

KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

November 19, 2015

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 14, 2015, THE REGULAR MEETING HELD ON SEPTEMBER 17, 2015 AND THE SPECIAL CALLED MEETING HELD ON NOVEMBER 2, 2015.

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.

11-01 Edinburgh Phase 2b-2 Re-plat Lot 54 and Common Area – (15-201-00066)

The Kingsport Regional Planning Commission is requested to consider final subdivision approval for Edinburgh 2b-2 Re-plat Lot 54 and Common Area. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Montgomery)

11-02 Resubdivision of Lots 5, Block D Historic Hills and 4.590 Acres – (15-201-00082)

The Kingsport Regional Planning Commission is requested to consider approval for resubdivision of Lots 5, Block D Historic Hills and 4.590 Acres. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Montgomery)

11-03 Subdivision the Phipps Property – (15-201-00083)

The Kingsport Regional Planning Commission is requested to consider final subdivision approval for the Phipps Property. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Montgomery)

11-04 Boundary Line Adjustment – (15-801-00001)

The Kingsport Regional Planning Commission is requested to consider final subdivision approval for the boundary line adjustment of the property of the First Bank and Trust Co. and William A. and Deana M. Cox. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Montgomery)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

11-05 Armory Property Rezoning – (15-101-00006)

The Kingsport Regional Planning Commission is requested to consider rezoning the Armory Property from R-1R (Light Manufacturing Restricted) to B-3 (Highway Oriented Business District) to accommodate future commercial use. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Weems)

11-06 Chase Meadows Phase 4 Final – (15-201-00081)

The Kingsport Regional Planning Commission is requested to consider final subdivision approval for Chase Meadows Phase 4. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Shepherd)

11-07 Article IV. Signs, Zoning Text Amendment – (15-801-00002)

The Kingsport Regional Planning Commission is requested to consider amending the signs section of the City Zoning Code by adding the requirement that decorative lighting for business is only allowed in B-2, B-3, and B-4P zones. (Weems)

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

VIII. OTHER BUSINESS

11-08 Receive a letter of resubdivision of the consolidation of Lots 2 and 3 which are part of the Lamberth Property, on Lamberth Street.

11-09 Receive a letter of resubdivision of the addition to Lots 1, 2, 3 and 4 of the Moreland Drive Center, on Rock Springs Road.

11-10 Recommend a change to the Kingsport Regional Planning Commission By-Laws to allow a Chairman vacancy to be filled by a previous Chairman for an interim period of up to one (1) year.

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

11-12 Receive, for informational purposes only, the August 2015 New Business report.

IX. ADJOURNMENT

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

Jimmy Walker Conference Room – Improvement Building
201 West Market Street, Kingsport, TN 37660

September 14, 2015

12:00 noon

Members Present

Dennis Ward, Chairman
Sam Booher
Dr. Heather Cook
Dr. Mike McIntire
John Moody
Beverley Perdue
Phil Rickman
Mark Selby
Dave Stauffer

Members Absent

Staff Present

Corey Shepherd
Justin Steinmann
Ken Weems
Jacob Grieb
Lynn Tully

Visitor's

At 12:00 p.m., Director Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. There being no changes submitted, the agenda will be set for the September 17, 2015 meeting. She then asked for any changes for the minutes of the work session held August 17, 2015 and the regular meeting held August 20, 2015. With no changes requested, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

09-01 Edinburgh Concept Plan Amendment – (15-201-00064)

The Kingsport Regional Planning Commission heard a request to consider amending the previously approved concept plan of June 2015. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the amendment which includes Common Space changes and therefore requires PC Approvals. Changes at the southern entry shows a change from Commercial space to residential space. There being no further discussion on the item, no official action was taken.

09-02 Edinburgh Phase 2b-2 Final – (15-201-00066)

The Kingsport Regional Planning Commission heard a request to consider final plat approval for a replat of Phase 2b-2 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item and states it has been reconfigured 2B-2 to enlarge the northern portion to include all of

walking trail in common space. The lot itself includes what was common area at the power line easement. There being no further discussion on the item, no official action was taken.

09-03 Edinburgh Subdivision Tract 3 Final – (15-201-00067)

The Kingsport Regional Planning Commission heard a request to consider final plat approval for the resubdivision of Tract 3 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item stating the current plan shows potential condo development they are proposed to be single family residential. He stated they will be keeping the parking area in common space. There being no further discussion on the item, no official action was taken.

09-04 Edinburgh Subdivision: Lots 135 & 135A Final – (14-201-00095)

The Kingsport Regional Planning Commission heard a request to consider final plat approval for Lots 135 & 135A (part of Edinburgh Phase 5) of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item stating it changes the configuration of lots 135 to make a more developable lot and add another lot due to the addition of property purchased from the adjoining property owner. There being no further discussion on the item, no official action was taken.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

09-05 McKenzie Drive Sullivan County Rezoning – (15-101-00004)

The Kingsport Regional Planning Commission heard a request to consider rezoning from R-1 to R-2 property on McKenzie Drive in Sullivan County to facilitate the construction of a duplex. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Corey Shepherd presented the item stating it located off North Holston River Drive and the property is zoned R-1 single family in the County. The request is for R-2 to construct a duplex. The intent is for family to live in close proximity for aging parents. Staff stated that R-2 is existing in the area and there is no increased strain on the transportation network. Staff has spoken with the owner regarding potential future annexation. No comments from adjoining property owners. The property across the street is a church. There being no further discussion on the item, no official action was taken.

09-06 Enterprise Place Rezoning – (15-101-00005)

The Kingsport Regional Planning Commission heard a request to consider rezoning from B-4P (Planned Business) to R-3(Low Density Apartment) to accommodate 144 apartment dwelling units. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Ken Weems presented the item stating its close proximity to I-26 and viewable from the Wilcox Exit. The property lies higher than the interstate exit and would have views from that distance. They are looking at R-3 for the multi-family density allowance. The B-4P area has been sporadically developed. Staff noted several zones shown due to the intervention of legal

authorities on the property when it was held in an estate. Staff stated the type of apartments will not be low-income as verified by the applicant. There is Ingress/egress from Enterprise Place. Staff noted they are just under the maximum number of units. There have been no comments from adjoining property. Staff recommends the rezoning. Commissioner has knowledge that the concept plan may change to include access to eastern property boundary as agreed to in their sales agreement. The property previously had a paving company on it and also at far eastern edge an old cemetery exists. The property is just under 10 acres. There being no further discussion on the item, no official action was taken.

09-07 O'Neill Annexation – (15-301-00004)

The Kingsport Regional Planning Commission heard a request to consider approval to recommend the annexation, zoning, and plan of services 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. Corey Shepherd presented the item stating the property is off Rock Springs Rd. near the intersection of Moreland and Rock Springs. Mr. O'Neill is requesting annexation with a split zoning on the parcel. He is requesting R-2 at the frontage of Rock Springs and R-1B at the frontage for Kings Grant Rd. He is looking to develop approximately 10-12 duplex style homes. Rock Springs Branch is an impacted stream and therefore the buffer requirements for storm water are under increased scrutiny. Staff noted gravity sewer is not available and a lift station will be required upon development. Staff noted the property does meet annexation policy. Staff answered that there is not access at the rear from Kings Grant but will be saved for the future. Staff noted initial discussion to access the R-2 from Rock Springs are from Rippling Run. Staff noted the lift station is estimated at about \$15K. . There being no further discussion on the item, no official action was taken.

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

VIII. OTHER BUSINESS

09-08 Receive a letter of resubdivision of lot 1, Katie Lou Weaver Heirs Property on Harr Town Road.

09-09 Receive a letter of resubdivision of lot 4, Wheatley Property on Franklin Street.

09-10 Receive a letter of resubdivision of the Villas at Netherland Lane, on Whisperwood Drive.

09-11 Receive a letter of resubdivision of lots 14 and 15 in block E of Hickory Hills No.2 Addition, on Ronald Drive.

09-12 Receive a letter of resubdivision of lots 4, 5, and 6, in block A of the Chase Heights Subdivision on Haven Drive.

09-13 Receive a letter of resubdivision of the 3 Minute Car Wash, on East Stone Drive.

09-14 Receive a letter of resubdivision of lots 7 and 8 of the Riverbend Development, on Riverbend Drive.

09-15 Receive, for informational purposes only, the August 2015 report from the Building Division.

09-16 Receive, for informational purposes only, the August 2015 New Business report.

IX. ADJOURNMENT

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

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

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

City Hall Council Room
225 West Center St., Kingsport, TN 37660

September 17, 2015

7:00 p.m.

Members Present

Dennis Ward, Chairman
Sam Booher
Dr. Heather Cook
Dr. Mike McIntire
John Moody
Beverley Perdue
Phil Rickman
Mark Selby
Dave Stauffer

Members Absent

Staff Present

Lynn Tully
Justin Steinmann
Ken Weems
Corey Shepherd

Visitor's

| | |
|-----------------|-----------------|
| Danny Carr | Liu Yangshaw |
| Joe Begley | Ramsey Gross |
| David Psimer | Aaron P. Smith |
| Camille O'Neill | John Rose |
| Tim O'Neill | Zella M. Wyrick |

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 made an announcement about the Daniel Boone Antique Car Show that will be held at Allandale this weekend. Chairman Ward asked for approval of the agenda. A motion was made by Commissioner Mike McIntire seconded by Commissioner Dave Stauffer to remove item 09-02 for further changes. The motion was approved unanimously 8-0. Chairman Ward asked for any changes to the minutes of the work session held August 17, 2015. A motion was made by Commissioner Dave Stauffer seconded by Commissioner Mike McIntire to approve the minutes as presented. The motion was approved unanimously 8-0. Chairman Ward asked for any changes to the minutes of the regular meeting held August 20, 2015. A motion was made by Commissioner John Moody seconded by Commissioner Mike McIntire to approve the minutes as presented. The motion passed unanimously 8-0. Chairman Ward asked for any changes to the minutes of the special called meeting held August 17, 2015. A motion was made by Commissioner Mark Selby seconded by Beverley Perdue to approve the minutes as presented. The motion passed unanimously 8-0.

IV. CONSENT AGENDA

09-01 Edinburgh Concept Plan Amendment – (15-201-00064)

The Kingsport Regional Planning Commission considered a request amending the previously approved concept plan of June 2015. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Shepherd)

09-02 Edinburgh Phase 2b-2 Final – (15-201-00066) - REMOVED

The Kingsport Regional Planning Commission is requested to consider final plat approval for a replat of Phase 2b-2 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Shepherd)

09-03 Edinburgh Subdivision Tract 3 Final – (15-201-00067)

The Kingsport Regional Planning Commission considered a request for final plat approval for the resubdivision of Tract 3 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Shepherd)

09-04 Edinburgh Subdivision: Lots 135 & 135A Final – (14-201-00095)

The Kingsport Regional Planning Commission considered a request for final plat approval for Lots 135 & 135A (part of Edinburgh Phase 5) of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Shepherd)

There being no discussion or questions a motion was made by Mike McIntire seconded by Mark Selby to approve the three items on the consent agenda. The motion passed unanimously 8-0.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

09-05 McKenzie Drive Sullivan County Rezoning – (15-101-00004)

The Kingsport Regional Planning Commission considered a request for rezoning from R-1 to R-2 property on McKenzie Drive in Sullivan County to facilitate the construction of a duplex. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Corey Shepherd presented the item stating it is a single parcel rezoning request by Ms. Zella Wyrick. The property is located off north Holston River Rd and McKenzie Drive. Staff stated the property is located outside the City limits but within the Urban Growth Boundary. Future construction is proposed as a condominium duplex site. The area around the property considered is primarily vacant and residential with some R-2 in close proximity. The Sullivan County Planning Director received some telephone comments noting that the property owner should not in their opinion have to rezone to construct a duplex. The public hearing was opened. Danny Carr spoke in favor of the rezoning. There were no speakers in opposition. Mark Selby stated is the road not already in the city. Staff confirmed the road as well as utilities are available. Houses are shown at the northwest property are currently townhouses as confirmed by Ms. Wyrick. There being no further discussion Mile McIntire seconded by Dave Stauffer recommend the item to the Sullivan County Commission. The motion passed unanimously 8-0.

09-06 Enterprise Place Rezoning – (15-101-00005)

The Kingsport Regional Planning Commission considered a request for rezoning from B-4P (Planned Business) to R-3(Low Density Apartment) to accommodate 144 apartment dwelling units.

The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Ken Weems presented the item stating the property locates at the very far end of existing Enterprise Place. The request is from property owner to accommodate apartments. The property is surrounded by B-4P and some city R-3 and R-1A in vicinity on other vacant property. Six buildings of 24 units each are shown on the site plan. The density allowed is up to 15 units per acre and the request is 14 units per acre. Parking is shown in an amount to accommodate the apartments. There is a deep slope from the ROW of I-26 buffering the property from the interstate. Staff recommends the rezoning to R-3 as it meets all requirements of the district. There was discussion during work session regarding an access to the adjoining property to the east. Staff stated further discussions and meetings will be conducted with the design professionals for the complex and we will bring that concern forward. The Public Hearing was opened. Joe Begley stated there was discussion to find a way to access the rest of the property. There are Creeks around and through the property and there is some steepness that would mitigate access point from the development for future construction. The current traffic pattern will be accommodated with improvements to the roadway made by the city. Heather Cook asked about future traffic. Staff stated only an additional comprehensive development would require a traffic impact study. David Psimer spoke regarding potential access points and the more practical access point would be prior to the cul-de-sac. The seller is in favor of the current site plan. Access specifics would be negotiated between the seller and purchaser. There being no further questions a motion was made by Mike McIntire seconded by Heather Cook to approve the item. The motion passed 7-0-1 with John Moody abstaining.

09-07 O'Neill Annexation – (15-301-00004)

The Kingsport Regional Planning Commission considered a request for approval to recommend the annexation, zoning, and plan of services 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. Corey Shepherd presented the item stating it is a single parcel owner requested annexation approximately ½ mile from Rock Springs Rd. and Moreland Drive intersection. Mr. O'Neill is requesting a split zoning for the property due to the creek bisecting the property and the adjoining Kings Grant Road Subdivision. Rock Springs Branch is an impacted stream and requires a higher level buffer than typical. Staff stated all Utilities are available to the property and extension and lift station would be required to be installed by the developer for the development as proposed. Staff recommends based on the current annexation policy. No comments received. Sam Booher asked if split zoning common? Staff responded that although not common this would provide buffer to the existing subdivision. Condominiums are currently located across the street in Andover Ct. and the logical zoning line at the creek. The Public Hearing was opened. Tim O'Neill stated the sewer is located at the road in a high pressure line. A lift will be required. The property has been owned by family for 60 years and has a house currently in place that he would like to keep. The creek presents a limiting economic factor to cross the creek and this would allow a home from Kings Grant Road. The property is currently rental. Mark Selby asked is there access across the creek currently? He answered there is a small private bridge. No opposition. There being no further questions a motion was made by Mike McIntire seconded by Phil Rickman to approve the item. The motion passed unanimously 8-0.

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

VIII. OTHER BUSINESS

- 09-08** Receive a letter of resubdivision of lot 1, Katie Lou Weaver Heirs Property on Harr Town Road.
- 09-09** Receive a letter of resubdivision of lot 4, Wheatley Property on Franklin Street.
- 09-10** Receive a letter of resubdivision of the Villas at Netherland Lane, on Whisperwood Drive.
- 09-11** Receive a letter of resubdivision of lots 14 and 15 in block E of Hickory Hills No.2 Addition, on Ronald Drive.
- 09-12** Receive a letter of resubdivision of lots 4, 5, and 6, in block A of the Chase Heights Subdivision on Haven Drive.
- 09-13** Receive a letter of resubdivision of the 3 Minute Car Wash, on East Stone Drive.
- 09-14** Receive a letter of resubdivision of lots 7 and 8 of the Riverbend Development, on Riverbend Drive.
- 09-15** Receive, for informational purposes only, the August 2015 report from the Building Division.
- 09-16** Receive, for informational purposes only, the August 2015 New Business report

IX. ADJOURNMENT

Mark Selby made the comment that the Bojangles sign approval was right decision and the sign looks right and proportional.

There being no further business, a motion was made by Mike McIntire and seconded by Heather Cook to adjourn the meeting at approximately 7:39 pm. This motion passed unanimously, 8-0.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

**MINUTES OF THE SPECIAL CALLED MEETING OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

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

November 2, 2015

12:00 noon

Members Present

Dennis Ward, Chairman
Sam Booher
Dr. Mike McIntire, Vice Mayor
John Moody
Phil Rickman
Mark Selby
Dave Stauffer

Members Absent

Beverley Perdue

Staff Present

Lynn Tully
Ken Weems

Visitor's List

Shane Abraham
Jonathan Lewis

At 12:00 noon, 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. A motion was made by Commissioner Mike McIntire seconded by Commissioner Dave Stauffer to approve the revised agenda as presented. The motion was approved unanimously 6-0.

CONSENT AGENDA

UNFINISHED BUSINESS

None

NEW BUSINESS

11-01 Riverbend Villas Final Planned Development Plan- (15-103-00001)

The Planning Commission is requested to approve the Final PD approval for a multi-family development known as Riverbend Villas. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the Final PD Plan one of several approvals recently in that area. The site is located at the terminus of completed Riverbend Drive. It has taken several rezonings to accommodate the new development in this area. There will be twenty two multifamily residential buildings with a clubhouse and pool. There is a potential dog park and community gathering area shown on the property as well. Staff stated there will be 112 single bedroom with a mix of 2 and 3 bedroom units. Sidewalks will be provided to connect all building sites. The open space is counted as part of the park use area as per the rezoning. Therefore property development as presented meets the development requirements for open space. Density is just under the maximum allowed and parking is provided as per the regulations. Elevations are provided for PC review at this time. Engineering approval is pending and appears to be forthcoming. Recommended contingent on Engineering approval. Shane Abraham and Jonathan

Lewis from Highlands engineering are available to answer questions. Dave Stauffer asked is there a demand for single bedrooms? Shane Abraham answered yes based on the regional market absorption and any of the single bedrooms also have drive under garages. The split is generally a 50-40-0% from 1-3 bedrooms. One bedrooms are stacked units while the rest are side by side. Handicapped units are constructed on first floors. All leased units vs. owned and design of townhouse type units typically are leading to more stable renters. Mark Selby asked why there was the allowance of open space at the park. It was stated it was specifically allowed via the previous rezoning. They are not setting a precedent but specifically tied to this property. Mark Selby asked if there was originally a roadway that connected to the other side of Wal-Mart? Ken Weems stated yes many years ago in the concept planning there was a road shown. The topography is prohibitive of the additional street connectivity. Mike McIntire asked with the special land use plan approved for this area the roadway in the small neighborhood adjacent was requested not to connect. Mark Selby questioned if trash pickup be provided? Shane Abraham stated there are typically clusters on the site for dumpsters and turnaround area. They may want to add another for a total of three areas that are enclosed. They will use camera systems for surveillance around dumpsters, etc. Shane Abraham stated he continues to work with the staff on design details. They are planning on decorative light posts and staggering. They will work with staff to provide some varied colors on the buildings. He stated beefed up entries to provide some variation and distinctiveness. Mark Selby asked if they have built others in the area? Shane Abraham stated several in the area similar to Haven and others without the stairs. The public hearing was opened and Shane Abraham spoke in favor. There was no opposition so the public hearing was closed. There being no additional questions a motion was made by Mike McIntire seconded by Phil Rickman to approve the item. The motion was approved unanimously 6-0.

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

No speakers present for public comment.

OTHER BUSINESS

Ken Weems made an announcement of Property Rights training available Nov. 12.

Dennis Ward stated there will be an Amendment to the By-Laws will be presented to specifically allow previous chairs to serve after a break.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 2:18 pm.

Respectfully Submitted,

Lynn Tully, AICP, Planning Commission Secretary

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|-----------------------------|---|
| PROPERTY INFORMATION | Edinburgh- Phase 2b-2 Re-plat of Lot 54 and Common Area |
| ADDRESS | Edinburgh Channel Road and Wallace Court |
| DISTRICT, LAND LOT | 15th Civil District, part of Parcel 11 of TM 119 Final Plat Request |
| OVERLAY DISTRICT | Not Applicable |
| EXISTING ZONING | Planned Development |
| PROPOSED ZONING | No Change |
| ACRES | 9.32 – 1 lot - 0 miles of new streets |
| EXISTING USE | Single Family Residential |
| PROPOSED USE | Single family Residential |

PETITIONER: The Edinburgh Group, LLC
ADDRESS: 1562 Crescent Drive

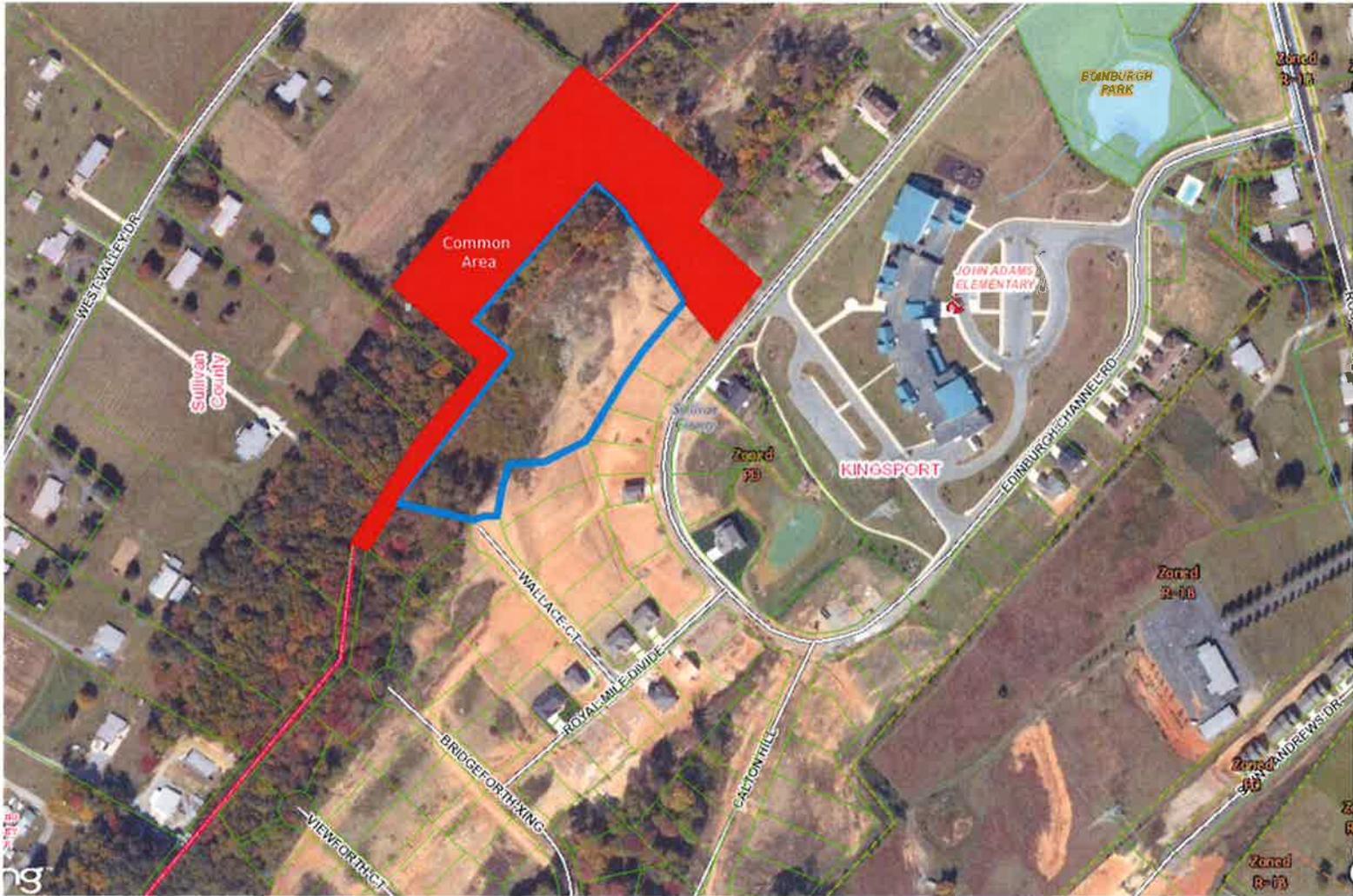
REPRESENTATIVE: John Rose, Edinburgh Group, LLC
PHONE:

INTENT

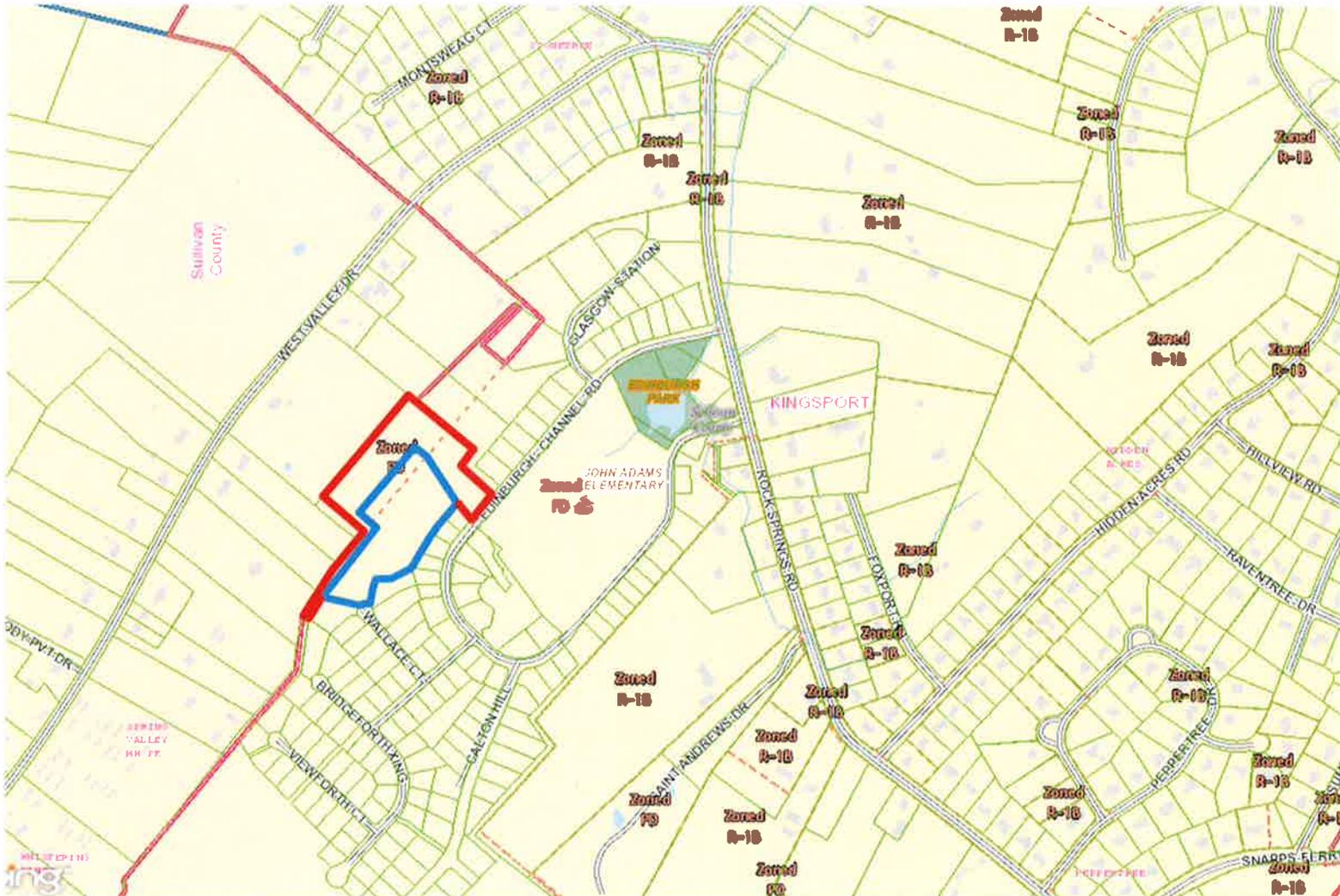
The applicant is requesting an approval for a boundary line adjustment with the intent to:

1. Create an easement for an existing driveway located in the bottom left portion of the common area.
2. Allow for walking trail to run through the common area.
3. Preserving the right-of-way for a future connection.

Area Map



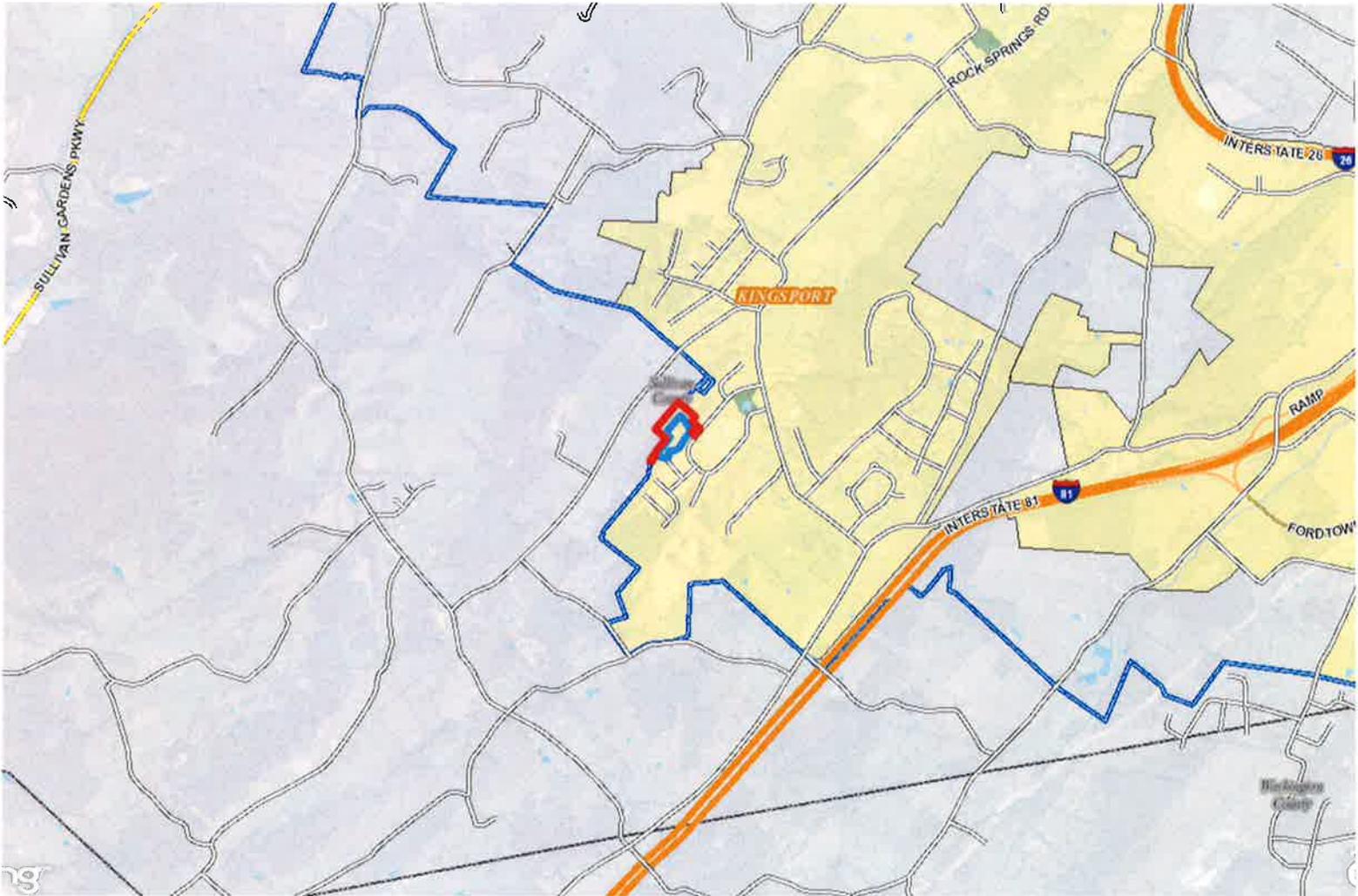
Surrounding Zone



EXISTING USES AND LOCATION

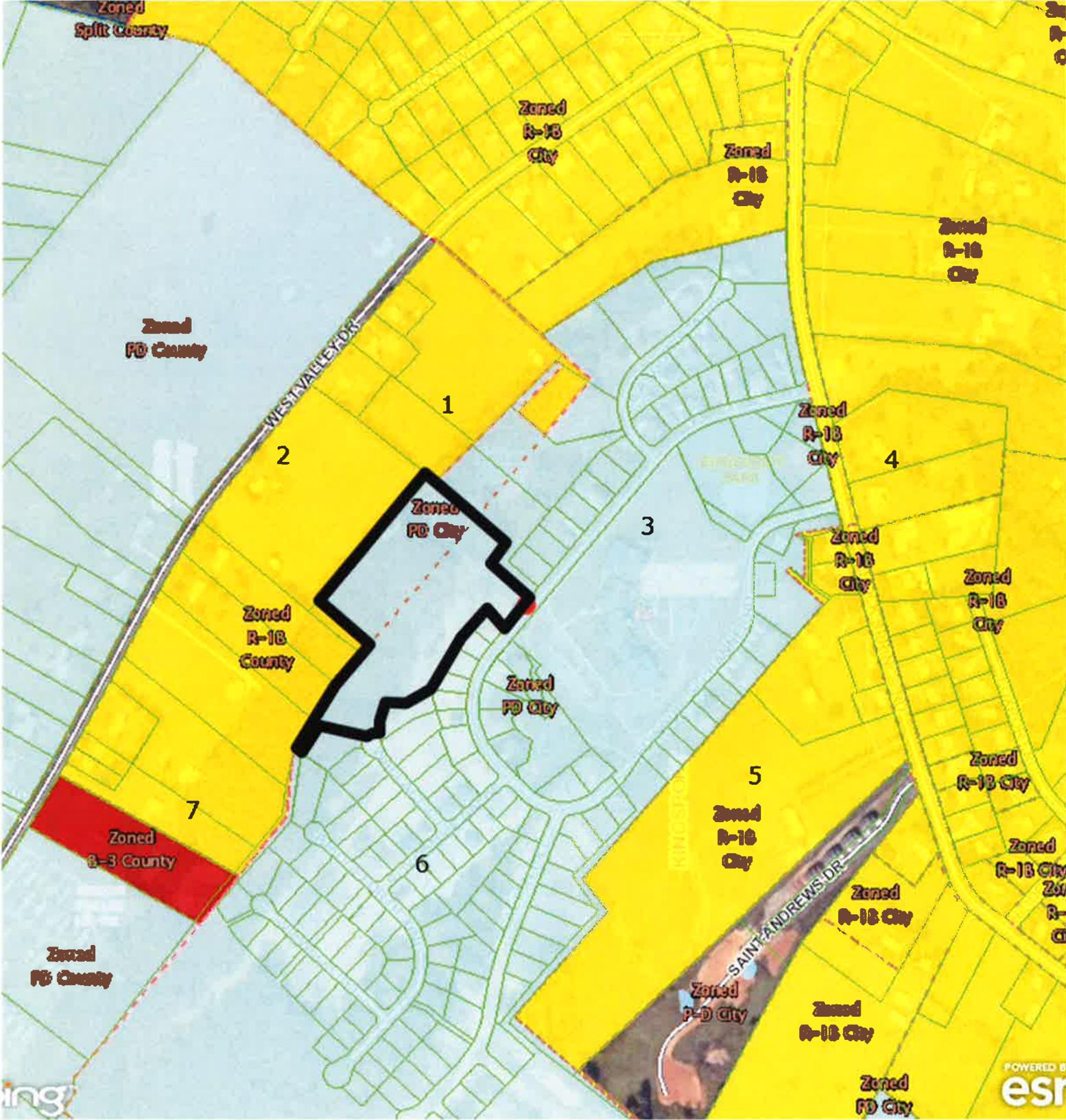
ALL PARCELS SURROUNDING PHASE 2B-2 ARE ZONED R-1 FOR RESIDENTIAL OR PD FOR PLANNED DEVELOPMENT. UTILITIES ARE CURRENTLY PRESENT ON THE PROPERTIES SHOWN.

Proximity Map

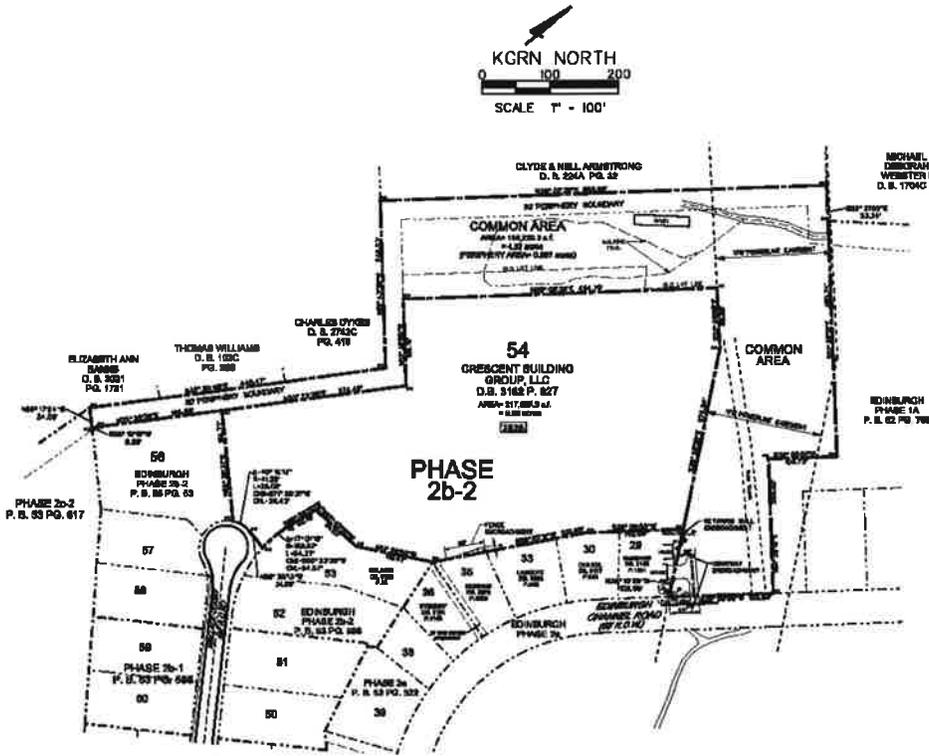


Proximity Table

| Location | Parcel / Zoning Petition | Zoning / Name | History Zoning Action Variance Action |
|---------------------|-----------------------------|-------------------|---|
| North, Northeast | 1 | Zone: R-1B County | N/A |
| North and Northwest | 2 | Zone: R-1B County | N/A |
| East | 3 | Zone: PD | N/A |
| Further East | 4 | Zone: R-1B | N/A |
| South and Southeast | 5 | Zone: R-1B | N/A |
| Further South | 6 | Zone: PD | N/A |
| West | 7 | Zone: R-1B County | N/A |
| | | | |



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on November 19, 2015



- NOTES:
1. LOCATIONS ARE BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK.
 2. DEED REFERENCE: TAX MAP NO. PARCEL 11, 100 CIVL DISTRICT DEED BOOK 2376C PAGE 433
 3. PROPERTY ZONED: RD - PLANNED DEVELOPMENT
 4. FLOOD MAP: A HYDROLOGICAL EFFECTIVE DATE SEPT. 2008. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
 5. UTILITY PROVISIONS: WATER: CITY OF KINGSPORT; SANITARY SEWER: CITY OF KINGSPORT; TELEPHONE: CENTURYLINK; ELECTRIC: AMERICAN ELECTRIC POWER; WASTE: WASTE MANAGEMENT COMPANY; CABLE: COMCAST COMMUNICATIONS.
 6. [Symbol] - 911 ADDRESS
 7. EASEMENTS: - 30 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES; - 30 FOOT FRONT YARD EASEMENT AS SHOWN.
 8. HIGH ROAD: NEW SET AT ALL PRIORITY CORNERS UNLESS OTHERWISE NOTED.

GOVERNMENT AND UTILITY ACCESS

THE OWNER OF THIS PROPERTY HEREBY AGREES TO GRANT FULL RIGHTS OF ACCESS TO THE PROPERTY AND THE NEIGHBORHOOD THEREIN TO ALL AGENCIES FOR GOVERNMENT AND UTILITY PURPOSES TO MAINTAIN THEIR RESPECTIVE RESPONSIBILITIES.

WARRANTY OF COMMON OPEN SPACE

THE OWNER OF THIS PROPERTY HEREBY AGREES TO MAINTAIN FULL UTILITY AND NEIGHBORHOOD ACCESS TO ALL COMMON OPEN SPACE.

OWNER: _____ DATE: _____

DATE: _____

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

OWNER CERTIFIES THAT THE ADDRESSES AS NOTED ON THE FINAL PLAN ARE APPROVED AS SHOWN.

DATE: _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

DATE: _____

CERTIFICATE OF BARRIERS AND SEGREGATION

INDUSTRIAL CERTIFIES THAT THE USE AND THE OWNER OF THE PROPERTY SHALL BE SEPARATED FROM THE OTHER PROPERTY BY A BARRIERS AND SEGREGATION AS SHOWN ON THE FINAL PLAN.

OWNER: _____ DATE: _____

DATE: _____

| | | | |
|--|---|--|---|
| <p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>OWNER CERTIFIES THAT THE STREET LIGHT SYSTEM DESCRIBED IN THIS PLAN SHALL BE INSTALLED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF KINGSPORT.</p> <p>DATE: _____</p> <p>TOWNSHIP ENGINEER SIGNER: _____</p> | <p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>OWNER CERTIFIES THAT THE PUBLIC WATER SYSTEM DESCRIBED IN THIS PLAN SHALL BE INSTALLED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF KINGSPORT.</p> <p>DATE: _____</p> <p>AUTHORIZED AGENT: _____</p> | <p>BWSC BARGE WARBNER BUNNER & DANFORD, INC.</p> <p>PLANNING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, SURVEYOR</p> | <p>DEVELOPER</p> <p>THE EDINBURGH GROUP, LLC 1882 CRESCENT DRIVE KINGSPORT, TN 37684</p> |
| <p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>OWNER CERTIFIES THAT THE STREETS DESCRIBED IN THIS PLAN SHALL BE INSTALLED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF KINGSPORT.</p> <p>DATE: _____</p> <p>CITY ENGINEER OR COUNTY ROAD COMMISSIONER: _____</p> | <p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>OWNER CERTIFIES THAT THE SEWERAGE SYSTEM DESCRIBED IN THIS PLAN SHALL BE INSTALLED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF KINGSPORT.</p> <p>DATE: _____</p> <p>ENGINEER (DEPARTMENT OF ENVIRONMENT & CONSERVATION OR TOWNSHIP AUTHORIZED AGENT): _____</p> | | <p>CERTIFICATE OF APPROVAL FOR RECORDS</p> <p>OWNER CERTIFIES THAT THE RECORDS DESCRIBED IN THIS PLAN SHALL BE INSTALLED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF KINGSPORT.</p> <p>DATE: _____</p> <p>SECRETARY: _____</p> |

| | |
|--|-------------------------|
| EDINBURGH - PHASE 2b-2 RE-PLAT LOT 54 & COMMON AREA | |
| KINGSPORT REGIONAL PLANNING COMMISSION | |
| TOTAL ACRES 8.32 | TOTAL LOTS 1 |
| ACRES NEW ROAD/ALLEYS 0 | MILES NEW ROAD 0 |
| OWNER: The Edinboro Group, LLC | CIVIL DISTRICT 350 |
| SURVEYOR: DAVID HILL | CLOSURE ERROR: 1/10,000 |
| SCALE: 1" = 100' | |
| 10-13-2015 | 35856-00 |

CONCLUSION

Staff recommends APPROVAL for the Phase 2b-2 re-plot of Lot 54.

| | | | |
|---|---|--|----------|
| Property Information | Resubdivision of Lots 5, Block D Historic Hills and 4.590 Acres | | |
| Address | Kings Grant Road, Rippling Run Road and Historic Hills Road | | |
| Tax Map, Group, Parcel | Tax Map 91D "A" Parcel 10 & 11; Tax Map 92A "A", Parcel 18 | | |
| Civil District | 13 th Civil District | | |
| Overlay District | N/A | | |
| Land Use Designation | Residential | | |
| Acres | 5.028 | | |
| Major or Minor/ #Lots | Minor/ 3 | Concept Plan | |
| Two-Lot Sub | | Prelim / Final | Final |
| Owner /Applicant Information | | Surveyor Information | |
| Name: First Tennessee Bank, NA Address: 800 S. Gay Street City: Knoxville State: TN Zip Code: 37929 Email: N/A Phone Number: 865.971.2114 | | Name: Alley & Associates, Inc. Address: 243 E. Market Street City: Kingsport State: TN Zip Code: 37660 Email: tlingerfelt@alleyassociates.com Phone Number: 423.392.8896 | |
| Planning Department Recommendation | | | |
| (Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL. | | | |
| Planner: | Curtis Montgomery | Date: | 10/20/15 |
| Planning Commission Action | | Meeting Date: | 11/19/15 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

| | |
|-----------------------------|--|
| PROPERTY INFORMATION | Resubdivision of Lots 5, Block D Historic Hills and 4.590 Acres |
| ADDRESS | Kings Grant Road, Rippling Run Road and Historic Hills Road |
| DISTRICT, LAND LOT | 13th Civil District, part of Parcel 10 & 11 of TM 91D "A" and 92A "A" Final Plat Request |
| OVERLAY DISTRICT | Not Applicable |
| EXISTING ZONING | County R-1 |
| PROPOSED ZONING | No Change |
| ACRES | 5.028- 3 lots - 0 miles of new streets |
| EXISTING USE | Single Family Residential |
| PROPOSED USE | Single family Residential |

PETITIONER: First Tennessee Bank, NA
ADDRESS: 800 S. Gay Street; Knoxville, TN 37929

INTENT

The applicant is requesting the division of the property into three lots to settle an estate.

Area Map



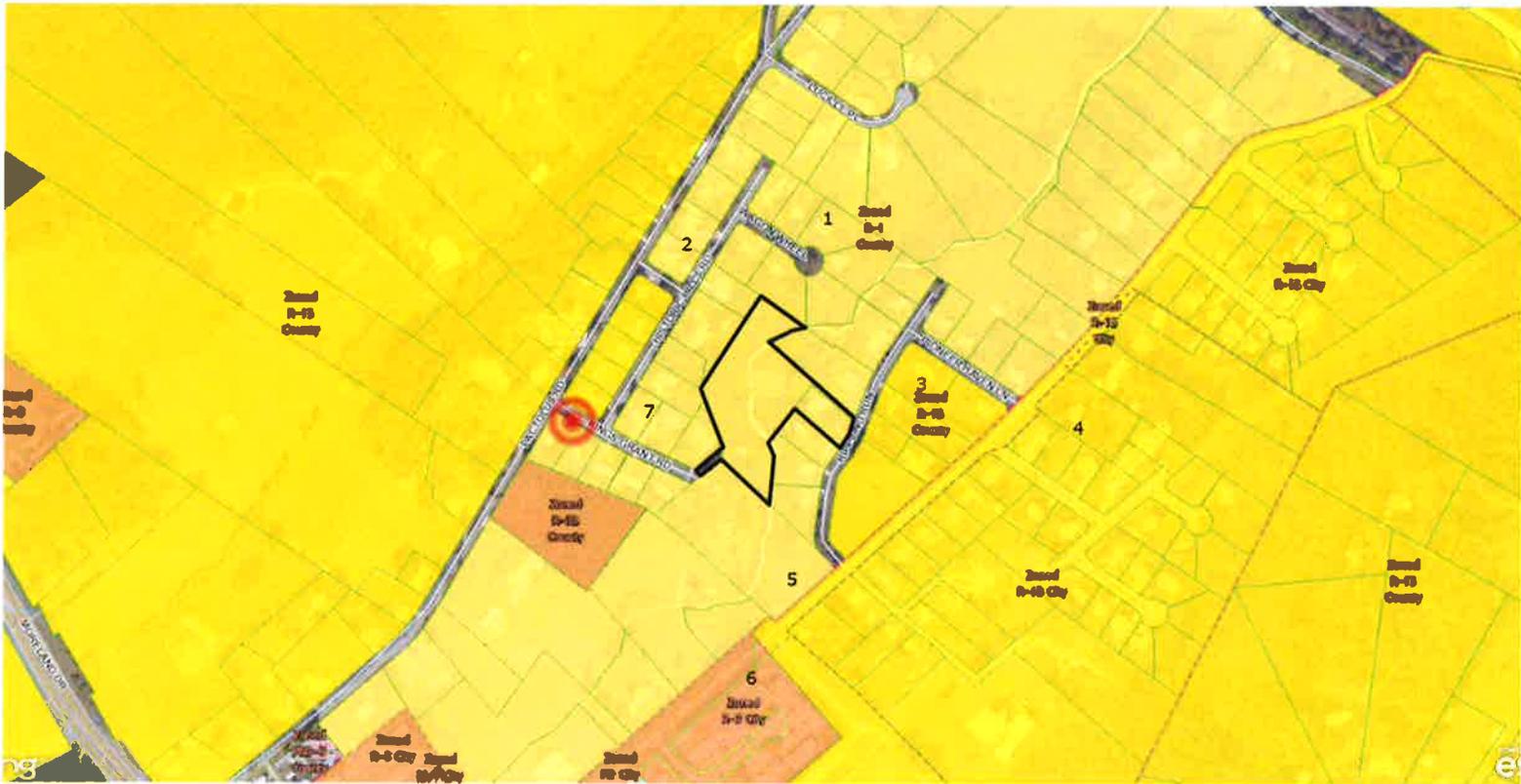
Surrounding Zone



ALL PARCELS SURROUNDING THE GOODMAN PROPERTY ARE ZONED SULLIVAN COUNTY R-1. UTILITIES ARE CURRENTLY PRESENT ON THE PROPERTIES SHOWN.

Proximity Map

| Location | Parcel / Zoning Petition | Zoning / Name | History Zoning Action Variance Action |
|-----------------------------|--------------------------|-------------------|---------------------------------------|
| North, East, Northwest | 1 | Zone: County R-1 | N/A |
| Further North and Northwest | 2 | Zone: County R-1 | N/A |
| East | 3 | Zone: County R-1B | N/A |
| Further East | 4 | Zone: City R-1B | N/A |
| Southeast and South | 5 | Zone: County R-1 | N/A |
| Further South | 6 | Zone: City R-3 | N/A |
| West | 7 | Zone: County R-1 | N/A |



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NOTES

- 1) NORTH ARROW AND THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 2) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 3) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 4) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 5) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 6) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 7) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 8) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 9) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 10) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 11) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 12) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12
- 13) THENCE S 89° 15' 00" W 100.00 FT TO CORNER OF SECTION 12

LEGEND

- INDI - IRON NAIL OLD
- CON - CONCRETE
- W - WOOD
- ST - STEEL
- CE - CEMENT
- AS - ASPHALT
- GR - GRAVEL
- CL - CLAY
- SL - SAND
- SH - SHALE
- LS - LIMESTONE
- GS - GNEISS
- MS - MARBLE
- SLT - SLATE
- QZ - QUARTZ
- PL - PLASTER
- BR - BRICK
- GL - GLASS
- CM - CEMENT MORTAR
- STC - STEEL TUBING
- WPC - WOOD PULVERIZED COMPOSITE
- SP - SPONGE
- PS - POLYSTYRENE
- PE - POLYETHYLENE
- PP - POLYPROPYLENE
- PVC - POLYVINYL CHLORIDE
- ABS - ACRYLONITRILE BUTADIENE STYRENE
- PC - POLYCARBONATE
- PMMA - POLYMETHACRYLATE
- PSU - POLYSULFONE
- PI - POLYIMIDE
- PEEK - POLYETHERETHERKETONE
- PTFE - POLYTetrafluoroethylene
- PII - POLYIMIDE
- PIA - POLYIMIDE
- PIB - POLYIMIDE
- PIE - POLYIMIDE
- PIP - POLYIMIDE
- PIK - POLYIMIDE
- PIQ - POLYIMIDE
- PIR - POLYIMIDE
- PIU - POLYIMIDE
- PIV - POLYIMIDE
- PIW - POLYIMIDE
- PIX - POLYIMIDE
- PIY - POLYIMIDE
- PIZ - POLYIMIDE

ALLEY & ASSOCIATES, INC.
SURVEYORS
1000 WEST MAIN STREET
KINGSPORT, TN 37629
TEL: (615) 309-8888
FAX: (615) 309-8889
WWW.ALEYANDASSOCIATES.COM

PRELIMINARY PLANNING FOR CONSTRUCTION AND MAINTENANCE PURPOSES OF THE SUBDIVISION

| | | | |
|---|---|--|---|
| <p>OWNER</p> <p>ALLEY & ASSOCIATES, INC.</p> | <p>PREPARED BY</p> <p>ALLEY & ASSOCIATES, INC.</p> | <p>DATE</p> <p>11/19/2015</p> | <p>PROJECT</p> <p>RESUBDIVISION OF LOTS 3, BLOCK D</p> |
| <p>PROJECT ADDRESS</p> <p>1000 WEST MAIN STREET</p> | <p>CITY</p> <p>KINGSPORT</p> | <p>STATE</p> <p>TN</p> | <p>COUNTY</p> <p>WARREN</p> |
| <p>PLANNING COMMISSION</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> | <p>COMMISSION NUMBER</p> <p>15-201-00082</p> | <p>MEETING DATE</p> <p>11/19/2015</p> | <p>MEETING TIME</p> <p>7:00 PM</p> |
| <p>APPLICANT</p> <p>ALLEY & ASSOCIATES, INC.</p> | <p>AGENT</p> <p>ALLEY & ASSOCIATES, INC.</p> | <p>SCALE</p> <p>1" = 100'</p> | <p>DATE</p> <p>11/19/2015</p> |

CONCLUSION

Staff recommends APPROVAL for the creation of the three lots.

| | | | |
|--|-------------------|--|-----------------------------|
| Property Information | | Subdivision the Phipps Property | |
| Address | | Nottingham Road and Arcadia Drive | |
| Tax Map, Group, Parcel | | Tax Map 32, Parcel 126 | |
| Civil District | | 10 th Civil District | |
| Overlay District | | N/A | |
| Land Use Designation | | Residential | |
| Acres | | 12.056 | |
| Major or Minor/ #Lots | | Minor/ 3 | Concept Plan |
| Two-Lot Sub | | | Prelim / Final Final |
| Owner /Applicant Information | | Surveyor Information | |
| Name: David Phipps Address: 581 Arcadia Drive City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: | | Name: Carter, Carr & Associates Surveyors-Planners Address: 5615 Lone Star Road City: Kingsport State: TN Zip Code: 37660 Email: cartercarr@charter.net Phone Number: 423.349.6920 | |
| Planning Department Recommendation | | | |
| (Approve, Deny, or Defer) | | | |
| The Kingsport Planning Division recommends Final Subdivision APPROVAL. | | | |
| Planner: | Curtis Montgomery | Date: | 10/20/15 |
| Planning Commission Action | | Meeting Date: | 11/19/15 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

| | |
|-----------------------------|--|
| PROPERTY INFORMATION | Subdivision the Phipps Property |
| ADDRESS | Nottingham Road and Arcadia Drive |
| DISTRICT, LAND LOT | 10th Civil District, part of Parcel 126 of TM 032 Final Plat Request |
| OVERLAY DISTRICT | Not Applicable |
| EXISTING ZONING | R-1B County |
| PROPOSED ZONING | No Change |
| ACRES | 12.056 – 3 lots - 0 miles of new streets |
| EXISTING USE | Single Family Residential |
| PROPOSED USE | Single family Residential |

PETITIONER: David Phipps
ADDRESS: 581 Arcadia Drive

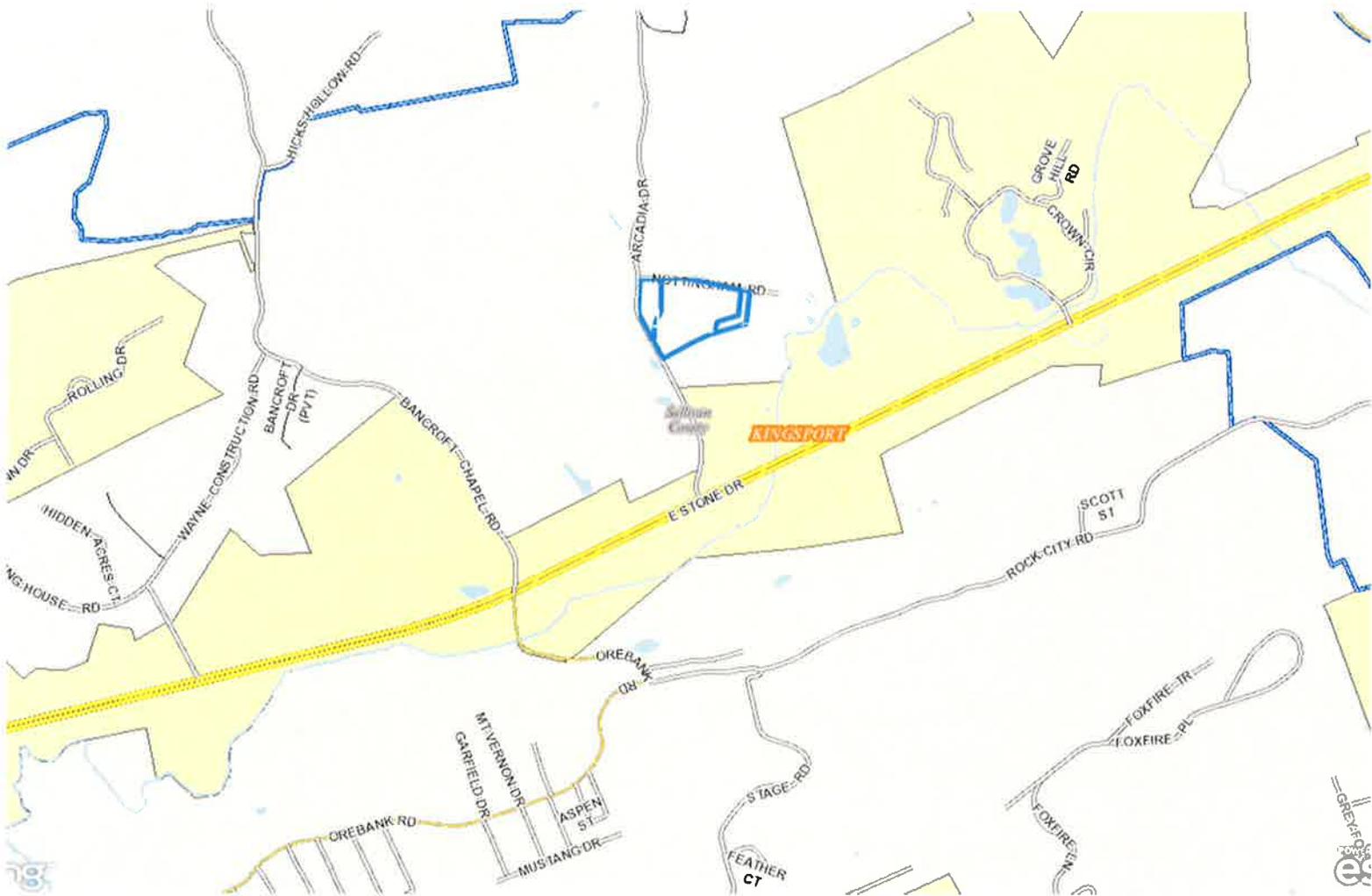
INTENT

The applicant is requesting an approval for a boundary line adjustment with the intent to create three separate lots.

Area Map

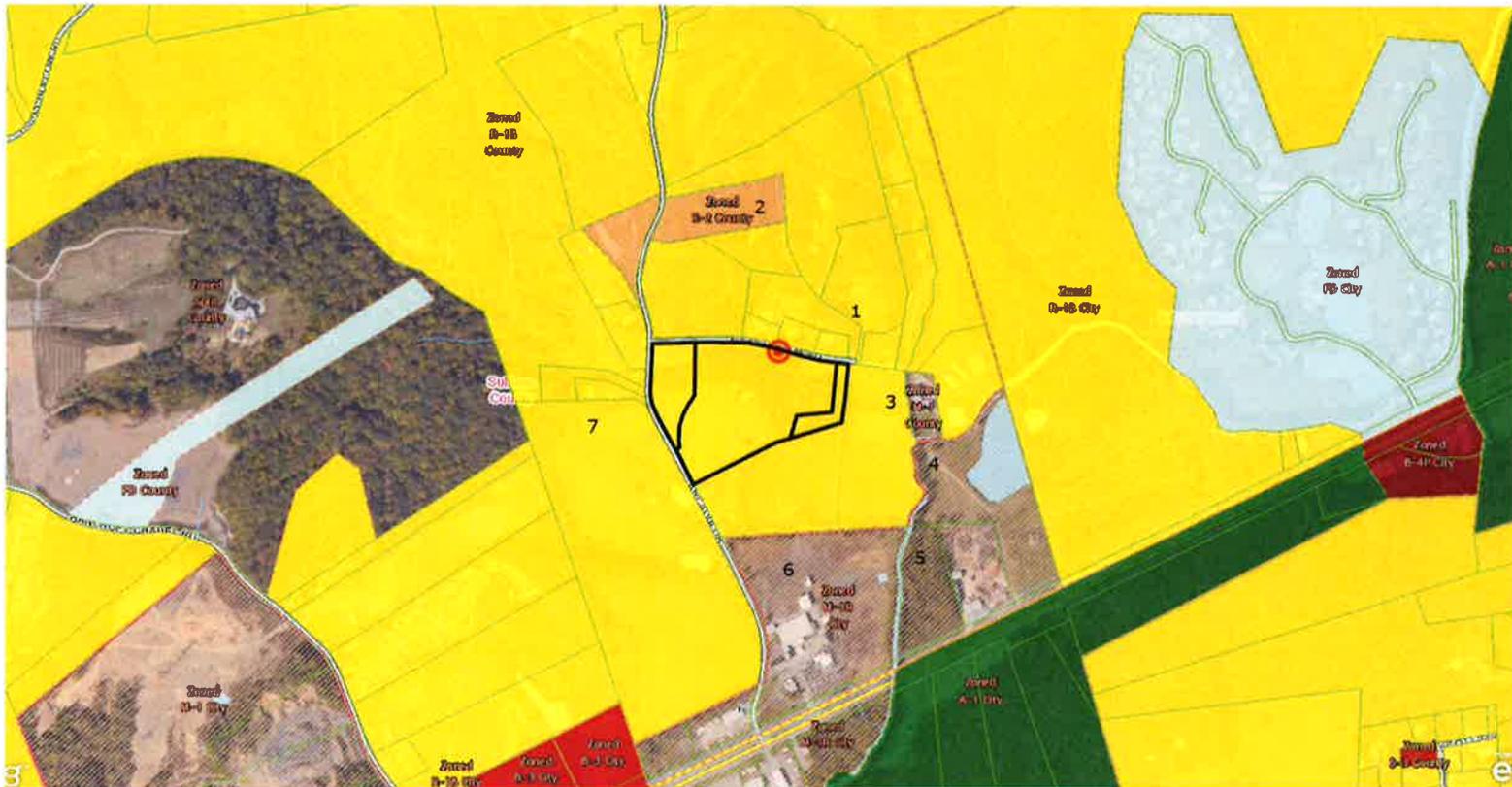


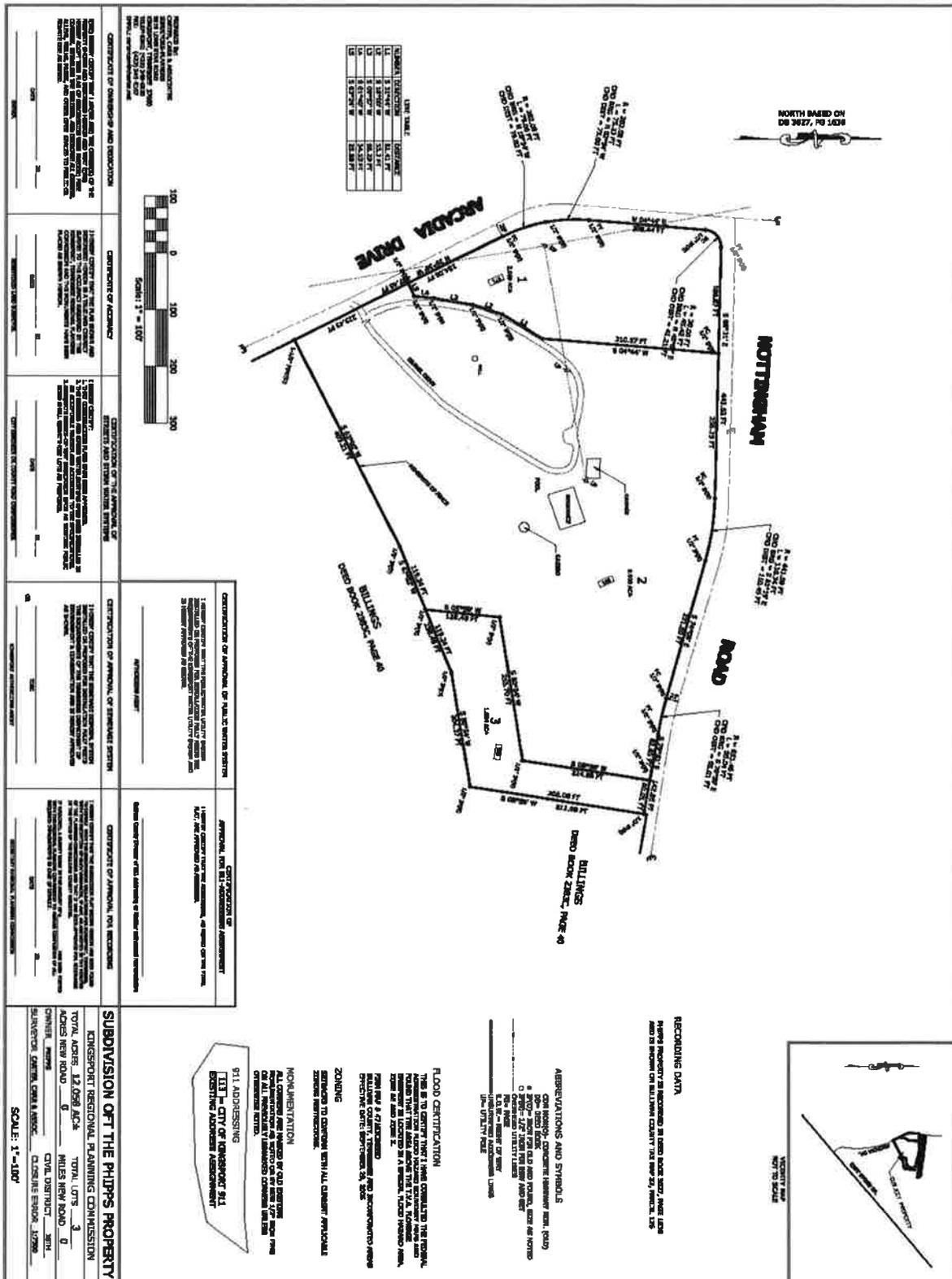
Proximity Map



Proximity Table

| Location | Parcel / Zoning Petition | Zoning / Name | History Zoning Action Variance Action |
|---------------------|--------------------------|-------------------|--|
| North, Northeast | 1 | Zone: R-1B County | N/A |
| North, Northwest | 2 | Zone: R-2 County | N/A |
| East | 3 | Zone: R-1B County | N/A |
| Further East | 4 | Zone: M-1 County | N/A |
| South and Southeast | 5 | Zone: R-1B County | N/A |
| Further South | 6 | Zone: M-1R City | N/A |
| West | 7 | Zone: R-1B County | N/A |





CONCLUSION

Staff recommends final plat APPROVAL for the subdivision of the Phipps Property.

| | |
|-----------------------------|---|
| PROPERTY INFORMATION | Boundary Line Adjustment of the Property of First Bank and Trust Co. and William A. and Deana M. Cox |
| ADDRESS | Wesley Street, Melrose Avenue, and Fort Henry Drive |
| DISTRICT, LAND LOT | 11th Civil District, part of Parcel 15 of TM 077I and 077H Final Plat Request |
| OVERLAY DISTRICT | Not Applicable |
| EXISTING ZONING | R-1B |
| PROPOSED ZONING | No Change |
| ACRES | 12.002 – 2 lots - 0 miles of new streets |
| EXISTING USE | Single Family Residential |
| PROPOSED USE | Single family Residential |

INTENT

The applicant is requesting an approval for a boundary line adjustment with the intent to add more acreage to the lot fronting Wesley Street. This lot will remain separate for the possibility of using the sections as collateral to secure a loan.

Area Map

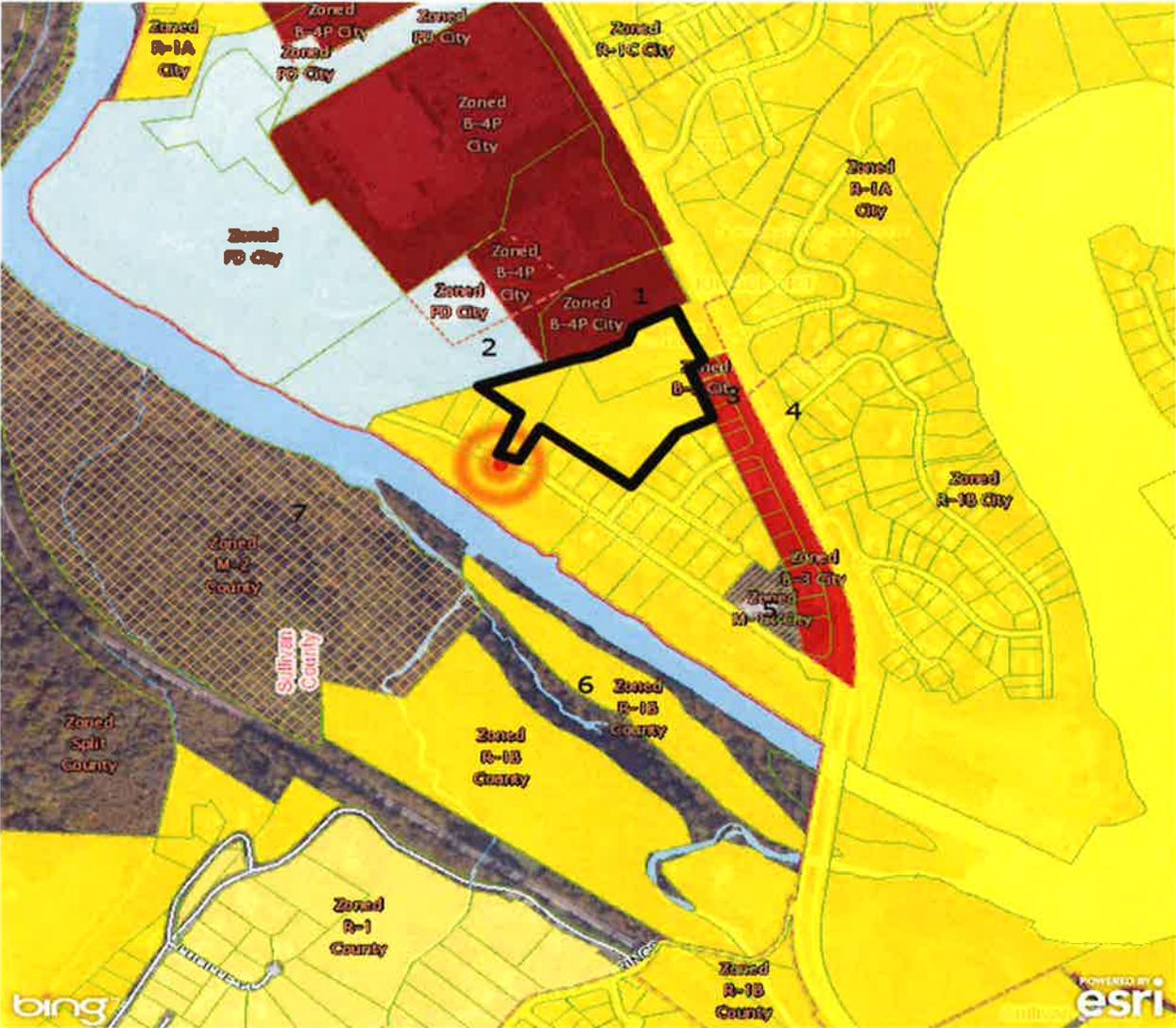


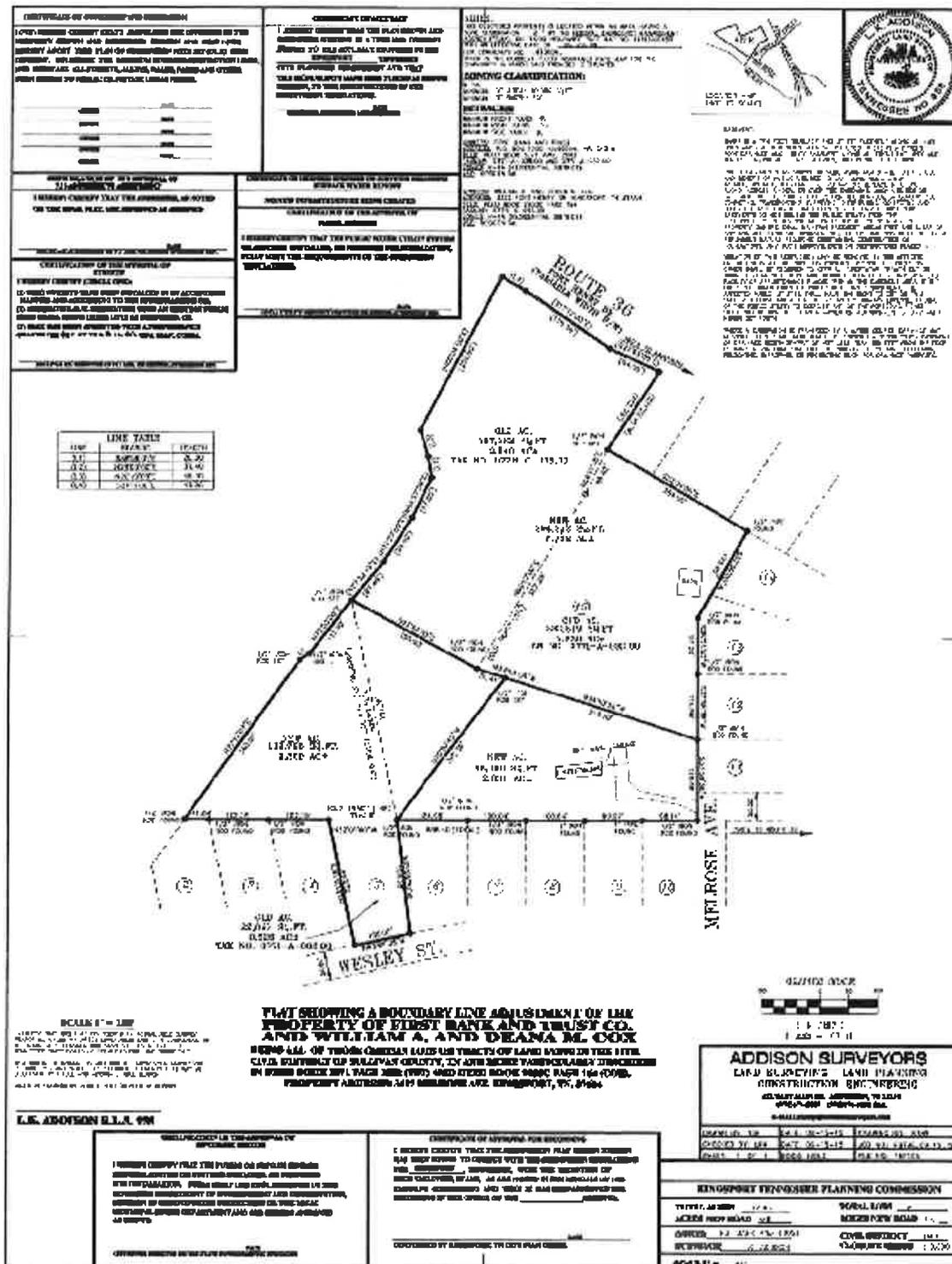
Proximity Map



Proximity Table

| Location | Parcel / Zoning Petition | Zoning / Name | History Zoning Action Variance Action |
|---------------------|--------------------------|-------------------|--|
| North, Northeast | 1 | Zone: B-4P | N/A |
| North, Northwest | 2 | Zone: PD | N/A |
| East | 3 | Zone: B-3 | N/A |
| Further East | 4 | Zone: R-1B | N/A |
| South and Southeast | 5 | Zone: M-1R | N/A |
| Further South | 6 | Zone: R-1B County | N/A |
| West | 7 | Zone: M-2 County | N/A |





CONCLUSION

Staff recommends approval for boundary line adjustment of the properties of First Bank and Trust Co. and William and Deana Cox.

PROPERTY INFORMATION

| | |
|-------------------------|--|
| ADDRESS | 4401 W. Stone Dr., Kingsport, TN 37660 |
| DISTRICT | 7 |
| OVERLAY DISTRICT | n/a |
| EXISTING ZONING | M-1R (Light Manufacturing Restricted) |
| PROPOSED ZONING | B-3 (Highway Oriented Business District) |
| ACRES | 14.5 +/- |
| EXISTING USE | vacant armory |
| PROPOSED USE | future commercial |

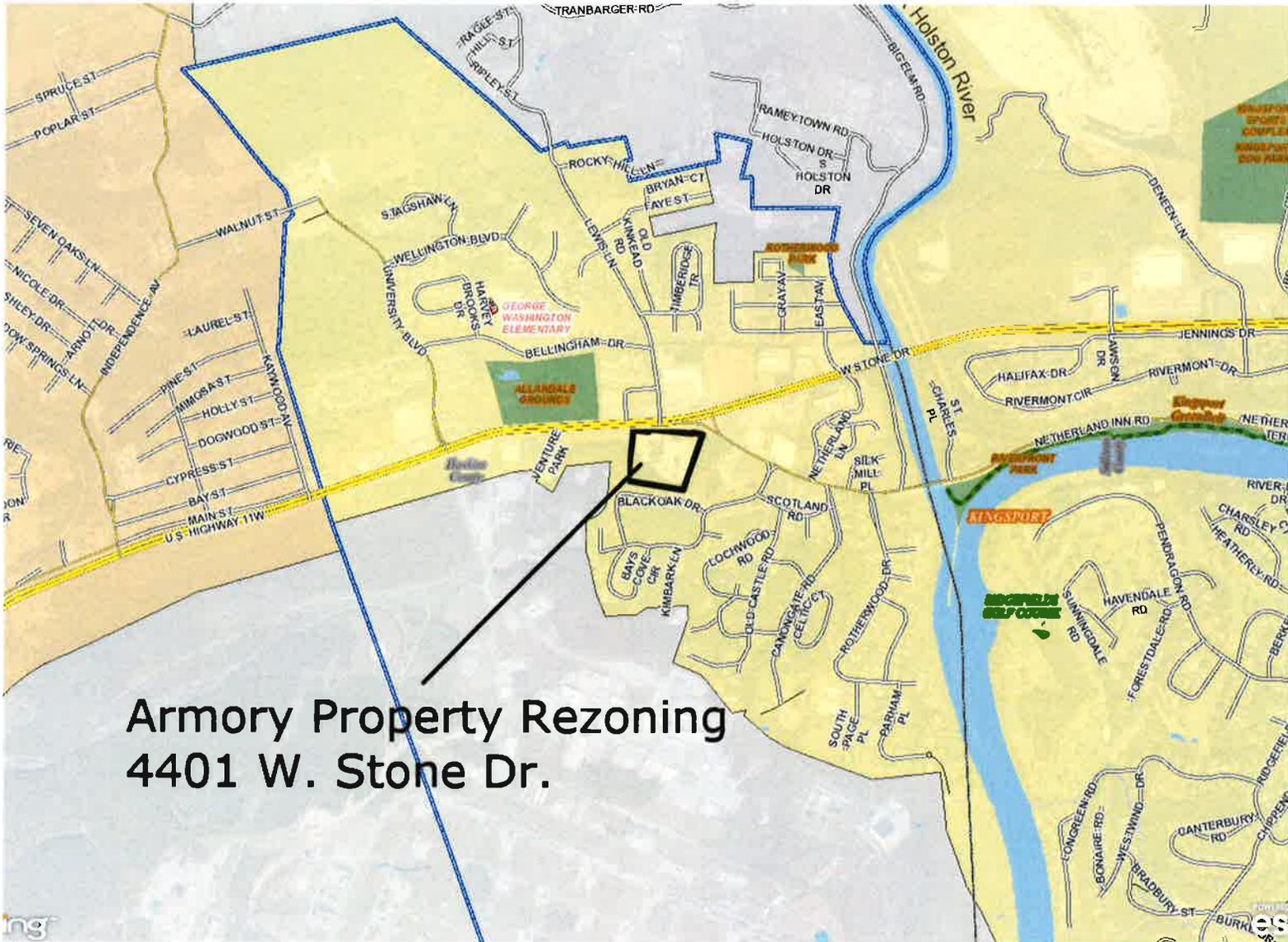
PETITIONER ADDRESS **225 W. Center St., Kingsport, TN 37660**

REPRESENTATIVE PHONE **(423) 229-9485**

INTENT

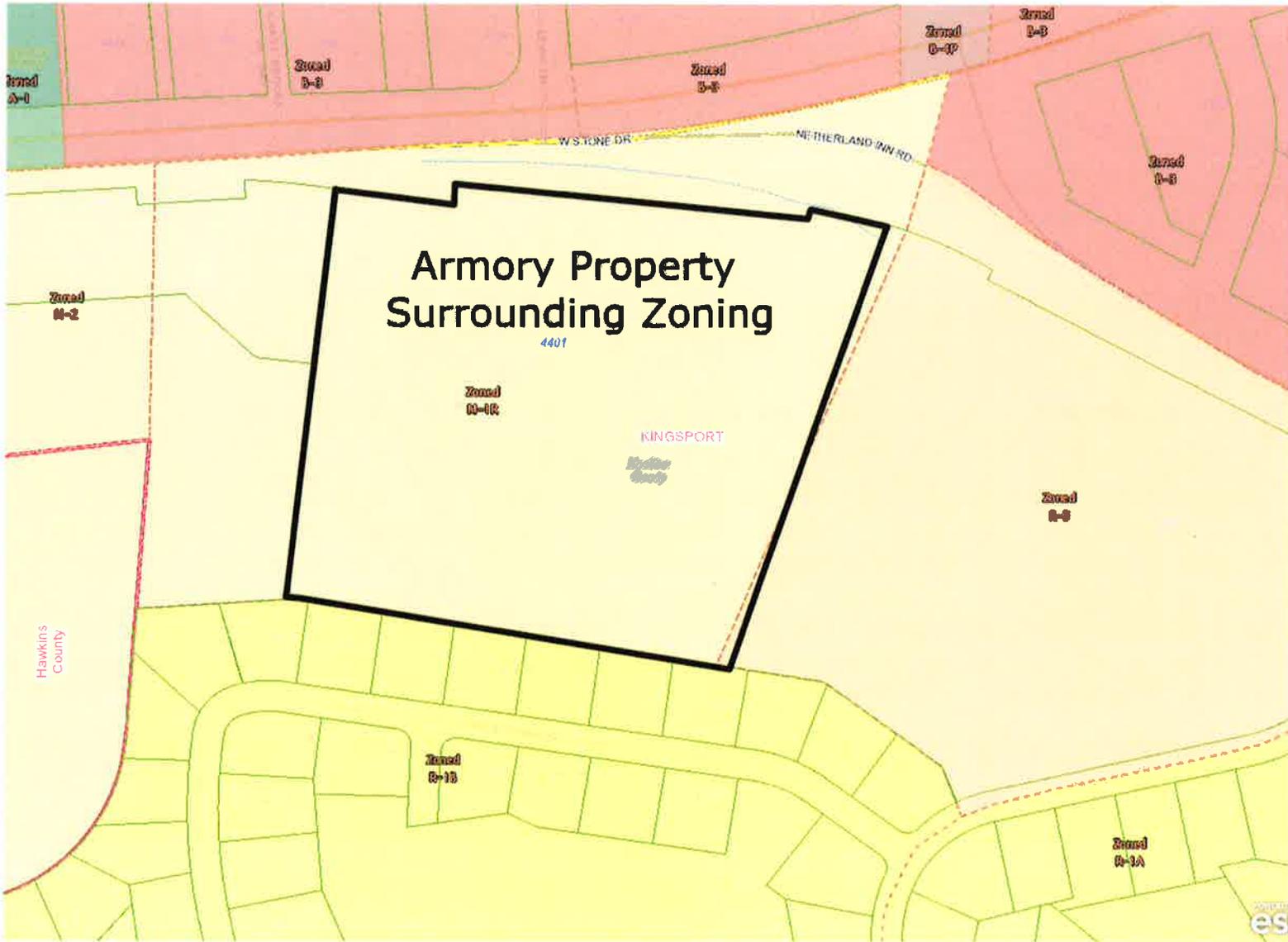
To rezone from M-1R (Light Manufacturing Restricted) to B-3 (Highway Oriented Business District) to accommodate future commercial use.

Vicinity Map



Armory Property Rezoning
4401 W. Stone Dr.

Surrounding Zoning Map



Future Land Use Plan 2030



Aerial



West View



South View



North View (Toward W. Stone Dr.)



East View



| Location | Parcel / Zoning Petition | Zoning / Name | History Zoning Action Variance Action |
|-----------------------------------|--------------------------|---|---|
| North, East, Northwest | 1 | <u>Zone: City B-3</u> Use: McDonald's Restaurant | |
| Further North and Northwest | 2 | <u>Zone: City B-3</u> Use: CVS Pharmacy | Newly constructed CVS in 2015 |
| East | 3 | <u>Zone: City R-3</u> Use: Crossroads Church Property | n/a |
| Further East | 4 | <u>Zone: City B-3</u> Use: Suntrust Bank | n/a |
| Southeast and South | 5 | <u>Zone: City R-1B</u> Use: Single Family along Black Oak Dr. | n/a |
| Further South | 6 | <u>Zone: City R-1B</u> Use: Single Family along Black Oak Dr. | n/a |
| West | 7 | <u>Zone: City M-2</u> Use: vacant | Property utilized as part of HAAP |

EXISTING USES LOCATION MAP



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 permit a use that is suitable with adjacent property as commercial use adjacent to a major transportation network.
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 tree line contained on the property acts as a natural buffer.
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 as a commercial development adjacent to a major transportation network.
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?** Future commercial development of the property will require a traffic impact analysis based upon the proposed future use.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

Proposed use: future commercial

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 proposed rezoning.
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. Any future commercial proposals will be evaluated for the potential of adverse environmental issues.

8. **Whether the change will create an isolated district unrelated to similar districts:** The proposed rezoning is adjacent to an existing B-3 zone to the north and east.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are better suited for commercial use in the context of close proximity to Stone Drive.
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. The B-3 zone is the most common zone found along the entirety of Stone Drive to include the portion inside Sullivan County.

CONCLUSION

Staff recommends APPROVAL to rezone from M-1R to B-3. The proposed B-3 zone is consistent with the future land use plan as a retail use.

| | | | |
|--|----------|---|---------------------------|
| Property Information | | Chase Meadows Phase 4 Final | |
| Address | | Lydia Lane, Cayman Ct | |
| Tax Map, Group, Parcel | | 78A, E, 0.100 | |
| Civil District | | 7th Civil District | |
| Overlay District | | N/A | |
| Land Use Designation | | Residential | |
| Acres | | .975 +/- | |
| Major or Minor / #lots | | Major- 23 units | Concept Plan |
| Two-lot sub | | | Prelim/Final Final |
| Owner /Applicant Information | | Surveyor Information | |
| Name: Ken Bates Address: 2010 Pine Needle Path City: Kingsport State: TN Zip Code:37660 Email: N/A Phone Number: 423-276-6997 | | Name: Danny Carr Address: 3615 Lone Star Rd City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: (423)-791-3114 | |
| Planning Department Recommendation | | | |
| (Approve, Deny, or Defer) The Kingsport Planning Division recommends Planned Development (PD) Plan Amendment Approval for the following reasons: <ul style="list-style-type: none"> • Meets the minimum subdivision regulations for Planned Developments • The remaining infrastructure is to be bonded (asphalt topping, detention ponds) Staff Field Notes and General Comments: The property owner is requesting final subdivision approval for Chase Meadows Phase IV. The preliminary approval was granted by the Planning Commission in 2008. This final phase of Chase Meadows includes 23 units. All utilities are available to the property. The remaining infrastructure is to be bonded. | | | |
| Planner: | Shepherd | Date: 11/5/15 | |
| Planning Commission Action | | Meeting Date: | November 19, 2015 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| | | | |

| | |
|---------------------------------|--|
| PROPERTY INFORMATION | Chase Meadows PD Plan Amendment |
| ADDRESS | Lydia Lane, Cayman Ct |
| DISTRICT | 7th District |
| OVERLAY DISTRICT | Not Applicable |
| EXISTING ZONING | PD |
| PROPOSED ZONING | No Change |
| ACRES .975+/- – 23 Units | |
| EXISTING USE Residential | |
| PROPOSED USE Residential | |

PETITIONER Ken Bates
ADDRESS 210 Pine Needle Path

REPRESENTATIVE Danny Carr
PHONE 423-791-3114

INTENT

The property owner is requesting final subdivision approval for Chase Meadows Phase IV. The preliminary approval was granted by the Planning Commission in 2008. This final phase of Chase Meadows includes 23 units. All utilities are available to the property. The remaining infrastructure is to be bonded for an amount \$60,420.

CONCLUSION

Staff recommends approval of the Chase Meadow Phase 4 Final subdivision plat contingent upon the receipt of a bond for the amount of \$60,420

Introduction:

This zoning text amendment will assist the City in managing decorative lighting in commercial districts by ensuring that such lighting is not excessive in performing its function. Decorative lighting can be neon lighting, incandescent lighting, LED lighting, string of lights, and any other form of lighting that serves to attract attention to a business. It is important to note that this text amendment will not apply to any residential zones or uses inside the City.

Presentation:

The proposed code change will only apply to businesses in B-2, B-3, and B-4P commercial zones. Lighting arrangements to include neon and light strings will still be displays available to commercial developments. This text change proposal will restrict the amount of decorative lighting available to a business based upon building ground coverage as follows:

If the building ground coverage of a business is 30,000 square feet or more, the maximum linear feet of decorative lighting is 150 linear feet. If the building ground coverage of a business is 8,000 square feet or less, the maximum linear feet of decorative lighting is 40 linear feet. For businesses with intermediate ground coverage, the linear feet of decorative lighting is one-half of one percent of the building ground coverage.

History: A previous version of this text amendment originally received a positive recommendation from the Planning Commission (4-3) during their March 2015 regular meeting. During the Board of Mayor and Alderman work session prior to the scheduled first reading/ public hearing, the Board recommended further Planning Commission review of a proposal which would remove the ordinance restrictions from November 15th through January 5th. This request from the Board would accommodate such lighting techniques for the date range that is generally recognized as the traditional retail holiday season. The current version of this text amendment (November 2015 Planning Commission) accommodates the traditional holiday season.

Staff recommends the following change in the form of an addition to the definitions section of the code as well as Article IV Signs of the zoning code:

SECTION I. That Sec. 114-1. Definitions of the Code of Ordinances, City of Kingsport, Tennessee is amended by adding the following definition:

Sec. 114-1. Definitions:

Decorative Lighting means any lighting that is intended to attract attention to a business as does signage. Decorative lighting is different from illuminating lighting whose purpose is to provide visibility, safety and security on the premises of a business. Decorative lighting is deemed to be an accessory usage to the building and property which it decorates and it is intended that such decorative lighting be appropriate, but not excessive in performing its function. Decorative lighting can be neon lighting,

incandescent lighting, LED lighting, string of lights, and any other form of lighting that serves to attract attention to a business.

SECTION II. That Sec 114-530. Applicability to all Zoning Districts, City of Kingsport, Tennessee is amended by deleting subsection (4) *Lighting*. and substituting in its place the following:

(4) *Lighting*. Neon-type signs are permitted only in B-2, B-3, and B-4P zones. Any sign or illumination shall be prohibited that causes direct glare upon an unrelated building, as determined by the zoning administrator. Signs indicating time, temperature, and barometric pressure shall be permitted if they do not interfere with public safety or create a traffic hazard.

SECTION III. That the Code of Ordinances of the City of Kingsport Tennessee is hereby amended by adding a section to be numbered 114-536, which said section reads as follows:

Sec. 114-536. Decorative Lighting

Decorative Lighting is only allowed in the following zoning districts from January 6th through November 14th: B-2, Central Business District, B-3, Highway Oriented Business District, and B-4P, Planned Business District. November 15th through January 5th is generally recognized as the traditional retail holiday season, so decorative lighting is permitted in all zones.

(1) Decorative lighting where permitted shall be one color, preferably white, and it cannot blink, run or simulate movement or animation of any kind. Cautionary colors of blue, red, green or yellow cannot be used. If a color other than white is used, all lights must be the same color. If decorative lighting is within 500 feet of a residential area, it must be turned off when the business is closed.

(2) If the building ground coverage of a business is 30,000 square feet or more, the maximum linear feet of decorative lighting is 150 linear feet. If the building ground coverage of a business is 8,000 square feet or less, the maximum linear feet of decorative lighting is 40 linear feet. For businesses with intermediate ground coverage, the linear feet of decorative lighting is one-half of one percent of the building ground coverage.

Staff recommends sending a positive recommendation to the Board of Mayor and Aldermen to approve this zoning text amendment.



11-08

CITY OF KINGSPORT, TENNESSEE

September 15, 2015,

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 resubdivision of the addition to Lots 1, 2, 3 and 4 of the Moreland Drive Center, on Rock Springs Road, surveyed by Danny L. Carr of Carter, Carr & Associates Surveyors-Planners, RLS, meets the Minimum Standards for Subdivision Development of Major 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.

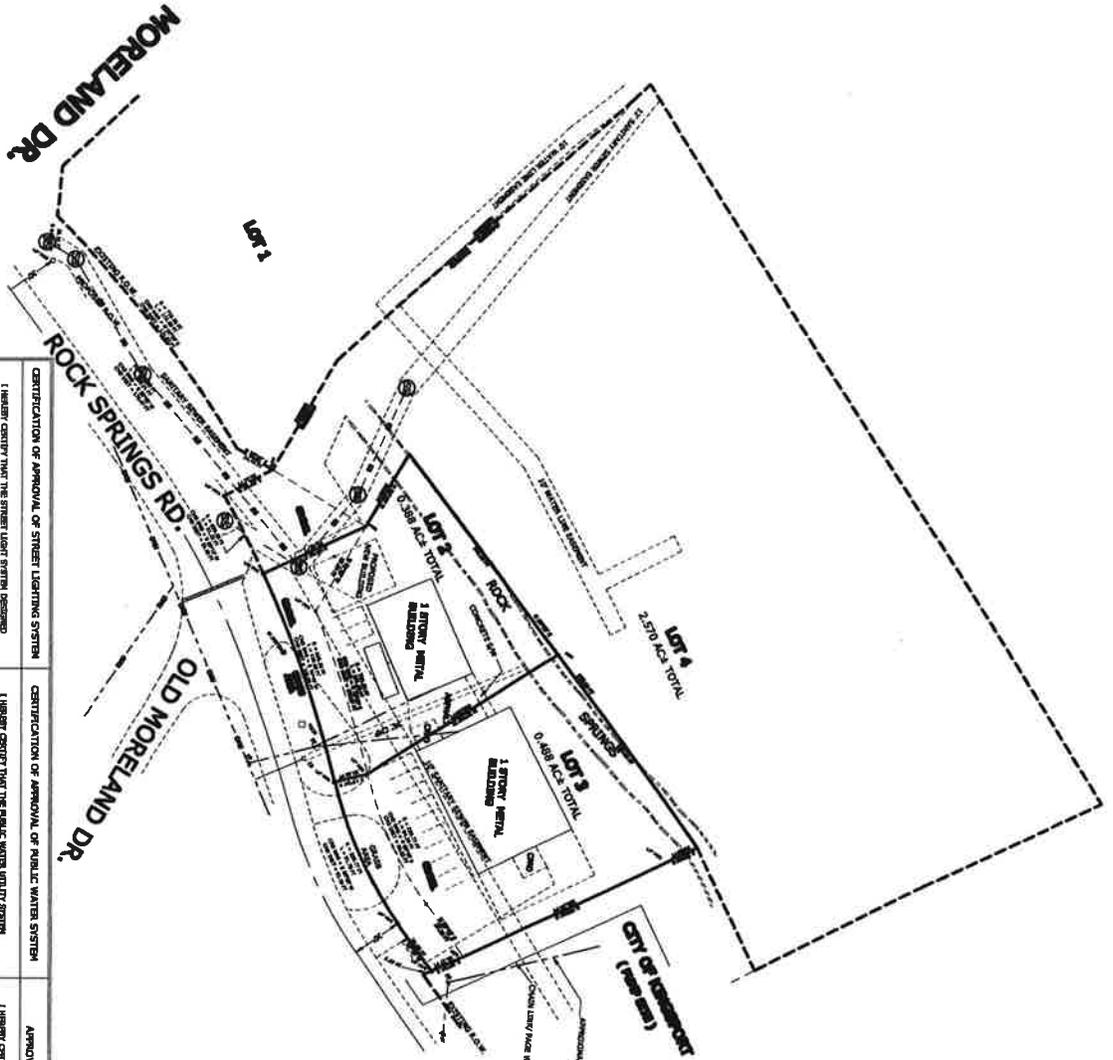
Sincerely,



Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED CERTIFY THAT I AM THE OWNER AND THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE SAME IS BEING OFFERED TO THE PUBLIC BY THE CITY OF KINGSBORT, TEXAS, AND OTHER OPEN BIDDERS TO PUBLIC OR PRIVATE BIDS AS NOTED.

DATE _____

OWNER _____

CERTIFICATE OF ACQUAINTANCE

I, THE UNDERSIGNED, HAVE BEEN A PERSONAL AND DISCREET VISITOR TO THE PROPERTY SHOWN AND DESCRIBED HEREON IN A TRULY AND CORRECT MANNER AND AM CONVINCED THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS AS SHOWN ON THE PLANS AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE _____

REGISTERED LAND SURVEYOR _____

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I, THE UNDERSIGNED, HAVE BEEN A PERSONAL AND DISCREET VISITOR TO THE PROPERTY SHOWN AND DESCRIBED HEREON IN A TRULY AND CORRECT MANNER AND AM CONVINCED THAT THE STREET LIGHTING SYSTEM SHOWN ON THE PLANS AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER _____

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I, THE UNDERSIGNED, HAVE BEEN A PERSONAL AND DISCREET VISITOR TO THE PROPERTY SHOWN AND DESCRIBED HEREON IN A TRULY AND CORRECT MANNER AND AM CONVINCED THAT THE PUBLIC WATER UTILITY SYSTEM SHOWN ON THE PLANS AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE _____

ENGINEER AUTHORIZED AS SHOWN _____

CERTIFICATE OF APPROVAL FOR RECORDING

I, THE UNDERSIGNED, HAVE BEEN A PERSONAL AND DISCREET VISITOR TO THE PROPERTY SHOWN AND DESCRIBED HEREON IN A TRULY AND CORRECT MANNER AND AM CONVINCED THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS AS SHOWN ON THE PLANS AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE _____

CITY CLERK, DIVISION OF PUBLIC SAFETY, COUNTY OF TARRANT COUNTY, TEXAS _____

RECORDING DATA

THIS PROJECT IS SHOWN ON TAX MAP 91E, GROUP A, PARCEL 7.00 (LOT 2), MORELAND DRIVE CENTER IS RECORDED IN PLAT BOOK 24, PAGE 26.

LEGEND

- CENTRI LINE
- CONCRETE METAL PIPE
- DB = DRAIN BOX
- = OPEN END OF PIPE
- = OPEN END OF PIPE AND JET
- DRAINAGE UTILITY LINES
- UTILITY POLE
- UTILITY POLE
- SULLIVAN COUNTY TAX MAP SUPERVISION PLAT
- CALLS THEM FROM SUPERVISION PLAT

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD SOURCEBOOK AND THAT THIS PROJECT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FLOOD INSURANCE RATE MAP #47163CZ000 SULLIVAN COUNTY, TEXAS AND DISCREET AREAS EFFECTIVE DATE: SEPTEMBER 21, 2008

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD, EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" PINS ON ALL REVERSELY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

ZONING

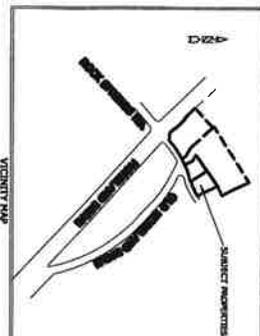
SEEKING TO COMPARE WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" PINS ON ALL REVERSELY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

SEE = KINGSBORT GIS EXISTING ADDRESS ASSIGNMENT



ADDITION TO LOTS 1, 2, 3, AND 4 MORELAND DRIVE CENTER

KINGSBORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 4.671 Acres TOTAL LOTS: 4

ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: LARRY & ANITA MICHLES CIVIL DISTRICT: 13TH

SURVEYOR: CARTER, CARL & ASSOC. CLOSURE ERROR: 1:10000

SCALE: 1" = 50'

CARTER, CARL & ASSOCIATES
SURVEYORS & PLANNERS
5615 LONE STAR ROAD, KINGSBORT, TEXAS 77660
TELEPHONE: (409) 246-8828 FAX: (409) 246-5107
E-MAIL: CARL@CARTER-SURV.COM



11-09

CITY OF KINGSPORT, TENNESSEE

September 15, 2015,

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 resubdivision of the consolidation of Lots 2 and 3 which are part of the Lamberth Property, on Lamberth Street, surveyed by Jonathan W. Willis, RLS, meets the Minimum Standards for Subdivision Development of Major 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.

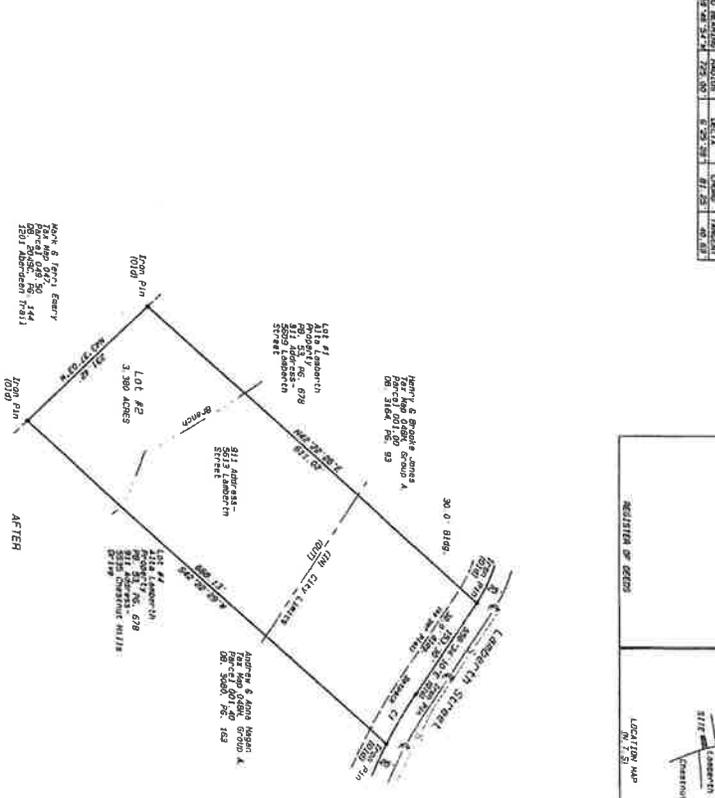
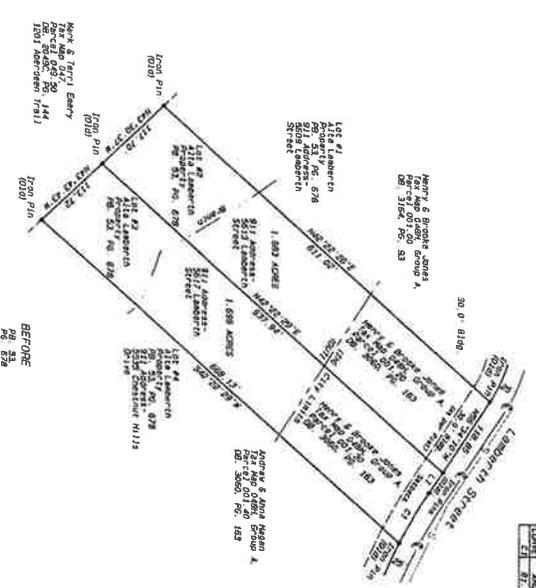
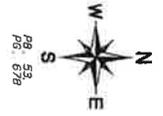
Sincerely,



Lynn Tully
Development Services Director

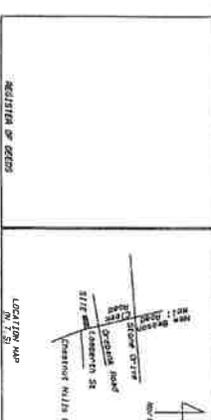
C: Kingsport Regional Planning Commission





| | |
|---|--|
| <p>CERTIFICATE OF THE APPLICANT FOR SITE ADDRESSING</p> <p>I, JOHN C. SMITH, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.</p> <p>SIGNATURE: _____ DATE: _____</p> | |
| <p>CERTIFICATE OF DIMENSIONS AND DESIGNATION</p> <p>I, JOHN C. SMITH, hereby certify that the dimensions and designations shown on this plan are true and correct to the best of my knowledge and belief.</p> <p>SIGNATURE: _____ DATE: _____</p> | |
| <p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I, JOHN C. SMITH, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.</p> <p>SIGNATURE: _____ DATE: _____</p> | |
| <p>CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION</p> <p>I, JOHN C. SMITH, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.</p> <p>SIGNATURE: _____ DATE: _____</p> | |
| <p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I, JOHN C. SMITH, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.</p> <p>SIGNATURE: _____ DATE: _____</p> | |
| <p>CONSOLIDATION OF LOTS 2, 3 & 3 PART OF THE ALTA LAMBERTH PROPERTY</p> <p>Johnathan Wayne Hillis 1501 Sun Valley Drive Greene, TN 37615 (423) 202-8667</p> <p>Mark & Terri Emery 104 Adams Road Greene, TN 37615 153 Adams Road Greene, TN 37615</p> <p>Mary & Brock Jones 104 Adams Road Greene, TN 37615 153 Adams Road Greene, TN 37615</p> <p>Mary & Anna Hagan 104 Adams Road Greene, TN 37615 153 Adams Road Greene, TN 37615</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION 1010 West Adams Street, Kingsport, TN 37603</p> <p>TOTAL ACRES: 3.38 +/- TOTAL LOTS: 3 OWNER: JOHN C. SMITH CIVIC DISTRICT: 1B2 SUBDIVISION: JOHN C. SMITH SCALE: 1" = 100' DRAWN BY: JCS</p> | |

| LINE DATA | | CHAIN DATA | | |
|-----------|-----------------|------------|---------|----------|
| LINE | BEARING | DISTANCE | BEARING | DISTANCE |
| 1 | S 86° 24' 10" E | 34.47' | CH | 87.23' |
| 2 | S 72° 00' 00" E | 72.00' | CH | 52.53' |
| 3 | S 86° 24' 10" E | 34.47' | CH | 87.23' |



Building Division Monthly Report
October 2015

| <u>RESIDENTIAL PERMITS</u> | <u>COUNT</u> | <u>CONSTRUCTION COST</u> |
|---|--------------|--------------------------|
| ACCESSORY STRUCTURES | 8 | \$35,600 |
| ADDITIONS | 6 | \$112,350 |
| ALTERATIONS | 5 | \$63,610 |
| NEW CONDO | | |
| NEW DUPLEX | | |
| NEW GROUP HOME | | |
| NEW MULTI-FAMILY | | |
| NEW SINGLE-FAMILY | 12 | \$3,314,330 |
| RESIDENTIAL ROOF | 6 | \$32,374 |
| <u>COMMERCIAL PERMITS</u> | | |
| ADDITIONS | 2 | \$455,670 |
| ALTERATIONS | 6 | \$593,262 |
| CHURCH RENOVATIONS | | |
| SCHOOL RENOVATIONS | | |
| NEW CHURCH/RELIGIOUS BUILDINGS | | |
| COMMUNICATION TOWER | 1 | \$25,000 |
| NEW HOSPITAL/INSTITUTION/NURSING HOME | | |
| NEW HOTEL/MOTEL | | |
| NEW INDUSTRIAL | 1 | \$1,403,848 |
| NEW JAILS/POST OFFICE/BARNS | | |
| NEW PARKING GARAGE | | |
| NEW PARKS/POOLS/DOCKS | | |
| NEW PROFESSIONAL/MEDICAL/BANK | 1 | \$2,900,000 |
| NEW PUBLIC WORKS/UTILITY | | |
| NEW RETAIL/RESTAURANT/MALL | 1 | \$1,085,000 |
| NEW SERVICE STATION | | |
| NEW SOCIAL/RECREATIONAL | 1 | \$199,999 |
| NEW SCHOOL/LIBRARY/MUSEUM | | |
| NEW OTHER NON-HOUSEKEEPING SHELTERS | | |
| GRADING | 1 | \$2,000 |
| FOUNDATION ONLY | 2 | \$55,300 |
| COMMERCIAL ROOF | 3 | \$52,801 |
| TOTAL | 56 | \$10,331,144 |
| <u>OTHER MISC PERMITS</u> | | |
| BANNERS | | |
| DEMOLITIONS | | |
| MOVE STRUCTURE | | |
| SIGNS | 6 | |
| TENTS | | |
| TOTAL PERMITS ISSUED | 62 | |
| ESTIMATED CONSTRUCTION COST YEAR-TO-DATE | | \$69,570,227 |