

# KINGSPORT REGIONAL PLANNING COMMISSION

## TENEATIVE 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.

April 17, 2014

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 MARCH 17, 2013 AND THE REGULAR MEETING MARCH 20, 2013.**
- IV. CONSENT AGENDA** – Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.
- V. UNFINISHED BUSINESS**  
None
- VI. NEW BUSINESS**
  - 04-01 Indian Trail Drive Rezoning - (14-101-00004)**  
The Planning Commission is requested to consider approval for rezoning Indian Trail Drive from B-3 to R-4 to allow for apartments. The property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Weems)
  - 04-02 640 East Main Street Rezoning – (14-101-00005)**  
The Planning Commission is requested to consider approval for rezoning 640 East Main Street from M-1 and M-2 to B-2 to accommodate an indoor sports complex. This property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Weems)
  - 04-03 2014 Consolidated Plan for Housing and Community Development**  
The Planning Commission is requested to forward a favorable recommendation to the Board of Mayor and Aldermen for the 2014 Consolidation Plan for the Housing and Community Development. (Haga)
- VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)**

**VIII. OTHER BUSINESS**

**04-04** Receive, for informational purposes only, the March 2014 report from the Building Division.

**04-05** Receive, for informational purposes only, the First Quarter 2014 report from the Building Division.

**IX. ADJOURNMENT**

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

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

March 17, 2014

12:00 Noon

**Members Present**

Hoyt Denton, Vice Chairman  
"Buzzy" Breeding  
Dr. Heather Cook  
John Moody  
Beverley Perdue  
Mark Selby

**Members Absent**

Dennis Ward, Chairman  
Dr. Mike McIntire, Vice-Mayor  
Dave Stauffer

**Staff Present**

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

**Visitor's List**

At 12:00 p.m., Planning Director, Lynn Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. Seeing none, the agenda will be presented as proposed at the regular meeting. She then asked for any changes for the minutes of the work session held February 17, 2014 and the regular meeting held February 20, 2014. There being no changes, the minutes will be presented at the regular meeting for approval.

**CONSENT AGENDA**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**03-01 Annexation Report– Diana Road 2 Annexation – (13-301-00012)**

The Planning Commission heard a presentation to request for approval and recommendation to the Board of Mayor and Aldermen the annexation by request of the subject parcels: 1917 Diana Rd., 1913 Diana Rd., and 1909 Diana Ave. The parcels are located within the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Corey Shepherd presented the item including the acreage of parcels and the request. The annexation, zoning and plan of services was recommended by the staff. There was some discussion regarding the apparent duplication of road

names in the area. Mr. Stauffer stated that since he owned one of the parcels he would abstain from the discussion on this item. There being no additional questions, No official action was taken.

**03-03 Canal Street Rezoning - (14-101-00002)**

The Planning Commission heard a presentation for approval and recommendation to the Board of Mayor and Aldermen rezoning the area encompassed by Press, Clinchfield, Sullivan, and Clay Streets from B-4P to B-2 to allow for a commercial/residential mixed use development. The property is located within the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating that Canal Street includes the former “grocery store row” property. The majority of the property included is owned by KEDB. B-2 zoning is consistent for multi-family and mixed use zoning. Mr. Weems noted additional meetings and notices were sent to all Historic District residents, as well as presentation of the action to the Historic Zoning Commission. Very few calls were received with about 8 persons attending the public meeting. From the public meeting some Park Hill residents expressed a request for additional overlay districts for this site prior to rezoning. Staff recommended the rezoning as presented. Discussion ensued regarding the primary differences between B-2 and B-4P. The commission mentioned that the area is in need of redevelopment not only to support the downtown but also to encourage renovations in the nearby historic district. Staff noted that a Zoning Development Plan will be required by staff for PC approval due to the Historic District prior to development so the Commission will have another opportunity to affect design on the site. There being no additional discussion, no official action was taken

**03-04 2405 East Stone Drive Rezoning - (14-801-00002)**

The Planning Commission heard a presentation of a request for approval and recommendation to the Board of Mayor and Aldermen rezoning 2405 East Stone Drive from M-1R to B-3 to allow for operation of a car wash. The property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Ken Weems presented the item stating the property owner requested the rezoning. Mr. Weems noted the site plan covers the subject parcel and the adjoining parcel with 1.2 acres included in the request the remaining portion of the plan is appropriately zoned. This redevelops an existing gas station and outdoor vehicle sales lot. A property owner near the rezoning contacted staff with no objections and no other comments were received. Staff recommends the rezoning. The Commission asked about the zoning and uses of the surrounding property. There being no additional discussion, no official action was taken.

**03-05 The Summit at Preston Park Subdivision - Amended Preliminary Plat - (14-201-00015)**

The Planning Commission heard a presentation for a request for approval of an Amended Preliminary Plat for the final phase of Preston Park Subdivision noting an increase in density from 20 lots to 27 lots. The property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Forrest Koder presented the item stating it changes the approved design from 20 lots to 27 lots. The original approval prior to the last amended preliminary had 29 lots. Therefore this request is a decrease from the original. Mr. Koder noted during this time of revisions there has been no request for final approvals and the developer will need to build or bond the infrastructure. Engineering staff has approved the design

of the reconfigured lots. The staff noted that very little comment had been received although they do anticipate that nearby property owner Steve Jones will be at the meeting to comment. There being no additional questions, no official action was taken.

**03-06 Cherokee Street Surplus Request – (14-601-00001)**

The Planning Commission heard a presentation for approval and recommendation to the Kingsport Board of Mayor and Alderman that property located at 123 Cherokee Street be officially designated as surplus property. This property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Corey Shepherd presented the item stating the property is declared of no use by all department heads and leadership staff and therefore the property is eligible for surplus designation. Although declared there is no obligation to sell the property. There being little discussion, no official action was taken.

**03-02 Proposed Zoning District – Urban Agricultural District (UAE) – (13-801-00008)**

The Planning Commission heard a presentation for approval and recommendation to the Board of Mayor and Aldermen a new zoning district specifically for a gentlemen farms/mini-estates. The purpose and intent of this district is to provide an area permitting uses and activities that are more rural in nature than is practical in a more urbanized setting. Forrest Koder presented the item noting that this district is anticipated for use by neighborhoods with larger homes including an allowance for caretaker homes. The district provides a transition farm between rural housing and full agricultural uses. Mr. Koder stated they anticipate this district would be useful in areas where annexation has happened that have agricultural uses with some limitations in topography or soils. No exotic species are allowed in the district, and no pigs. Discussion ensued regarding application of the district to certain areas of town. There being no additional questions, no official action was taken.

**PUBLIC COMMENT**

There was no public comment made during the work session.

**ADJOURNMENT**

There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 1:15 pm.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

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

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

March 20, 2014

7:00 p.m.

**Members Present**

Hoyt Denton, Vice Chairman  
Dr. Mike McIntire, Vice Mayor  
“Buzzy” Breeding  
John Moody  
Beverley Perdue  
Mark Selby  
Dave Stauffer

**Staff Present**

Lynn Tully  
Forrest Koder  
Corey Shepherd  
Ken Weems  
Chris Alley

**Members Absent**

Dennis Ward, Chairman  
Dr. Heather Cook

**Visitor’s List**

Randolph Cupp	Pam Evans
John Stewart	Bobbie Manning
Skip Norrell	Charlie Dotson
Debbie Waggonner	G. Keener Mallicote
Steve Jones	Vic Davis
Mary McNabb	Marsha Beeler
Jerry Petzoldt	

At 7:00 p.m., Vice Chairman Hoyt Denton called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Vice Chairman Denton asked for approval of the agenda. A motion was made by Buzzy Breeding seconded by Mike McIntire to approve the agenda as presented. The motion was approved unanimously 5-0. Vice Chairman Denton asked for any changes for the minutes of the work session held February 17, 2014 and the regular meeting held February 20, 2014. There being no changes, a motion was made by Beverley Perdue seconded by Buzzy Breeding to approve the minutes as presented. The motion was approved unanimously 5-0.

**CONSENT AGENDA**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Dave Stauffer entered the meeting.

**03-01 Annexation Report– Diana Road 2 Annexation – (13-301-00012)**

The Planning Commission considered a request for approval and recommendation to the Board of Mayor and Aldermen the annexation by request of the subject parcels: 1917 Diana Rd., 1913 Diana Rd., and 1909 Diana Ave. The parcels are located within the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Corey Shepherd presented the item including

the acreage of parcels and the request. The zoning is proposed as the closest approximate to the current county zoning. Mr. Shepherd stated the standard plan of services is provided with all city services included and sewer will be extended within the typical 5 year time frame. The annexation, zoning and plan of services was recommended by the staff. Mark Selby asked why is one address Diana Ave.? Staff stated the confusion came from E-911 addressing in the county. No public was present to speak in favor of or opposition to the request. There being no additional questions, a motion was made by Mike McIntire seconded by Buzzy Breeding to approve the request. The motion was approved unanimously, 5-0. Dave Stauffer abstained.

### **03-03 Canal Street Rezoning - (14-101-00002)**

The Planning Commission considered a request for approval and recommendation to the Board of Mayor and Aldermen rezoning the area encompassed by Press, Clinchfield, Sullivan, and Clay Streets from B-4P to B-2 to allow for a commercial/residential mixed use development. The property is located within the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating that Canal Street includes the former “grocery store row” property. This is a staff initiated rezoning for 5 different property owners. The majority of the property included is owned by KEDB. B-2 zoning is consistent for multi-family and mixed use zoning. Mr. Weems stated the property is surrounded on three sides by B-2 zoning with a historic district immediately across the street. Mr. Weems noted additional transparency in the process offered by staff via additional notices sent to all Historic District residents, an extra public meeting held in the city offices and information/presentation of the action to the Historic Zoning Commission. From the public meeting some Park Hill residents expressed a request for additional overlay districts for this site prior to rezoning. Mr. Weems noted that staff is working towards some form-based zoning requirements in the B-2 District however they are not ready yet for formal presentation. Staff recommended the rezoning as presented noting that a Zoning Development Plan will be brought the Planning Commission with any proposal for development of the site. Hoyt Denton noted that there was additional discussion for this item during the work session and this was not the first time the item has been seen by the Commission. Vice Chairman Denton asked what differences were between B-4P and B-2? Mr. Weems answered it allows for residential mixed with retail and other uses. Buzzy Breeding stated he would like to see the area redeveloped from its existing uses. Mark Selby asked if the zoning site plan approval was required. Staff stated it will be required by staff for PC approval due to the sensitivity to the Historic District. Mr. Selby then asked about the H-2 zoning district? Mr. Weems replied it is Historic District zoning overlay which requires all exterior changes with some exceptions to be heard by HZC. Vice Chairman Denton then opened the item for Public Hearing:

John Stewart – 242 Hammond, stated he like mixed use zoning and form-based zoning, but wants it to be in parallel actions. He is concerned about what happens in the meantime. He stated this is a key entry for city and the Shelby Street Historic District is also nearby.

Randy Cupp – W. Wanola, echoed John’s previous comments. He is concerned about a design overlay being in place prior to development or rezoning. He stated this is an opportunity to create a nice area.

Skip Norrell stated that B-4P only lacks residential. It has many good attributes however just needs to add residential. He believes the property is key to what happens in downtown.

Debbie Waggoner stated she has just purchased property on Sullivan St. and is looking forward to working on the site. She noted that several houses on the Park Hill side of Sullivan are not up to code. She is concerned that a developer may be dissuaded by the appearances of the homes that are owned by out of town landlords. She stated it would be a good idea to work with other property owners to improve the appearance. Vice Chair Denton closed the public hearing.

Beverly Perdue replied that KEDB has control of what the new development looks like. Also, the Planning Commission will also have another opportunity to review and approve proposed developments at the site plan stage. Mike McIntire noted that KEDB has a fiduciary responsibility to significantly control the appearance and quality of the development. He is also concerned about the housing across the street being run down and overall this new development will serve to increase the property values in the area.

With support of the commission, Vice Chairman Denton re-opened the Public Hearing.

Jerry Petzoldt asked if this zoning now will allow apartments? Staff answered yes.

Randy Cupp asked what enforcement issue is current? Mike McIntire stated that the maximum fine is \$50 for code violations so it is an overlooked item with little severity in enforcement. We continue to work towards a more proactive code enforcement.

The public hearing was closed. There being no additional discussion, a motion was made by Buzzy Breeding seconded by John Moody to approve the request. The motion was approved unanimously, 6-0.

**03-04 2405 East Stone Drive Rezoning - (14-801-00002)**

The Planning Commission considered a request for approval and recommendation to the Board of Mayor and Aldermen rezoning 2405 East Stone Drive from M-1R to B-3 to allow for operation of a car wash. The property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Ken Weems presented the item stating the property owner requested the rezoning. Mr. Weems noted the site plan covers the subject parcel and the adjoining parcel with 1.2 acres included in the request the remaining portion of the plan is appropriately zoned. The Ingress/Egress is shown with a single driveway from E. Stone Drive. A property owner near the rezoning contacted staff with no objections and no other comments were received. Staff recommended the rezoning. Mike McIntire asked if the only part left M-1R was the old Paty Lumber site? Staff stated it is actually a functional car lot. Mike McIntire then asked if rezoning of the Industrial property was necessary? Staff stated this request could possibly be brought back by staff in the future. Forrest Koder is conducting a Land Use study for East Stone Dr. and will be bringing some requests following the conclusion of that study. Vice Chairman Hoyt Denton opened the public hearing. Jerry Petzoldt spoke in favor of the request, representing purchaser with Charlie Dotson representing land owner and stated this is the seventh location for this car wash concept. He noted a cost per construction site of \$2.8 million and that it will be a positive redevelopment in that area. There being no additional discussion the public hearing was closed. a motion was made by Mike McIntire seconded by Dave Stauffer to approve the request. The motion was approved unanimously, 6-0.

**03-05 The Summit at Preston Park Subdivision - Amended Preliminary Plat - (14-201-00015)**

The Planning Commission considered a request for approval of an Amended Preliminary Plat for the final phase of Preston Park Subdivision noting an increase in density from 20 lots to 27 lots. The property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Forrest Koder presented the item stating it changes the approved design from 20 lots to 27 lots. The original approval prior to the last amended preliminary had 29 lots. Therefore this request is still a decrease from the original. Mr. Koder noted during this time of revisions there has been no request for final approvals and the developer will need to build or bond the infrastructure. Engineering staff has concurred that the proposed increase in lots is within the ability of the design to be accommodated. Vice Commissioner Denton opened the public hearing:

Judge Steven Jones spoke in opposition. He stated there were many past issues of flooding and erosion and concerns around the density. He stated residents were much happier with the previous density of 20 lots. Some precedent from Mr. Salyer who proposed walking trails, and amenities, but those were not completed. Mr. Davis has been much more cooperative in keeping the communications open. He asked to please reaffirm with city staff vigilance on the drainage and erosion control measures. Mr. Davis has a very difficult job in keeping up with this and past dynamiting has been an issue for Judge Jones. This was not the fault of the current developer. Mike McIntire stated that he is a neighbor too and is pleased that this developer is trying to complete development of the whole property versus pursuing in drawn out stages and phases. Staff stated stormwater staff is aware and keeping a close eye on the activities in this development. Staff also noted there will be some period of time in which construction is underway that the site may be a bit vulnerable. Laws have been amended to accommodate better enforcement and clearer options for design. Chris Alley spoke noting that there have been many meetings during design and construction regarding best practices for the site. Engineering staff has been pleased with the response of Mr. Davis on this site stating it is above and beyond the minimum requirements. Buzzy Breeding asked why it was reduced to 20 to begin with? Vic Davis answered it was the need for high end housing lots. The original conceptual design included 39 lots and this was reduced to attract folks to build at the \$600,000 market. Extreme lay of the land required preliminary grading to identify good housing sites. Economics for the site required the lots to be at more than 150K for 20 lots. By adding the 7 lots the price point is reduced to \$100,000 which is just more marketable while still maintaining appropriate housing pads. Detention was redesigned with staff approval. The public hearing was closed. Buzzy Breeding stated they are putting a lot of faith in construction and asked when does Mr. Davis bow out of the equation? Chris Alley stated Notice of Coverage is issued by TDEC until he files a notice of Termination. That requires 70% of ground cover being stabilized prior to approval of the termination. Someone will be on the hook for the detention until completion of the project. He stated they will be sowing grass on the slopes on Monday. Mark Selby asked who is responsible for the pond maintenance. Chris Alley noted that it is the responsibility of the property owner in which the pond is located. Sometimes it's in an easement for maintenance by the HOA or others. Mike McIntire stated new regulations address the issue of requirements and maintenance. There may still yet be issues in the future, but the Federal Government has mandated a certain amount of responsibility on the municipalities. Chris Alley noted there are a variety of solutions to drainage problems and the options are greatly increasing and many times we use modifications

and combine practices. There being no additional questions, a motion was made by Mike McIntire seconded by Beverly Perdue to approve the request. The motion was approved unanimously, 6-0.

**03-06 Cherokee Street Surplus Request – (14-601-00001)**

The Planning Commission considered a request for approval and recommendation to the Kingsport Board of Mayor and Alderman that property located at 123 Cherokee Street be officially designated as surplus property. This property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Corey Shepherd presented the item stating the property is declared of no use by all department heads and leadership staff and therefore the property is eligible for surplus designation. Although declared there is no obligation to sell the property. Hoyt Denton asked if the property is vacant? Staff stated yes it was previously occupied by the Traffic engineering department. There being no additional discussion, a motion was made by Beverly Perdue seconded by Mark Selby to approve the request. The motion was approved unanimously, 6-0.

**03-02 Proposed Zoning District – Urban Agricultural District (UAE) – (13-801-00008)**

The Planning Commission considered a request for approval and recommendation to the Board of Mayor and Aldermen a new zoning district per request specifically for a gentlemen farm/mini-estate. The purpose and intent of this district is to provide an area permitting uses and activities that are more rural in nature than is practical in a more urbanized setting. Forrest Koder presented the item stating research was interesting in an estate or mini-farm. Some studies have indicated that cows and horses need only ½ ac. with goats needing only 15 sq. ft. Since that could have a deleterious effect in smaller acreages there were some boundaries set for number of animals. This district is anticipated for use by neighborhoods with larger homes including an allowance for caretaker homes. The district provides a transition farm between rural housing and full agricultural uses. Mr. Koder stated they anticipate this district would be useful in areas where annexation has happened that have agricultural uses with some limitations in topography or soils. No exotic species are allowed in the district, and no pigs. Many other livestock and poultry boundaries were set and also those for beekeeping. The district has similar setbacks, parking and other dimensional requirements to A-1 with the exception of lot sizes starting at 2 acres. Mike McIntire asked how would we implement? Mr. Koder answered it would need to be a requested rezoning or a zoning implemented at time of annexation. There are some out there that would qualify currently. Mike McIntire then asked would this be a candidate for spot zoning? Mr. Koder stated no we would look at each request individually. Vice Commissioner Denton asked why exclude exotic species? Staff noted from mostly noise and issues of complaint. There being no additional questions and no one present to speak from the public, a motion was made by Mike McIntire seconded by Buzzy Breeding to approve the request. The motion was approved unanimously, 6-0.

**OTHER BUSINESS**

03-07 Receive a letter of resubdivision of the Edinburgh Subdivision, Lots 95 & 97, on Calton Hill.

- 03-08 Receive a letter of resubdivision of the Frontier Health Property, on Midland Drive.
- 03-09 Receive, for informational purposes only, the March 1, 2013 – February 28, 2014 New Businesses Report prepared by Jeff Fleming.
- 03-10 Receive, for informational purposes only, the February 2014 report from the Building Division.

### **ADJOURNMENT**

The Planning Commission was given an annexation legislation update and information on the vesting bill legislation HB 960. There being no further business, a motion was made by Buzzy Breeding and seconded by Beverly Perdue to adjourn the meeting at approximately 8:26 pm. This motion passed unanimously, 6-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary



Deferred:		Reason for Deferral:	
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**PROPERTY INFORMATION**

<b>ADDRESS</b>	n/a Tax Map 47P, Parcel 4.1
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	Not Applicable
<b>EXISTING ZONING</b>	B-3 (Highway Oriented Business District)
<b>PROPOSED ZONING</b>	R-4 (Medium Density Apartment District)
<b>ACRES</b>	9 +/-
<b>EXISTING USE</b>	vacant
<b>PROPOSED USE</b>	apartments

**PETITIONER**

**ADDRESS** 1550 Highway 126 Bristol, TN 37620

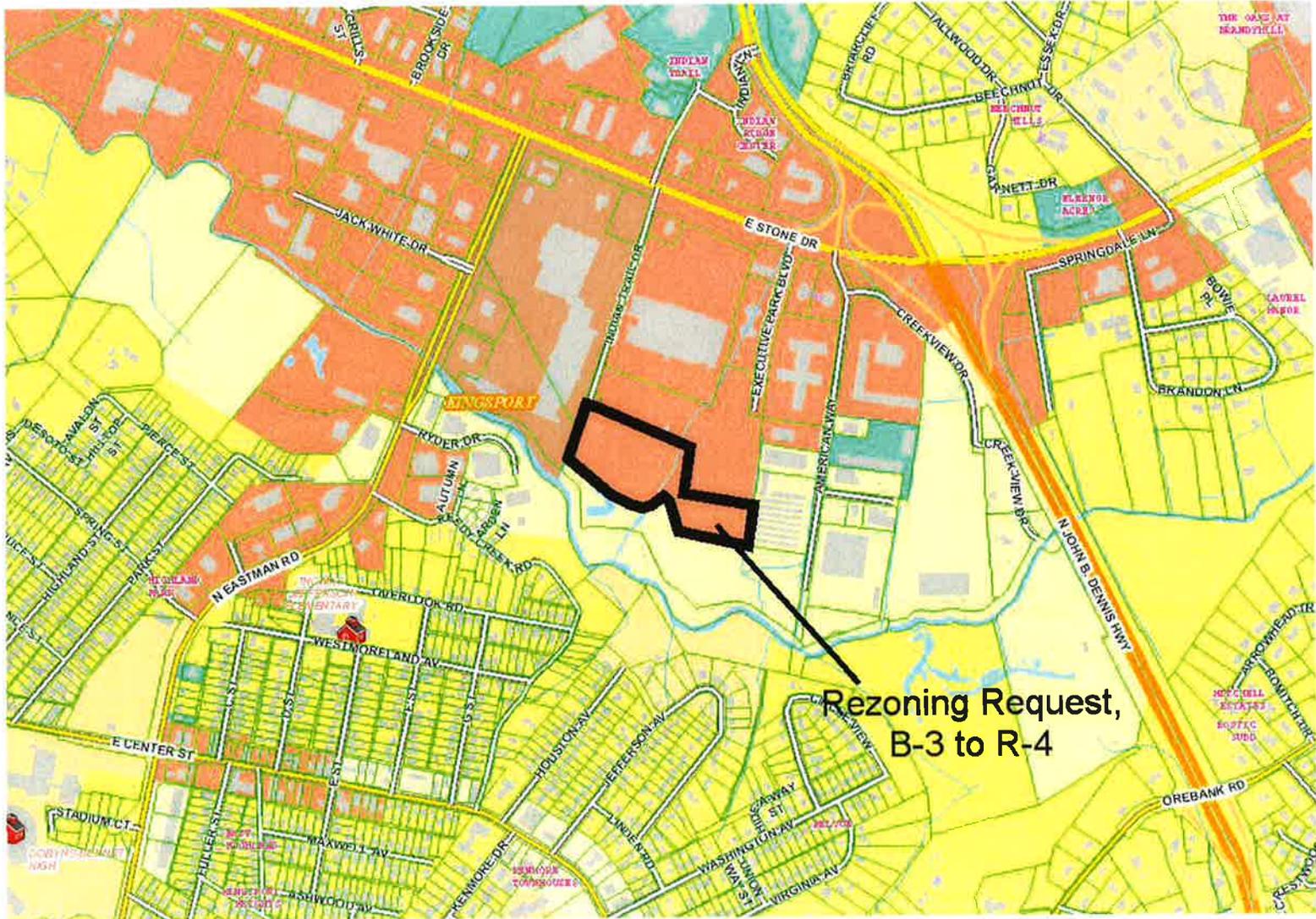
**REPRESENTATIVE**

**PHONE** (423) 383-4007

**INTENT**

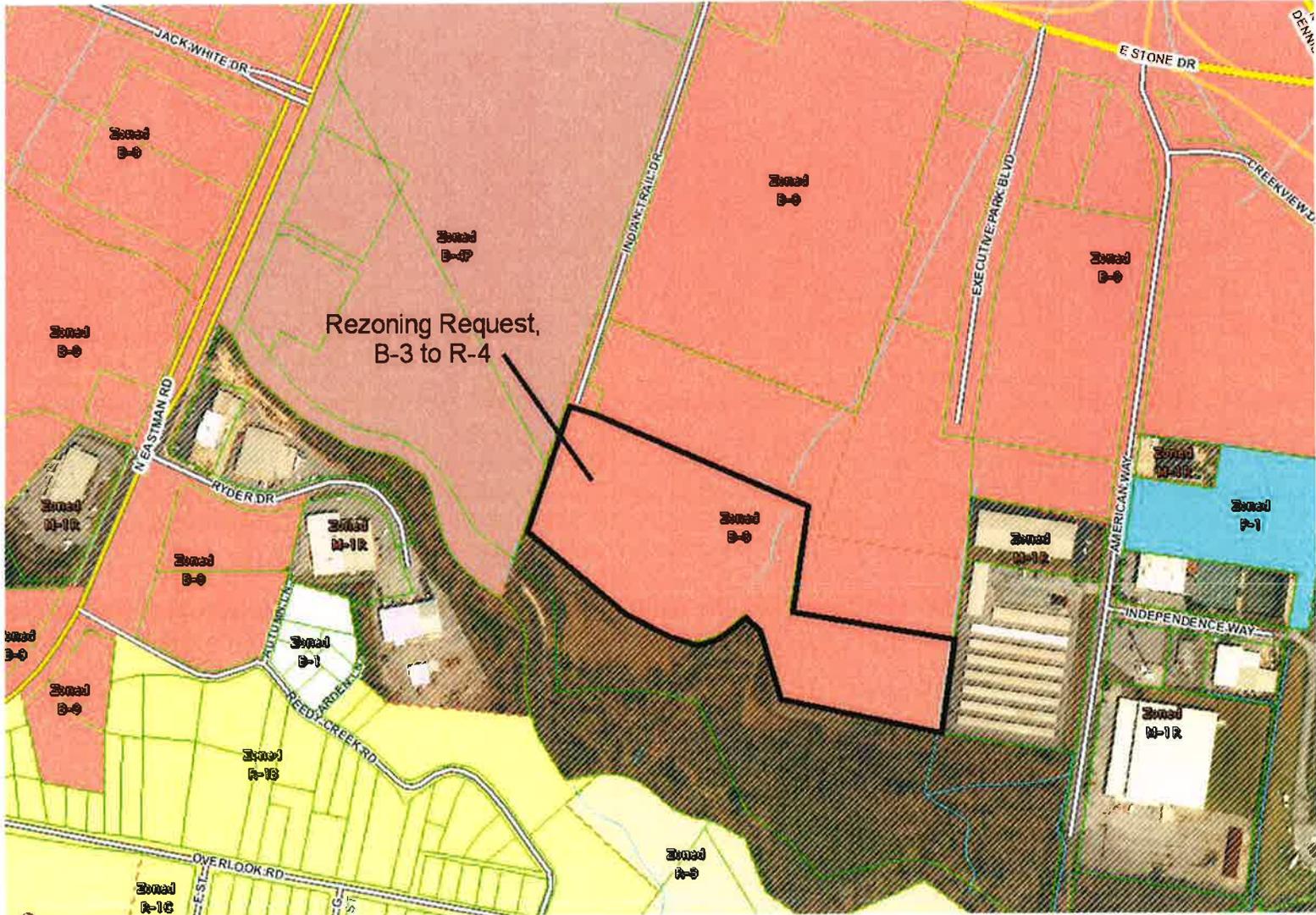
*To rezone from B-3 to R-4 to allow apartments*

Vicinity Map

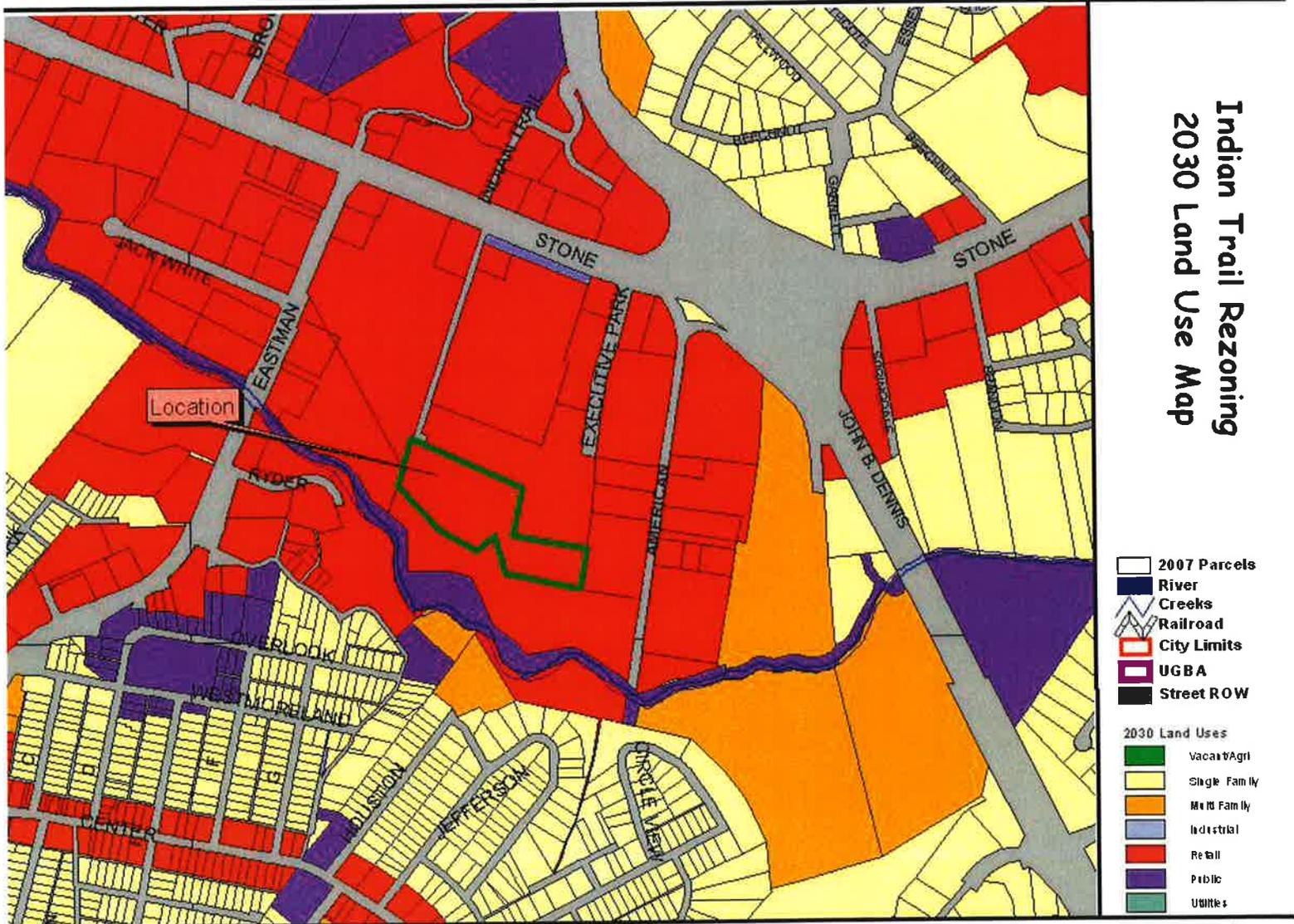


Rezoning Request,  
B-3 to R-4

Surrounding Zoning Map



Future Land Use Plan 2030



2030 Land Use Map



Rezoning Report

Aerial



**North View**



**East View**



**West View**



**South View**



**Kingsport Regional Planning Commission**

**Rezoning Report**

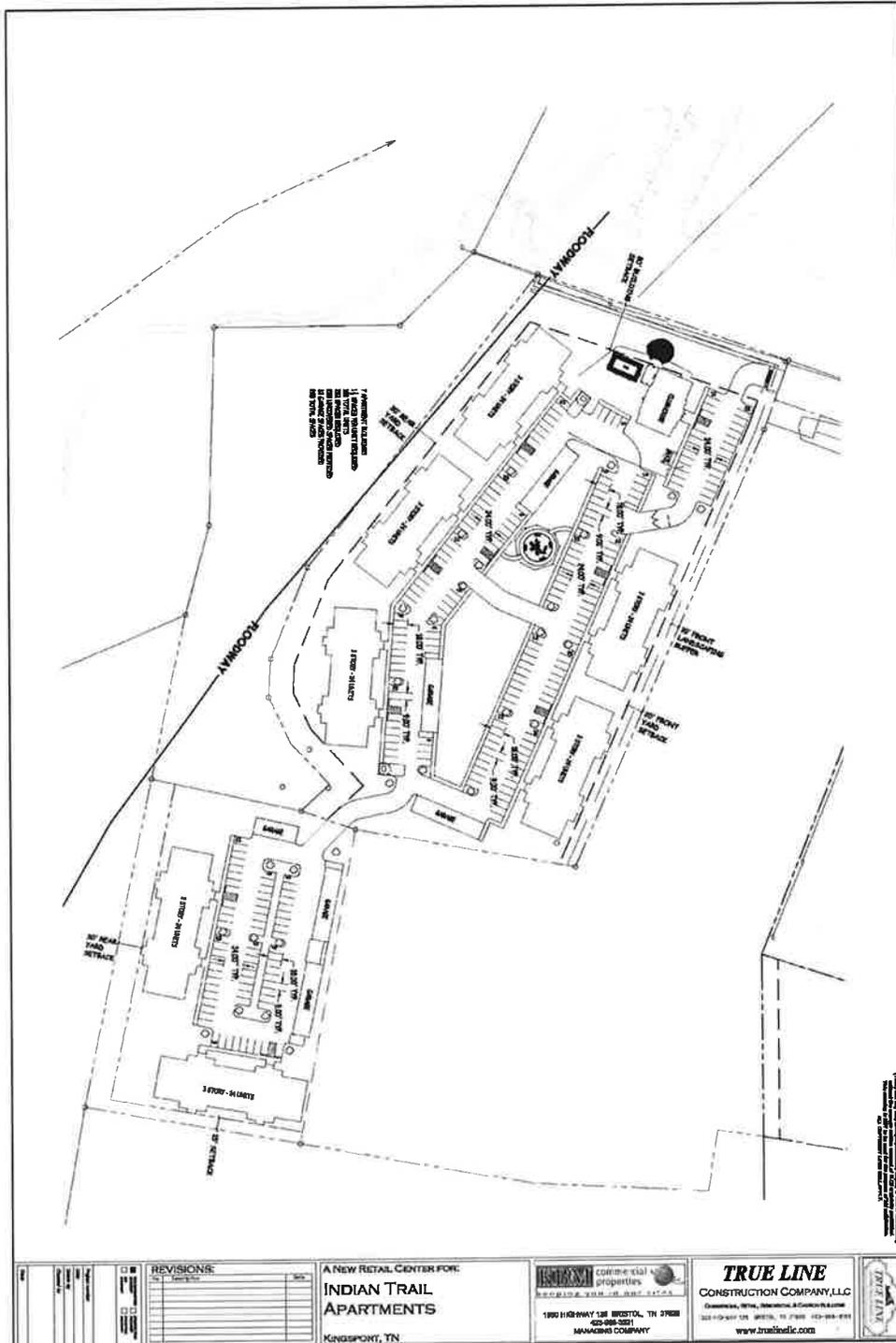
**File Number 14-101-00004**

<b>Location</b>	<b>Parcel / Zoning Petition</b>	<b>Zoning / Name</b>	<b>History Zoning Action Variance Action</b>
North, East, Northwest	<b>1</b>	<u>Zone: City B-3</u> Use: KMart	n/a
Further North and Northwest	<b>2</b>	<u>Zone: City B-4P</u> Use: East Stone Commons	East Stone Commons Redevelopment
East	<b>3</b>	<u>Zone: City M-1R</u> Use: mini-storage units	n/a
Further East	<b>4</b>	<u>Zone: City P-1</u> Use: American Way Professional Complex	n/a
Southeast and South	<b>5</b>	<u>Zone: City M-1R</u> Use: City-owned greenbelt buffer	n/a
Further South	<b>6</b>	<u>Zone: City M-1R</u> Use: Industrial Park (for sale)	n/a
West	<b>7</b>	<u>Zone: City B-4P</u> Use: City (greenbelt)	n/a

EXISTING USES LOCATION MAP



Zoning Development Plan (Conceptual)



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on April 17, 2014

**Conceptual ZDP ANALYSIS**

Based on the applicant's site plan submitted to the Planning Department on March 17, 2014, Staff offers the following considerations:

**DEVELOPMENT STANDARDS – R-4 District**

- Maximum of 20 dwelling units per acre
- 1.5 parking spaces per dwelling unit

The ZDP indicates compliance with the development standards in a R-4 District

**ZDP CONSIDERATIONS****Parking Requirements**

The site plan indicates a total of 288 total parking spaces. This results in a provision of 1.71 spaces per dwelling unit. Of the total 288 spaces provided, 33 are shown as covered garages spaces.

**Density**

The proposed density is 18.6 dwelling units per acre. The maximum allowed in an R-4 district is 20 dwelling units per acre. The R-3 district is capped at a maximum of 15 dwelling units per acre.

**Property Features**

The existing conditions of the site yield an appropriate setting for an apartment complex. Grading and site preparation work has been performed on the site over the last year, mostly in preparation for the initially proposed theater.

General notes: The developer has built a similar apartment complex in Sevier County, which is proposed to have the same features as this proposed development. Features from the developed site in Sevier County, provided from the developer, are provided below:



## 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 property. A multi-family use is appropriate amongst various commercial entities, especially ones near a high-volume transportation outlet such as that of East Stone Drive. The apartments will serve as an appropriate buffer between current and future commercial activities in the area and the green belt.
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 proposed zone and use of the R-4 district is less land-use intensive than either the current zone (commercial) or previous zone (industrial).
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 the proximity of East Stone Drive.
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 will add additional burden to the use of existing streets and transportation facilities. To accommodate the added trips, a 5 section signal head for the right turn lane off of East Stone Drive is required for added burden. This traffic improvement was a result of the traffic study that was initially required for the previous movie theatre that was proposed for the site. The City school system is aware of the development and able to accommodate future students (elementary zone of Jefferson, middle school zone of Robbins).
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

**Proposed use/density:** The proposed use conforms to the land use plan as it will serve as an appropriate buffer use to the greenbelt amongst both commercial and industrial uses and zones.

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 as multi-family use appropriate amongst the adjacent land uses and zones. All existing conditions support approval of the proposal.
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. Special sensitivity to the greenbelt is provided in the form of a required 30' setback on the side of the property that abuts greenbelt use property.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will create an isolated district from all surrounding districts, however this is an appropriate district for the area as it pertains to the insertion of multi-family use amongst commercial entities.
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 proposed 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. A rezoning to a multi-family residential use is considered a down-zoning from the current commercial zone.

## CONCLUSION

Staff recommends APPROVAL to rezone from B-3 to R-4 to accommodate apartments. The downzoning nature of the rezoning is appropriate for the parcel location. Staff also recommends approval of the conceptual ZDP.



Kingsport Regional Planning Commission

Rezoning Report

File Number 14-101-00005

640 East Main Street Rezoning

<b>Property Information</b>			
<b>Address</b>	640 East Main Street		
<b>Tax Map, Group, Parcel</b>	46O, a portion of parcel 26 & 46P a portion of parcel 8		
<b>Civil District</b>	11		
<b>Overlay District</b>	Not applicable		
<b>Land Use Designation</b>	Industrial & Retail		
<b>Acres</b>	.75 acres +/-		
<b>Existing Use</b>	Vacant warehouse and empty lot	<b>Existing Zoning</b>	M-1 & M-2
<b>Proposed Use</b>	Indoor sports complex and associated parking	<b>Proposed Zoning</b>	B-2
<b>Owner /Applicant Information</b>			
<b>Name:</b> Thomas Roberts <b>Address:</b> PO Box 3935 <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> not provided <b>Phone Number:</b> (919) 593-2899		<b>Intent:</b> <i>To rezone from M-1 and M-2 to B-2 to accommodate an indoor sports complex</i>	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends approval for the following reasons: <ul style="list-style-type: none"> <li>• <i>The rezoning request is compliant with the site’s designated land use intensity. The proposed B-2 zone is considered a down-zoning from the current light and general industrial designations</i></li> <li>• <i>The zoning change, though not compliant with the 2030 Land Use Plan (for the parcel containing the warehouse) as an industrial use, is suitable for the area as a central business district use which is less land-use intensive than industrial uses (and thus considered a down-zoning). The Downtown Industrial Rezoning Plan addressed this area as appropriate for industrial use due to the existing rail wye that abuts the parcel.</i></li> </ul>			
<b>Staff Field Notes and General Comments:</b>			
<ul style="list-style-type: none"> <li>• <i>The rezoning area consists of an empty warehouse and empty lot located on either side of East Main Street, on the west side of the existing rail wye. The proposed indoor sports complex will be located inside the currently vacant warehouse. This type of commercial recreation is a principal use in a B-2 district.</i></li> <li>• <i>A current issue being worked on with this project is the required parking. Parking for the proposed use is based upon the occupancy of the warehouse. To help achieve this requirement, the addition of 26 parking spaces is proposed on the currently vacant lot on the other side of East Main Street from the proposed use site (see plan details attached). An additional schematic, showing 63 more on-street parking spots within a 500’ radius is shown as well. Once an occupancy rating for the use site can be determined, a Kingsport Board of Zoning Appeals case will be opened to provide relief to the total required parking if necessary.</i></li> </ul>			
<b>Planner:</b>	Ken Weems	<b>Date:</b>	27 March 2014

**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number 14-101-00005**

<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>17 April 2014</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION**

<b>ADDRESS</b>	46O, a portion of parcel 26 & 46P a portion of parcel 8
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	Not Applicable
<b>EXISTING ZONING</b>	M-1 (Light Industrial) & M-2 (General Industrial)
<b>PROPOSED ZONING</b>	B-2 (Central Business District)
<b>ACRES</b>	.75 +/-
<b>EXISTING USE</b>	Vacant warehouse and empty lot
<b>PROPOSED USE</b>	Indoor sports complex and associated parking

**PETITIONER**

**ADDRESS** PO Box 3935, Kingsport, TN 37660

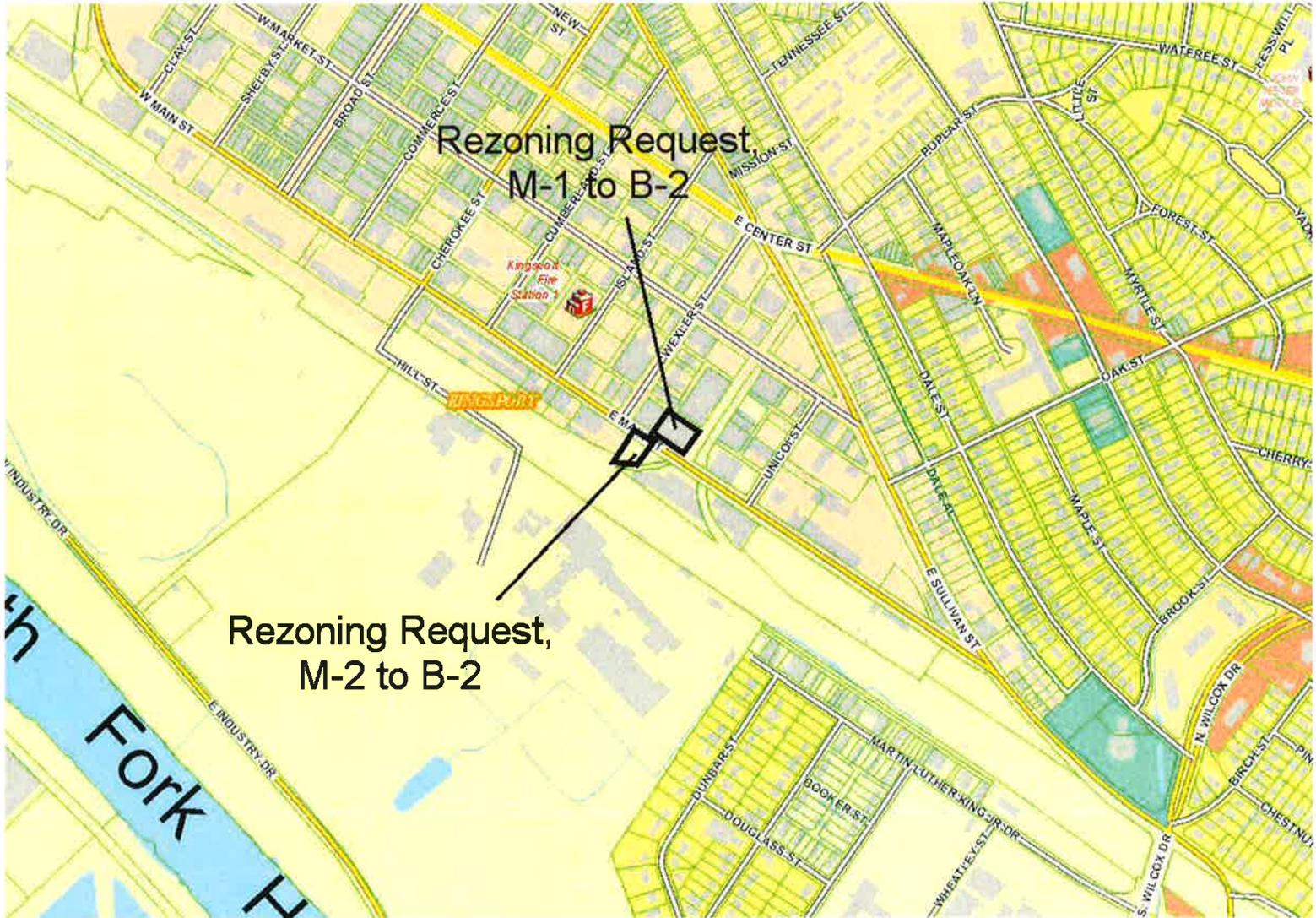
**REPRESENTATIVE**

**PHONE** (919) 593-2899

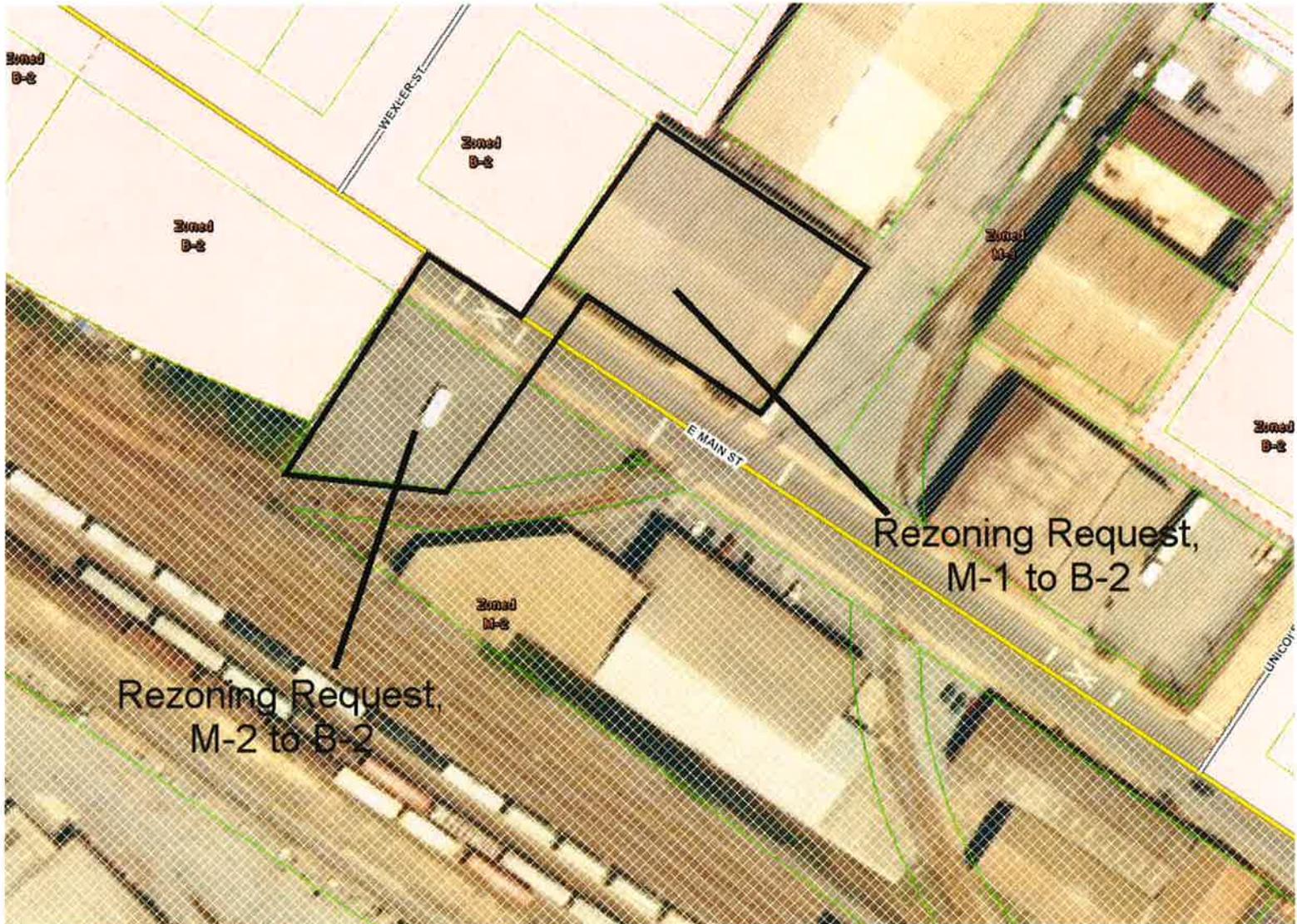
**INTENT**

*To rezone from M-1 and M-2 to B-2 to accommodate an indoor sports complex*

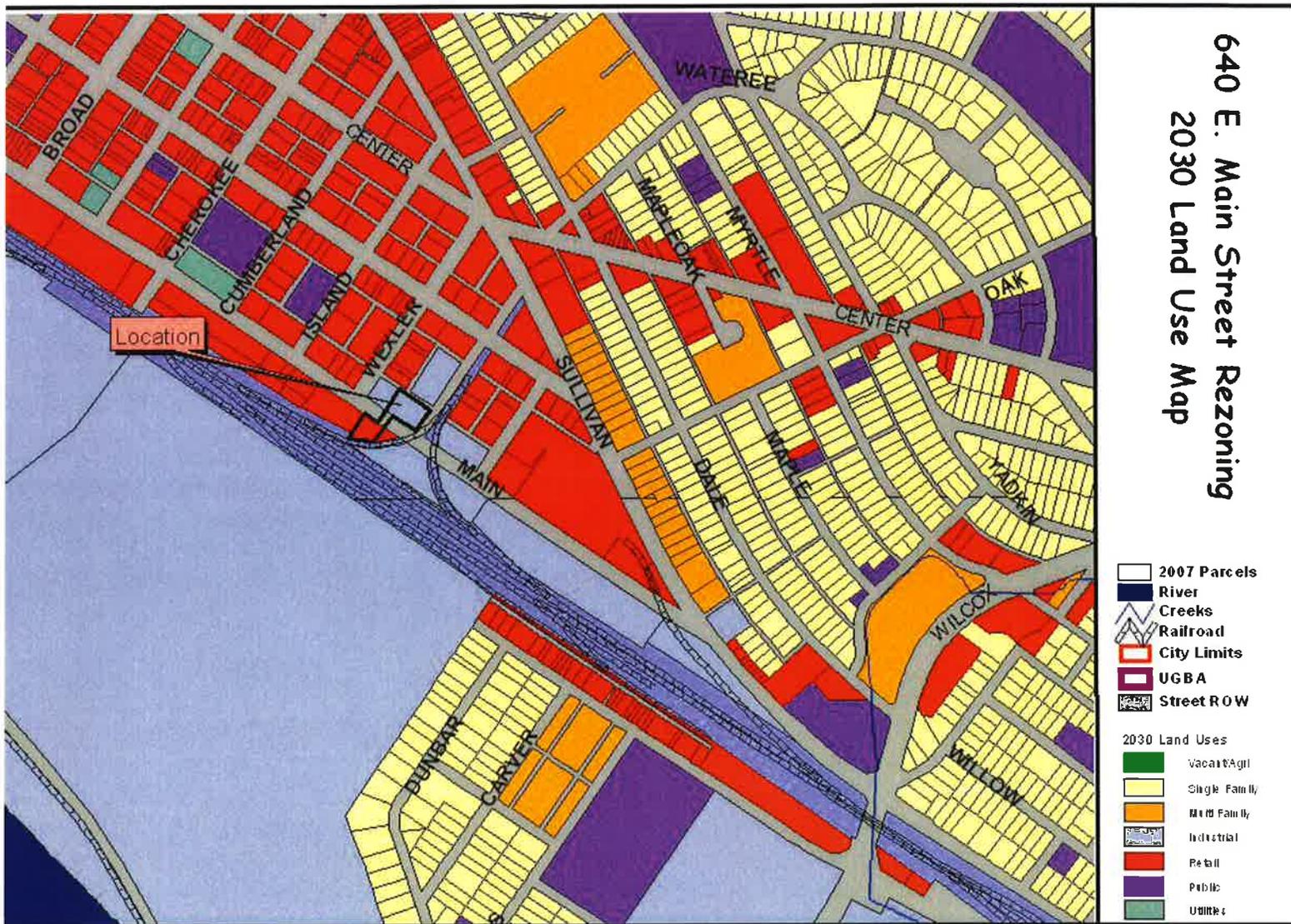
Vicinity Map



Surrounding Zoning Map



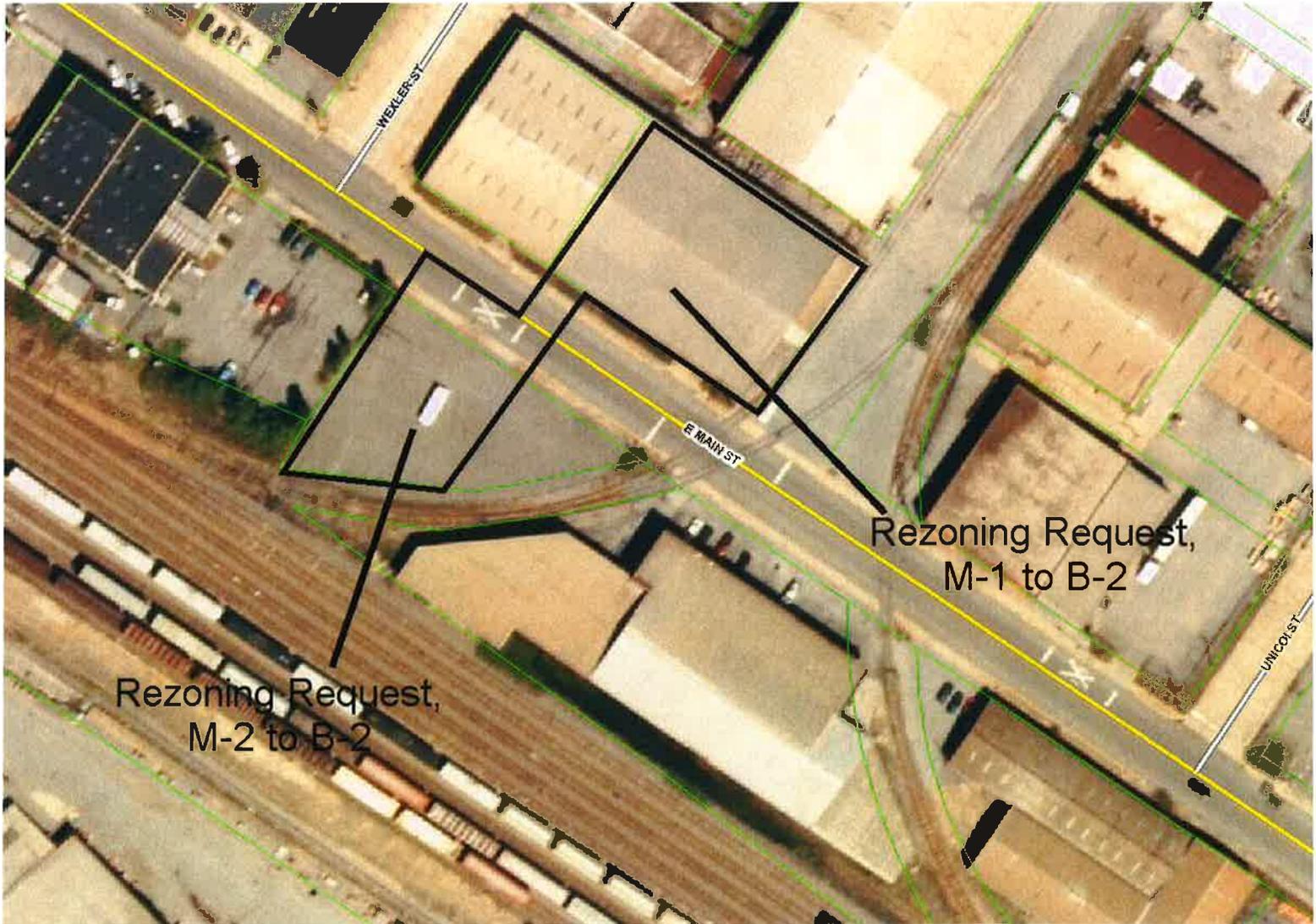
Future Land Use Plan 2030



2030 Land Use Map



Aerial



**North View**



**East View**



**West View**



**South View**



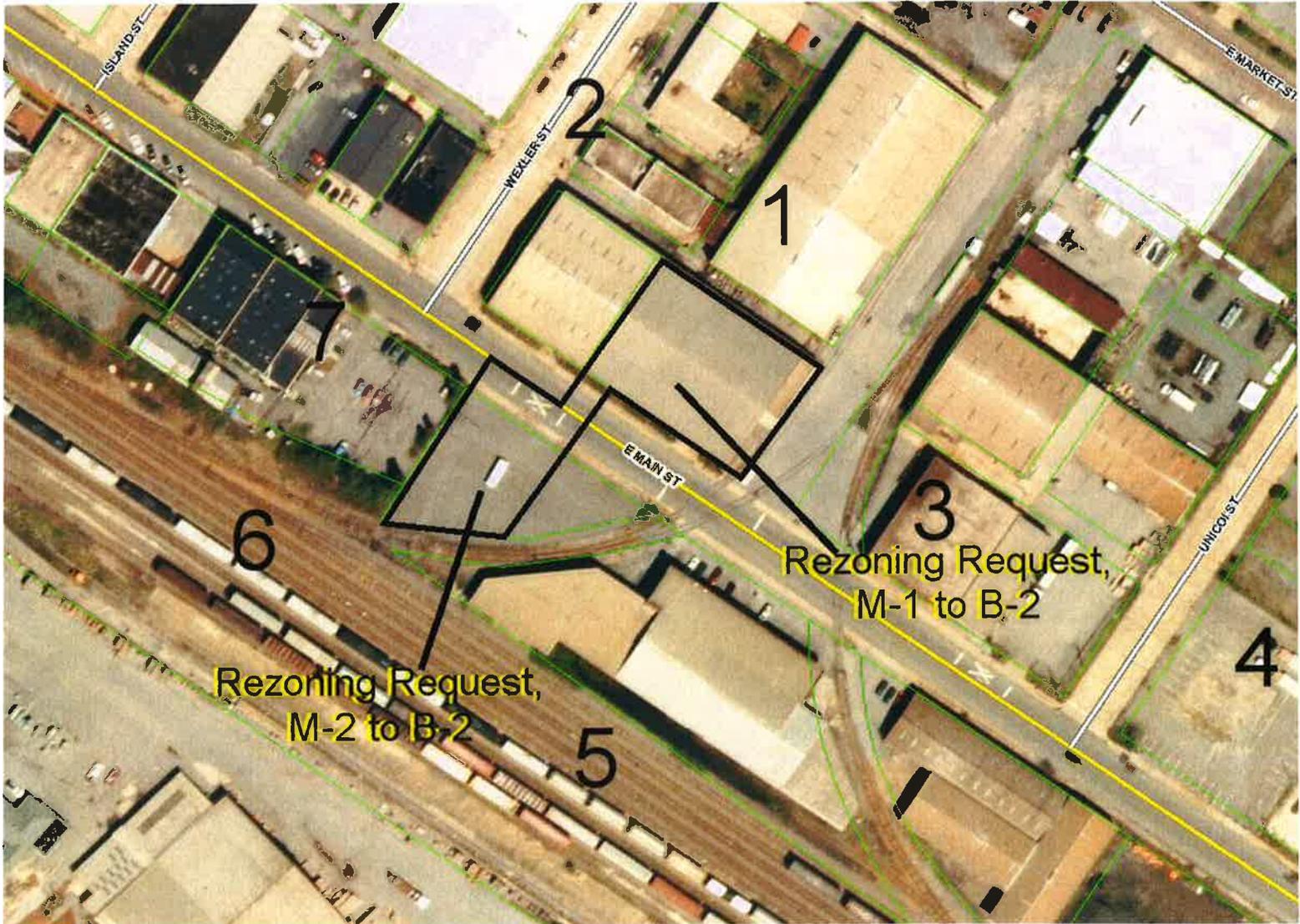
## Kingsport Regional Planning Commission

## Rezoning Report

File Number 14-101-00005

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City M-1</u> Use: vacant warehouse	n/a
Further North and Northwest	2	<u>Zone: City B-2</u> Use: vacant office space	Rezoned from M-1 to B-2 as part of the Downtown Industrial Rezoning (2008)
East	3	<u>Zone: City M-1</u> Use: Habitat for Humanity Warehouse	n/a
Further East	4	<u>Zone: City B-2</u> Use: vacant lot	Future site of Kingsport 911/ Rezoned from M-1 to B-2 as part of the Downtown Industrial Rezoning (2008)
Southeast and South	5	<u>Zone: City M-2</u> Use: CSX Railyard	n/a
Further South	6	<u>Zone: City M-2</u> Use: CSX Railyard	n/a
West	7	<u>Zone: City B-2</u> Use: Real Estate office	n/a

EXISTING USES LOCATION MAP







**ZDP ANALYSIS**

Based on the applicant's site plan submitted to the Planning Department on March 17, 2014, Staff offers the following considerations:

**Parking Requirements**

The site plan indicates a total of 26 total parking spaces on-site and additional 63 on-street parking spots within 500' of the proposed use. A unique feature of the Central Business District is that the board of zoning appeals may waive the requirements for on-site or contiguous parking and loading, provided it finds that sufficient space is provided in the immediate area, under public or private ownership, or other compelling reasons exist.

**Property Features and General Comments**

The existing conditions of the site yield an appropriate setting for a sports complex, assuming resolution of any parking issues. Any building issues associated with converting the warehouse from its initial purpose of storage to a sports complex will be dealt with prior to realizing the proposed use.

### 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 property. Being a formerly surrounded by an industrial district, the proposal is a suitable transition to central business district oriented uses and zones.
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. Compliance with parking regulations will be ensured by zoning relief in the form of a variance from the Kingsport Board of Zoning Appeals if necessary.
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 the proximity of the existing rail wye.
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 will add additional burden to the use of existing streets and transportation facilities. To accommodate the added use, particular importance is taken into consideration of parking for the facility.
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 and industrial use

**Proposed use/density:** The proposed use conforms to the land use plan as it will serve as commercial recreation, appropriate for the area.

**The Future Land Use Plan Map recommends** retail and industrial 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 as a sports complex, with existing unused infrastructure.

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.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will be a continuation of the abutting B-2 district from the northwest of the entire rezoning.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are appropriately drawn as is, especially in proximity to the existing rail wye. The proposed boundaries are logical too, in regards to the proposed building and transportation network characteristic of the rezoning site. The existing rail wye has not been used in many years, as evident from the disposition of the existing rails.
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. A rezoning to a B-2, central business district is considered a down-zoning from the current industrial zones.

### CONCLUSION

Staff recommends APPROVAL to rezone from M-1 and M-2 to B-2 to accommodate a sports complex. The downzoning nature of the rezoning is appropriate for the parcel location.

## MEMORANDUM

**To:** Kingsport Regional Planning Commission  
**From:** Mark A. Haga, Community Development  
**Date:** April 7, 2014  
**Subject:** 2014 Community Development Annual Action Plan/Public Hearing

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**Introduction**

The Kingsport Regional Planning Commission is requested to recommend to the Board of Mayor and Aldermen the 2014 Consolidated Plan for Housing and Community Development.

**Presentation**

The Northeast TN/Southwest Virginia HOME Consortium which includes member governments from Sullivan and Washington Counties is preparing an Annual Action Plan for Housing and Community Development for approval by the Department of Housing and Urban Development. The HOME Consortium Consolidated Plan includes housing and community development needs assessments and strategic plans for community development Consortium jurisdiction-wide.

Subsequent to the development of the overall Annual Action Plan by the Consortium Board, each entitlement city must approve an Annual Action Plan for Federal funding for its specific jurisdiction. The Annual Action Plan outlines the goals, projects and specific activities each city proposes to undertake with Federal, State and local funding relative to its Housing and Community Development program. Significant to the completion of the Annual Action Plan is the task of developing the budget for the annual allocation of Community Development Block Grant, HOME, and Emergency Solutions Grant (ESG) funds.

For Fiscal Year 2014/2015, HUD has advised the City that its Community Development Block Grant allocation for FY15 is \$330,132, which is received directly from the Department of Housing and Urban Development. HUD has also advised the HOME Consortium that its FY15 allocation of HOME funding is \$884,086. Community Development has worked with HOME Consortium members to establish the City of Kingsport's set-aside in HOME funds at \$150,205. These amounts represent a 1.2% reduction in funding for CDBG and a 6.3% increase in HOME from current fiscal year levels. ESG allocations from the TN Housing Development Agency were released earlier this year and were approved by the Board of Mayor and Aldermen in March. ESG funds for FY 2014/15 total \$94,272 and were allocated among 5 local homeless services providers.

Community Development and Planning staff has reviewed existing programs and projects, and have solicited input from community service agencies. Staff has identified housing rehabilitation and emergency housing repair as internal projects. Requests for funding from community service agencies include Kingsport Housing and Redevelopment Authority, CASA of Sullivan County, Sons and Daughters of Douglass, and South Central Kingsport Community Development Corporation.

The Citizens Participation Plan for Community Development requires a review and recommendation by the Planning Commission. The Planning Commission's recommendation will be presented to the Board of Mayor and Aldermen at a public hearing on May 6, 2014.

### **Options**

The Planning Commission's options are as follows:

1. Recommend the attached plan to the Board of Mayor and Aldermen.
2. Recommend an alternate plan to the Board of Mayor and Aldermen.

### **Recommendation**

**Attached to this memorandum is a staff recommendation for use of the CDBG and HOME.**

**Also, as part of its consideration of the Annual Action Plan, staff requests the Commission conduct a Public Hearing. The purpose of the Public Hearing, as well as the one scheduled for the May 6 Board of Mayor and Aldermen regular business meeting, is to gather citizen input into the consolidated planning process. The HUD Office of Fair Housing and Equal Opportunity has strongly encouraged all CDBG/HOME/ESG grantees to increase outreach in their respective communities.**

## Community Development Action Plan FY 2014/2015

### Proposed Project Descriptions

#### Housing

- *KAHR Program* – In FY 2014/2015, Community Development proposes to utilize \$107,786 in the KAHR program. KAHR provides emergency repair of low and moderate income housing city-wide. In 2007/08, the City entered into a cooperative effort with the Kingsport Housing and Redevelopment Authority (KHRA), the First Tennessee Development District, First Broad Street United Methodist Church (FBSUMC) and Appalachia Service Project (ASP) to establish the Kingsport Alliance for Home Revitalization (KAHR) program. This program utilizes volunteer labor provided by Carpenter’s Helpers (FBSUMC) and ASP to offer emergency repair services to low and moderate income households. CDBG funds, as well as City General Funds, are used to purchase materials for repair projects.

Also as part of the KAHR program, CDBG funds could be used to purchase dilapidated, vacant properties identified through the City’s Codes Enforcement program. For FY 2014/15, KAHR is considering the purchase and conversion of dilapidated property in the Sullivan Street area of downtown into permanent housing for special needs individuals, hopefully veterans. This project is under development in consultation with a local Community Housing Development Organization.

#### Public Services (15% Cap)

- *Learning Centers of KHRA* – In 2014/2015, Community Development proposes to fund the KHRA literacy program at \$28,648. This grant is administered by Kingsport Housing and Redevelopment Authority through a sub-recipient agreement with the City. Literacy programs to benefit from these funds include Lee Family Learning Center, Dogwood After School Program and Boys and Girls Clubs at Cloud, Holly Hills and Riverview communities.
- *CASA of Sullivan County* – For Program Year 2014, Community Development proposes to fund CASA at \$12,572. CASA is an advocacy program for abused and neglected children in Kingsport. These funds are administered through a sub-recipient agreement.
- *Sons and Daughters of Dougless, Inc.* – Community Development proposes to provide \$5,000 in CDBG funding to Sons and Daughters of

Dougless, Inc. for the outreach and encouragement of minority high school students to attend college. Sons and Daughters also provide school supplies at the elementary level to low and moderate income students in need of basic supplies.

South Central Kingsport Community Development Corporation – For Program Year 2014, Community Development proposes to fund South Central at \$40,000. South Central operates the Riverview Employment Outreach Office at 301 Louis Street. Funds would also be utilized to support Operation Weed and Seed in the South Central service area. These funds are administered through a sub-recipient agreement with the City.

HOPE VI – For Program Year 2014, staff proposes to allocate \$70,100 for repayment of a Section 108 Loan in support of the HOPE VI Riverview/Sherwood/Hiwassee Improvement project. In 2007 the City applied for \$856,000 Section 108 Loan to fund acquisition or real property, demolition of existing structures and/or infrastructure improvements in the Riverview Neighborhood as part of the HOPE VI project. Section 108 requires that the local jurisdiction utilize its current and future CDBG funds as collateral for the loan. Community Development has calculated that the City would need to set aside approximately \$70,100 CDBG funds per year for 20 years to support this proposal.

Administration – For Program Year 2014, Community Development proposes an administration budget of \$66,026. These funds provide staffing and necessary office expenses for the overall administration of the CDBG program, including the addition of shared costs of a Grants Accountant in the Finance Department. Administration funds are also utilized for Fair Housing Activities.

## **2014 COMMUNITY DEVELOPMENT BLOCK GRANT**

<b>Housing</b>	
<b>KAHR Program</b>	<b>\$107,786</b>
<b>Public Services</b>	
<b>Learning Centers of KHRA</b>	<b>\$ 28,648</b>
<b>CASA of Sullivan County</b>	<b>\$ 12,572</b>
<b>Sons and Daughters</b>	<b>\$ 5,000</b>
<b>South Central Kpt. CDC</b>	<b>\$ 40,000</b>
<b>HOPE VI Project</b>	<b>\$ 70,100</b>
<b>Administration</b>	<b><u>\$ 66,026</u></b>
<b>TOTAL</b>	<b>\$330,132</b>

## **2014 HOME CONSORTIUM GRANT**

**Sullivan Street Project**

**\$150,205**

## COMMUNITY DEVELOPMENT BLOCK GRANT

	<u>10/11</u>	<u>11/12</u>	<u>12/13</u>	<u>13/14</u>
Housing				
KAHR Program	<b>\$134,282</b>	\$105,095	\$ 97,194	\$107,786
Public Facilities				
Kpt. Child Develop.	<b>\$ 25,000</b>	\$ 0	\$ 0	\$ 0
Public Services				
Learning Ctrs	<b>\$ 47,758</b>	\$ 38,275	\$ 34,851	\$ 28,648
CASA	<b>\$ 18,115</b>	\$ 16,778	\$ 15,294	\$ 12,572
Sons/Daughters	<b>\$ 0</b>	\$ 0	\$ 0	\$ 5,000
South Central Kpt. CDC	<b>\$ 60,000</b>	\$ 66,000	\$ 50,000	\$ 40,000
HOPE VI Project	<b>\$ 84,000</b>	\$ 70,100	\$ 70,100	\$ 70,100
Administration	<b>\$ 70,000</b>	<u>\$ 70,000</u>	<u>\$ 66,860</u>	<u>\$ 66,026</u>
TOTAL	<b>\$439,155</b>	<b>\$366,248</b>	<b>\$334,299</b>	<b>\$330,132</b>

# HOME CONSORTIUM GRANT

	<u>12/13</u>	<u>13/14</u>	<u>14/15</u>
Homeownership – City-wide	\$ 75,000	\$ 45,000	\$ 0
Rehab/Reconstruction	\$ 71,346	\$ 94,125	\$ 0
Sullivan Street Project	\$ 0	\$ 0	\$150,205
Total	\$146,346	\$139,125	\$150,205

## Building Division Monthly Report

<b>March-14</b>	<b>Count</b>	<b>Value</b>
ACCESSORY BUILDINGS-CARPORT		
ACCESSORY-DECK	4	\$19,500
ACCESSORY-GARAGE	3	\$37,500
ACCESSORY-POOL	1	\$4,599
ACCESSORY PATIO	1	\$15,000
ACCESSORY-PORCH	3	\$12,400
ACCESSORY UTILITY BLDG	3	\$5,300
ADDITION-RESIDENTIAL	2	\$33,168
ALTERATIONS-RESIDENTIAL	10	\$184,950
NEW CONDO		
ROOF RESIDENTIAL	4	\$20,900
NEW SINGLE-FAMILY DWELLING	11	\$1,876,422
NEW MULTI-FAMILY DWELLINGS		
ADDITION/ALTERATION SCHOOL		
ADDITION/ALTERATION CHURCH	1	\$2,683
ADDITIONS-COMMERCIAL		
ALTERATIONS-COMMERCIAL	2	\$154,000
FOUNDATION (ONLY)	1	\$150,000
NEW HOTEL/MOTEL		
NEW SCHOOL, LIBRARY, MUSEUM		
NEW SOCIAL, RECREATIONAL, AMUSE		
NEW PROFESSIONAL OFF/MED/BANK/		
NEW RETAIL/RESTAURANTS/MALL/WA	1	\$750,000
NEW NON RESIDENTIAL BARNS/JAILS/POST O		
NEW OTHER NON-HOUSEKEEPING SHE		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW PUBLIC WORKS/UTILITY BUILDINGS		
NEW INDUSTRIAL		
NEW CHURCHES OR RELIGIOUS CTR		
NEW PARKING GARAGE		
NEW SERVICE STATION/GARAGE		
ROOF COMMERCIAL	4	\$62,500
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER		
GRADING	1	\$5,000
<b>TOTAL</b>	<b>52</b>	<b>\$3,333,922</b>
<b>OTHER NON-STRUCTURAL PERMITS</b>		
Banners	1	
Demolitions	6	
Signs	3	
Tents	1	
<b>TOTAL PERMITS ISSUED</b>	<b>63</b>	<b>\$19,747,004</b>
<b>**ESTIMATED CONSTRUCTION COST ***</b>		
<b>Calendar Y-T-D</b>		

FIRST QUARTER 2013

FIRST QUARTER 2014

	Count	Value		Count	Value
ACCESSORY BUILDINGS-CARPORT	1	\$795	ACCESSORY BUILDINGS-CARPORT	1	\$2,450
ACCESSORY-DECK	1	\$5,000	ACCESSORY-DECK	5	\$22,000
ACCESSORY-GARAGE	8	\$181,000	ACCESSORY-GARAGE	6	\$195,000
ACCESSORY-POOL	3	\$111,900	ACCESSORY-POOL	1	\$4,599
ACCESSORY PATIO			ACCESSORY PATIO	1	\$15,000
ACCESSORY-PORCH			ACCESSORY-PORCH	3	\$12,400
ACCESSORY UTILITY BLDG	8	\$27,547	ACCESSORY UTILITY BLDG	5	\$12,700
ADDITION-RESIDENTIAL	10	\$436,600	ADDITION-RESIDENTIAL	3	\$66,168
ALTERATIONS-RESIDENTIAL	16	\$328,000	ALTERATIONS-RESIDENTIAL	19	\$1,056,550
NEW CONDO			NEW CONDO		
ROOF RESIDENTIAL	19	\$142,601	ROOF RESIDENTIAL	11	\$63,593
NEW SINGLE-FAMILY DWELLING	19	\$2,602,135	NEW SINGLE-FAMILY DWELLING	21	\$3,704,800
NEW MULTI-FAMILY DWELLINGS			NEW MULTI-FAMILY DWELLINGS		
NEW DUPLEX DWELLING			NEW DUPLEX DWELLING		
NEW NON RESIDENTIAL BARNS/JAILS/POST			NEW NON RESIDENTIAL BARNS/JAILS/POST O		
ADDITION/ALTERATION CHURCH	1	\$2,600	ADDITION/ALTERATION CHURCH	1	\$2,683
ADDITION/ALTERATION SCHOOLS			ADDITION/ALTERATION SCHOOLS		
ADDITIONS-COMMERCIAL	4	\$2,254,915	ADDITIONS-COMMERCIAL	1	\$4,000
ALTERATIONS-COMMERCIAL (MALLS, FOUNDATION (ONLY)	17	\$2,947,784	ALTERATIONS-COMMERCIAL (MALLS, FOUNDATION (ONLY)	19	\$12,778,326
NEW HOTEL/MOTEL	2	\$93,000	NEW HOTEL/MOTEL	1	\$150,000
NEW SOCIAL, RECREATIONAL, AMUS			NEW SOCIAL, RECREATIONAL, AMUS		
NEW PROFESSIONAL OFF/MED/BANK/	2	\$893,308	NEW PROFESSIONAL OFF/MED/BANK/		
NEW RETAIL/RESTAURANTS/MALL/WA	2	\$2,210,000	NEW RETAIL/RESTAURANTS/MALL/WA	1	\$750,000
NEW OTHER NON-HOUSEKEEPING SHE	1	\$13,000	NEW OTHER NON-HOUSEKEEPING SHE		
NEW INDUSTRIAL			NEW INDUSTRIAL		
NEW SCHOOL/LIBRARY/MUSEUM/ETC			NEW SCHOOL/LIBRARY/MUSEUM, ETC		
NEW SERVICE STATION/GARAGE			NEW SERVICE STATION/GARAGE		
NEW CHURCHES OR RELEGIOUS CTR			NEW CHURCHES OR RELEGIOUS CTR		
NEW PARKING GARAGE			NEW PARKING GARAGE		
ROOF COMMERCIAL	4	\$414,248	ROOF COMMERCIAL	5	\$67,350
UNDERGROUND TANK REMOVAL			UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER			COMMUNICATION TOWER	1	\$26,885
GRADING	2	\$15,574,000	GRADING	3	\$812,500
MOVE STRUCTURE			MOVE STRUCTURE	1	
<b>TOTAL</b>	<b>120</b>	<b>\$28,238,433</b>	<b>TOTAL</b>	<b>109</b>	<b>\$19,747,004</b>
<b>OTHER NON-CONSTRUCTION PERMITS</b>			<b>OTHER NON-CONSTRUCTION PERMITS</b>		
Banners	1		Banners	1	
Demolition	2		Demolition	7	
Signs	16		Signs	16	
Tents	2		Tents	1	
<b>TOTAL</b>	<b>21</b>		<b>TOTAL</b>	<b>25</b>	
<b>COMBINED TOTAL</b>	<b>141</b>		<b>COMBINED TOTAL</b>	<b>130</b>	