



REGIONAL PLANNING COMMISSION MEETING AGENDA

**Thursday, March 16, 2023 at 5:30 PM
City Hall, 415 Broad Street, 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. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) February 13, 2023 Work Session Minutes
- [2.](#) February 16, 2023 Regular Meeting Minutes

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. NEW BUSINESS

- [1.](#) Surplus Request New Street (PLNCOM23-0059). The Commission is requested to declare city-owned property along New Street as surplus property. (Garland)
- [2.](#) Magnolia Ridge Phase 1 Final (RESDEV23-0005) The Commission is requested to grant final subdivision approval for the Magnolia Ridge Phase 1 development contingent upon completion of construction (Garland)
- [3.](#) Division of Duckworth Property (MINSUB23-0068). The Commission is requested to grant final subdivision approval along with an accompanying irregular lot shape variance. (Garland)

VI. UNFINISHED BUSINESS

VII. OTHER BUSINESS

- [1.](#) March Subdivision Letter

VIII. ADJOURN

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

City Hall
415 Broad Street, Kingsport, TN 37660

February 13, 2023

12:00 noon

Members Present

Sam Booher
Pat Breeding
John Moody
Sharon Duncan
Paula Stauffer

Members Absent

James Phillips
Phil Rickman
Travis Patterson

Staff Present

Ken Weems, AICP
Savannah Garland
Jessica McMurray
Dave Harris

Visitors

none

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the January 17, 2023 work session or the January 19, 2023 regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

- 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.

Hunts Crossing Bond extension (PLNCOM22-0031). The Commission is requested to extend the Hunts Crossing irrevocable letter of credit for a period of one year. Staff stated that the developer has requested a bond extension for the remaining Phase 1 improvements. Staff noted that the new letter of credit will have a performance date of Dec 8, 2023 and an expiration date of Mar 8, 2024. No official action was taken.

- V. UNFINISHED BUSINESS**

- VI. NEW BUSINESS**

- 1. Oak Street Rezoning (REZONE23-0031).** The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning. Staff noted that the site is approximately .7 acres in size and that the R-4, Medium Density Apartment District zone has been requested. Staff stated that the current zoning of the site contains the R-2, Two Family District; B-3, Highway Oriented Business District; and R-1B, Residential District. Staff stated that the purpose of the request is to locate 12 residential units on the property. The applicant indicated that the housing would primarily focus on serving the elderly

and disabled. Staff noted that the submitted zoning development plan conforms to the R-4 standard. No official action was taken.

2. **Shipp Springs Annexation (ANNEX21-0136).** The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the annexation, zoning, and plan of services for the Shipp Springs Annexation. Staff identified the location of the request off of Shipp Springs Road. Staff stated that the proposed zoning for the site is the R3, Medium Density Apartment District. Staff stated that the annexation is necessary for the development of 281 single family homes and 300 apartment units on the site. Staff noted that the plan of services is standard and that there are no roads in the annexation area, Staff noted that due to city water and sanitary sewer already serving the property, the cost of the annexation is minimal. No official action was taken.
3. **Groseclose Development Preliminary (RESDEV22-0142).** The Commission is requested to grant contingent preliminary approval for the subdivision. Staff described the details of the proposed major subdivision to the Commission. Staff stated that the proposal's main entrance would be off of Shipp Springs Road and that an emergency ingress/egress point is proposed to connect to existing right-of-way off of Woodmont Avenue. Staff stated that a sole K-value variance has been requested for the intersection in the southeast side of the proposal. Staff reviewed the local, residential, and alley cross sections as proposed. No official action was taken.
4. **Hunts Crossing Phase 3 Final (MINSUB23-0006).** The Commission is requested to grant contingent final approval for the Hunts Crossing Phase 3 subdivision. Staff stated that this side of the Hunts Crossing Development is being constructed from the Shadyside Drive side of the development. Staff stated that the proposal has a bond that would be considered as the next item on the agenda. Staff further stated that the proposal would further develop the new streets that already have preliminary approval. Staff showed the four new lots that would result from the final approval. No official action was taken.
5. **Hunts Crossing Phase 3 Bond (MINSUB23-0006).** The Commission is requested to approve an irrevocable letter of credit for the Hunts Crossing Phase 3 subdivision. Staff stated that approval of a bond (irrevocable letter of credit) for phase 3 in the amount of \$49,974.17 has been requested by the developer. No official action was taken.
6. **2023 Sullivan County Minor Zoning Text Amendments (PLNCOM23-0028).** The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of passing the zoning text amendment. Staff summarized the Sullivan County request, stating that two proposals are up for a recommendation. Staff stated that the county needs to make changes to their zoning code to eliminate the words "enforcement duty or" from their zoning regulations since it is already mandatory for local government to enforce the stormwater management plan. Additionally, staff noted that they are distinguishing between major and minor home occupation provisions to ensure applicants know when it can be approved by staff and when proposals must be considered by the County BZA. No official action was taken.

VII. OTHER BUSINESS

Receive February Subdivision Letters

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:40 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

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

City Hall
415 Broad Street, Kingsport, TN 37660

February 16, 2023

5:30 p.m.

Members Present

Sam Booher
Pat Breeding
Sharon Duncan
Travis Patterson
John Moody

Members Absent

Paula Stauffer
Phil Rickman
James Phillips

Staff Present

Ken Weems, AICP
Savannah Garland
Jessica McMurray
Dave Harris

Visitors

Ed Mahaffey	Fred Baker
Emily Chase	Terry Cunningham
Ed Faigle	Brendlyn Larkin
Faye Calhoun	Melinda Parsons
Cody McCrary	Lalita Lombardo
Jean Walker	Karen Kayros
Mary McCrary	Billie Wisecarver
Angie Shelton	Phyllis Kilgore
Pam Ketron	Eddie Grills
Jessica Harmon	Bart Rowlett
Joanne Kilgore	Vicky Fleenor
Ramona Dingus	Ron Dingus
James McGee	Lisa McGee
Susan Adesman	Inez Glauer
Larry Glauer	Mary Gail
Carbara Fouse	

At 5:30 p.m., Chairman Booher called the meeting to order, introduced the Commission and staff, and summarized meeting procedures. The Chairman called for approval of the agenda. A motion was made by Sharon Duncan, seconded by John Moody, to approve the agenda as presented. The motion passed unanimously, 5-0. The Chairman inquired as to whether anyone on the Commission identified any changes to the minutes from the January 17, 2023 work session or the January 19, 2023 regular meeting. With no corrections identified, a motion was made by Pat Breeding, seconded by John Moody, to approve the minutes from the January 17, 2023 work session and the January 19, 2023 regular meeting. The motion passed unanimously, 5-0.

- 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.

Hunts Crossing Bond extension (PLNCOM22-0031). The Commission is requested to extend the Hunts Crossing irrevocable letter of credit for a period of one year. Staff stated that the developer has requested a bond extension for the remaining Phase 1 improvements. Staff noted that the new letter of credit will have a performance date of Dec 8, 2023 and an expiration date of

Mar 8, 2024. Staff inquired as to whether anyone on the Commission desired a presentation or any more information on the proposal. With no additional information requested, a motion was made by Sharon Duncan, seconded by John Moody to approve the consent agenda as presented. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. **Oak Street Rezoning (REZONE23-0031).** The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning. Staff noted that the site is approximately .7 acres in size and that the R-4, Medium Density Apartment District zone has been requested. Staff stated that the current zoning of the site contains the R-2, Two Family District; B-3, Highway Oriented Business District; and R-1B, Residential District. Staff stated that the purpose of the request is to locate 12 residential units on the property. The applicant indicated that the housing would primarily focus on serving the elderly and disabled. Staff noted that the submitted zoning development plan conforms to the R-4 standard. The Chairman opened the item for public comment. An opposing comment was received about the view of Bays Mountain being blocked by the multifamily proposal. A motion was made by Sharon Duncan, seconded by Pat Breeding, to send a positive recommendation to the Board in support of the rezoning. The motion passed unanimously, 5-0.
2. **Shipp Springs Annexation (ANNEX21-0136).** The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the annexation, zoning, and plan of services for the Shipp Springs Annexation. Staff identified the location of the request off of Shipp Springs Road. Staff stated that the proposed zoning for the site is the R3, Medium Density Apartment District. Staff stated that the annexation is necessary for the development of 281 single family homes and 300 apartment units on the site. Staff noted that the plan of services is standard and that there are no roads in the annexation area, Staff noted that due to city water and sanitary sewer already serving the property, the cost of the annexation is minimal. The Chairman opened the public comment for the item. With no public comment being received about the annexation itself, the Chairman closed public comment. A motion was made by Sharon Duncan, seconded by Pat Breeding, to send a positive recommendation to the Board for the annexation, zoning, and plan of services for the annexation. The motion passed unanimously, 5-0.
3. **Groseclose Development Preliminary (RESDEV22-0142).** The Commission is requested to grant contingent preliminary approval for the subdivision. Staff described the details of the proposed major subdivision to the Commission. Staff stated that the proposal's main entrance would be off of Shipp Springs Road and that an emergency ingress/egress point is proposed to connect to existing right-of-way off of Woodmont Avenue. Staff stated that a sole K-value variance has been requested for the intersection in the southeast side of the proposal. Staff reviewed the local, residential, and alley cross sections as proposed. The Chairman opened the item for public comment. A total of 17 people spoke against the request. The opposing comments focused on concerns about the emergency access through Woodmont Avenue and construction deliveries being made through the same access point. A total of 2 people spoke in favor of the request, citing the need for more housing in the city. A motion was made by Pat Breeding, seconded by Travis Patterson, to grant preliminary approval along with the 3 point K Value variance, contingent upon annexation of the property. The motion passed unanimously, 5-0.

4. **Hunts Crossing Phase 3 Final (MINSUB23-0006).** The Commission is requested to grant contingent final approval for the Hunts Crossing Phase 3 subdivision. Staff stated that this side of the Hunts Crossing Development is being constructed from the Shadyside Drive side of the development. Staff stated that the proposal has a bond that would be considered as the next item on the agenda. Staff further stated that the proposal would further develop the new streets that already have preliminary approval. Staff showed the four new lots that would result from the final approval. A motion was made by Pat Breeding, seconded by Travis Patterson, to grant phase 3 final approval contingent upon the irrevocable letter of credit being received. The motion passed unanimously, 5-0.
5. **Hunts Crossing Phase 3 Bond (MINSUB23-0006).** The Commission is requested to approve an irrevocable letter of credit for the Hunts Crossing Phase 3 subdivision. Staff stated that approval of a bond (irrevocable letter of credit) for phase 3 in the amount of \$49,974.17 has been requested by the developer. A motion was made by Pat Breeding, seconded by Travis Patterson, to approve the use of an irrevocable letter of credit in the amount of \$49,974.17 for the remaining improvements to phase 3. The motion passed unanimously, 5-0.
6. **2023 Sullivan County Minor Zoning Text Amendments (PLNCOM23-0028).** The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of passing the zoning text amendment. Staff summarized the Sullivan County request, stating that two proposals are up for a recommendation. Staff stated that the county needs to make changes to their zoning code to eliminate the words “enforcement duty or” from their zoning regulations since it is already mandatory for local government to enforce the stormwater management plan. Additionally, staff noted that they are distinguishing between major and minor home occupation provisions to ensure applicants know when it can be approved by staff and when proposals must be considered by the County BZA. A motion was made by Sharon Duncan, seconded by John Moody, to send a positive recommendation to the Sullivan County Commission in support of the proposed zoning text amendment. The motion passed unanimously, 5-0.

VII. OTHER BUSINESS

Receive February Subdivision Letters

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:40 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

Property Information	Surplus Request		
Address	251 New Street		
Tax Map, Group, Parcel	Tax Map 046I, Group E, Parcel 023.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Retail/Commercial (Parking lot)		
Acres	+/- .6		
Applicant #1 Information		Intent	
Name: City of Kingsport		Intent: To declare Tax Map 046I Group E Parcel 23 as surplus property by the City of Kingsport. Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
Address: 415 Broad Street			
City: Kingsport			
State: TN	Zip Code: 37660		
Phone Number: (423) 229-9485			
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends declaring 1324 Midland Drive as surplus:</p> <ul style="list-style-type: none"> Request reviewed by all city departments <p>Staff Field Notes and General Comments:</p> <p>The City is requesting that the Planning Commission declare Tax Map 046I Group E Parcel 23 as surplus property. The requested area is located off New Street. There is an existing catch basin and storm pipe that connects to the public storm water system on New St. These assets should convey with the property. All city departments and utility providers have reviewed the request and see no need to retain this property as city property.</p> <p>Staff recommends that the Planning Commission declare 251 New Street as surplus property due to the City seeing no future use for the property.</p>			
Planner:	Garland	Date: 2/14/2023	
Planning Commission Action		Meeting Date:	March 17, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Surplus Request**

ADDRESS	251 New Street
DISTRICT, LAND LOT	Sullivan County
	11th Civil District, TM 046I Group E, Parcel 23
OVERLAY DISTRICT	N/A
CURRENT ZONING	B-2
PROPOSED ZONING	No Change
ACRES	+/- .6
EXISTING USE	Parking lot
PROPOSED USE	Public

PETITIONER 1: City of Kingsport
415 Broad St., Kingsport, TN 37660

INTENT

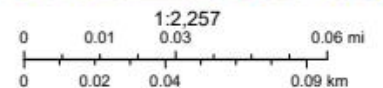
To declare Tax Map 046I Group E Parcel 23 as surplus property by the City of Kingsport.

Site Map



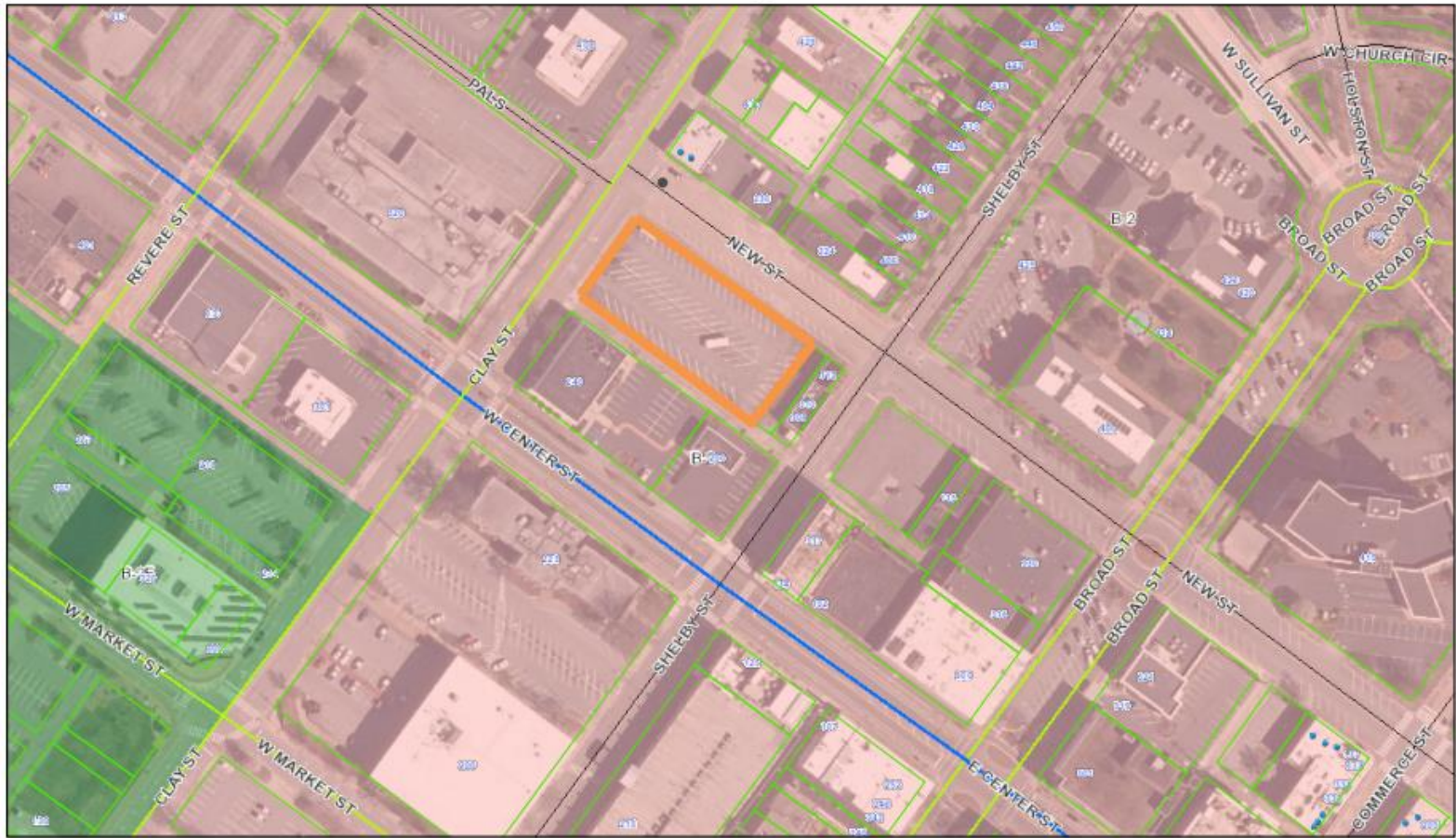
2/22/2023, 3:32:06 PM

Sullivan County Parcels Jan 2023 Streets
 Parcels
 Kpt 911 Address
 Urban Growth Boundary
 Minor Arterial
 Collector Street
 Local Street
 Private Street
 Interstate
 Expressway
 Major Arterial
 Ramp
 2948821.tif
 Red: Band_1
 Green: Band_2



Web AppBuilder for ArcGIS

Zoning



2/22/2023, 4:29:21 PM

Sullivan County Parcels Jan 2023

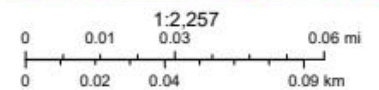
Parcels

Kpt 911 Address

City Zoning

<Null>

TA/C	A-1	B-2	B-4P	M-1	P-1	PD	PVD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2	R-1A
B-2E	B-1	B-4	GC	MX	PBD/*	PUD	R-1B



Web AppBuilder for ArcGIS

Future Land Use



2/22/2023, 4:35:14 PM

Sullivan County Parcels Jan 2023

Parcels
Kpt 911 Address

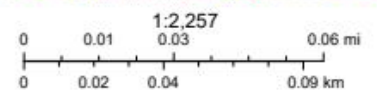
Future Land Use
Agri/Vacant

Single Family
Multi-Family
Industrial
Retail/Commercial

Public
Utilities
Urban Growth Boundary

Streets

Interstate
Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street



Web AppBuilder for ArcGIS

Utilities



2/23/2023, 9:48:31 AM

Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Sewer Mains

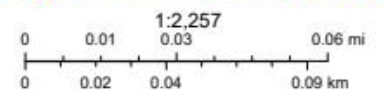
- Water Lines
- Urban Growth Boundary
- Streets
- Interstate

- Expressway
- Major Arterial
- Minor Arterial
- Collector Street

- Local Street
- Private Street
- Ramp

2948821.tif

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Web AppBuilder for ArcGIS





RECOMMENDATION:

Staff recommends that the Planning Commission declare 251 New Street as surplus property.

PROPERTY INFORMATION	Magnolia Ridge Phase 1 Final
ADDRESS	Rocky Branch Road
DISTRICT, LAND LOT	7th Civil District, TM 078, Parcel 044.00
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	18.84+/-
EXISTING USE	Vacant
PROPOSED USE	Residential

APPLICANT: Ken Bates

ADDRESS: 181 Peppertree Drive Kingsport, TN 37664

REPRESENTATIVE: Miller Land Surveying, LLC

PHONE: 423-552-5300

INTENT

The applicant is requesting phase 1 final Plan approval for the Magnolia Ridge development located off Rocky Branch Road and Glory Road.

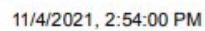
The proposal consists of 51 new lots located on 18.84 acres including a new roadway of 2.98 acres (0.46 miles).

The plan shows 25' periphery setback as well as the areas designated for open space. 11.44 acres is dedicated to open space resulting in a maximum allowance of 8 units per acre with 35% open space. This development is at 3.34 units per acre. These values are for Phase 1 and 2.

There will be two separate points of ingress/egress. One from Rocky Branch Road and one from Glory Road. Magnolia Ridge Drive is proposed as a residential street, while the rest of the new streets meet the standard for a residential lane.

A bond estimate of \$1,967,887.00 remains to cover the cost of the improvements required to meet the Minimum Subdivision Regulations.

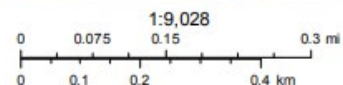
There are no variances associated with this proposal. Staff recommends granting final plat approval based upon conformance with the PD District Standards along with the retrieval of the Irrevocable Letter of Credit matching the bond amount.



☐ Lake_Pond
☐ Parcel_Conflict
☐ Parcels

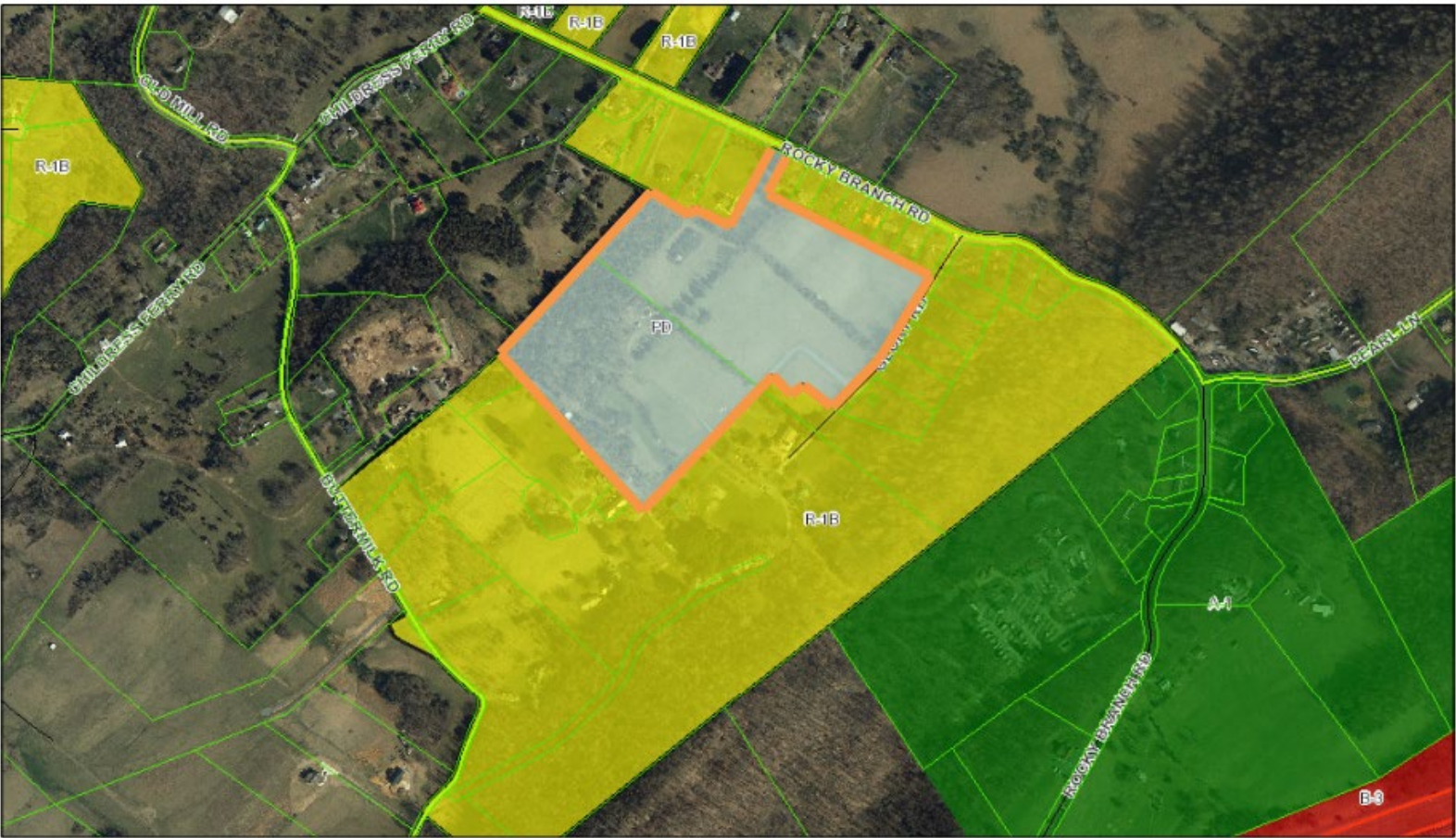
☐ Lake_Pond
☐ Parcel_Conflict
☐ Parcels

River_ROW
 River
 Street_ROW



Web AppBuilder for ArcGIS

Zoning



11/4/2021, 2:56:50 PM

Washington County Parcels

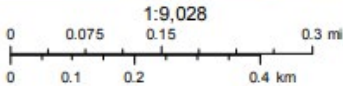
- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW

Sullivan County Parcels

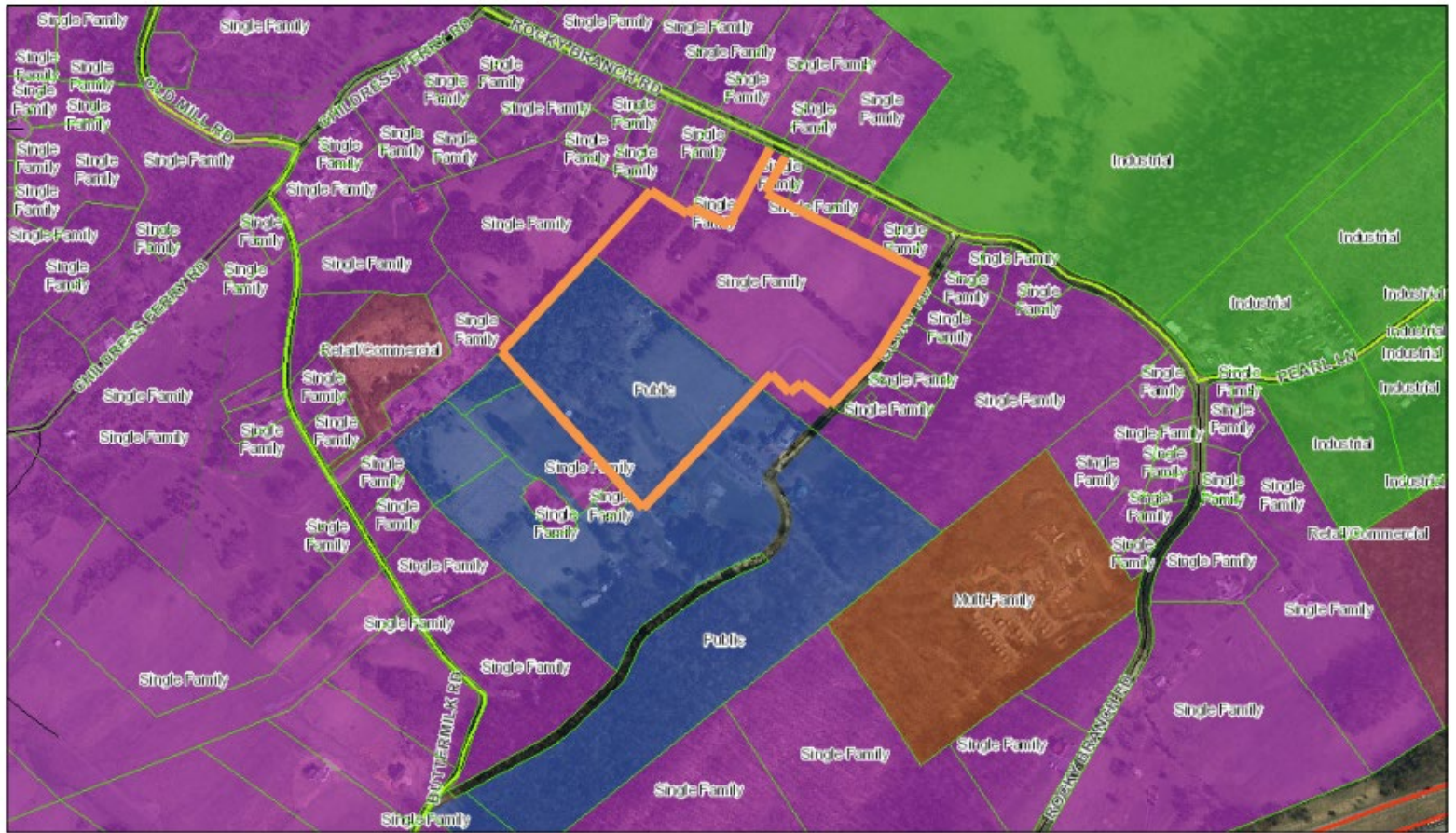
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- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW



Web AppBuilder for ArcGIS

Future Land Use



11/4/2021, 2:58:55 PM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

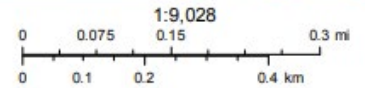
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

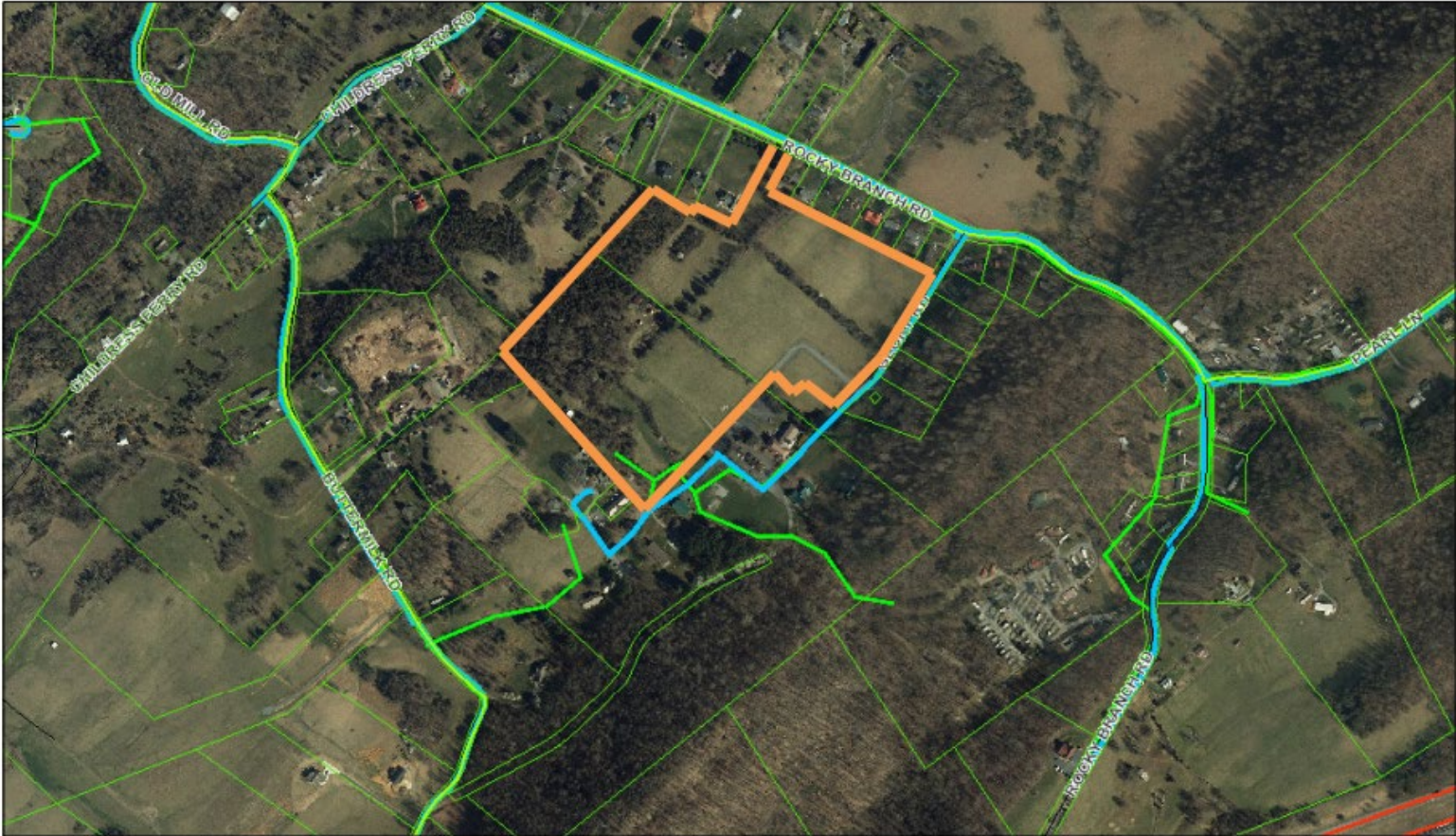
Railroad_ROW

- River
- Street_ROW



Web AppBuilder for ArcGIS

Utilities



11/4/2021, 3:00:35 PM

Washington County Parcels

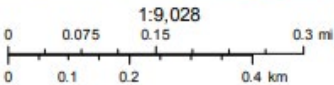
- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW

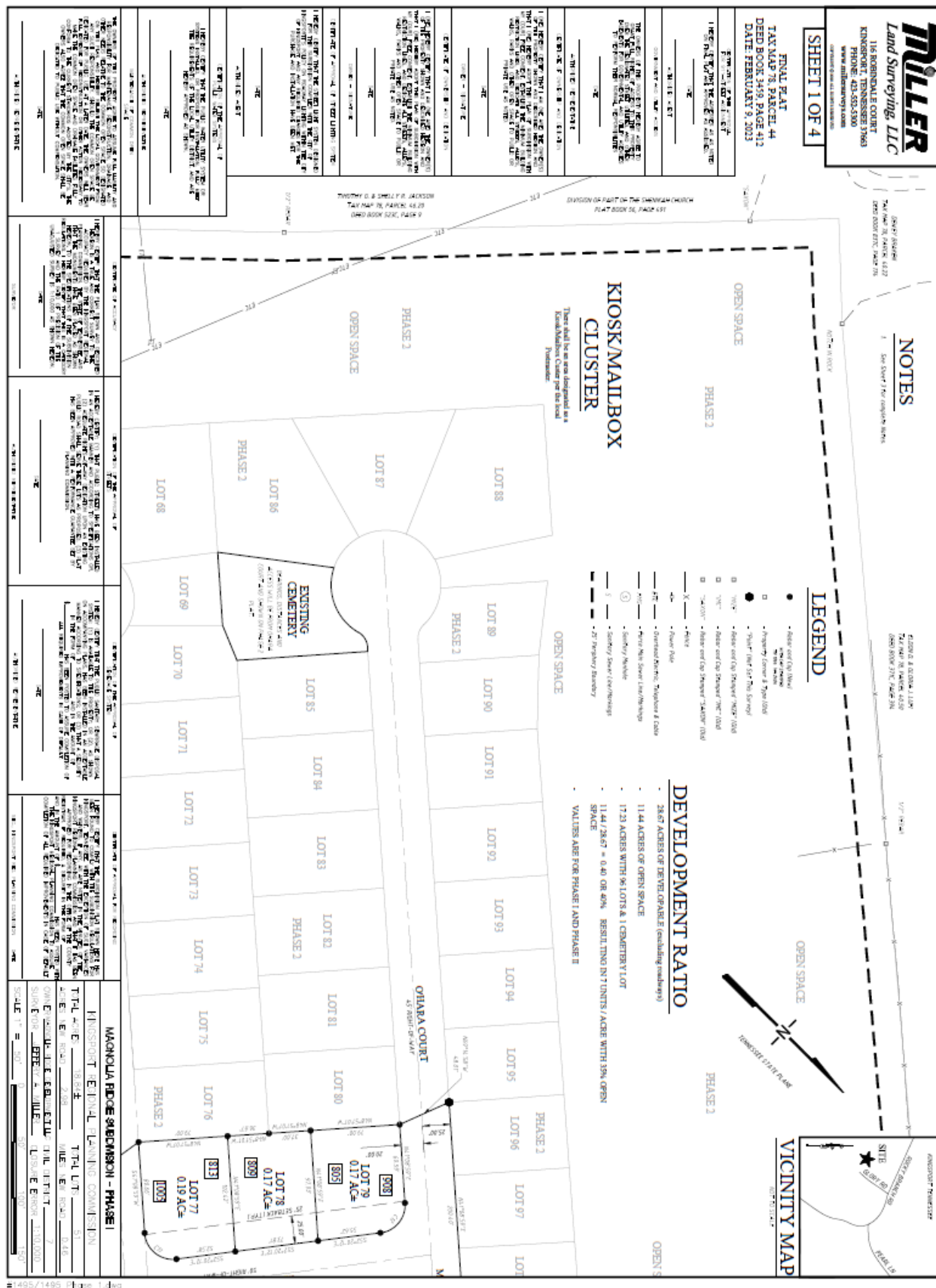
Sullivan County Parcels

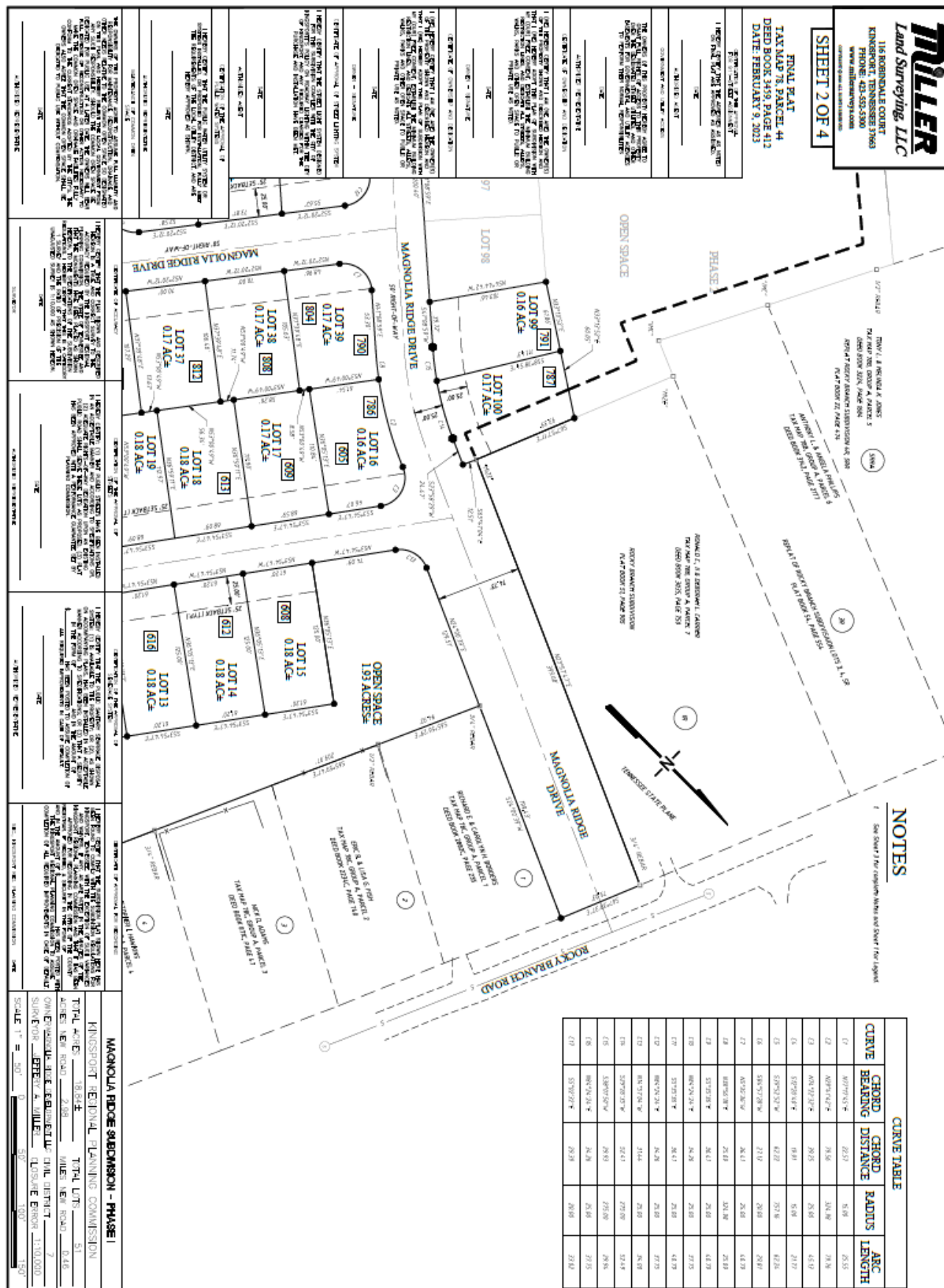
- Lake_Pond
- Parcel_Conflict
- Parcels

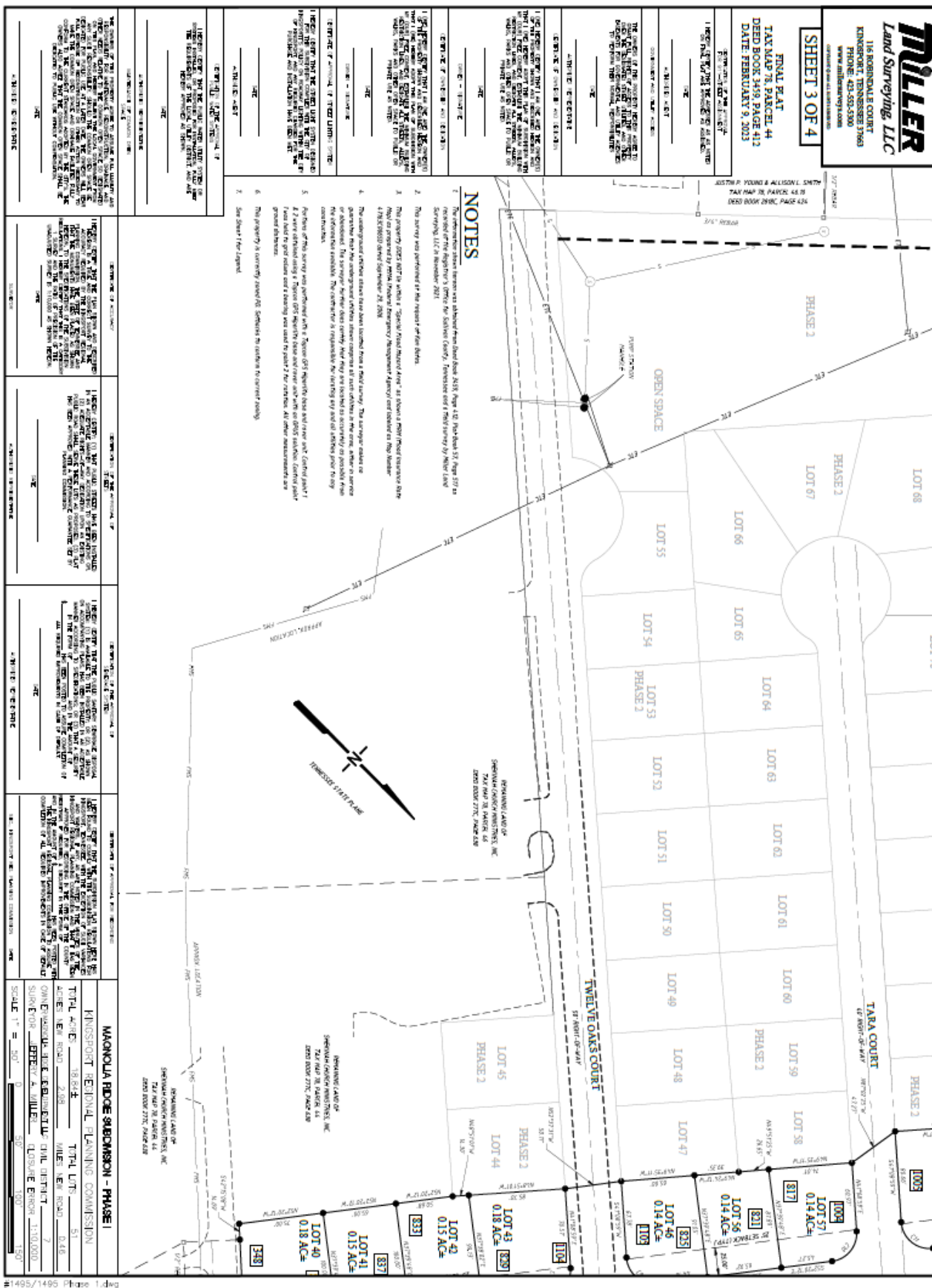
- Railroad_ROW
- River
- Street_ROW



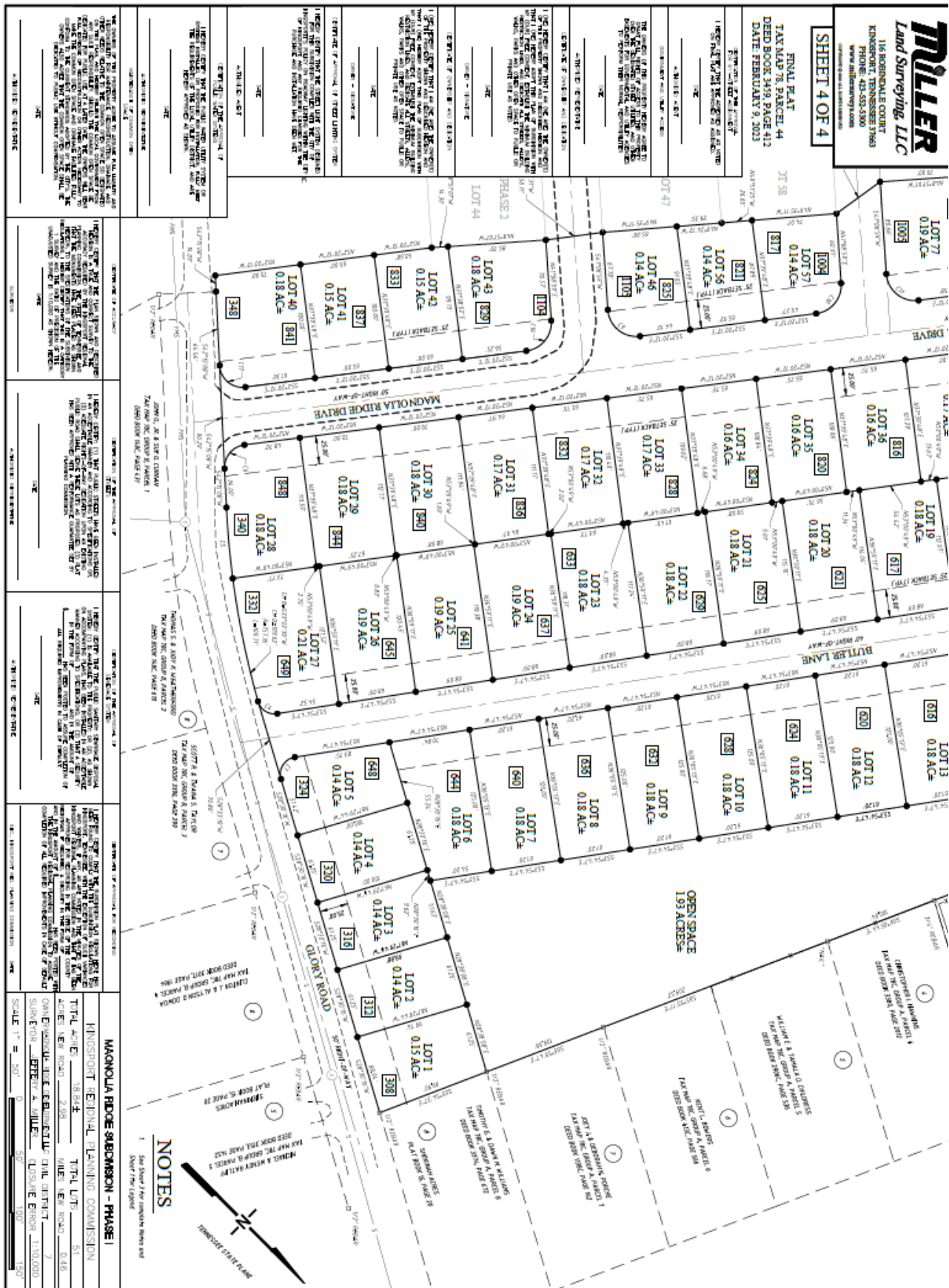
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RESDEV23-0005

RESDEV23-0005



RESDEV23-0005





Conclusion

Staff recommends approval of the Magnolia Ridge Preliminary PD plat based upon conformance to the Planned Development District Design Standards along with the retrieval of the Irrevocable Letter of Credit matching the bond amount.

Property Information	Division of Duckworth Property		
Address	335 Hemlock Road		
Tax Map, Group, Parcel	TM 77,Parcl 31.00		
Civil District	14 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 1.561		
Major or Minor / #lots	Minor - 1	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Brad & Laurie Duckworth Address: 345 Hemlock Road City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: 423-361-3825		Name: Saxon & Associates Address: 129 Otari Dr. City: Kingsport State: TN Zip Code: 37664 Email: dansaxon@chartertn.net Phone Number: 423-245-9926	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> Plat meets the minimum subdivision regulations <p>A request for the final plat of lot 1 for property located inside the City Limits has been received. The property is located off of Hemlock Road.</p> <p>The submitted plat creates a flag pole shaped lot of approximately 1.264 acres. There are 46.905 acres remaining. The parcel is zoned residential in Sullivan County. The owner is requesting an irregular lot shape variance for lot 1. This flag pole lot enables the lot to meet the 50' road frontage requirement. The access to frontage on Hemlock Rd. contains difficult terrain (steep & rocky). Sullivan County does not require variances per their subdivision regulations for flag lots. Sullivan County does require that the lot area within the buildable area of the lot must be a minimum of 1 acre in size (acreage of pipe stem not included). Owners have approval from TDEC for as subsurface sewage disposal system. The KRPC's regulations require a variance for any new lots that contain excessive depth in relation to width.</p> <p><u>Staff recommends final plat approval of the Division of Duckworth along with the associated variance based upon a difficult terrain hardship.</u></p>			
Planner:	Garland	Date: 3/13/23	
		Meeting Date:	March 16th, 2023

345 Hemlock Rd
Kingsport, TN 37663
3/7/2023

Kingsport Regional Planning Commission
201 W Market Street
Kingsport, TN 37660

Ref.: Request for Variance, 345 Hemlock Rd.; Control Map: 077; Parcel 031.00

Ladies/Gentlemen:

I wish to re-subdivide my property in order to allow building a new home for my wife and me. The current small house that is on the property, in which my wife and I currently live, will become a home for my wife's mother who is late in years and finding it more difficult to get around BUT still wants her independence. We plan to build a new home only a 100 yards away from current home so we can be close and can help my wife's mother on a daily basis.

To create a lot for the building of our new home requires access to frontage on Hemlock Rd however this is made incredibly difficult due to the topography of the land (VERY steep and rocky). Also desired is to minimize the impact on wooded land and wildlife. Given this, the most viable option is to make a "flag" lot, where the "flag pole" fronts on Hemlock RD, and utilize an easement of the current driveway (services current dwelling). This enables (a) lot to meet the frontage requirement while (b) maximizing safety and conservation, ie, do not have to cut down large beautiful trees and impact wildlife ecosystem by cutting in a new driveway on a steep hillside when a workable driveway is already in place.

Therefore, my request is to be allowed to make a 50 foot wide "flag pole" entrance from Hemlock Rd, as shown on the plat, creating an irregular shaped lot.

Many thanks for your kind consideration of my request!!!

Brad & Laurie Duckworth

Site Map



3/13/2023, 3:47:24 PM

- Sullivan County Parcels Jan 2023 Streets
- Parcels

Urban Growth Boundary

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

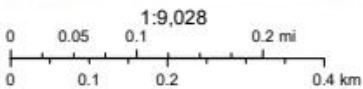
Interstate

Expressway

Major Arterial
- 2948821.tif

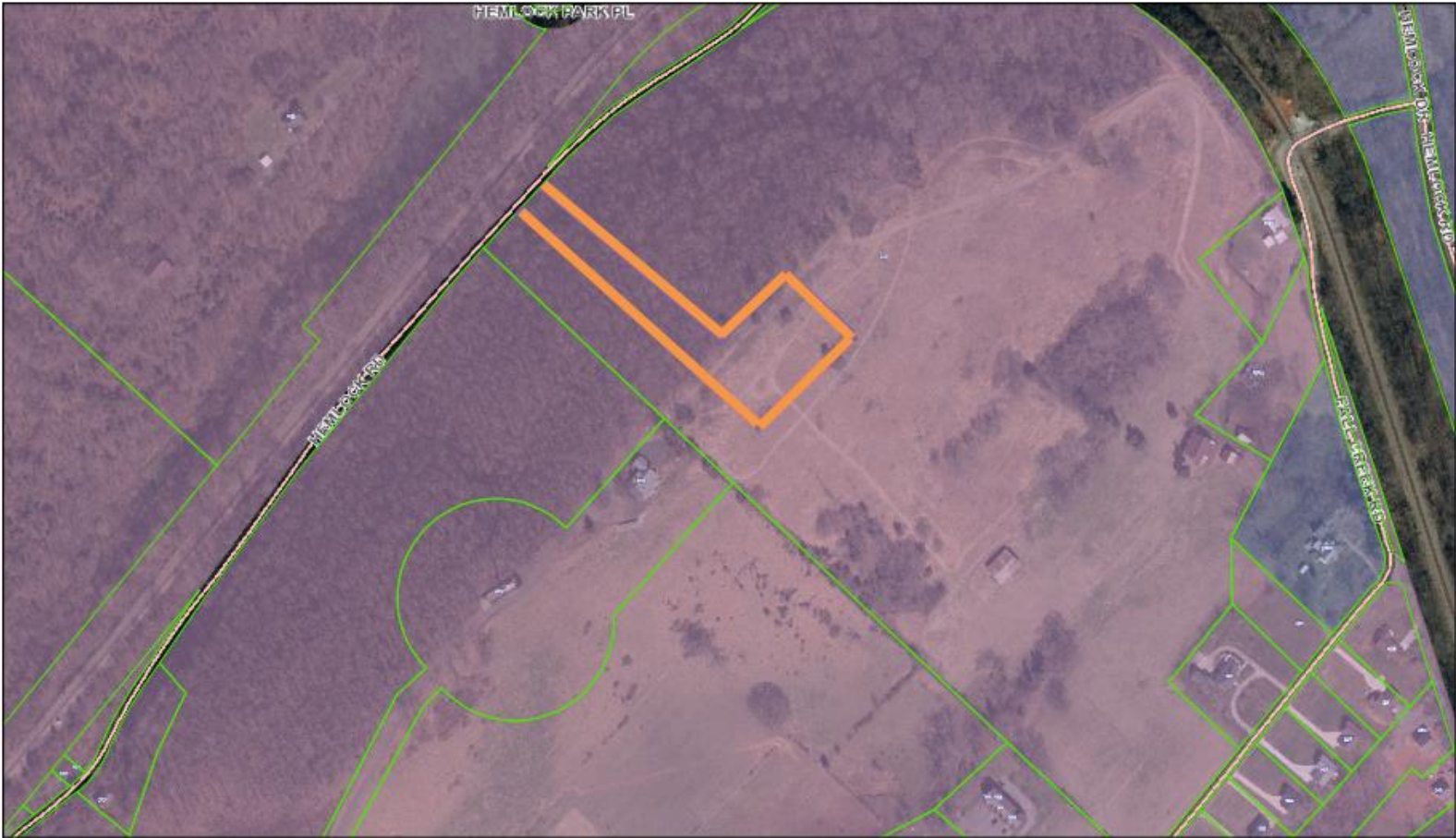
Red: Band_1

Green: Band_2



Web AppBuilder for ArcGIS

Sullivan County Zoning



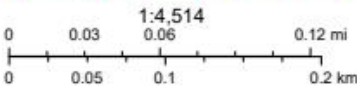
3/13/2023, 3:50:01 PM

Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Sull Co Zoning
- A-1

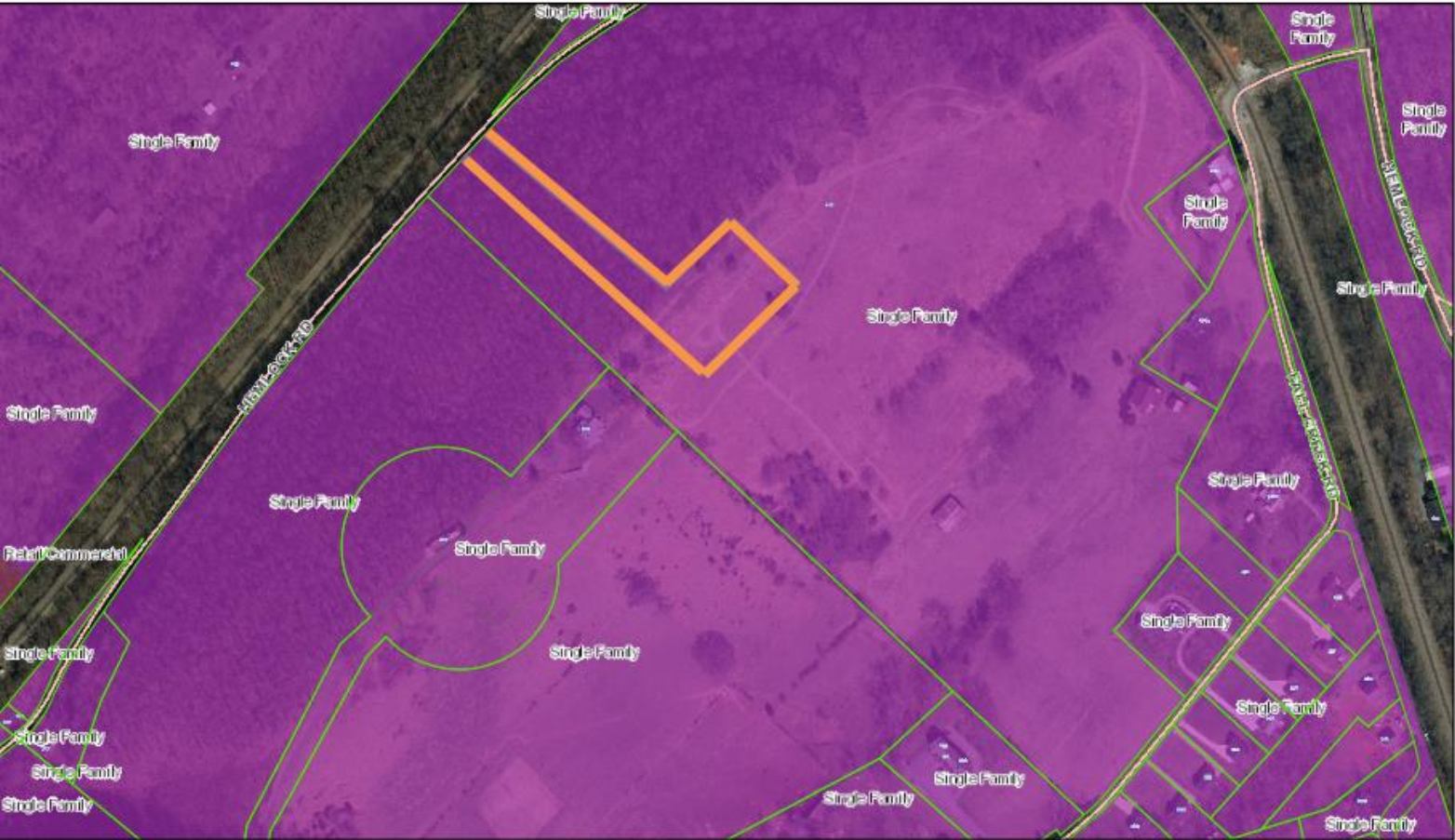
A-2	B-4	PBD/SC	R-1	R-3A
AR	M-1	PMD-1	R-2	R-3B
B-1	M-2	PMD-2	R-2A	Split
B-3	PBD-3	PUD	R-3	Urban Growth Boundary

- Streets
- Interstate
 - Expressway
 - Major Arterial



Web AppBuilder for ArcGIS

Future Land Use



3/13/2023, 3:51:43 PM

Sullivan County Parcels Jan 2023

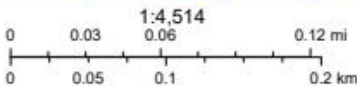
Parcels
Kpt 911 Address

Future Land Use
Agri/Vacant

Single Family
Multi-Family
Industrial
Retail/Commercial

Public
Utilities
Urban Growth Boundary

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



Web AppBuilder for ArcGIS



Conclusion

Staff recommends final plat approval of the plat Division of Duckworth Property based upon conformance to the Minimum Subdivision Regulations and the associated variance.

March 16th, 2023

Sam Booher, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

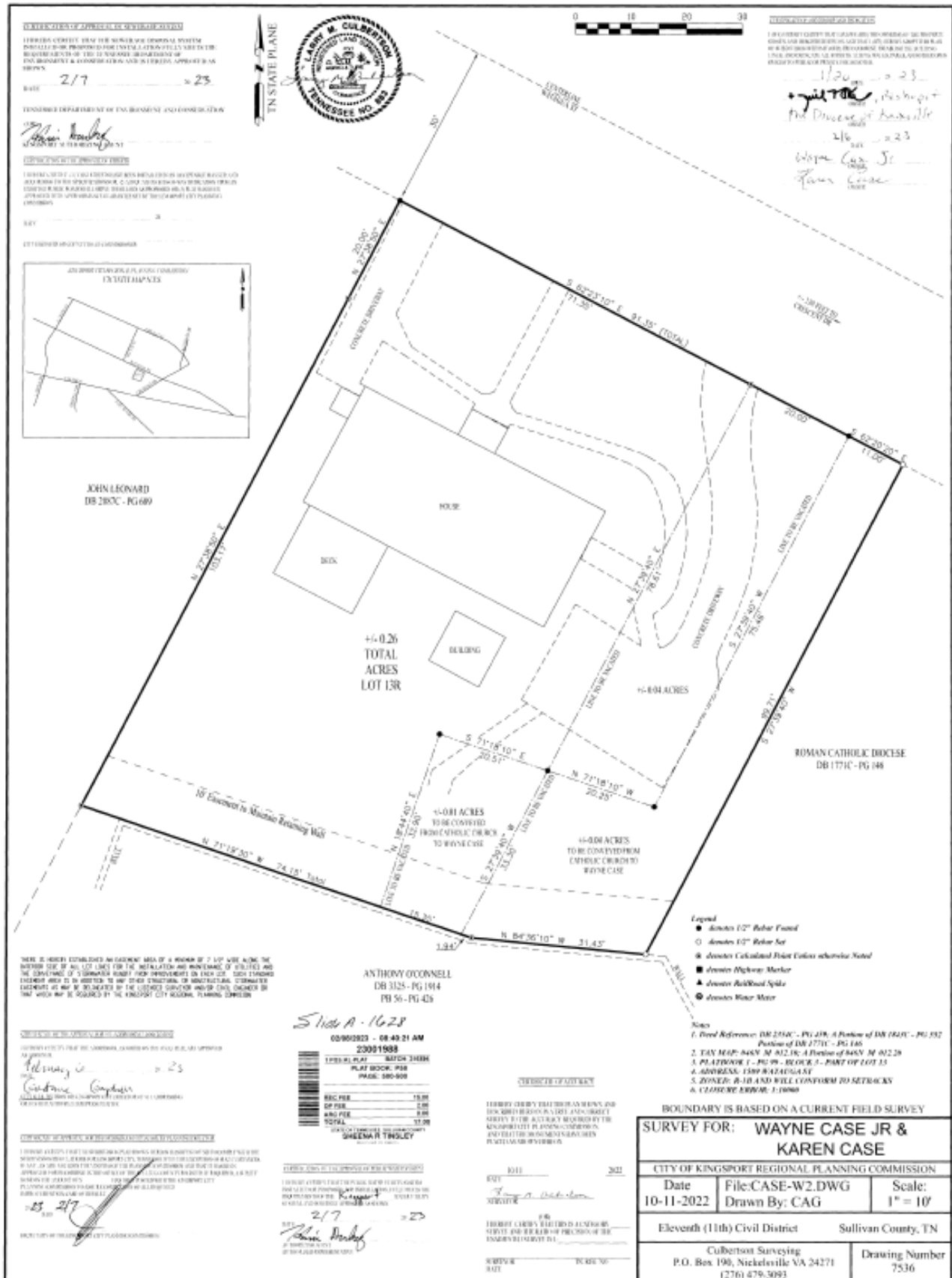
Chairman Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

1. 1509 Watauga St.
2. Miller Parke sewer easement
3. Miller Parke Division
4. Lynn Garden Properties
5. Riverbend Drive
6. E. Main St.
7. 401 Poplar Grove Rd.
8. Carver Boundary survey

Sincerely,

Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission





LEGEND

IR(O) EXISTING 5/8" IRON ROD WITH WELLS CAP
IR(N) NEW 5/8" IRON ROD
MAG(N) WITH SURVEYORS CAP "RLS 891"
MAG(N) MAG NAIL CORNER (NEW)
IP(O) EXISTING IRON PIPE
032 TAX PARCEL NUMBER
FORMER DEED LINE
EP EDGE OF PAVEMENT
CL CENTER LINE OF PAVEMENT
(RIGHT OF WAY WIDTH VARIES)

U.S. 23

WALKER STREET

FRANKLIN STREET

12' ALLEY (SEE NOTE X)

LYNN GARDEN DRIVE

033 MICHAEL A. KERNEY & SUE KERNY-QUILLAN DB 3311 PG 2077 TRACT TWO ZONED: B-3

032 LYNN GARDEN PROPERTIES, LLC DB 3311 PG 2077 TRACT TWO ZONED: B-3

031 LYNN GARDEN PROPERTIES, LLC DB 3311 PG 2077 TRACT ONE ZONED: B-3

030 MICHAEL KERNEY DB 3294 PG 1250 SECOND PARCEL ZONED: B-3

029 MICHAEL KERNEY DB 3294 PG 1250 FIRST PARCEL ZONED: B-3

028 LYNN GARDEN PROPERTIES, LLC DB 3311 PG 2097 ZONED: R-3

027 LYNN GARDEN PROPERTIES, LLC DB 3311 PG 2097 ZONED: B-3

027.50 OSBORNE FAMILY GENERAL PARTNERSHIP DB 3456 PG 1082 PB 57 PG 596

027 SCOTT C & KIRK SPINKLES PFEIFFER DB 3494 PG 1856 PB 57 PG 596

Slide A-1631
02/16/2023 - 08:35:03 AM
23002454
1 POS AL PLAT BATCH: 317237
PLAT BOOK: P68
PAGE: 509-509

REG FEE 15.00
DP FEE 0.00
TOTAL 15.00
STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENAR TINSLEY
REGISTERED DEEDS

BEFORE

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown herein.

Surveyor
Tenn. Reg. No. 481

WME & ASSOCIATES SURVEYORS
P.O. Box 465
Blountville, Tennessee 37617
423-384-4562

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the owner of the property shown and described herein and that I have consented to the dedication of the property shown and described herein to the public or private use as noted.

DATE 2-15-2023

OWNER

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE 2-15-2023

KINGSPORT AUTHORIZING REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE 2-15-2023

KINGSPORT AUTHORIZING REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION MAP SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION MAP ACT FOR THE STATE OF TENNESSEE, WITH THE EXCEPTION OF SUCH REQUIREMENTS AS MAY BE REQUIRED BY THE KINGSPORT PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY, TN REGISTRAR.

DATE 2-15-2023

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

NOTES:

1) BEARINGS ARE BASED ON PB 57 PG 596 (S13°45' E)

2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE X

3) TAX MAP 030H, GROUP D, FOR ALL PARCELS, SEE PLAT FOR INDIVIDUAL PARCEL NUMBERS

4) REFERENCE DEED: SEE PLAT FOR INDIVIDUAL PARCEL DEED REFERENCES

5) BUSINESS DISTRICT 029-033 ZONED: B-3 HIGHWAY ORIENTATED BUSINESS DISTRICT

6) BUILDING SETBACK LIMITS FOR B-3: FRONT YARD = 20' REAR YARD = 30' SIDE YARD = 0'

7) PROPERTY PARCEL 028 ZONED: R-3

8) BUILDING SETBACK LIMITS FOR R-3: NOT APPLICABLE

9) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

10) RIGHT OF WAY US 23 AND SR 36 TAKEN FROM TDDT PLANS SHEET 10 PROJECT NO. F-036-2(2)

11) A RECIPROCAL PARKING AGREEMENT AND INGRESS/EGRESS EASEMENT SHALL BE IN EFFECT FOR LOT 1 AND LOT 2.

12) 1115 LYNN GARDEN DRIVE = 911 ADDRESS.

13) FIELD BOOK: 186-8

14) ACAD FILE NAME: 23-6784 KERNEY\S8784-KERNEY.dwg

DATE: FEBRUARY 9, 2023

REVISED DATE: FEBRUARY 13, 2023

SUBDIVISION OF:

LYNN GARDEN PROPERTIES LLC

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.922 ACRES±

TOTAL LOTS 4

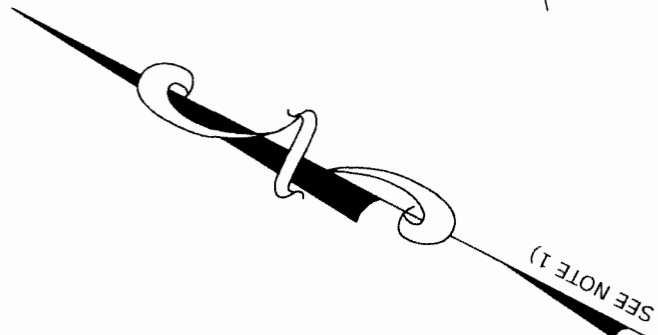
ACRES NEW ROAD 0

MILES NEW ROAD 0

OWNER MICHAEL ALBERT KERNEY et al CIVIL DISTRICT - 12th

SURVEYOR WME & ASSOCIATES CLOSURE ERROR 1:10,000

SCALE 1" = 50'



PART OF 34.79 AC.
OF THE
WILLIAM P BAILEY JR
PROPERTY
PB 52, PG 780
(17.81 AC REMAINING)

LEGEND

D.B. DEED BOOK
P.C. PAGE
N.T.S. NOT TO SCALE
AC. ACRES
P.B. PLAT BOOK
123 911 ADDRESS

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE.
- 2) PROPERTY IS ZONED P-1, R-3, & M-1R.
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 20-11766
- 6) ACAD FILE 20-11766 MILLER PARKE, LLC.DWG
- 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 8) TAX MAP 120 PART OF PARCEL 3.
- 9) PRIOR PLAT REFERENCE: P.B. 58, PG. 477.
- 10) CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111 AND OTHER LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
- 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 12) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 13) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

PART OF LOT 3
PART OF THE
WILLIAM P BAILEY JR
PROPERTY
PB 52, PG 780
(5AC REMAINING)

PART OF LOT 3
PART OF THE
WILLIAM P BAILEY JR
PROPERTY
PB 52, PG 780

PART OF LOT 3
PART OF THE
WILLIAM P BAILEY JR
PROPERTY
PB 52, PG 780

PART OF LOT 3
PART OF THE
WILLIAM P BAILEY JR
PROPERTY
PB 52, PG 780

PART OF LOT 3
PART OF THE
WILLIAM P BAILEY JR
PROPERTY
PB 52, PG 780

PART OF LOT 3
PART OF THE
WILLIAM P BAILEY JR
PROPERTY
PB 52, PG 780

PART OF LOT 3
PART OF THE
WILLIAM P BAILEY JR
PROPERTY
PB 52, PG 780

PART OF LOT 3
PART OF THE
WILLIAM P BAILEY JR
PROPERTY
PB 52, PG 780

PART OF LOT 3
PART OF THE
WILLIAM P BAILEY JR
PROPERTY
PB 52, PG 780

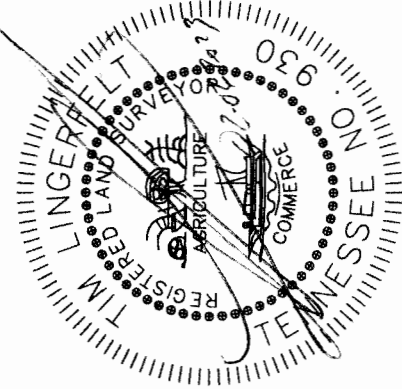
FH&P TN
PROPERTIES GP
DB 3406 PG 237

CURVE	TRANSIT	ARC LENGTH	CURVED BEARING	CURVED LENGTH
C1	25.00'	39.27'	S30°16'03"W	35.35'
C2	225.00'	102.91'	N62°10'10"E	102.02'
C3	50.00'	88.18'	N01°27'35"W	77.19'
C4	50.00'	115.26'	S61°58'39"W	91.38'
C5	75.00'	69.66'	N22°32'56"E	67.18'
C6	75.00'	80.04'	N62°10'09"E	79.35'
C7	25.00'	39.27'	N59°43'57"W	35.35'

SCALE: 1"=100'

14.198 ACRES
14TH CIVIL DISTRICT
SULLIVAN COUNTY
KINGSPORT, TENNESSEE
DATE: FEBRUARY 6, 2023

RESUBDIVISION OF THE
DIVISION OF THE MILLER
PARKE LLC PROPERTY

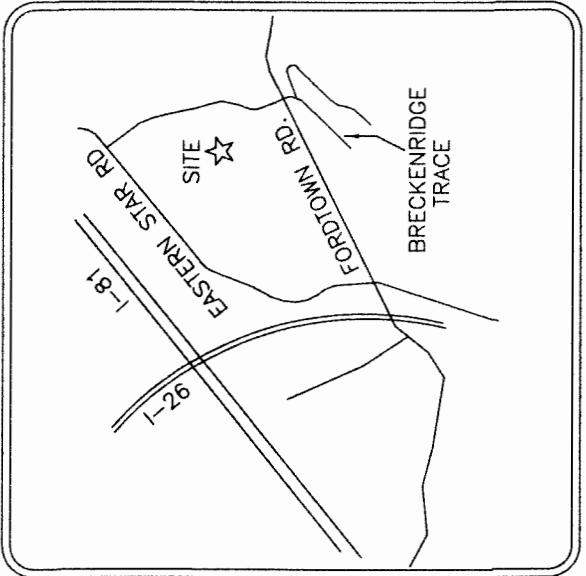


REC FEE 15.00
DP FEE 2.00
COPY FEE 8.00
TOTAL 25.00
STATE OF TENNESSEE SULLIVAN COUNTY
REGISTERED PROFESSIONAL SURVEYOR
SHEENA R TINSLEY

TRGSAL SURVEY BATCH: 317029
PLAT BOOK: P58
PAGE: 505-505

23002174
02/10/2023 - 03:45:37 PM
Side A-1630

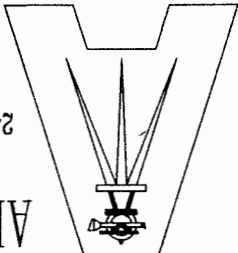
KEN WEEMS
KINGSPORT PLANNING DIRECTOR
COMPLIES WITH T.A. 13-2-401, AND
HAS BEEN APPROVED FOR RECORDING
IN THE OFFICE OF SULLIVAN COUNTY
REGISTER



LOCATION MAP
N.T.S.

MILLER PARKE, LLC
KINGSPORT, TENNESSEE

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
FAX : (423) 392-8898
E-MAIL: tinger@alleyassociates.com





* NORTH RECONCILED TO TN GRID

FLOOD NOTE:
plotting only, This property is in
Zone(s) X of the Flood Insurance
Rate map, Community Panel No.
47163002300 which bears an
effective date of 08/29/2006
and is in a Special Flood
Hazard Area.

OWNER SIGNATURE: *[Signature]*

DATE: 08/25/23

CONFIRMATION BY PLANNING DIRECTOR: *[Signature]*

DATE: 3/5/23

Slide A-1634

03/07/2023 - 08:53:34 AM

STEVEN ERWIN
TAX MAP-104
PARCEL-119.05
D.B.-208C/PAGE-481



1 PGS AL PLAT BATCH: 218096
PLAT BOOK: P88
PAGE: 524-524

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

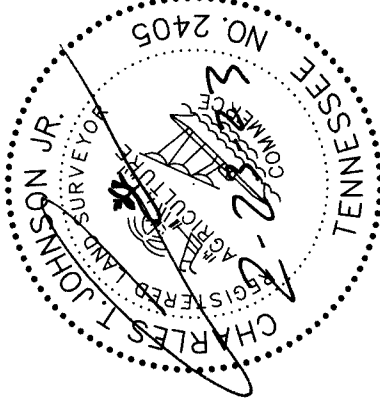
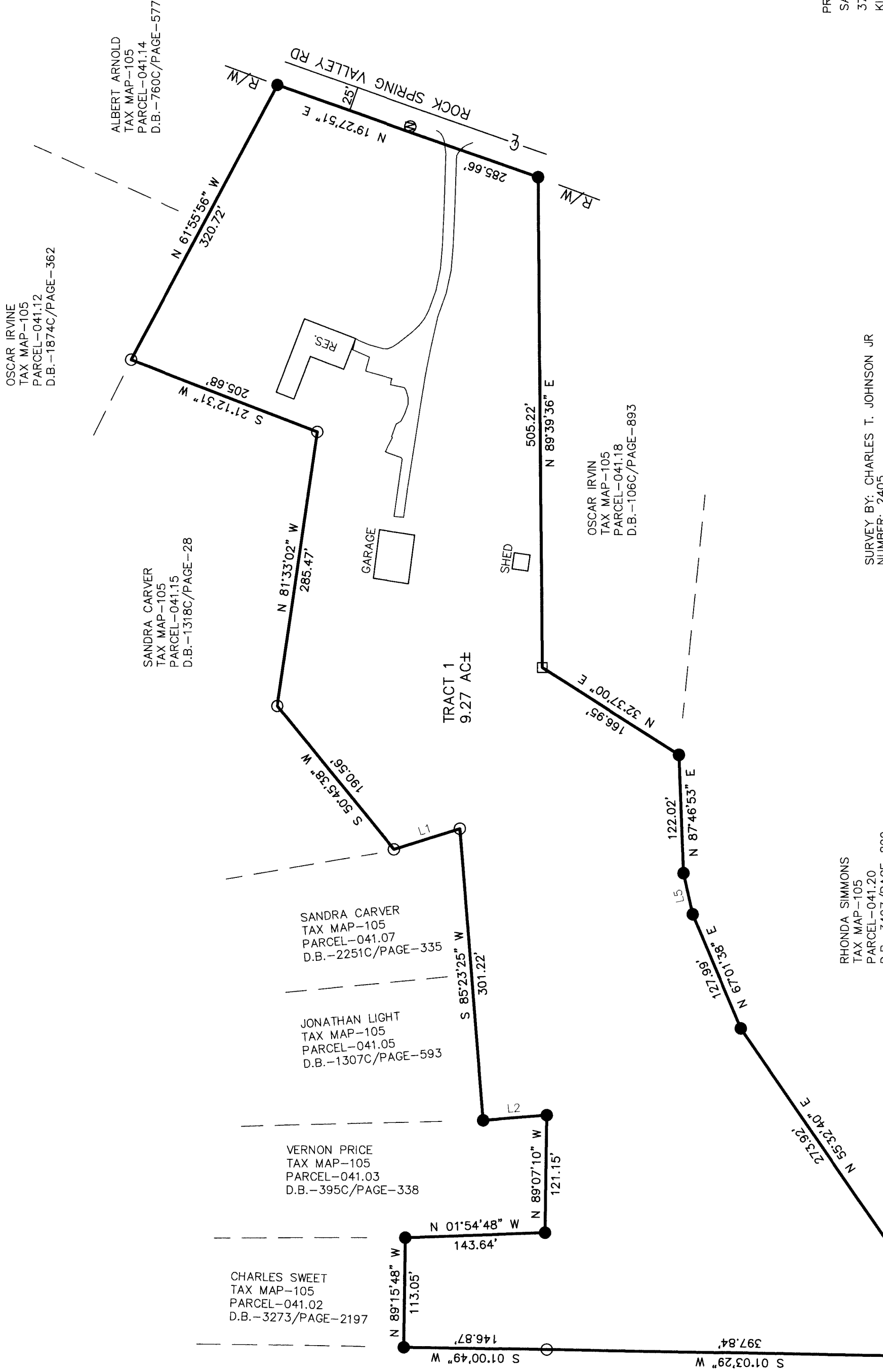
STATE OF TENNESSEE
SHERIFF'S OFFICE
COUNTY

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE
PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE
SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND
ALL EASEMENTS, COVENANTS, OR
RESTRICTIONS EITHER WRITTEN
OR UNWRITTEN.

LINE	BEARING	DISTANCE
L1	S 17°19'27" E	70.88
L2	S 04°25'27" E	65.66
L3	N 76°05'24" E	69.56
L4	N 32°52'55" E	63.16
L5	N 77°26'32" E	43.10



I HEREBY CERTIFY THAT THIS
IS A CATEGORY II SURVEY AND
THE RATIO OF PRECISION OF
THE UNADJUSTED SURVEY IS 1-7500
AS SHOWN HEREON.

SURVEY BY: CHARLES T. JOHNSON JR
TAX MAP-105
PARCEL-041.20
PROJECT: 22308
DATE: 02/07/2023

RHONDA SIMMONS
TAX MAP-105
PARCEL-041.20
D.B.-3497/PAGE-899

OSCAR IRVINE
TAX MAP-105
PARCEL-041.18
D.B.-106C/PAGE-893

SANDRA CARVER
TAX MAP-105
PARCEL-041.15
D.B.-1318C/PAGE-28

SANDRA CARVER
TAX MAP-105
PARCEL-041.07
D.B.-2251C/PAGE-335

JONATHAN LIGHT
TAX MAP-105
PARCEL-041.05
D.B.-1307C/PAGE-593

VERNON PRICE
TAX MAP-105
PARCEL-041.03
D.B.-395C/PAGE-338

CHARLES SWEET
TAX MAP-105
PARCEL-041.02
D.B.-3273/PAGE-2197

OSCAR IRVINE
TAX MAP-105
PARCEL-041.12
D.B.-1874C/PAGE-362

ALBERT ARNOLD
TAX MAP-105
PARCEL-041.14
D.B.-760C/PAGE-577

- LEGEND
- IRON PIN SET
 - IRON PIN FOUND
 - POST
 - ⊗ WATER METER

PROPERTY REFERENCE:
SANDRA CARVER
377 ROCK SPRINGS VALLEY ROAD
KINGSPORT, TN 37664
TAX MAP 105
PARCEL 041.15
DEED BOOK 1318C
PAGE 28
WORLEY SIMS SUB REPLAT LOT PT2
PLAT BOOK 52
PAGE 450

BOUNDARY SURVEY FOR
CARVER PROPERTY
13TH CIVIL DISTRICT SULLIVAN CO. TN.

tpsi TN. PROFESSIONAL
SURVEYING INC.

2909 E. OAKLAND AVE. SUITE 102 JOHNSON CITY TN

SCALE: 1"=100'

PROJECT: 22308

DATE: 02/07/2023

DRAWN BY: HLE

TPSi TN. PROFESSIONAL
SURVEYING INC.

2909 E. OAKLAND AVE. SUITE 102
JOHNSON CITY TN, 37601 423-915-1136

