



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, February 01, 2024 at 12:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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.

I. CALL TO ORDER - 12:00 P.M. NOON

II. INTRODUCTION AND MEETING PROCEDURES

III. PUBLIC HEARING

1. Case: BZA24-0007 – The owner of property located at 737 E. Sevier Avenue, Control Map 0460, Group C, Parcel 024.10 requests approval for commercial parking in a residential zone to Sec 114-563(4). The property is zoned R-4, Medium Density Apartment District.

INTERESTED PARTIES:

Owner: Linda Buck
4966 Hwy. 11W
Rogersville, TN 37857
423-272-9163

Representative: Benjamin Jenkins

IV. BUSINESS

1. Approval of the January 4, 2024 regular meeting minutes.

Stating for public record, the next application deadline is February 15, 2024 at noon, and meeting date (Thursday, March 7, 2024).

V. ADJUDICATION OF CASES

VI. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

VII. ADJOURN

REGULAR MEETING & PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, February 1, 2024 will be conducted beginning at NOON in the Kingsport City Hall, Montgomery-Watterson Boardroom, 415 Broad Street, 3rd floor, Kingsport, Tennessee.

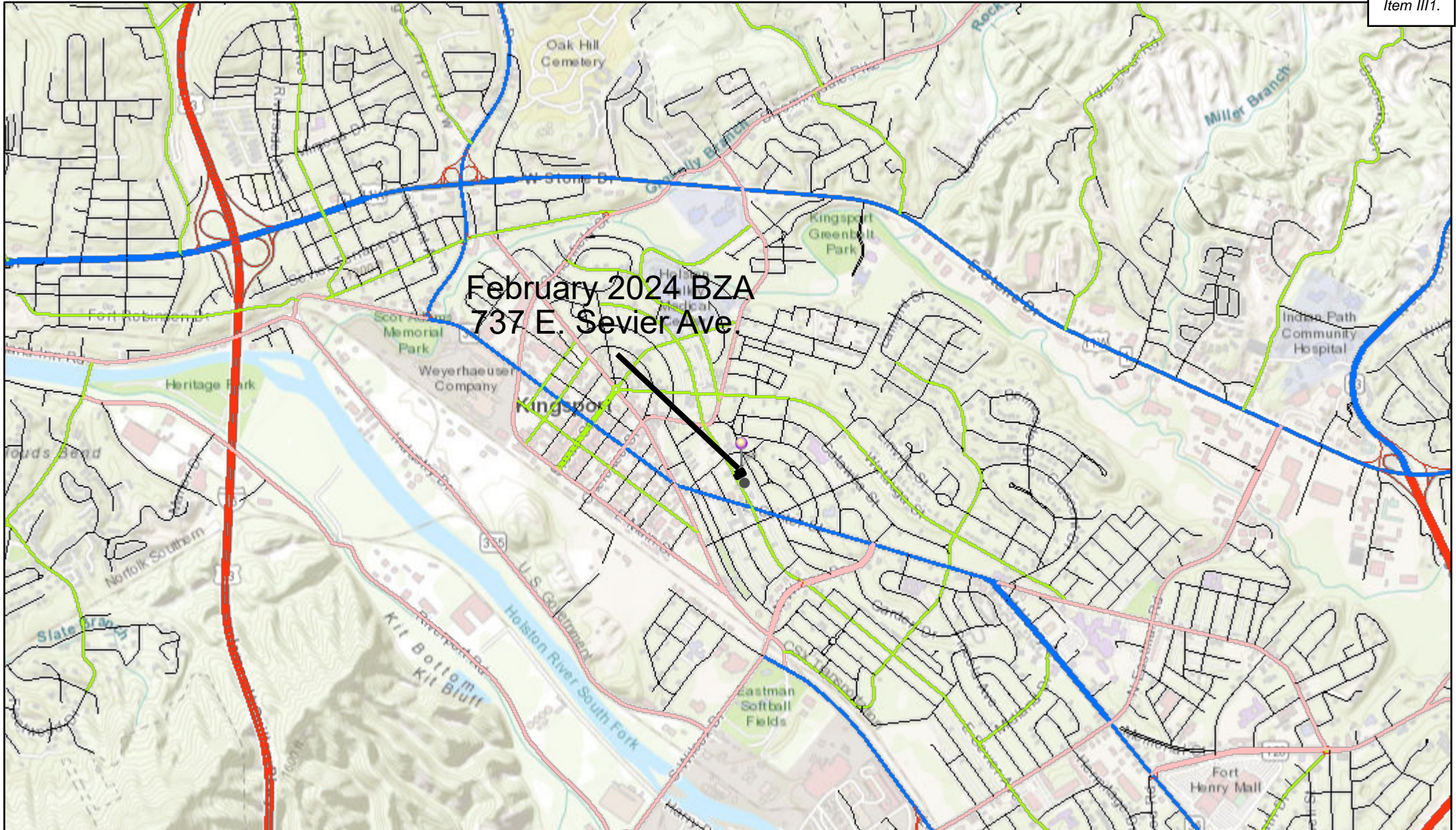
Public Hearings: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following cases:

Case: BZA24-0007 – The owner of property located at 737 E Sevier Avenue, Control Map 0460, Group C, Parcel 024.10 requests approval for commercial parking in a residential zone to Sec 114-563(4). The property is zoned R-4, Medium Density Apartment District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

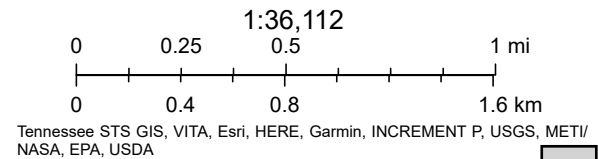
All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9485 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 1/22/2024



1/17/2024, 1:59:57 PM

- Streets
- Major Arterial
 - Interstate
 - Expressway
 - Collector Street
 - Minor Arterial
 - Local Street
 - Private Street
 - Ramp





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: January 17, 2024

RE: 737 E. Sevier Ave.

The Board is asked to consider the following request:

Case: BZA24-0007 – The owner of property located at 737 E Sevier Avenue, Control Map 0460, Group C, Parcel 024.10 requests approval for commercial parking in a residential zone to Sec 114-563(4). The property is zoned R-4, Medium Density Apartment District.

Code reference:

Sec. 114-563. - General standards for parking.

(4)Residential areas. Unless approval has been secured from the board of zoning appeals, no buses, trucks, heavy equipment or for sale vehicles shall be parked or stored in residential areas. Parking and loading requirements for business and industrial activities shall be met on land zoned for such activities, except that the board of zoning appeals may consider permitting such accessory uses on residentially zoned property if such can be effected without creating a public hazard or effectively reducing the value of adjoining residential properties. When permitted, the board shall require any necessary screening, landscaping, lighting, signing, access control or other physical design or operational restrictions that would help ensure the compatibility of the parking activities with adjoining residential activities.

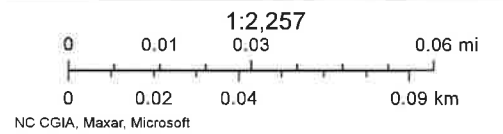
737 E. Sevier Avenue - Feb 2024 BZA

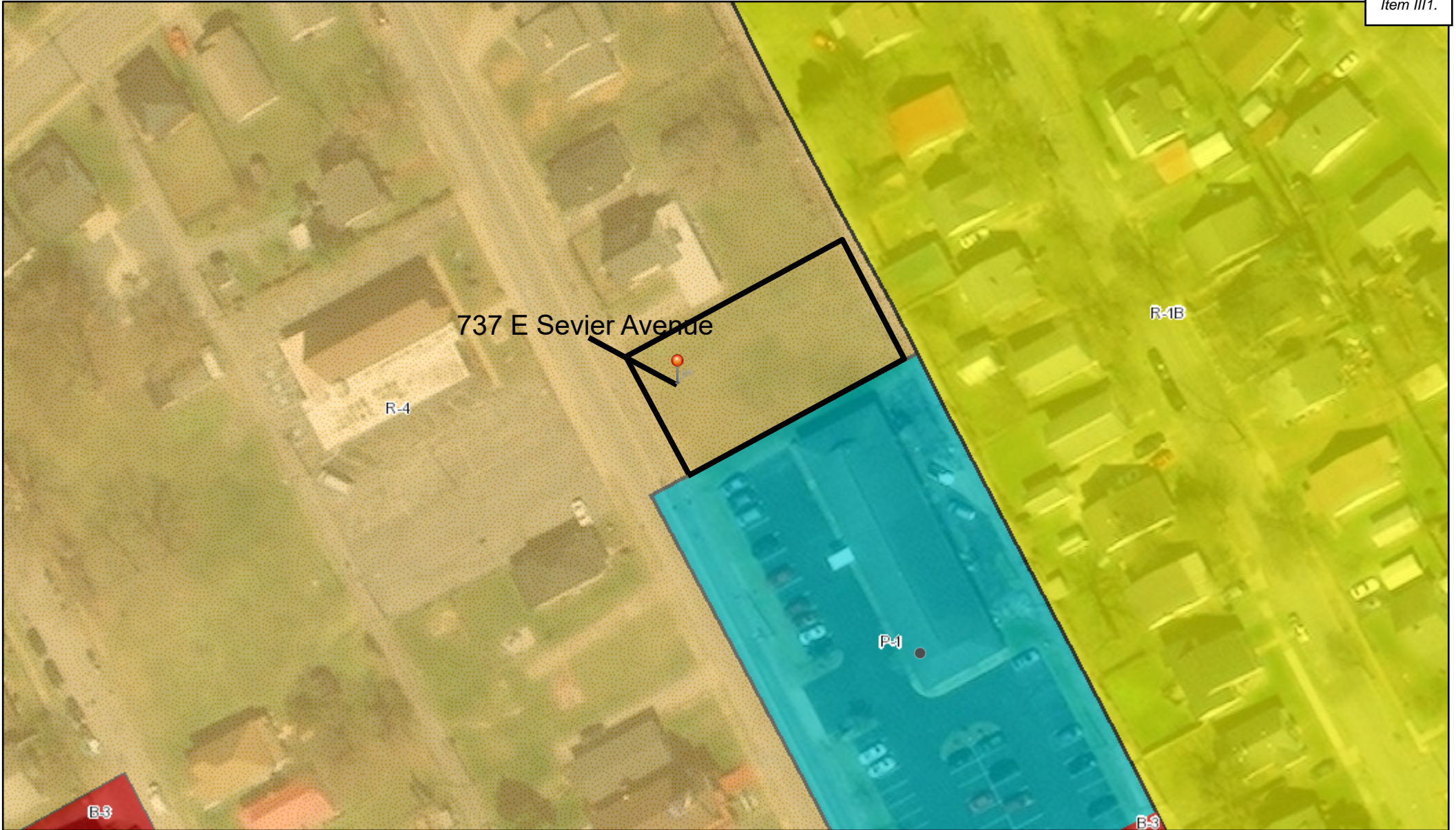
ArcGIS Web Map



1/9/2024, 2:05:09 PM

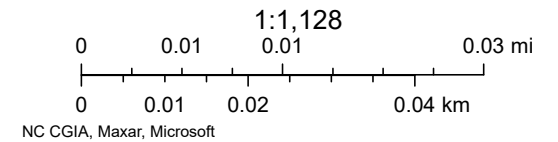
 Urban Growth Boundary





1/9/2024, 1:57:03 PM

Urban Growth Boundary	R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
City Zoning	GC	AR	B-3	BC	M-2	PBD-3	PMD-2
<Null>	B-2E	B-1	B-4	GC	MX	PBD/*	PUD
T/C	A-1	B-2	B-4P	M-1	P-1	PD	PVD



APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Buck	First	Linda	M.I.	W.	Date
Street Address	4966 Hwy. 11W			Apartment/Unit #		
City	Rogersville	State	TN	ZIP	37857	
Phone	423-272-9163	E-mail Address	buckl@rhsctn.com			

PROPERTY INFORMATION:

Tax Map Information	Tax map: 0460	Group: C	Parcel: 024.10	Lot: 2R	
Street Address	737 E. Sevier Ave.			Apartment/Unit #	
Current Zone	R-4	Proposed Zone	R-4		
Current Use	Grassed Area	Proposed Use	Commercial Parking		

REPRESENTATIVE INFORMATION:

Last Name	Jenkins	First	Benjamin	M.I.	Date	January 3, 2024
Street Address	Cain Rash West Architects, 130 Regional Park Drive			Apartment/Unit #		
City	Kingsport	State	TN	ZIP	37660	
Phone	423-349-7760	E-mail Address	ben@grcinc.com			

REQUESTED ACTION:

Approval of commercial parking in residential zone.

DISCLAIMER AND SIGNATURE

By signing below, I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: [Handwritten Signature] Date: 01-04-2024

Signed before me on this 4th day of January, 2024,
 a notary public for the State of Tennessee
 County of Hawkins

Notary Wanda Alice Brown
 My Commission Expires 12/01/2025



CITY PLANNING OFFICE	
Received Date:	Received By:
Application Fee Paid:	
Board of Zoning Appeals Meeting Date:	
Section of Applicable Code:	
Building/Zoning Administrator Signature:	Date:
Completed Site Plans Received:	
Previous requests or file numbers:	
Signature of City Planner:	Date:

Rural Health Services Consortium, Inc. – New Parking Area

737 E. Sevier Ave., Kingsport, TN 37660

Tax Map: 0460, Group: C, Parcel: 024.10, Lot: 2R

Special Exception Questions / Responses:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?

The new parking area will be utilized for additional parking for the existing business (Rural Health Services Clinic). Customers will access the proposed parking area via the existing parking lot drive aisle. The hours of operation will be Monday through Friday, 8:00am – 5:00pm. A minimal increase in traffic and customer base may occur, as with any growing business, however the proposed parking area is mainly to alleviate current shortages of parking.

2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?

Existing parking facilities are cramped the existing parking space count is barely sufficient for current patients and staff. The addition of the proposed 25 spaces will provide the required parking for the facilities needs. Sufficient ADA accessible parking spaces are already provided on site. East Sevier Ave. is an adequate roadway to accept the business's current and future traffic.

3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?

No new building additions are proposed. This area north of East Center Street is mixed residential and commercial with an existing church parking area directly across from the proposed new parking area.

4. Will the use generate excessive noise, traffic, dust, etc.?

No generation of excessive noise and dust is anticipated as the new parking area will be paved; however, some noise and dust may occur during the brief construction period. A minimal increase in traffic and customer base may occur, as with any growing business, however the proposed parking area is mainly to alleviate current shortages of parking.

5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

A 10 ft. wide landscape buffer proposed between the adjacent residential lot and the proposed parking area. Additional landscaping/trees are proposed throughout the new parking area as required by the City of Kingsport.

6. Are there any undesirable effects upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

No undesirable or adverse impacts are anticipated.

New Parking Area for:

Rural Health Services Consortium, Inc.

737 E. Sevier Ave.
Kingsport, TN

Initial Submittal - December 19, 2023
SITE / CIVIL PACKAGE
Project # 202388

SITE / CIVIL SHEET INDEX

C-00	SITE/CIVIL COVER SHEET
V-01	EXISTING SITE SURVEY
C-21	SITE LAYOUT & GRADING PLAN
C-22	SITE GRADING & EROSION CONTROL DETAILS
L-11	LANDSCAPE PLAN
L-12	LANDSCAPE DETAILS

OWNER INFORMATION

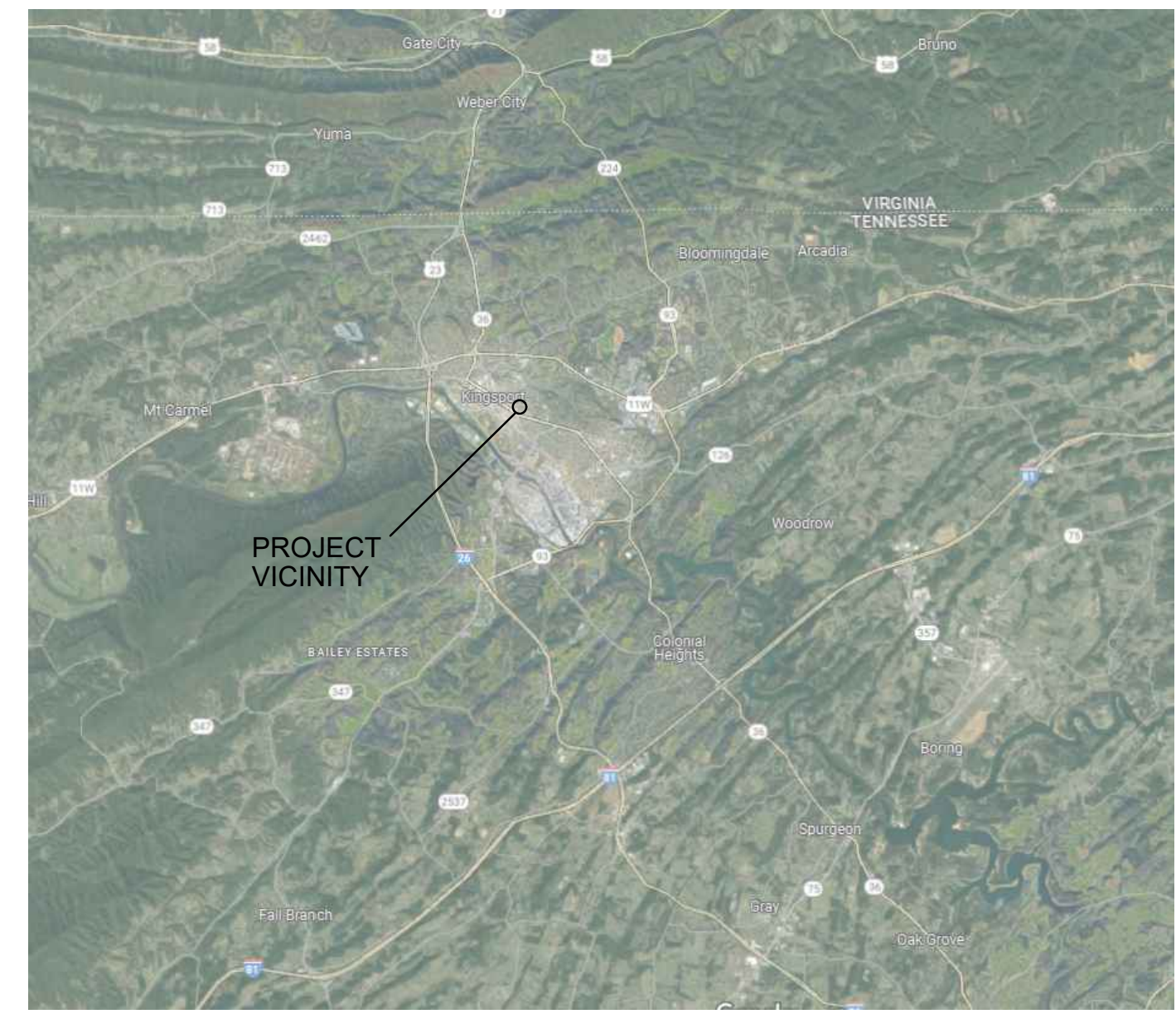
Rural Health Services Consortium, Inc.
737 E. Sevier Ave.
Kingsport, TN 37660
423-246-7922

PROPERTY INFORMATION

Parcel #: 0460 C 024.10
Zoning: B-3
Setbacks: Front - 20 ft.
Rear - 30 ft.
Side - Not applicable
Parcel Area: 0.97 ac.
Disturbed Area: 0.28 ac.
Impervious Area: 0.19 ac.
New Parking Provided: 25 spaces

Adjacent Property Zoning:
Rural Health Services Consortium, Inc. (main office to the southeast): B-3
Residential Lot to northwest: R-4

VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



CIVIL ENGINEER



Phn (423) 349-7760
Fax (423) 349-7413
www.grcinc.com

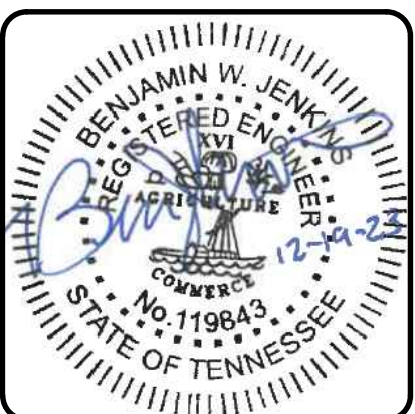
New Parking Area for:
Rural Health Services Consortium
737 E. Sevier Ave.
Kingsport, TN 37660



130 Regional Park Dr.
Kingsport, TN 37660
Phn (423) 349-7760
Fax (423) 349-7413
www.grcinc.com

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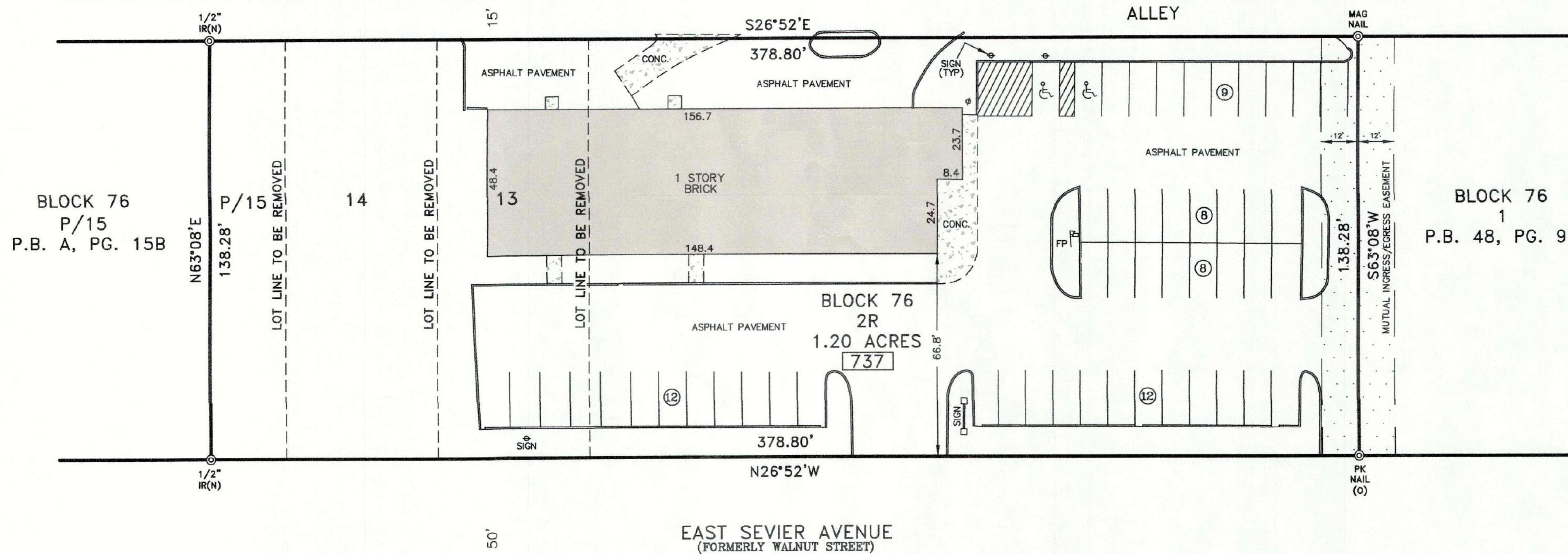
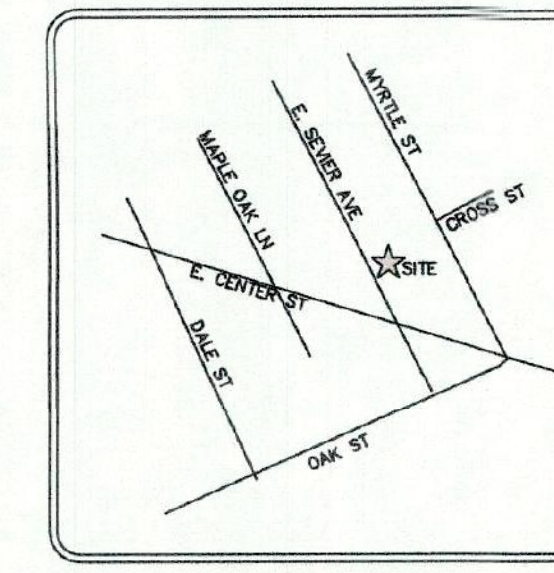
no.	date	rev.	description



issued	19 DEC 2023
checked	BWJ
drawn	BWJ
project no.	202388

COVER SHEET

C-00



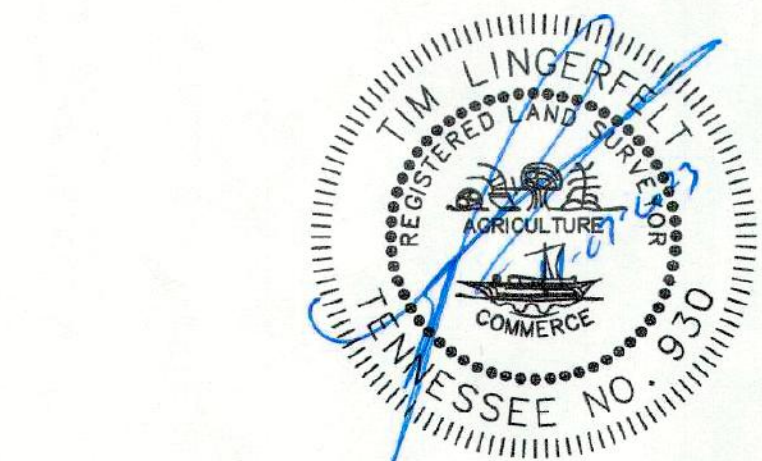
LEGEND

- IR(N) IRON ROD, NEW
- D.B. DEED BOOK
- PG. PAGE
- PB PLAT BOOK
- AC ACRES
- N.T.S. NOT TO SCALE
- 123 911 ADDRESS
- CONC CONCRETE
- FP FLAG POLE
- TYP TYPICAL
- P/ PART OF

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED B-3
- 3) SETBACKS TO CONFORM TO CURRENT ZONING
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00450 EFFECTIVE DATE SEPTEMBER 29, 2008 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 23-13158
- 6) ACAD FILE 23-13158 RURAL HEALTH KPT.DWG
- 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 8) TAX MAP 0460 "C" PARCELS 024.10, 029.00, & 030.00
- 9) DEED REFERENCES: D.B. 1753C, PG. 233 & D.B. 3053, PG. 474
- 10) PLAT REFERENCE: P.B. 48, PG. 93
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 11-03-2023 OWNER: <i>Sheena R Tinsley</i></p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: _____ 20____</p> <p>TRAFFIC ENGINEERING MANAGER</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 7 NOVEMBER 2023 KINGSPORT AUTHORIZING AGENT: <i>[Signature]</i></p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN</p> <p>DATE: 7 NOVEMBER 2023 KINGSPORT AUTHORIZING AGENT: <i>[Signature]</i></p>
<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE: November 7 2023 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <i>[Signature]</i></p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE: 11-07-2023 TENNESSEE REGISTERED LAND SURVEYOR: <i>[Signature]</i></p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED</p> <p>DATE: _____ 20____</p> <p>CITY ENGINEER</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES, OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$____ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 11-07-2023 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <i>[Signature]</i></p>



ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: tingerfelt@alleyassociates.com

11/08/2023 - 08:00 AM
23018896
1 PGS:AL PLAT BATCH: 339672
PLAT BOOK: P59
PAGE: 159-159
REC FEE 16.00
DP FEE 2.00
ARC FEE 6.00
TOTAL 17.00
STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS

RESUBDIVISION OF LOTS 2, 13, 14, & PART OF 15, BLOCK 76, CITY OF KINGSPORT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.20	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	RURAL HEALTH	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000

SCALE 1"=30'

New Parking Area for:
Rural Health Services Consortium
737 E. Sevier Ave.
Kingsport, TN 37660

Cain Rash West
Architects
130 Regional Park Dr.
Kingsport, TN 37660
Phn (423) 349-7760
Fax (423) 349-7413
www.grcinc.com

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no.	date	rev.	description

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

issued 19 DEC 2023
checked BWJ
drawn BWJ
project no. 202388

ORIGINAL SURVEY

V-01

ORIGINAL SURVEY
SCALE: N.T.S.

LEGEND

PROPERTY LINE THIS PROJECT	---
ADJACENT PROPERTY LINE	---
PROPOSED LIMIT OF DISTURBANCE	---
SITE FEATURE TO BE DEMOLISHED	---
EXISTING CONTOUR MINOR	--- 1241 ---
EXISTING CONTOUR MAJOR	--- 1245 ---
EXISTING SPOT ELEVATION	× 1242.1
PROPOSED CONTOUR MINOR	--- 1241 ---
PROPOSED CONTOUR MAJOR	--- 1245 ---
PROPOSED SPOT ELEVATION	× 1241.50 1241.00
EXISTING WATER LINE	--- W61 --- W62 ---
NEW ASPHALT AREA	■

EROSION CONTROL LEGEND

→	DIRECTION OF SURFACE RUNOFF
CE	CONSTRUCTION EXIT
SF	SILT FENCE
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING

SITE GRADING NOTES

- THE ABOVE SITE GRADING AND DRAINAGE PLAN SUPERIMPOSED ON SITE SURVEY INFORMATION PROVIDED BY ALLEY & ASSOCIATES, PC AND OTHER SITE INVESTIGATIONS.
- FOR PURPOSES OF ESTABLISHING SUB-GRADES, THE FOLLOWING FINISH SURFACE THICKNESSES ARE APPLICABLE: 9.5" STANDARD DUTY PAVING (3.5" ASPHALT AND 6" BASE STONE). SEE DETAILS SH. C-22.
- PROVIDE POSITIVE DRAINAGE TO ALL LOW POINTS TO PREVENT PONDING OF SURFACE RUN-OFF.
- PROVIDE TEMPORARY SILT FENCE THROUGHOUT THE SITE AS INDICATED ON THIS SHEET. SEE SHEET C-22 FOR EROSION CONTROL DETAILS.
- PROVIDE A MINIMUM OF 6" TOPSOIL AND SEEDING OVER ALL DISTURBED YARD AND/OR LANDSCAPE AREAS.
- IF EXISTING SIDEWALKS ARE DAMAGED:
 - NEW SIDEWALKS ARE TO BE IN STRICT CONFORMANCE WITH THE CITY'S STANDARDS AND SPECIFICATIONS AND PROWAG REQUIREMENTS.
 - ALL NEW SIDEWALKS ARE REQUIRED TO USE SPRAY-LOK CURING COMPOUND.
 - ALL NEW CONCRETE IN RIGHT-OF-WAY TO BE THIRD PARTY TESTED.

OWNER INFORMATION

Rural Health Services Consortium, Inc.
737 E. Sevier Ave.
Kingsport, TN 37660
423-246-7922

PROPERTY INFORMATION

Parcel #: 0460 C 024.10
Zoning: B-3
Setbacks: Front - 20 ft.
Rear - 30 ft.
Side - Not applicable
Parcel Area: 0.97 ac.
Disturbed Area: 0.28 ac.
Impervious Area: 0.19 ac.
New Parking Provided: 25 spaces

Adjacent Property Zoning:
Rural Health Services Consortium, Inc. (main office to the southeast): B-3
Residential Lot to northwest: R-4

ONCE BASE STONE IS PLACED ON NEW PARKING AREA, CONSTRUCTION EXIT WILL BE REMOVED AND THE EXISTING PARKING AREA WILL BE UTILIZED FOR CONSTRUCTION TRAFFIC

PROVIDE CLASS A1 RIPRAP OUTLET PROTECTION, EMBED TO A DEPTH OF 1'-6"

PROVIDE PATCHING OF EXISTING PAVEMENT AS NEEDED

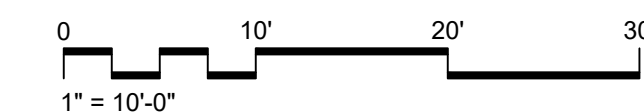
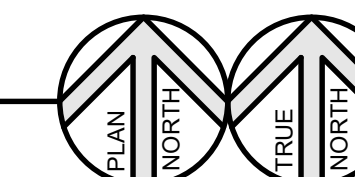
LIMITS OF DISTURBANCE = 0.28 AC.

10' WIDE LANDSCAPE BUFFER, SEE SH. L-11 FOR LAYOUT



SITE LAYOUT & GRADING PLAN

SCALE: 1" = 10'-0"



New Parking Area for:

Rural Health Services Consortium

737 E. Sevier Ave.
Kingsport, TN 37660

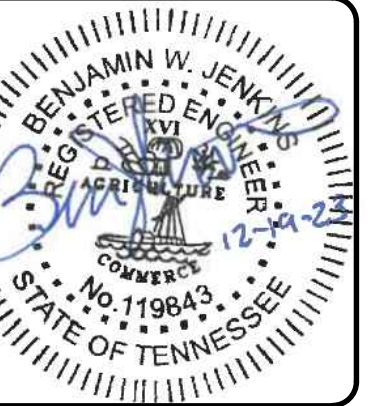
**Cain
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SITE LAYOUT & GRADING PLAN

C-21

TEMPORARY COVER SEEDING MIXTURES		
SEEDING DATES	GRASS SEED	PERCENTAGES
JANUARY 1 TO MAY 1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
MAY 1 TO JULY 15	SADUN - SORGHUM	100%
MAY 1 TO JULY 15	STAR MILLET	100%
JULY 15 TO JANUARY 1	BALBOA RYE	67%
	ITALIAN RYE	33%

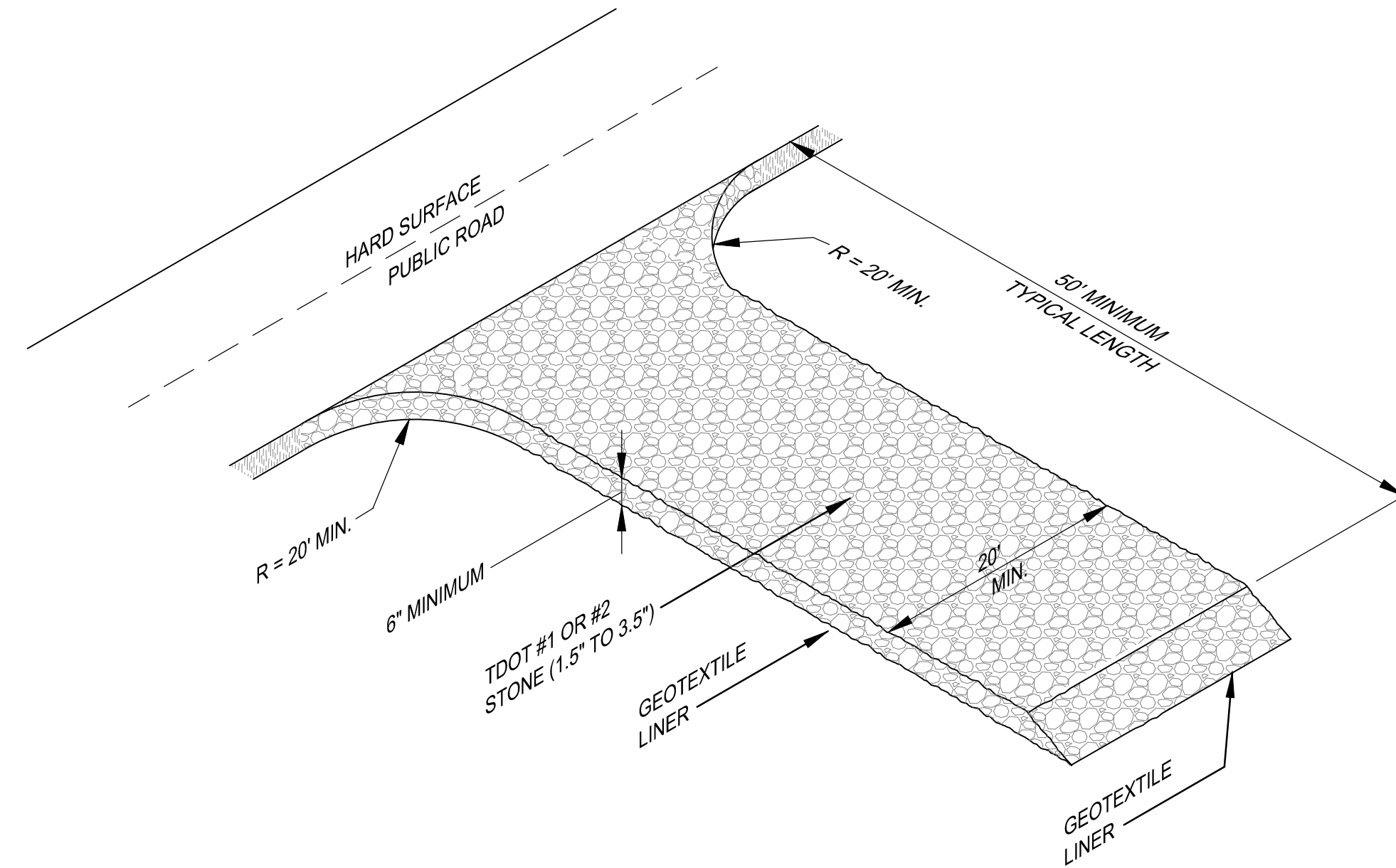
NOTE:
FOR SEED PREPARATION, MULCHING, AND FERTILIZING REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

PERMANENT COVER SEEDING MIXTURES		
SEEDING DATES	GRASS SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
JUNE 1 TO AUGUST 15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
	KENTUCKY 31 FESCUE	70%
AUGUST 1 TO DECEMBER 1	ENGLISH RYE	20%
	WHITE CLOVER	10%
	KENTUCKY 31 FESCUE	70%
FEBRUARY 1 TO DECEMBER 1	CROWN VETCH	25%
	ENGLISH RYE	5%

NOTE:
FOR SEED PREPARATION, MULCHING, AND FERTILIZING REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

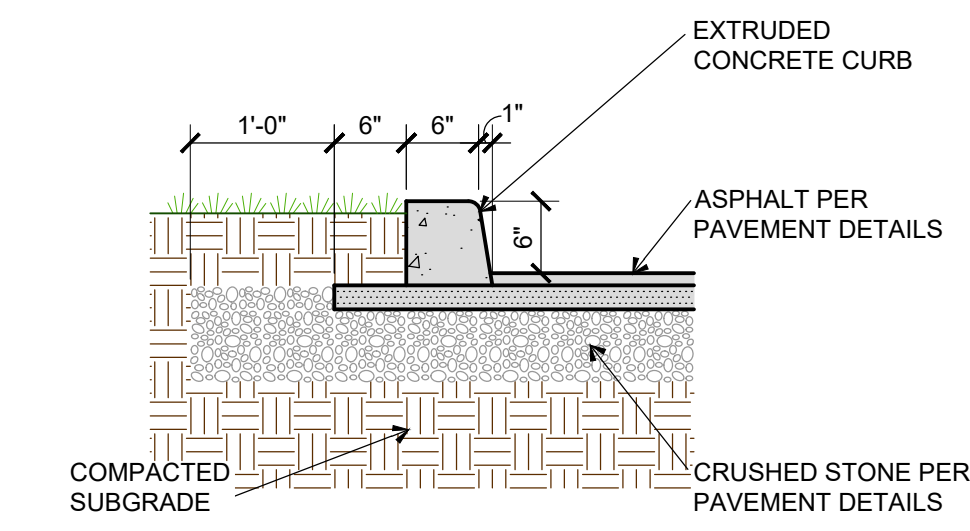
SMALL LOT EROSION CONTROL PLAN

- PROPERTY ADDRESS:
737 E. SEVIER AVE.
KINGSPORT, TN 37660
- PROPERTY OWNER:
RURAL HEALTH SERVICES CONSORTIUM, INC.
737 E. SEVIER AVE.
KINGSPORT, TN 37660
423-246-7922
- APPROPRIATE PERMITS TO BE OBTAINED AFTER PRE-CONSTRUCTION MEETING IS HELD.
- THE HOLSTON RIVER IS APPX. 4,400 LFT. TO THE SOUTHWEST OF THE PROPERTY.
- EROSION PREVENTION & SEDIMENT CONTROLS FOR THIS SITE INCLUDE:
 - A CONSTRUCTION EXIT.
 - SILT FENCE.
 - STRAW / SEEDING AROUND PERIMETER NEW PARKING AREA AND OTHER DISTURBED AREAS.
- LIMITS OF DISTURBANCE = 0.28 ACRES.
- SILT FENCE IS PROPOSED AT THE LOWEST ELEVATION END OF THE PROPOSED SITE.
- THE CONSTRUCTION EXIT IS PROPOSED AT AN EXISTING CONCRETE APRON OFF EAST SEVIER AVE. AT THE PROPOSED PARKING AREA. TO BE REMOVED ONCE BASE STONE IS PLACED IN NEW PARKING AREA. AT THIS POINT THE EXISTING PARKING AREA / DRIVE AISLE WILL BE UTILIZED AS PROJECT ACCESS.
- ROOF DRAINAGE WILL REMAIN UNCHANGED FROM EXISTING CONDITIONS. NO NEW BUILDING AREA / ADDITION IS PROPOSED.



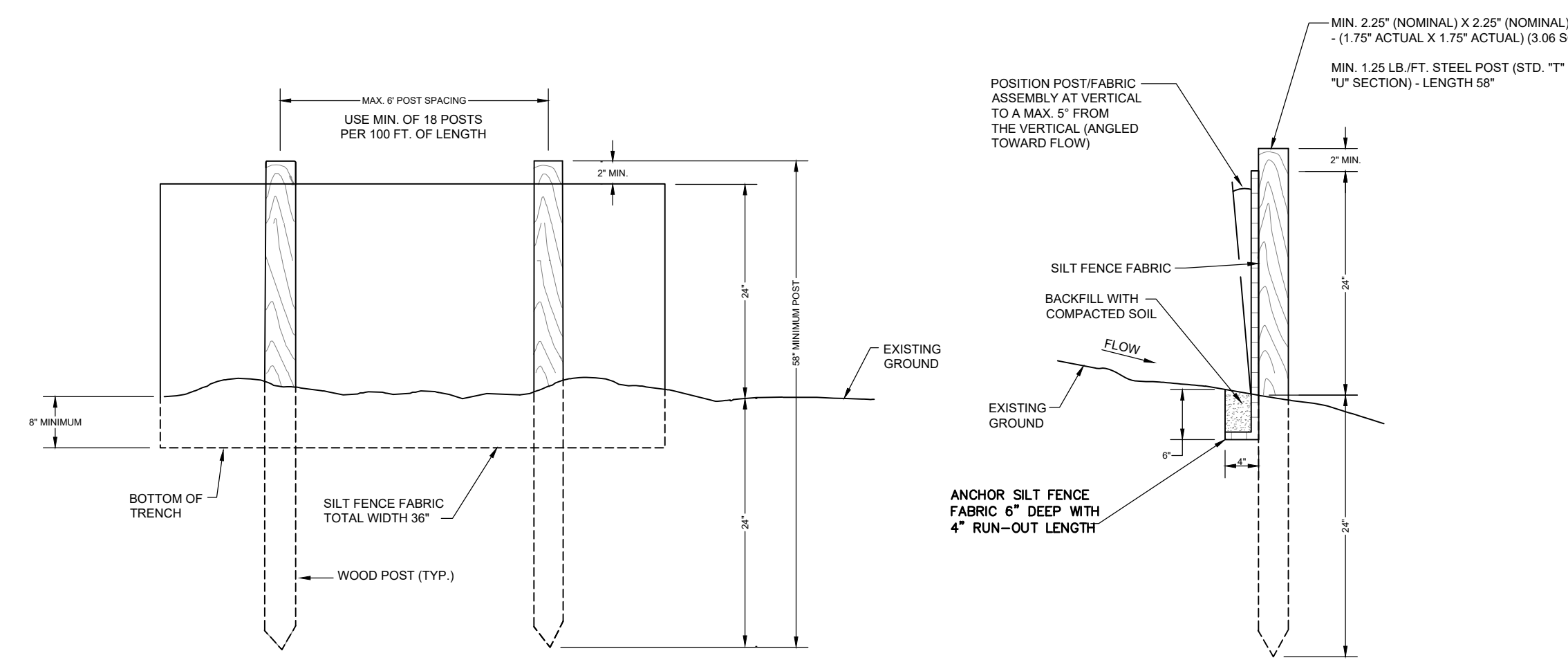
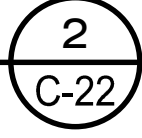
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

SCALE: N.T.S.



CURB DETAIL

SCALE: 3/4" = 1'-0"



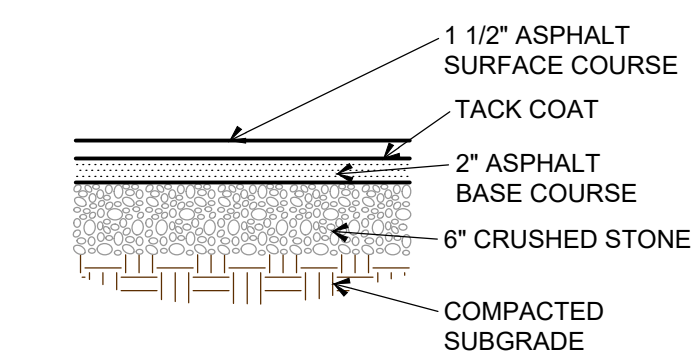
SILT FENCE

SCALE: N.T.S.



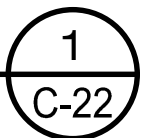
NOTES

- REFER TO GRADING PLAN C-21 FOR AREA OF NEW CUT AND STANDARD PAVING PER DETAIL BELOW.



STANDARD DUTY ASPHALT PAVEMENT

SCALE: 3/4" = 1'-0"



New Parking Area for:

Rural Health Services Consortium

737 E. Sevier Ave.
Kingsport, TN 37660



130 Regional Park Dr.
Kingsport, TN 37660
Phn (423) 349-7760
Fax (423) 349-7413
www.grcinc.com

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SITE GRADING & EROSION CONTROL DETAILS

C-22

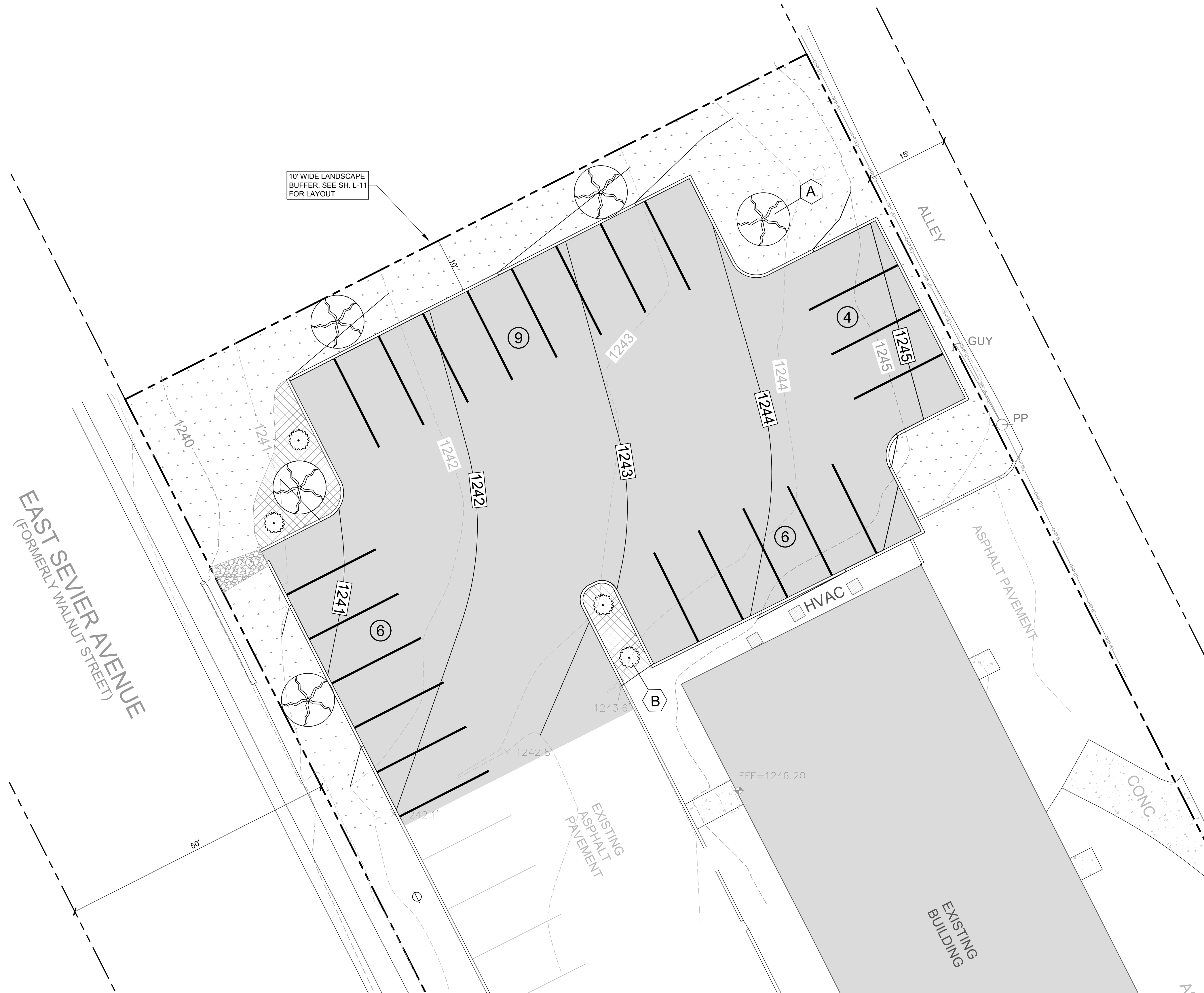
LEGEND

PROPERTY LINE THIS PROJECT	---
ADJACENT PROPERTY LINE	---
EXISTING CONTOUR MINOR	--- 1241 ---
EXISTING CONTOUR MAJOR	--- 1245 ---
EXISTING SPOT ELEVATION	x 1242.1
PROPOSED CONTOUR MINOR	--- 1241 ---
PROPOSED CONTOUR MAJOR	--- 1245 ---
PROPOSED NEW GRASS/SOD	[Pattern]
PROPOSED NEW LANDSCAPE BED	[Pattern]

LANDSCAPE NOTES

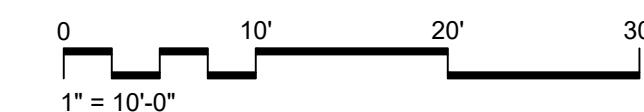
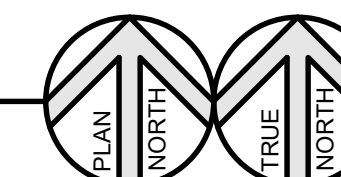
- SEE SITE GRADING & UTILITIES PLAN FOR SETBACKS, EASEMENTS, ZONING, AND LAND USE.
- SEE SHEET C-21 FOR ALL PAVED AREAS. NEW AND EXISTING PAVED AREAS MAY NOT BE DELINEATED FROM ONE ANOTHER ON THIS SHEET.
- ALL AREA INSIDE CURB LINE OF ADJACENT CITY STREETS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION (AND NOT DELINEATED TO RECEIVE PLANTING BED) SHALL BE SEEDED.
- NO PLANTING MATERIAL SHALL BE SUBSTITUTED WITHOUT ARCHITECT'S PRIOR WRITTEN CONSENT.
- UNLESS NOTED OTHERWISE, ALL PLANTING BEDS SHALL BE MOUNTED 6" ABOVE TOP OF ADJACENT CURB OR WALK.
- LANDSCAPE CONTRACTOR SHALL ARRANGE ALL PLANTS AND STAKE LOCATIONS OF ALL TREES, AND CONTACT ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- PLANTING METHODS SHALL BE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
- ALL EXISTING ON-SITE VEGETATION NOT SPECIFICALLY DENOTED TO REMAIN OR BE RELOCATED SHALL BE REMOVED.
- IN LOCATIONS WHERE MULCHED PLANTING BEDS ABUT GRASSY AREAS, EDGE OF BED SHALL RECEIVE 1/8" x 4" ALUMINUM (MILL FINISH) EDGING EQUAL TO "PERMALOC" OR "RYERSON STEEL", INSTALL PER MANUFACTURER'S RECOMMENDATIONS, WITH TOP OF EDGING MAXIMUM 1" ABOVE EARTH.
- ALL NEW PLANTING MATERIAL SHALL BE FERTILIZED WITH "STA-GREEN NURSERY SPECIAL" OR ARCHITECT APPROVED FERTILIZER IN DOSAGE SUGGESTED BY MANUFACTURER. ALL NEW AND EXISTING TREES SHALL ADDITIONALLY RECEIVE ONE-YEAR FERTILIZER CAPSULES BY SAME MANUFACTURER IN RECOMMENDED DOSAGE.
- ALL MATERIAL TO BE REMOVED BY CONTRACTOR SHALL BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL PLANTING BEDS SHALL RECEIVE ONE LAYER TO FULL COVERAGE OF WEED CONTROL FABRIC EQUAL TO "DEWITT WEED BARRIER", COMMERCIAL GRADE.
- ALL PLANTING BEDS SHALL RECEIVE 3" MINIMUM DEPTH OF "MINI-PINE BARK NUGGETS".
- ALL AREAS DENOTED AS SOD SHALL RECEIVE FESCUE SOD SYSTEM.
- APPX. 8,275 FT² NEW PAVED AREAS.

PLANTING SCHEDULE				
KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE
(A)	OCTOBER GLORY MAPLE	ACER RUBURM	5	2" CAL.
(B)	LIME LIGHT HYDRANGEA	HYDRANGEA PANICULATA	2	5 GAL.



LANDSCAPE PLAN

SCALE: 1" = 10'-0"



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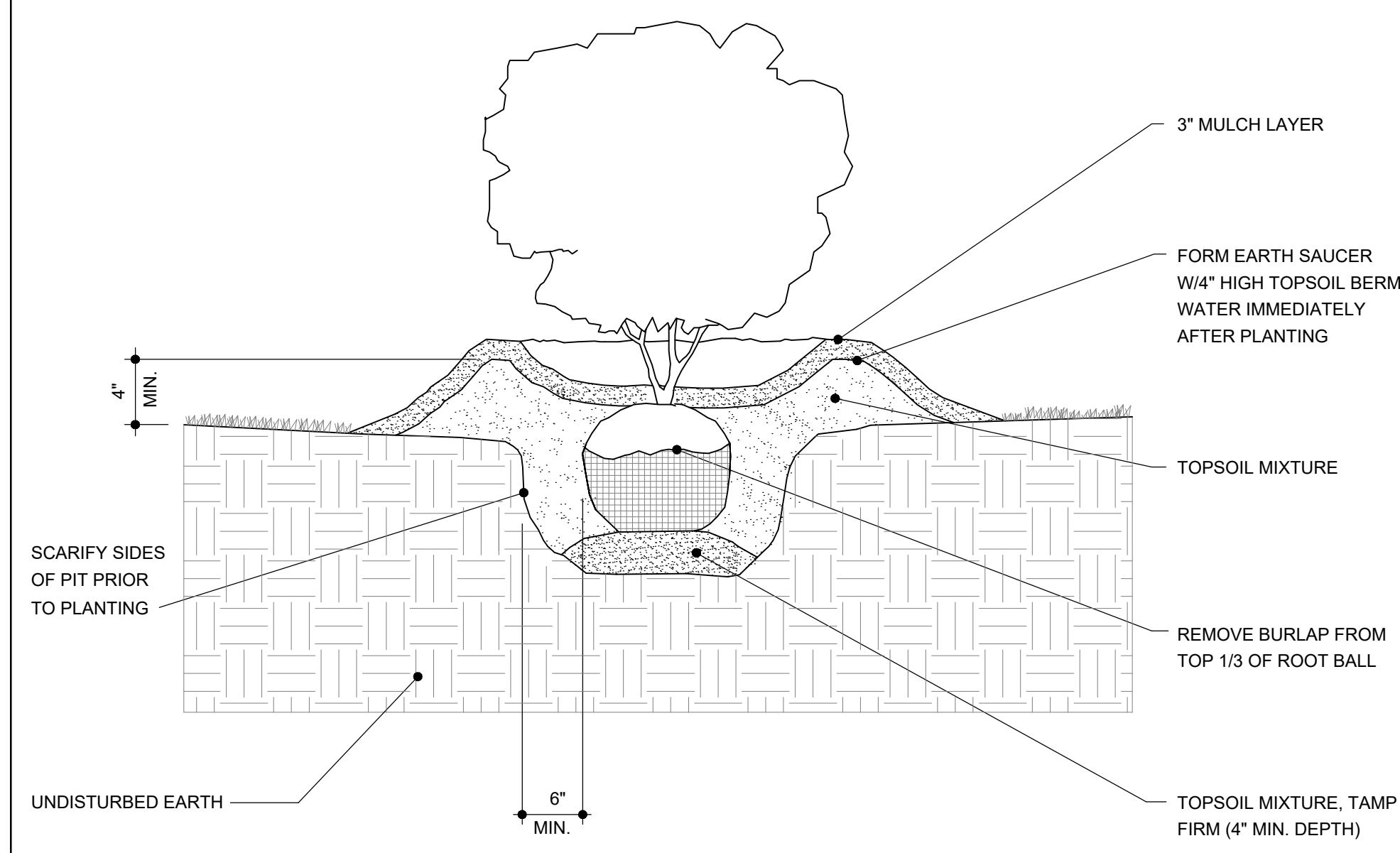


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LANDSCAPE PLAN

L-11

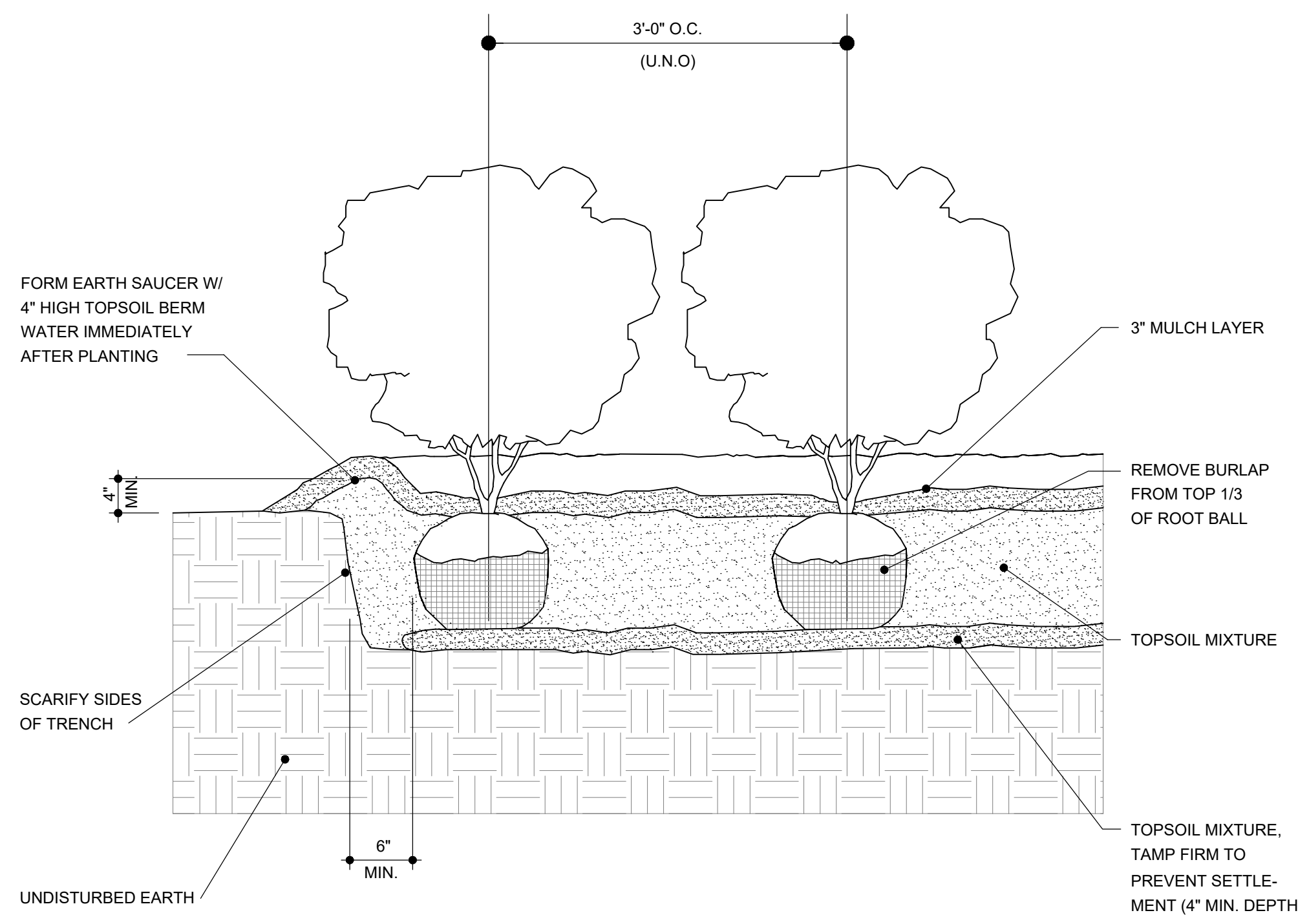
SEE GENERAL NOTES AND NOTES ON TREE PLANTING FOR ADDITIONAL INFORMATION.



SHRUB PLANTING
NOT TO SCALE

3
L-12

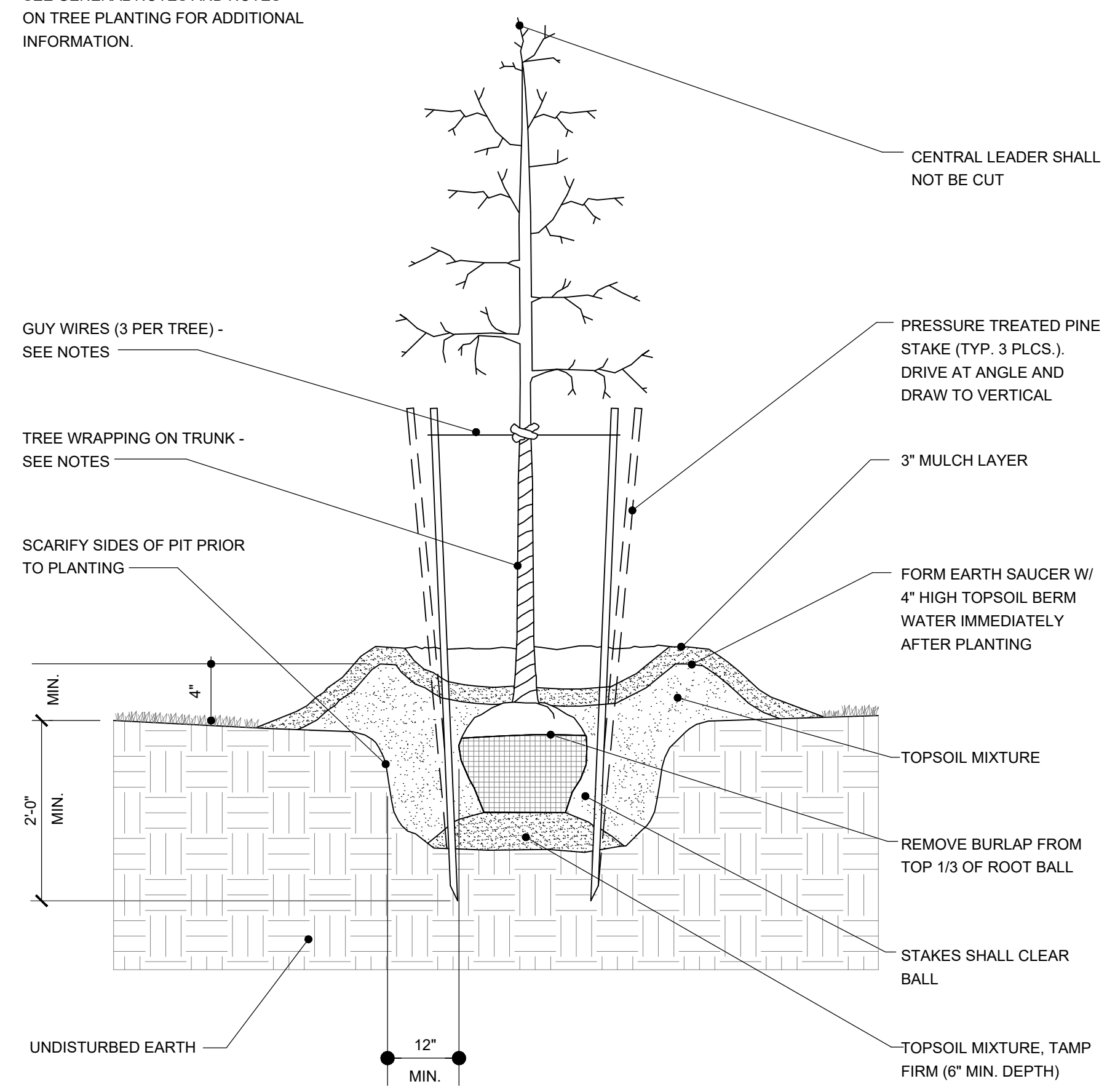
SEE GENERAL NOTES AND NOTES ON TREE PLANTING FOR ADDITIONAL INFORMATION.



TRENCH PLANTING FOR SHRUBS
NOT TO SCALE

2
L-12

SEE GENERAL NOTES AND NOTES ON TREE PLANTING FOR ADDITIONAL INFORMATION.



PLANTING FOR TREES UP TO 3" CALIPER
NOT TO SCALE

1
L-12

New Parking Area for:

Rural Health Services Consortium

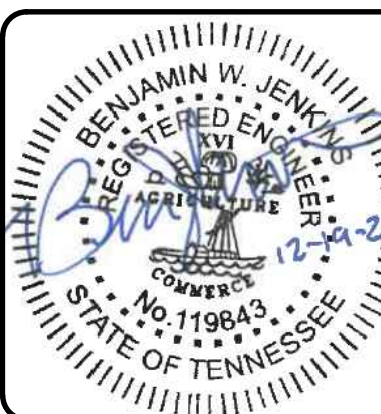
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LANDSCAPE
DETAILS

L-12

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

January 4, 2024, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Tracey Cleek

Joe White

Wes Combs

Members Absent:

Bill Sumner

Calvin Clifton

Staff Present:

Lori Lane

Ken Weems

Jessica McMurray

Visitors:

Kattie Casebolt

Jim Summers

Mr. Ken Weems called the meeting to order at 12:03p.

Mr. Ken Weems explained the meeting procedures.

Ms. Lori Lane conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

Public Hearing:

Case: BZA23-0385 – The owner of property located at 3747 Hemlock Park Circle, Control Map 077J, Group B, Parcel 46.00 requests a 14 foot front yard variance to Sec. 114-183(e)(1)c for the purpose of constructing a new single family home. The property is zoned R-1B, Residential District.

Ms. Kattie Casebolt presented the case to the Board. Ms. Casebolt stated that the purpose of the request is to construct a new single family home. Ms. Casebolt explained a detached enclosed garage is currently located on the property and it is the wish of the property owner to construct a single family home to be attached to the garage. Ms. Casebolt continued to explain that the property is located on a cul-de-sac bulb, however the cul-de-sac was never constructed and she does not believe it will ever be constructed. Ms. Casebolt further explained in order to meet zoning regulations, attach the home to the garage and maintain harmony in the neighborhood the property owner is requesting a 14 foot front yard variance.

Mr. Jim Summers, a resident of the neighborhood, asked if sold, would the home and garage be sold together. Ms. Casebolt responded, yes and explained the home and garage will be attached. Mr. Summers then asked if the city would check water pumps as they have dealt with excessive standing water in the past. Mr. Weems explained that those items are addressed in the permitting process.

Mr. Ken Weems, seeing no one wishing to speak further on the item, closed the public hearing.

Adjudication of Cases:

Case: BZA23-0385 – The owner of property located at 3747 Hemlock Park Circle, Control Map 077J, Group B, Parcel 46.00

MOTION: made by Mr. Combs, seconded by Mr. White, to grant the requested 14 foot front yard variance to Sec. 114-183(e)(1)c for the purpose of constructing a new single family home in adherence with the site plan presented.

VOTE: 3-0 to approve the request.

BUSINESS:

MOTION: made by Mr. Wes Combs, seconded by Ms. Tracey Cleek, to approve the Kingsport Board of Zoning Appeals minutes for December 7, 2023.

With no further business the meeting was adjourned at 12:16 p.m.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator