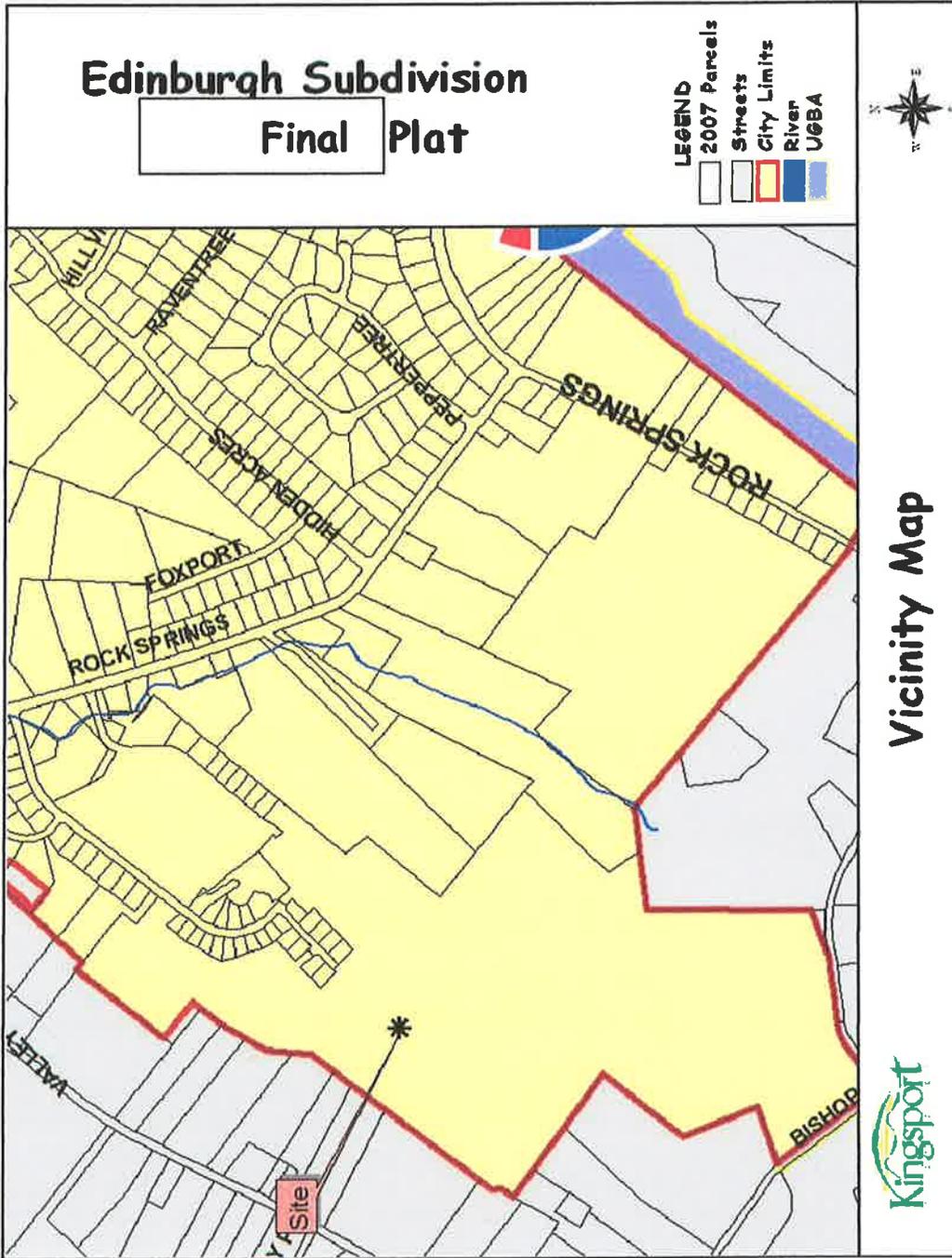
INTENT

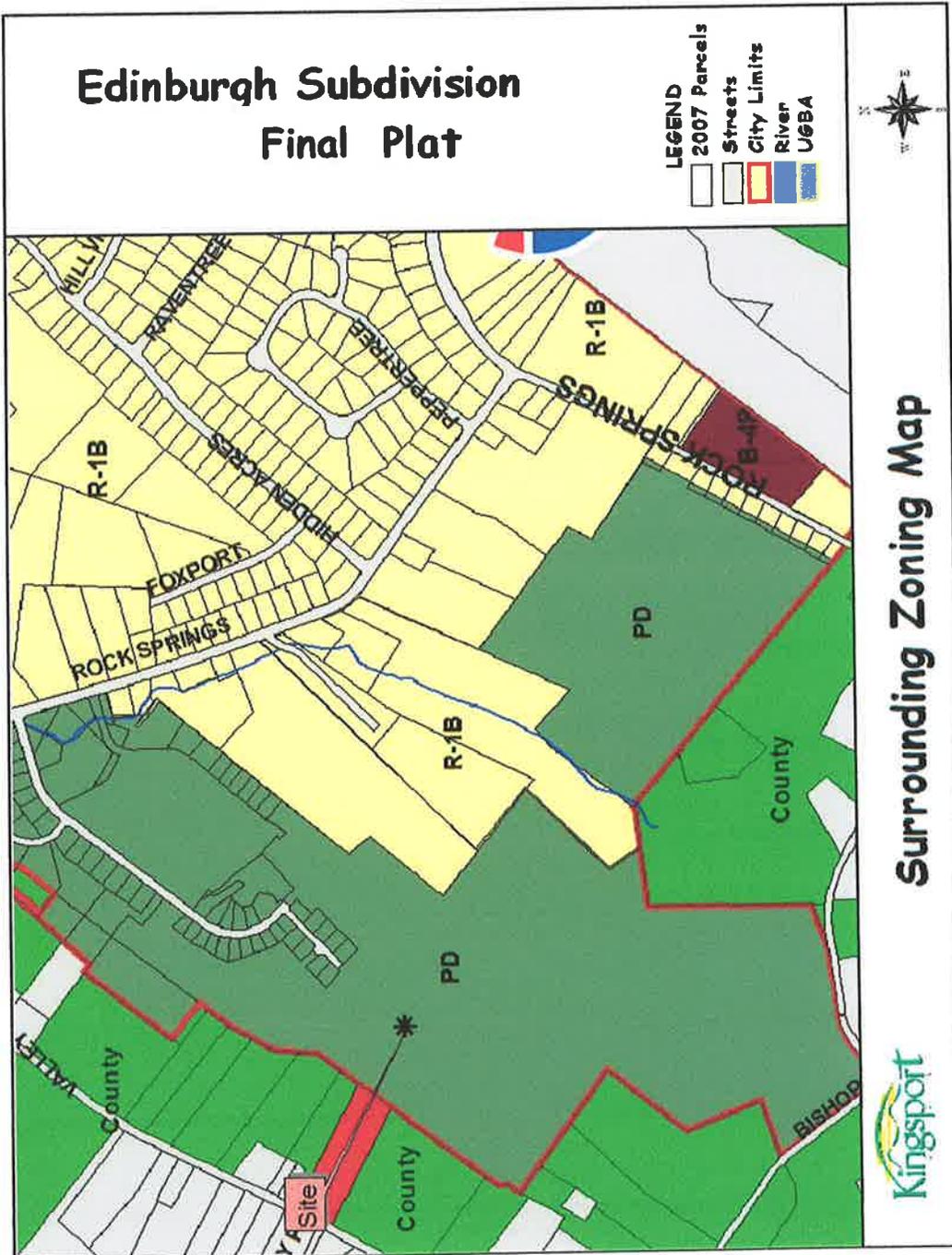
The applicant is requesting final plat for Phase 4 of the Edinburgh Subdivision which is located in 15th Civil District and more fully described as part of Parcel 11 of Tax Map 119 of the Sullivan County Tax Maps for 2011.

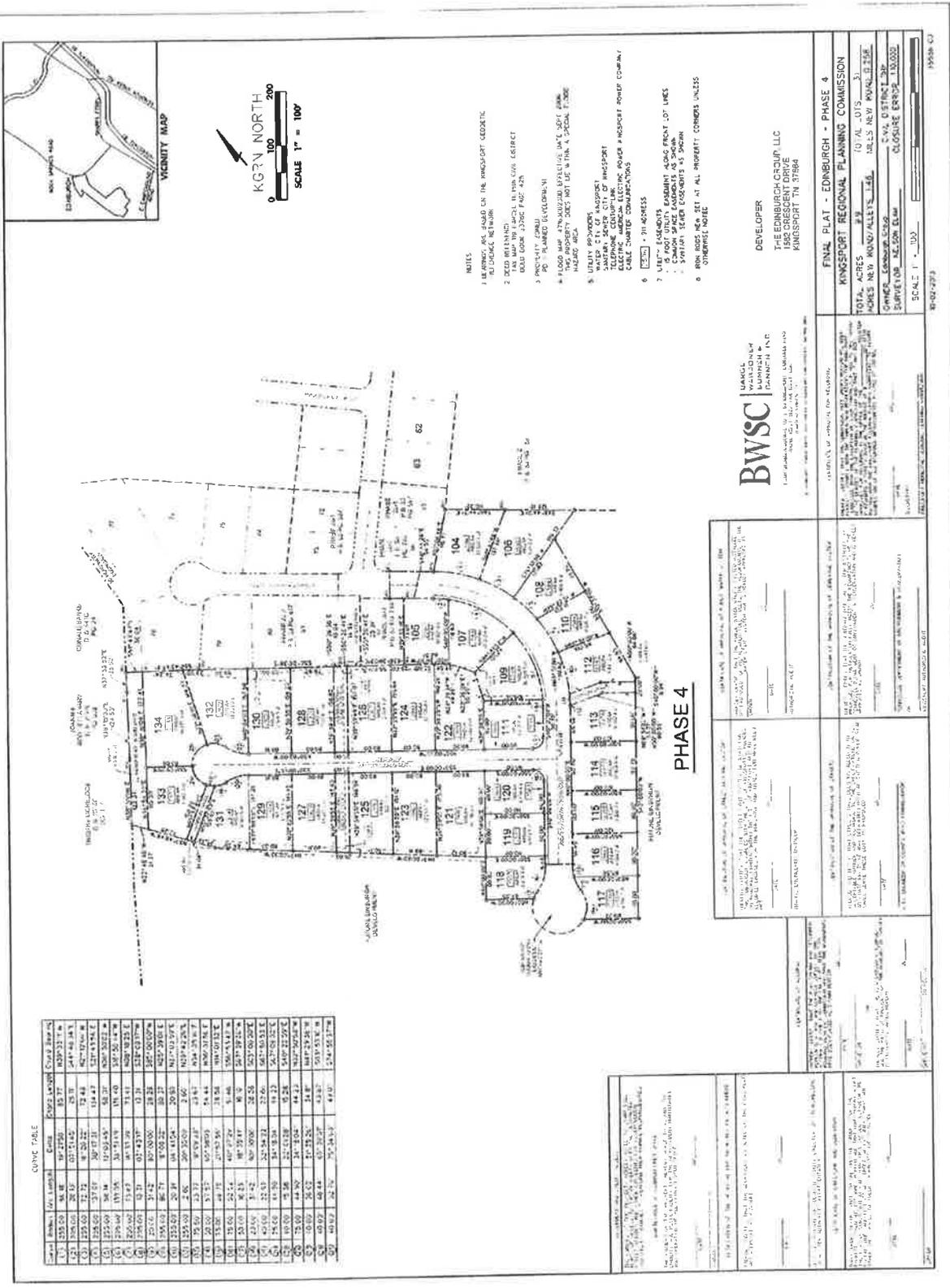
This is a new phase for this development and the Engineering Department has inspected and approved the required infrastructure improvements and has accepted all the improvements with only minor tasks to address. Phase 4 has a 50 foot right-of-way for the main street (Bridgeforth Crossing) up to the intersection with Viewforth Court and begins a 40 foot right-of-way at the east and west sides of Lots 111 and 120 with a sidewalk on one side of the road. The street terminates in a cul-de-sac at the end with lots on both sides of the street. Staff from both Planning and Engineering feel since there are only minor issues to address to fulfill completion for a final, a positive recommendation is warranted and staff will not record the plats until these have been addressed which will be before the next Commission meeting. This would expedite the process for the developer as there are four sales pending completion and recording of the final plat.

No variances have been requested for this phase of the development and Phase 4 meets the minimum subdivision requirements.

Staff recommends Final Plat approval.







LOTTING TABLE

Lot	Area (Ac.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
101	1.14	48,720	48,720	48,720
102	1.14	48,720	48,720	48,720
103	1.14	48,720	48,720	48,720
104	1.14	48,720	48,720	48,720
105	1.14	48,720	48,720	48,720
106	1.14	48,720	48,720	48,720
107	1.14	48,720	48,720	48,720
108	1.14	48,720	48,720	48,720
109	1.14	48,720	48,720	48,720
110	1.14	48,720	48,720	48,720
111	1.14	48,720	48,720	48,720
112	1.14	48,720	48,720	48,720
113	1.14	48,720	48,720	48,720
114	1.14	48,720	48,720	48,720
115	1.14	48,720	48,720	48,720
116	1.14	48,720	48,720	48,720
117	1.14	48,720	48,720	48,720
118	1.14	48,720	48,720	48,720
119	1.14	48,720	48,720	48,720
120	1.14	48,720	48,720	48,720
121	1.14	48,720	48,720	48,720
122	1.14	48,720	48,720	48,720
123	1.14	48,720	48,720	48,720
124	1.14	48,720	48,720	48,720
125	1.14	48,720	48,720	48,720
126	1.14	48,720	48,720	48,720
127	1.14	48,720	48,720	48,720
128	1.14	48,720	48,720	48,720
129	1.14	48,720	48,720	48,720
130	1.14	48,720	48,720	48,720
131	1.14	48,720	48,720	48,720
132	1.14	48,720	48,720	48,720
133	1.14	48,720	48,720	48,720
134	1.14	48,720	48,720	48,720



Looking South



Looking West



Looking North



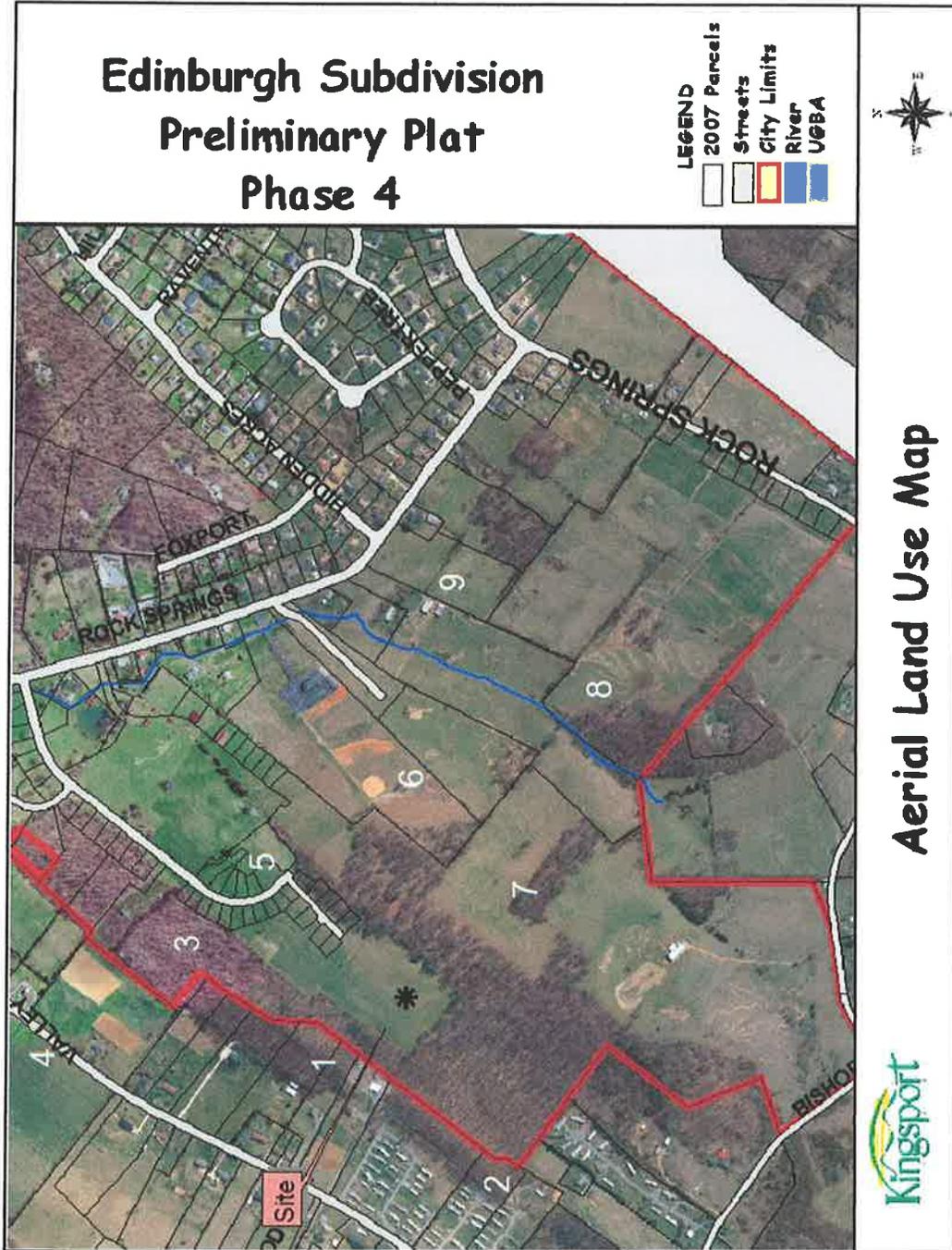
Looking East

Location	Parcel / Zoning Petition	Zoning / Name
North, East, Northwest	1	Edinburgh subdivision, zoned PD.
Further North and Northwest	2 (any recent rezoning case number)	Portions of Edinburgh zoned PD and the limit of the UGBA. County thereafter, mainly residential and farm.
East	3	Edinburgh Subdivision, Zoned PD.
Further East	4	Rock Springs Road and across Rock Springs South subdivision, City R-1B recently annexed.
Southeast and South	5	Edinburgh Subdivision zoned PD.
Further South	6	Church property then adjacent to the church is St. Andrews Garth.
West	7	Edinburgh Subdivision, zoned PD.
West Further	8	Limits of the UGBA, then all County zoned R-1 and A-1 for agricultural.
Southwest	10	Same as above for west.

EXISTING USES AND LOCATION

All parcels surrounding the Edinburgh subdivision are zoned either county R-1, single-family or A-1 for agricultural uses. It should be noted that the Edinburgh subdivision boundary is also the limits of the city's urban growth boundary limit and no annexations may occur past this boundary unless the UGBA is amended and adopted by all participating parties. Access is via Rock Springs road which has access to both interstate systems. Utilities are being constructed by the developer and will be part of the city's materials agreement.

EXISTING USES LOCATION MAP



CONCLUSION

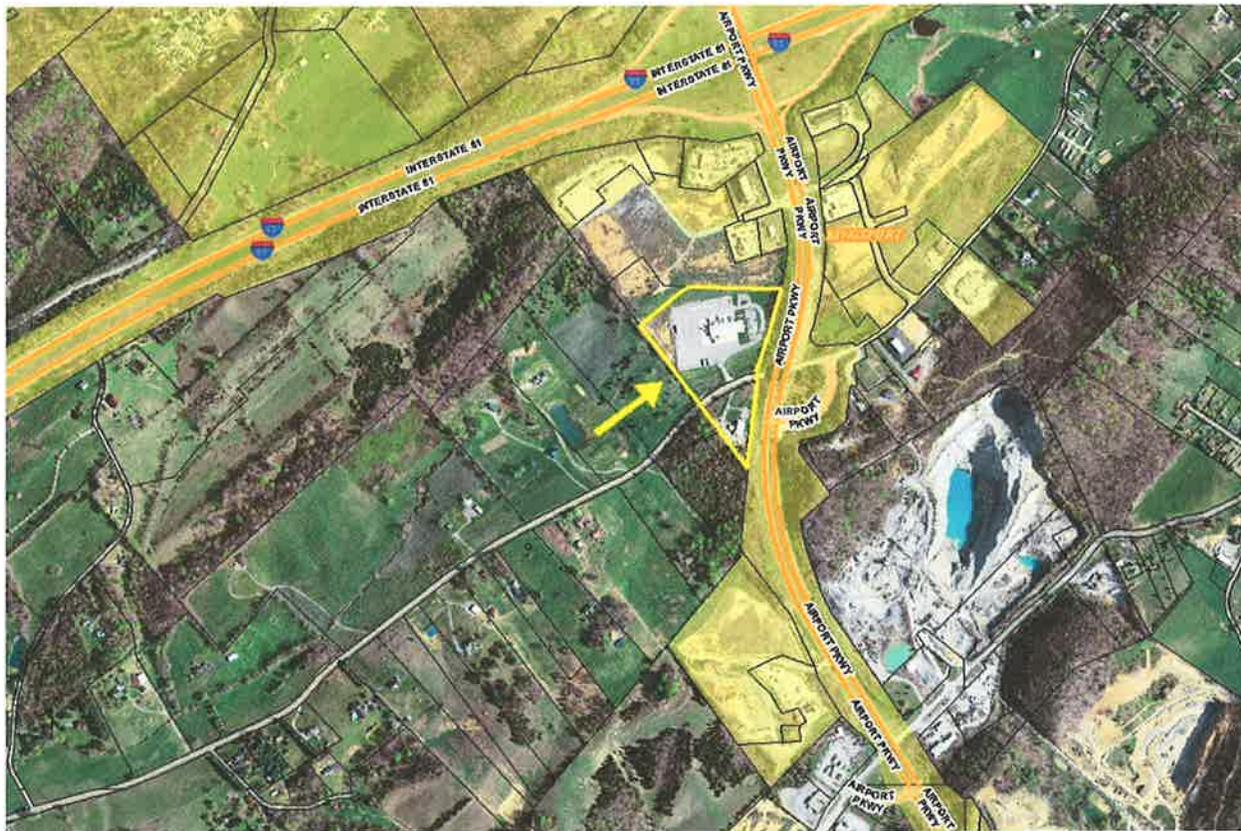
Staff recommends APPROVAL of the Final Plat for Phase 4 of the Edinburgh Development.

Kingsport Regional Planning Commission
Annexation Report

File Number 13-301-00009

Planning Commission Action	Meeting Date:	October 17, 2013
Approval:		
Denial:	Reason for Denial:	
Deferred:	Reason for Deferral:	

Area Map

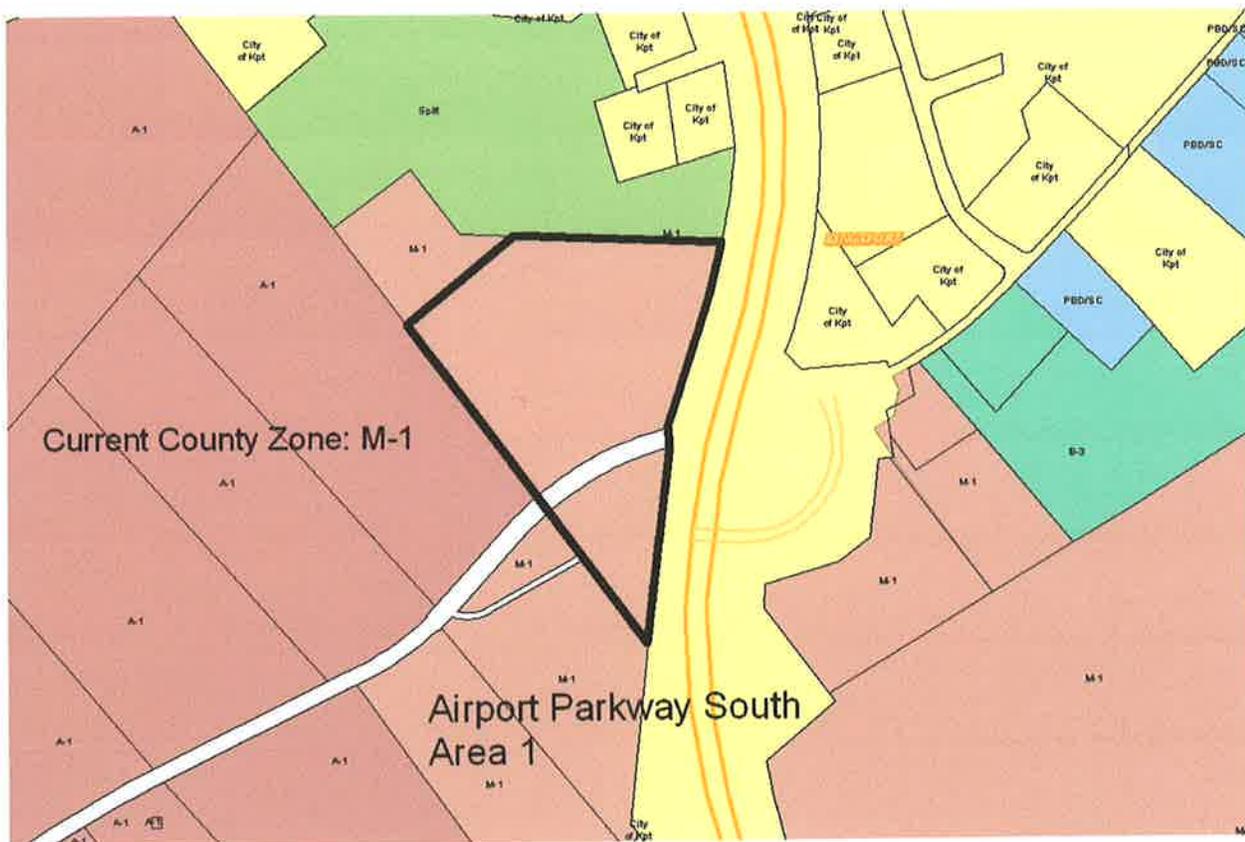


Annexation Report

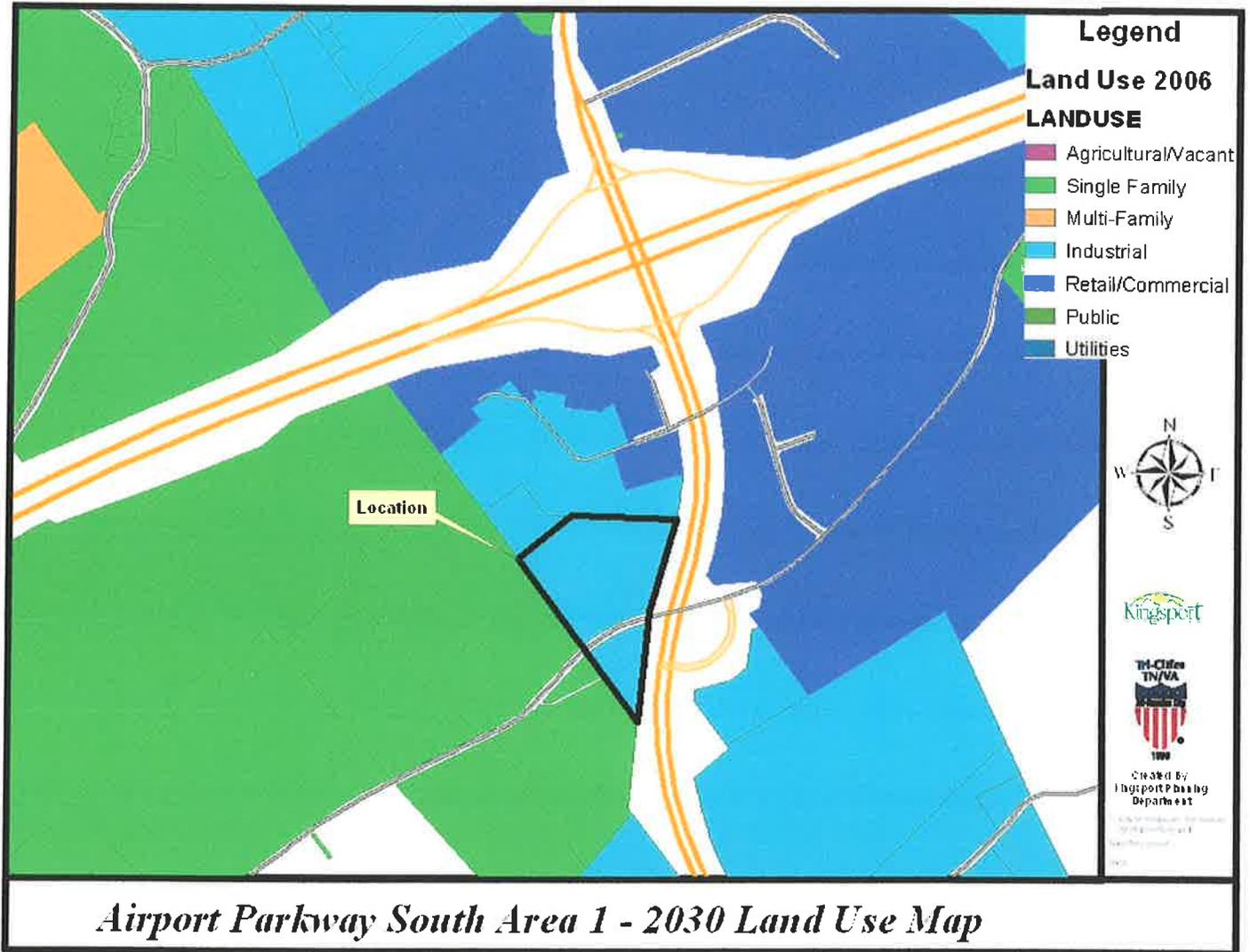
Kingsport Regional Planning Commission

File Number 13-301-00009

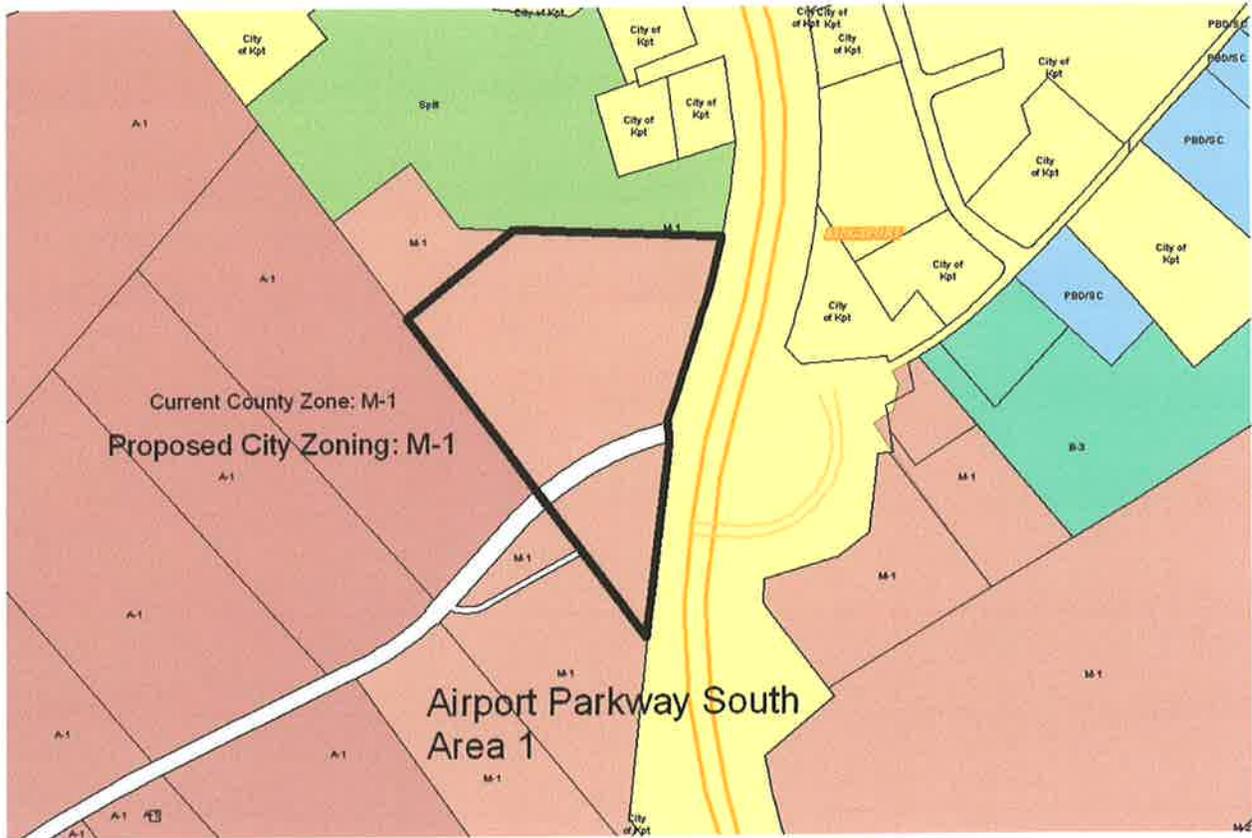
Current Zoning Map



Future Land Use Map



Proposed Zoning Map



Kingsport Regional Planning Commission
Annexation Report

File Number 13-301-00009

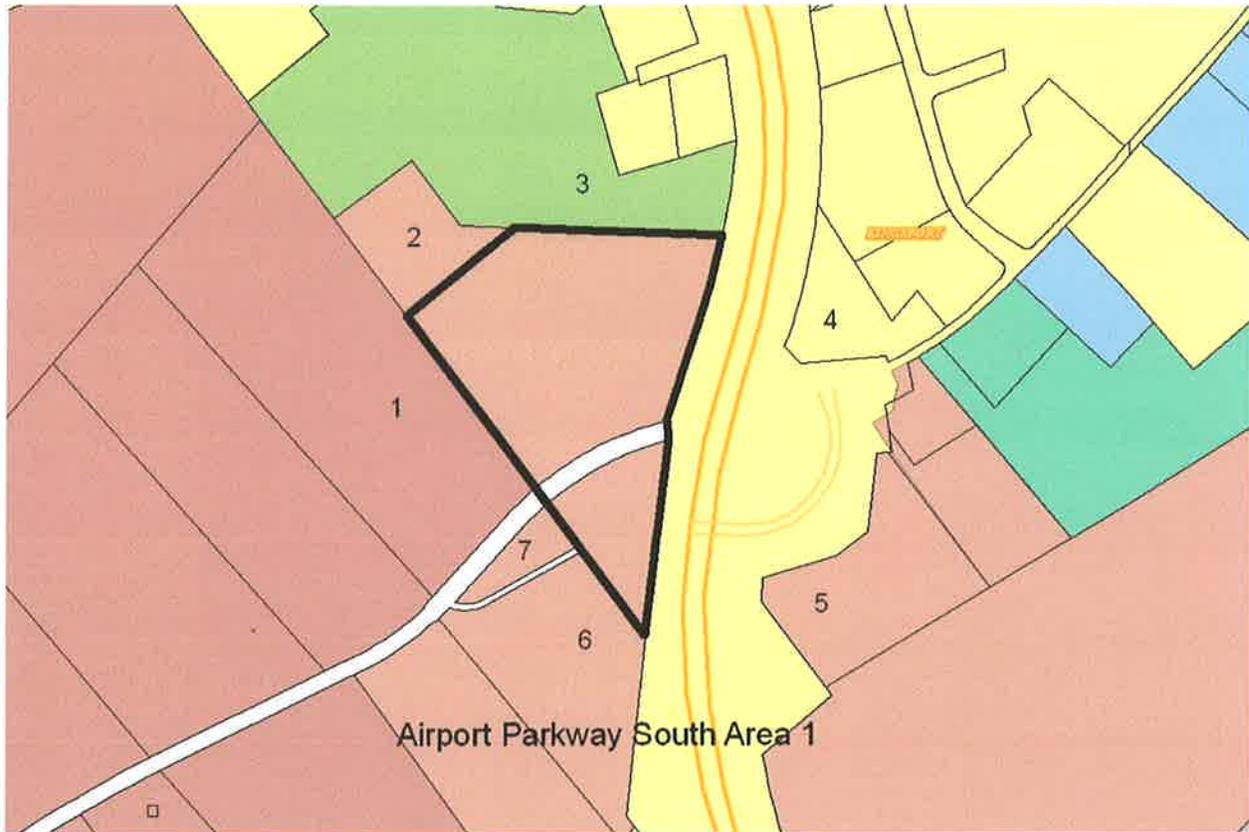
Cost

Airport Parkway South Area 1 Annexation
Cost Estimate/ tax records as of 1 September 2013

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$14,966.00	non-residential use
State Shared	X	\$0.00	
Sewer Tap Fees	\$1,950.00	\$0.00	
Water & Sewer Rev (loss)	X	-\$960.00	
Total	\$1,950.00	\$14,006.00	

Expenses	One Time	Reoccurring (annual)	
Operating Budget			minimal extra area
Police & Fire Service	0.00	0.00	
Transit Service	0.00	0.00	
Street Lighting	0.00	0.00	
Traffic Controls	0.00	0.00	
Streets & Sanitation	0.00	0.00	
Subtotal	0.00	0.00	
Capital Budget			adequate adequate
Water	0.00	0.00	
Sewer	2,500.00	0.00	
Streets	0.00	0.00	
Subtotal	2,500.00	0.00	
Grand Total	\$2,500.00	\$0.00	

Existing Surrounding Land Uses



Kingsport Regional Planning Commission
Annexation Report

File Number 13-301-00009

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
West	1	<u>Zone: County A-1</u> Use: Undeveloped agricultural	No prior action known
Northwest	2	<u>Zone: County M-1</u> Use: Undeveloped light manufacturing	No prior action known
North	3	<u>Zone: County Split</u> Use: Fort Henry Drive right-of-way	No prior action known
East	4	<u>Zone: City B-3</u> Use: Undeveloped commercial	Annexed and zoned B-3 in 1999
Southeast	5	<u>Zone: County M-1</u> Use: Bracken Paving auxiliary building	No prior action known
South	6	<u>Zone: County M-1</u> Use: Undeveloped light manufacturing	No prior action known
Southwest	7	<u>Zone: County M-1</u> Use: Undeveloped light manufacturing	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



South



RESOLUTION NO.**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE
AIRPORT PARKWAY SOUTH AREA 1 ANNEXATION OF THE
CITY OF KINGSPORT, TENNESSEE**

WHEREAS, before any territories may be annexed under Tennessee Code Annotated §6-51-102, the governing body shall have previously adopted a plan of services setting forth the identification and timing of municipal services; and

WHEREAS, before any such plan of services shall have been adopted, it must have been submitted to the local planning commission for study and a written report; and

WHEREAS, a plan of services for the proposed Airport Parkway South Area 1 annexation was submitted to the Kingsport Regional Planning Commission on October 17, 2013 for its consideration and a written report; and

WHEREAS, prior to the adoption of a plan of services, the City shall hold a public hearing; and

WHEREAS, a public hearing was held November 5, 2013; and

WHEREAS, notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the municipality a minimum of seven (7) days prior to the hearing; and

WHEREAS, notice of the time and place of the public hearing was published in the Kingsport Times-News on October 21, 2013; and

WHEREAS, the City of Kingsport, pursuant to the provisions of Tennessee Code Annotated, §6-51-102 has endeavored to annex a portion of the 7th Civil District of Sullivan County, Tennessee, commonly known as the Airport Parkway South Area 1 Annexation, said area being bounded and further described as follows:

BEGINNING at a point, said point being the northwestern corner of parcel 078.50, Tax Map 78L; thence in a northeasterly direction, approximately 429 feet to a point, said point being the northern corner of parcel 078.50; thence in a easterly direction, approximately 641 feet to a point, said point being the northeastern corner of parcel 078.50 being in common with westerly right-of-way of Airport Parkway; thence in a southerly direction, approximately 522 feet to a point, said point being the northern right-of-way of Shipley Ferry Road being in common with the westerly right-of-way of Airport Parkway; thence in a southerly direction crossing the right-of-way of Shipley Ferry Road approximately 65 feet to a point, said point being the southerly right-of-way of Shipley Ferry Road being in common westerly right-of-way of Airport Parkway; thence in a southerly direction, approximately 600 feet to a point, said point being the southern corner of parcel 066.00, Tax Map 78L; thence in a northwesterly

direction, approximately 507 feet to a point, said point being in common with the southerly right-of-way of Shipley Ferry Road; thence in a northwesterly direction, approximately 65 feet to a point, said point being the northerly right-of-way of Shipley Ferry Road; thence in a northwesterly direction, approximately 660 feet to the point of BEGINNING, and being all of parcels 078.50 and 066.00, Tax Map 78L as well as a portion of Shipley Ferry Road approximately 132 feet in length, as shown on the March 2011 Sullivan County Tax Maps.

AND WHEREAS, the City of Kingsport deems it advisable to adopt a Plan of Services for the proposed annexation area. Now, therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF KINGSFORT, TENNESSEE, AS FOLLOWS:

SECTION I. That a Plan of Services for the Airport Parkway South Area 1 Annexation as bounded and described above is hereby adopted, subject to an enactment of an annexation ordinance for the annexation area, the said Plan of Services to be as follows:

**Airport Parkway South Area 1 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 AEP is currently available.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer will be installed and extended to the property within five (5) years after the effective date of annexation. Businesses within the annexed territory will be responsible and required to obtain a sewer-tap from the City of Kingsport before connection to the sanitary sewer system.
- 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 M-1 (Light Manufacturing)
- 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.

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.

SECTION II. This Resolution shall be effective from and after its adoption, the public welfare requiring it.

ADOPTED this the 5th day of November 2013.

ATTEST:

DENNIS R. PHILLIPS, Mayor

JAMES H. DEMMING
City Recorder

APPROVED AS TO FORM:

J. MICHAEL BILLINGSLEY, City Attorney

Electronic message board signs for schools and churches

Property Information		City-wide	
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner /Applicant Information			
Name: City of Kingsport Address: 225 W. Center St City: Kingsport State: TN Phone Number: (423) 229-9400		Zip Code: 37660 Intent: To amend Article IV of the Kingsport Zoning Code to allow electronic message board signs for schools and churches.	
Planning Department Recommendation			
The Kingsport Planning Division recommends APPROVAL for the following reasons: <ul style="list-style-type: none"> • The text amendment will update the zoning code to conform more closely with state law as it pertains to the institutional and religious uses per religious freedom legislation (TCA 4-1-407) • The text amendment will provide a local zoning framework for qualified entities wanting to take advantage of TCA 4-1-407, without the need for commercial rezoning. 			
Planner:	Ken Weems	Date:	October 1, 2013
Planning Commission Action		Meeting Date:	October 17, 2013
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

City-wide

INTENT

Many schools and churches exist within a residential community and are entitled to appropriate signage. To meet this demand the intent for this zoning change is to amend Article IV of the Kingsport's Zoning Code to allow electronic message board signs for schools and churches in a context-appropriate fashion.

In 2010, the Tennessee General Assembly passed the "Preservation of religious freedom" Act. The Act, among other liberties, states that "... no government entity shall substantially burden a person's free exercise of religion even if the burden results from a rule of general applicability." In light of this new state law, the City has received a request from a local church to install an electronic message board sign, where this church in particular resides in a residential zone. Electronic message board signs are currently only allowed in the commercial zones of B-2, B-3, BC, B-4P, and TA/C districts.

This is not the first request of this type by churches or schools. Several schools have electronic message boards in differing sizes and a local church in a commercial zone was recently granted approval for an electronic message board. Understanding that these uses are typically located in residential neighborhoods and residential zoning districts this allowance should be considered with particular sensitivity to the existing neighborhood. Also realizing the need for adjustment of the local zoning code to better conform to state law and to provide a framework to regulate such requests for religious entities and schools, the following amendment to Article IV of the zoning code is recommended:

The addition of Sec. 114-536 to Article IV SIGNS:

Sec. 114-536. Electronic message board signs for public schools and churches.

Electronic message board signs are allowed in any residential district for public schools and churches as follows:

- (1) Only one freestanding electronic message board to convey information by words, letters, or still pictures shall be permitted for each institution provided that at least one parcel within the development has a minimum road frontage of 150 feet located on a minor arterial or above as classified by the adopted Major Street and Road Plan and the electronic message board sign is located along that road.*
- (2) The electronic message board must be a part of the primary freestanding sign and must not exceed 50 percent of the total sign square footage permitted in the underlying zoning district.*
- (3) The maximum height of the sign is as permitted in the underlying zoning district.*
- (4) Electronic message boards shall include an automatic dimmer. The maximum allowable brightness of an electronic message board shall not exceed 4,000 Nits during the hours between sunrise and sunset and 1,000 Nits after sunset and before sunrise.*
- (5) Hours of operation for electronic message boards located within a residential zone are from sunrise to 10p.m. and must be turned off completely by 10p.m. each night.*
- (6) Electronic message board shall not interfere with traffic signal devices as determined by the city traffic engineer.*
- (7) Electronic message boards shall not be used for off-premises advertising.*
- (8) Signage shall be limited to text, images and still pictures only. Video or animation of any type is prohibited. Animated signs are prohibited.*
- (9) Scrolling or flashing text shall be prohibited.*
- (10) Any display on an electronic message board shall be for a minimum of five seconds in duration. Any message change shall be completed within one second, shall be simultaneous, and fixed in place for a minimum five seconds.*
- (11) Electronic message boards shall not be allowed in any historic district as designated by the city.*

Note that in addition to churches, public schools are also included in this section. With the lowered cost of electronic message board signs over the recent years, schools are finding this type of sign an affordable option for disseminating school function information.

Particulars of the text amendment

The above framework, while providing electronic message boards (EMBs) in any residential district, provides what staff considers as a compromise to conformance between the Preservation of Religious Freedom act and the peace of surrounding residential property uses.

- EMBs via the text amendment must be located on a minor arterial
- The EMB must be located along the minor arterial street side
- The EMB must be located on a parcel that contains a minimum of 150' of road frontage
- The EMB can must represent only 50% of the total sign area available
- EMB hours of operation are restricted to the hours of sunrise to 10 p.m.

Existing city zoning code EMB regulations

It is important to note too, that this recommended addition to the sign ordinance closely resembles the current regulations regarding EMBs for commercial districts. Although the proposal is more sensitive to the residential nature of most surrounding properties with the introduction of a time limit during the nighttime hours.

CONCLUSION

Staff recommends APPROVAL to amend the zoning text to allow electronic message board signs for schools and churches.



CITY OF KINGSPORT, TENNESSEE

September 12, 2013

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Lots 1 and 2 of the Osborn Subdivision on Cox Hollow Road, surveyed by Tim Lingerfelt, 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

September 24, 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 Lots 1 and 2 of the Crockett Subdivision on Bloomingdale 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



**SURVEY FOR DAVID GRAHAM CROCKETT
KINGSPORT REGIONAL PLANNING COMMISSION**

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED SULLIVAN COUNTY R-1

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET

DATE: _____

GRADER/ENGINEERING MANAGER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: _____

REGISTERED LAND SURVEYOR

CERTIFICATION OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED

DATE: _____

CITY CLERK, DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR DESIGNATED AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN

DATE: _____

AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/WE HEREBY CERTIFY THAT I/AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DISCLOSED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY/OUR/FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED

DATE: _____

OWNER

OWNER

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWER AGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: _____

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

FOR:

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE WITH THE EXCEPTIONS OF WHICH I AM AWARE, IF ANY, AS SET FORTH IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. I HEREBY HOLD A SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____

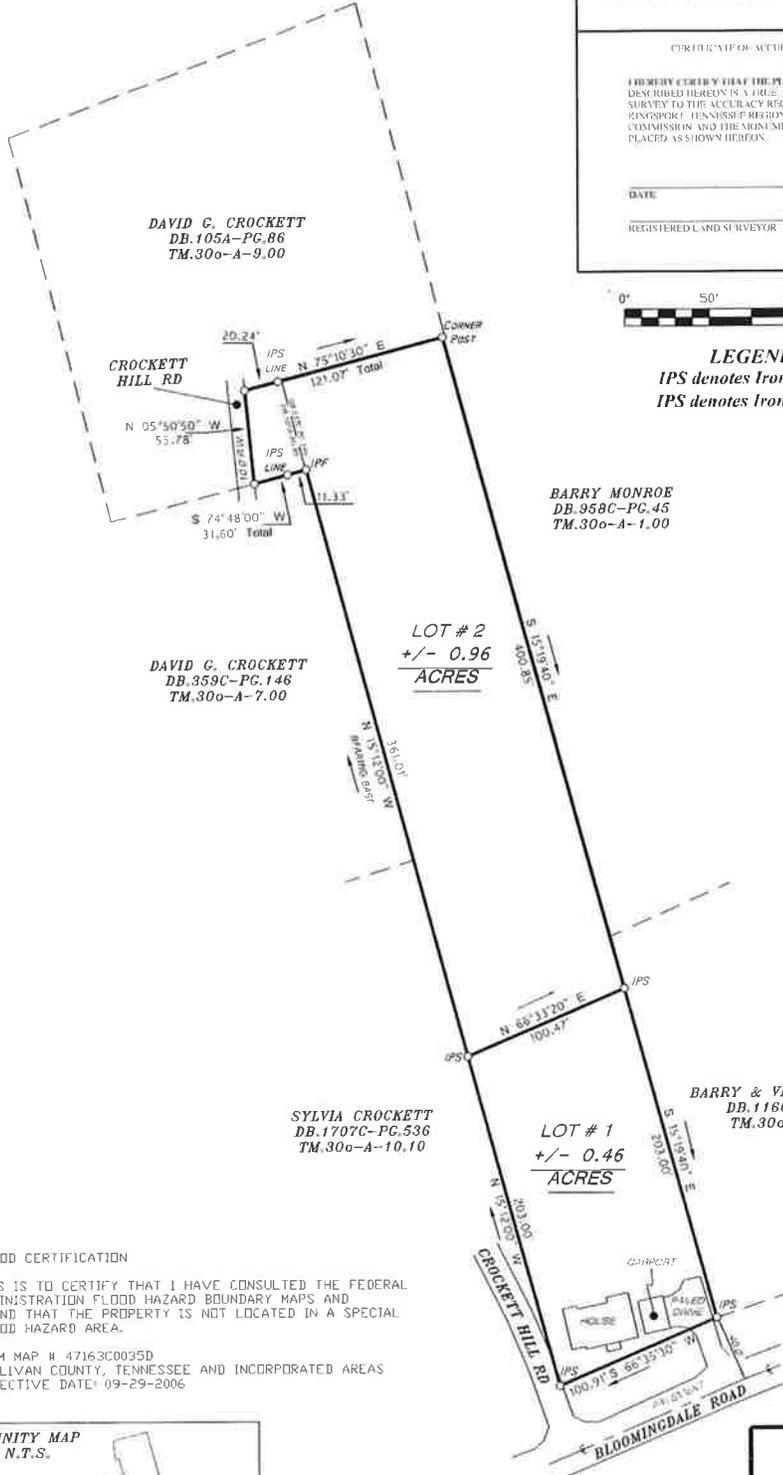
KINGSPORT METROPOLITAN REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

I HEREBY CERTIFY THAT CONSTRUCTION PLANS HAVE BEEN APPROVED THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN DESIGNED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS. I ADOPT THE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SURVIVE THESE PLANS AS PROPOSED.

DATE: _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER



LEGEND
IPS denotes Iron Pin Set
IPF denotes Iron Pin Found

BARRY MONROE
DB.958C-PG.45
TM.30o-A-1.00

LOT # 2
+/- 0.96
ACRES

DAVID G. CROCKETT
DB.359C-PG.146
TM.30o-A-7.00

SYLVIA CROCKETT
DB.1707C-PG.536
TM.30o-A-10.10

LOT # 1
+/- 0.46
ACRES

BARRY & VICKY MONROE
DB.1166C-PG.77
TM.30o-A-5.00

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP # 47163C0035D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

VICINITY MAP
N.T.S.



NOTES

1. Deed Reference: DB. 837C-PG. 146 DB. 105A-PG. 86
2. Tax Map 300 -A -6.00 & 300-A-9.00
3. Owners Name: DAVID G. CROCKETT
4. LOT # 1 ADDRESS: 1126 BLOOMINGDALE ROAD

**RESUBDIVISION OF
DAVID GRAHAM CROCKETT PROPERTY**

Date: 08-13-2013	FILE: CROCKETT.DWG Drawn By: David Wallace	Scale: 1" = 50'	11th Civil District Sullivan County, TN
Total Acres: +/- 1.42	Total Lots: 2	Surveyor: Culbertson Surveying	
Acres New Road: 0	Miles New Road: 0	Owner: DAVID GRAHAM CROCKETT	
Culbertson Surveying P. O. Box 190, Nickelsville, VA 24271 (276) 479-3093			Drawing Number 5878



CITY OF KINGSPORT, TENNESSEE

September 24, 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 Lots 1 and 2 of the City of Kingsport Subdivision on Roller Street, surveyed by Steven W. Hamby, 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



CERTIFICATE OF THE APPROVAL FOR 311 ADDRESSING ASSIGNMENT

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

DATE _____

CITY CLS, DIVISION OR SULLIVAN COUNTY DIRECTOR OF 311 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE TENNESSEE LAND SURVEYORS' LAWS AND REGULATIONS.

DATE _____

USCEN# 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) HEREBY ADOP(T) THIS PLAN OF SUBDIVISION WITH ALL (OUR) FEES (OURSENF), ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DESIGNATE ALL STREETS, ALLEYS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____

OWNER(S) _____

DATE _____

OWNER(S) _____

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWAGE DISPOSAL UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH AMENDMENTS, IF ANY, AS ARE NOTED IN THE MARGINS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTAR IF REQUIRED, A SURVEY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY STAFF PLANNER _____ DATE _____

SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION DATE _____

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY

1. THAT STREETS AND UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR;

2. THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

AUTHORIZED SIGNATURE _____

TITLE _____

NOTES:

1. NORTH RECONCILED TO THE CITY OF KINGSPORT GEODETIC REFERENCE NETWORK.

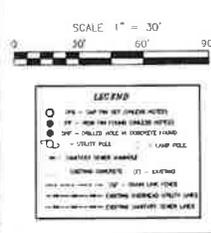
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "A" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN FLOODPLAIN FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4718500040B, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2009.

3. CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF WHICH WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4. THIS SURVEY IS BASED ON THE CURRENT RECORDS IN THE REGISTER OF DEEDS OFFICE FOR SULLIVAN COUNTY, TENNESSEE AS OF AUGUST 26, 2013.

5. SURVEYOR HAS MADE NO INVESTIGATION OR ADDITIONAL SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESERVATIONS, COVENANTS, OR OTHER FACTS THAT MAY AFFECT THE ACCURACY OF THIS SURVEY.

6. SETBACKS TO CONFORM TO ZONING DESIGNATION.



DEVELOPER:
 PRESS COMMONS LLC
 910 BOX 1100
 KINGSPORT, TN 37612

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A SURVEY OF SURVEY FOR THE PURPOSE OF THE RECORDING THIS SURVEY FOR THE LAND SURVEYORS' LAWS AND REGULATIONS AND THAT THE BASIS OF THE SURVEY IS THE SURVEY OF SURVEY IS NOT LESS THAN 1/4000 OF THE LENGTH.

Appalachia Design Services Inc
 245 Birch Street Blountville, Tennessee 37617
 Phone: (423) 323-1206 Fax: (423) 323-1732

Company Contacts:
 jaramy@adsd.com christie@adsd.com
 steve@adsd.com christie@adsd.com
 stevehamb@adsd.com christie@adsd.com
 heather@adsd.com heather@adsd.com

REPLAT OF: LOTS 16, 17, 29, 30, 31 BLOCK 38
 CITY OF KINGSPORT, TENNESSEE

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.842± TOTAL LOTS 2
 ACRES NEW ROAD NONE MILES NEW ROAD NONE

SURVEY FOR PRESS COMMONS, LLC CIVL DISTRICT 11TH SULLIVAN CO
 SURVEYOR STEVEN W. HAMBY CLOSURE ERROR NIL

SCALE: 1" = 30' DATE: 8-29-13 DRAWN BY: SWH SHEET: 5D

SUBJECT PROPERTY INFORMATION

SUBJECT PROPERTY LOCATED IN
 ZONING: FRONT 25 FEET 20 FT SIDE 10 FT
 PROPERTY OWNER: PRESS COMMONS, LLC
 PROPERTY ADDRESS: ROLLER STREET
 KINGSPORT, TENNESSEE 37612
 DEED REFERENCE:
 DEED BOOK 3087, PAGE 1170
 PLAT REFERENCE:
 PLAT BOOK 5, PAGE 178
 TAX MAP REFERENCE:
 MAP 804, GROUP 3, PARCEL 5.00



CITY OF KINGSPORT, TENNESSEE

September 20, 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 replat of the Scott and Cindy Carver Property, located along Tarkington Street and surveyed by Danny Carr of Carter, Carr & Associates, 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

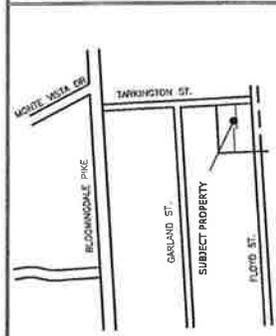
cc: Kingsport Regional Planning Commission
KC file





NOTE:

RESIDENCES AT 208 AND 216 TARKINGTON STREET ARE EXISTING HOMES. THE RESIDENCE AT 208 TARKINGTON STREET DOES NOT CONFORM TO CURRENT SULLIVAN COUNTY FRONT SETBACK.



VICINITY MAP
NOT TO SCALE

RECORDING DATA
TAX MAP 30L, GROUP "C", PARCEL 41.00
SCOTTIE E. & CINDY CARVER
RECORDED IN DEED BOOK 793C/ PAGE 399

ABBREVIATIONS AND SYMBOLS

- C = CENTERLINE OF ROAD
- DB = DEED BOOK
- FR = FENCE
- P(O) = IRON PIN OLD AND FOUND, SIZE AS NOTED
- P(N) = 1/2" IRON PIN NEW AND SET
- = OVERHEAD UTILITY LINES
- - - = OLD SUBDIVISION LOT LINE
- PB = PLAT BOOK
- = POST, TYPE AS NOTED
- PG = PAGE
- R.O.W. = RIGHT OF WAY
- TM = TAX MAP
- = UNSURVEYED ADJOINERS LINES
- - - - - = UTILITY POLE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP # 471630035D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED PARCELS
EFFECTIVE DATE: SEPTEMBER 29, 2006

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW IRON PINS ON ALL PREVIOUSLY UNMARKED CORNER UNLESS OTHERWISE NOTED.

911 ADDRESSING

208 - SULLIVAN COUNTY 911 ADDRESS ASSIGNMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HAVE ESTABLISHED THE BUILDING LINES AND DEDICATE ALL PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____ 20____
GIVEN: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS A CERTIFIED TRUE AND CORRECT COPY OF THE RECORDS OF THE SULLIVAN COUNTY PLANNING COMMISSION.

DATE: _____ 20____
TAKEN FROM: _____

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED BY THE SURVEYOR FOR THE PUBLIC WATER UTILITY SYSTEM AND STORM WATER SYSTEMS IN THE CITY OF KINGSPORT, TENNESSEE, IS IN ACCORDANCE WITH THE CITY OF KINGSPORT, TENNESSEE, ORDINANCES FOR THE DESIGN AND INSTALLATION OF STREET LIGHTING.

DATE: _____ 20____
TAMMY HUGHES, ENGINEER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM IN THE CITY OF KINGSPORT, TENNESSEE, IS IN ACCORDANCE WITH THE CITY OF KINGSPORT, TENNESSEE, ORDINANCES FOR THE DESIGN AND INSTALLATION OF PUBLIC WATER SYSTEMS.

DATE: _____ 20____
AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS DESIGNED IN ACCORDANCE WITH THE CITY OF KINGSPORT, TENNESSEE, ORDINANCES FOR THE DESIGN AND INSTALLATION OF PUBLIC WATER SYSTEMS AND STORM WATER SYSTEMS.

DATE: _____ 20____
KINGSPORT MUNICIPAL PLANNING COMMISSION

DE-SUBDIVISION OF LOTS 9-16, BLOCK 3, RUTH ADDITION AND SUBDIVISION OF SCOTT AND CINDY CARVER PROPERTY 11th CIVIL DISTRICT SULLIVAN COUNTY, TENNESSEE	
KINGSPORT REGIONAL PLANNING COMMISSION	TOTAL LOTS <u>2</u>
TOTAL ACRES <u>0.706</u> ACRES ±	MILES NEW ROAD <u>0</u>
OWNER <u>SCOTTIE E. & CINDY CARVER</u>	CIVIL DISTRICT <u>11th</u>
SURVEYOR <u>CARTER, CARB & ASSOC.</u>	CLOSURE ERROR <u>1:7500</u>
SCALE: 1" = 50'	
CARTER, CARB & ASSOCIATES SURVEYORS-PLANNERS 5615 LONE STAR ROAD, KINGSPORT, TENNESSEE 37660 TELEPHONE: 423-349-5171 FAX: 423-349-5171	

MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)

Thursday September 5, 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

VISITORS:

James Phillips

Chairman Leonard called the meeting to order.

Chairman Leonard then explained the meeting procedures.

Public Hearing:

Case: 13-701-00017 – Property located along Roller Street Control Map 46H, Group J, Parcel 6.00

Requests a 10 foot rear yard variance to [Sect.114-187(e)(1)(e)] and a 5 foot side yard variance to [Sect. 114-187.(e)(1)(d) and 114-187.(e)(2)(b)] in order to construct apartments at this location. The code requires a 20 foot rear yard setback, a ten foot side yard setback and a rear and side yard ratio of 2:1. The property is zoned R-4 Medium Density Apartment District. Staff notified the Board there was some changes in the request to the side yard setback. The petitioner after talking with staff needs a 1.5 foot side yard variance instead of 5 feet. Mr. James Phillips was sworn in by Karen Combs. Mr. Phillips presented the case to the Board. In his presentation he stated that he was buying part of the property from Food City and that the subdivision has been presented to staff for approval. Staff confirmed this and let the Board know that they could make their ruling conditional to the approval of the plat presented to them; meaning any changes to the plat prior to approval would negate any and all variances granted by the Board. Chairman Leonard brought up that the hardship to this property is the fact that the existing paved area may or may not be considered a cap where before regulations; the manufacturing company may have use the area as a dump site and then capped it with asphalt and therefore the building needed to be set back as far as it could. Mr. Phillips said that his development was trying to limit the amount of land disturbance because of that issue. The side yard variance request is to allow Mr. Phillips to construct a unit that houses the sprinkler system to sprinkle the units within the development. This model was used in his previous development across the street. Seeing no one wishing to speak on this item, Chairman Leonard closed the public Hearing for this item.

Adjudication of Case:

Case: 13-701-00017 – Property located along Roller Street Control Map 46H, Group J, Parcel 6.00

Since no one else was present the Board decided to adjudicate the case before having a business meeting.

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 some environmental issues that are not the developers fault and any redevelopment of this lot would require setbacks of some sort.*

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

This area is redeveloping into multi-family units and any development on this particular lot would require some sort of variance due to the size and shape of the lot.

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.

There is some suspicion that this lot was used at one time as an industrial dump site. Staff and developer would like to limit the amount of land disturbance while redeveloping the property into much needed multi-family housing.

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

This area is somewhat dilapidated with mostly absentee ownership. The area is transitioning from single family to multi-family. The variance request will have little impact on the current houses in the area as they are located near the current and future parking lot owned by Food City. The multi-family units are a good buffer from the commercial parking lot to the current single family housing units.

MOTION: made by Diane Hills; seconded by Bill Sumner– To grant the variance of 10 feet to the rear yard setback as requested, a rear and side yard ratio of 2:1 and one and half side yard setback to the east side of lot two on the plat presented to the Board with the condition that the plat presented to the Board is approved and recorded as it was presented. Any changes to the plat that was presented to the Board would negate all variances granted and the petitioner would have to appear before the Board prior to any construction.

VOTE: 3-0 to approve the request with conditions because the variance would have no negative impact on the existing area and would allow for further redevelopment of adjacent property.

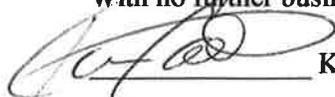
Other Business:

On a motion by Bill Sumner, the Board voted unanimously to approve the July 11 and July 25, 2013 minutes as amended.

The BZA stated for the public record the next application deadline on September 15, 2013 at noon. The next scheduled meeting will be held on October 3, 2013.

Staff had no reports

With no further business the meeting was adjourned.



Karen B. Combs, Principal Planner

New Businesses - City of Kingsport, Tennessee

Sep-13

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
ACERO'S AUTO TECH LLC	1292 S JOHN B DENNIS HWY	ACERO, ROBERT	1292 S JOHN B DENNIS HWY		KINGSPORT	TN	37660	423	5346841	130901
AES MECHANICAL SERVICE GRP	BTA OUT OF TOWN ADDRESS	BENTON, JASON	PO BOX 780115		TALLASSEE,	AL	36078	334	2520380	130901
BUBBAS BIKE BARN	494 E MAIN ST	EASLEY, GREGORY L	2531 E STONE DR		KINGSPORT	TN	37660	423	2473847	130901
COURIER EXPRESS NASHVILLE	3313 E STONE DR	MESSERLY, JACK	2051 FRANKLIN WAY		MARIETTA	GA	30067	770	9553030	130901
GIRL NEXT DOOR	1563 FULLER ST	OSTROW/MARTINEZ, MIGHAL M	1563 FULLER ST		KINGSPORT	TN	37664	423	5790086	130901
IN AND OUTSIDE THE NEST	BTA OUT OF TOWN ADDRESS	MORRIS, JAMES CARLIE	503 CHEROKEE DR		MOUNT CARMEL	TN	37645	423	3849466	130901
SALON 211	211 E SULLIVAN ST	HARPER, MARSHA Y	211 E SULLIVAN ST		KINGSPORT	TN	37660	423	9672348	130901
THE CLEAR GROUP, LLC	2012 AMBRIDGE DR		2012 AMBRIDGE DR		KINGSPORT	TN	37664	423	6771229	130901
EBERT SIGN CO INC	BTA OUT OF TOWN ADDRESS		2780 ARMSTRONG DR		WINSTON SALEM	NC	27103	336	7682867	130903
SUMMIT INSPECTIONS	2877 ASHLEY ST	DICKENS, DEBRA	2877 ASHLEY ST		KINGSPORT	TN	37664	423	2475112	130906
KINGSPORT CAR WASH	4000 FORT HENRY DR	PIERCE, JONATHAN TODD	%JONATHAN TODD PIERCE	PO BOX 5266	KINGSPORT	TN	37663	423	3238212	130907
CMS MECHANICAL SERVICES	BTA OUT OF TOWN ADDRESS		445 WEST DRIVE, SUITE 101		W MELBOURNE	FL	32904	321	4730354	130909
BROOKMAN'S FRESH CATCH SEAFOOD	BTA OUT OF TOWN ADDRESS	BROOKMAN, RICHARD	2354 GOSHEN VALLEY RD		CHURCH HILL	TN	37642	423	8630827	130910
PINKHOUSE CUSTOM CREATIONS	300 W SULLIVAN ST	PINKSTON, MATTHEW	300 W SULLIVAN ST		KINGSPORT	TN	37660	352	2500286	130911
ROBBINS HTG & AIR	BTA OUT OF TOWN ADDRESS	ROBBINS, PERRY	%PERRY DANA ROBBINS TRICITIES RESTAURANT GROUP LLC	136 PACKINGHOUSE RD	KINGSPORT	TN	37660	423	9560763	130912
WENDY'S #31	410 W STONE DR		5400 FORT HENRY DR		KINGSPORT	TN	37663	423	7212090	130915
DESENA COMMERCIAL SERVICES	BTA OUT OF TOWN ADDRESS	DESENA, TOM	159 MOUNT VIEW DR		MT AIRY	NC	27030	336	7861111	130916
JAVIER P RODRIGUEZ DBA TORRES	3117 RANDOLPH ST	RODRIGUEZ, JAVIER P	3117 RANDOLPH ST		KINGSPORT	TN	37664	423	9467574	130916
ZOOMERZ #954	3717 MEMORIAL BLVD		702 W HAMILTON ST SUITE 203		ALLEN TOWN	PA	18101	610	6258127	130916
ZOOMERZ #965	2306 SULLIVAN GARDENS PKWY		702 W HAMILTON ST STE 203		ALLEN TOWN	PA	18101	610	6258127	130916
ZOOMERZ #969	1673 FORT HENRY DR		702 W HAMILTON ST SUITE 203		ALLEN TOWN	PA	18101	610	6258127	130916

New Businesses - City of Kingsport, Tennessee

Sep-13

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
ZOOMERZ #972	4065 FORT HENRY DR		702 W HAMILTON ST SUITE 203		ALLENTOWN	PA	18101	610	6258127	130916
ZOOMERZ #974	4221 W STONE DR		702 W HAMILTON ST SUITE 203		ALLENTOWN	PA	18101	610	6258127	130916
ZOOMERZ #980	1331 S JOHN B DENNIS HWY		702 W HAMILTON ST SUITE 203		ALLENTOWN	PA	18101	610	6258127	130916
ABC SEAMLESS GUTTERING	BTA OUT OF TOWN ADDRESS	TAPP, ROBERT	297 DONALD BROYLES RD		CHUCKEY	TN	37641	423	2021450	130917
BRANDED	217 BROAD ST	BURNS, TARA	217 BROAD ST STE 110		KINGSPORT	TN	37660	423	3924555	130918

Building Division Monthly Report

September-13	Count	Value
ACCESSORY BUILDINGS-CARPORT	3	\$8,800
ACCESSORY-DECK	1	\$12,000
ACCESSORY-GARAGE	2	\$13,000
ACCESSORY-POOL	2	\$45,800
ACCESSORY PATIO	1	\$50,000
ACCESSORY-PORCH	4	\$39,070
ACCESSORY UTILITY BLDG	7	\$10,685
ADDITION-RESIDENTIAL	4	\$79,125
ALTERATIONS-RESIDENTIAL	4	\$83,020
NEW CONDO		
ROOF RESIDENTIAL	10	\$64,128
NEW SINGLE-FAMILY DWELLING	6	\$1,011,000
NEW MULTI-FAMILY DWELLINGS		
ADDITION/ALTERATION SCHOOL		
ADDITION/ALTERATION CHURCH		
ADDITIONS-COMMERCIAL	1	\$25,000
ALTERATIONS-COMMERCIAL	7	\$415,008
FOUNDATION (ONLY)	2	\$15,000
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	1	\$149,000
NEW CHURCHES OR RELIGIOUS CTR		
NEW PARKING GARAGE		
NEW SERVICE STATION/GARAGE		
ROOF COMMERCIAL	17	\$136,431
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER		
GRADING	1	\$18,000
TOTAL	73	\$2,175,067
OTHER NON-STRUCTURAL PERMITS		
Banners		
Demolitions	3	
Signs	7	
Tents	2	
TOTAL PERMITS ISSUED	85	
ESTIMATED CONSTRUCTION COST *		\$52,492,989
Calendar Y-T-D		

Building Division Quarterly Report

THIRD QUARTER 2012

THIRD QUARTER 2013

	Count	Value		Count	Value
ACCESSORY BUILDINGS-CARPORT	3	\$10,990	ACCESSORY BUILDINGS-CARPORT	9	\$17,797
ACCESSORY-DECK	11	\$116,650	ACCESSORY-DECK	12	\$46,200
ACCESSORY-GARAGE	3	\$118,000	ACCESSORY-GARAGE	4	\$43,500
ACCESSORY-POOL	4	\$168,800	ACCESSORY-POOL	6	\$100,900
ACCESSORY PATIO			ACCESSORY PATIO	3	\$58,650
ACCESSORY-PORCH	14	\$88,958	ACCESSORY-PORCH	8	\$78,870
ACCESSORY UTILITY BLDG	11	\$25,601	ACCESSORY UTILITY BLDG	18	\$56,975
ADDITION-RESIDENTIAL	15	\$513,000	ADDITION-RESIDENTIAL	7	\$201,625
ALTERATIONS-RESIDENTIAL	28	\$452,492	ALTERATIONS-RESIDENTIAL	25	\$266,447
NEW CONDO			NEW CONDO		
ROOF RESIDENTIAL	31	\$232,154	ROOF RESIDENTIAL	29	\$270,734
NEW SINGLE-FAMILY DWELLING	19	\$2,905,730	NEW SINGLE-FAMILY DWELLING	26	\$4,942,230
NEW MULTI-FAMILY DWELLINGS			NEW MULTI-FAMILY DWELLINGS		
NEW DUPLEX DWELLING			NEW DUPLEX DWELLING		
NEW NON RESIDENTIAL BARN/JAILS/POST			NEW NON RESIDENTIAL BARN/JAILS/POST		
ADDITION/ALTERATION CHURCH			ADDITION/ALTERATION CHURCH	4	\$372,690
ADDITION/ALTERATION SCHOOLS	1	\$76,000	ADDITION/ALTERATION SCHOOLS	1	\$700
ADDITIONS-COMMERCIAL	1	\$125,000	ADDITIONS-COMMERCIAL	1	\$25,000
ALTERATIONS-COMMERCIAL (MALLS, FOUNDATION (ONLY)	12	\$2,970,942	ALTERATIONS-COMMERCIAL (MALLS, FOUNDATION (ONLY)	2	\$15,000
NEW HOSPITAL/INSTITUTION/NURSING			NEW HOSPITAL/INSTITUTION/NURSING		
NEW HOTEL/MOTEL			NEW HOTEL/MOTEL		
NEW SOCIAL, RECREATIONAL, AMUS	1	\$281,565	NEW SOCIAL, RECREATIONAL, AMUS		
NEW PROFESSIONAL OFF/MED/BANK/	1	\$1,028,000	NEW PROFESSIONAL OFF/MED/BANK/		
NEW RETAIL/RESTAURANTS/MALL/WA	1	\$904,000	NEW RETAIL/RESTAURANTS/MALL/WA		
NEW OTHER NON-HOUSEKEEPING SHE	1	\$255,000	NEW OTHER NON-HOUSEKEEPING SHE		
NEW INDUSTRIAL			NEW INDUSTRIAL	2	\$664,183
NEW SCHOOL/LIBRARY/MUSEUM/ETC			NEW SCHOOL/LIBRARY/MUSEUM/ETC		
NEW CHURCHES OR RELEGIOUS CTR			NEW CHURCHES OR RELEGIOUS CTR		
NEW SERVICE STATION/GARAGE	1	\$628,000	NEW SERVICE STATION/GARAGE		
UNDERGROUND TANK REMOVAL			UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER			COMMUNICATION TOWER		
ROOF COMMERCIAL	6	\$412,188	ROOF COMMERCIAL	25	\$671,275
GRADING	3	\$607,130	GRADING	2	\$28,000
MOVE STRUCTURE			MOVE STRUCTURE	1	
	2	\$84,000	COMMUNICATION TOWER		
TOTAL	169	\$12,004,200	TOTAL	206	\$10,694,681
OTHER NON-CONSTRUCTION PERMITS			OTHER NON-CONSTRUCTION PERMITS		
Banners	2		Banners		
Demolition	3		Demolition	8	
Signs	13		Signs	26	
Tents	5		Tents	8	
TOTAL	23		TOTAL	42	
COMBINED TOTAL	192		COMBINED TOTAL	248	