

**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.

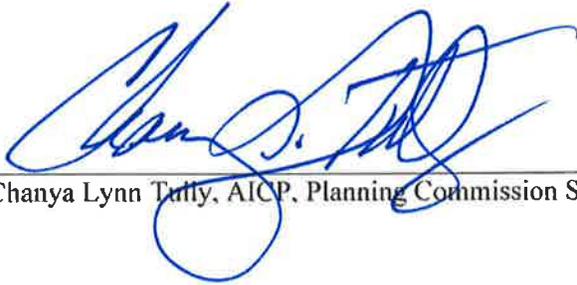
09-05 Zoning Development Plan – Zoning Text Amendment – 13-801-00004

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