

Property Information		Division of Beverly G. Wright Property	
Address		1251 & 1245 Montvue Road	
Tax Map, Group, Parcel		TM 106C, Group C, Parcel 001.01	
Civil District		14 th Civil District	
Overlay District		N/A	
Land Use Designation		Business	
Acres		+/- 6.19	
Major or Minor / #lots		Minor – 2	Concept Plan
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Beverly G. Wright Address: 3708 Crest Road City: Kingsport State: TN Zip Code: 37664 Email: Phone Number: N/A		Name: Steve Lyons Address: 1506 Old Boones Creek Rd City: Jonesborough State: TN Zip Code: 37659 Email: lyonssurv@gmail.com Phone Number: 423-794-8107	
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 final subdivision of lot 1 & 2 for property located inside the City’s Urban Growth Boundary has been received. The property is located off of Montvue Road.</p> <p>The submitted plat divides the 6.19+/- acre tract. Lot 1 will be +/-2.60 acres. Lot 2 will be +/- 3.59 acres. These parcels are zoned B-3, Highway Orientated Business District. The owner is requesting a 12.29’ road frontage variance to section 3.1 of the Subdivision Regulations. This section states that the physical surroundings or condition of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience. The road frontage for lot 1 & 2 is currently 37.71’ feet.</p> <p><u>Staff recommends final plat approval of the division of the Beverley G. Wright property along with the requested variance.</u></p>			
Planner:	Garland	Date: 8/21/2023	
		Meeting Date:	September 21, 2023

Beverly Wright
1251 Montvue Road
Kingsport, TN 37663

August 14, 2023

Final plat of 1251 Montvue Road Property Division Proposal

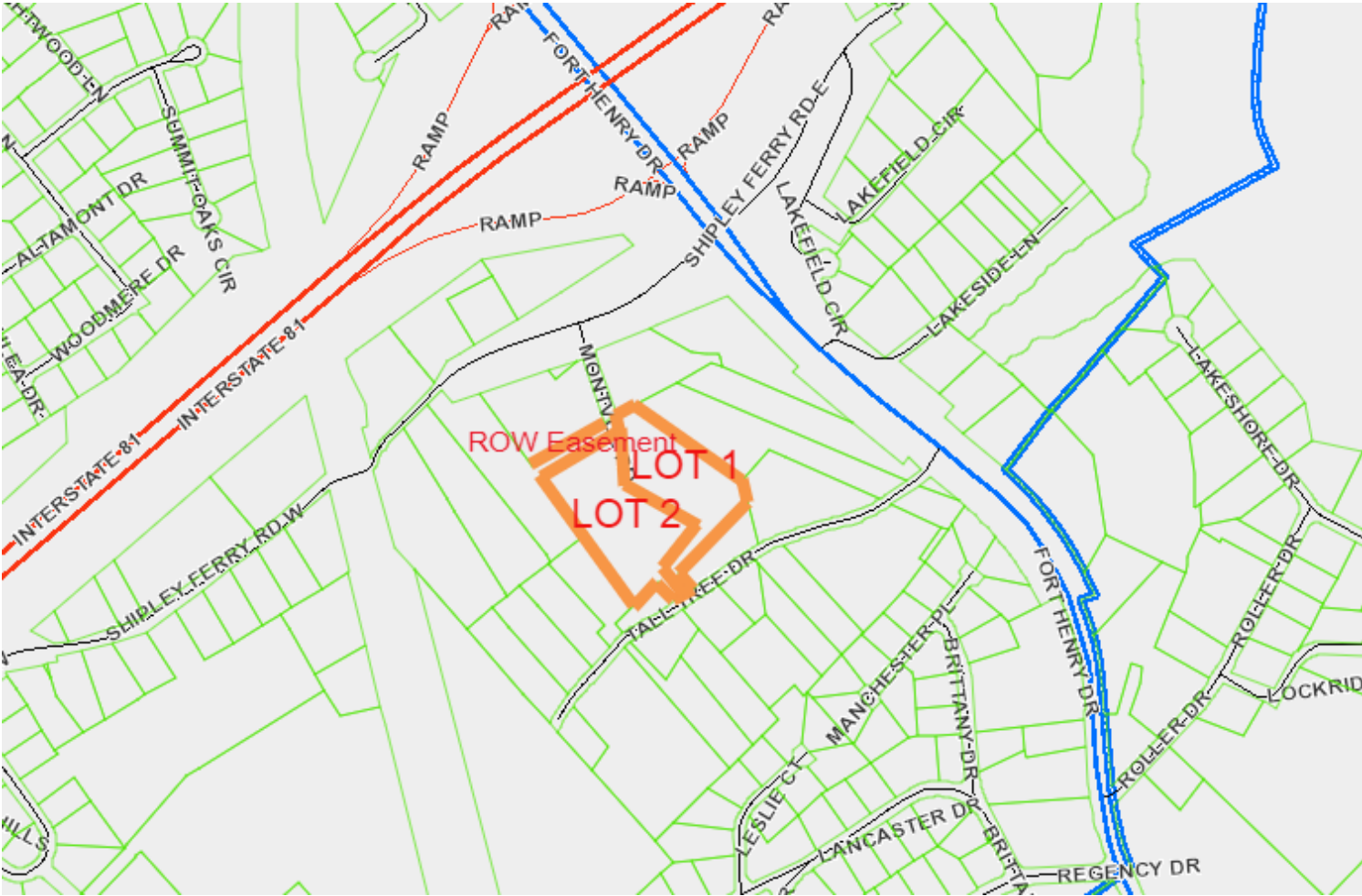
Dear Kingsport Planning Commission,

I come before you seeking the approval of a variance of the current required road frontage regulations to reduce the required 50-foot road way frontage for each of the two parcels to 37.71 feet for each parcel. I am asking for this variance as it is creating a extraordinary hardship. Without this variance, I would not be able to divide my property into 2 parcels and sell them. With the approval of requested variance, each parcel would have road front access from Tall Tree Drive. As it currently stands, the property only has a perpetual right of way to Montvue Road and each parcel would need to have road frontage on Tall Tree Drive. The property was purchased in 1998 and was not annexed into Kingsport City until many years later. This variance would address my hardship of having road frontage for both parcels of my property and enable me to sell both parcels as I have prospective buyers for both. Thank you so much for your consideration of this issue.

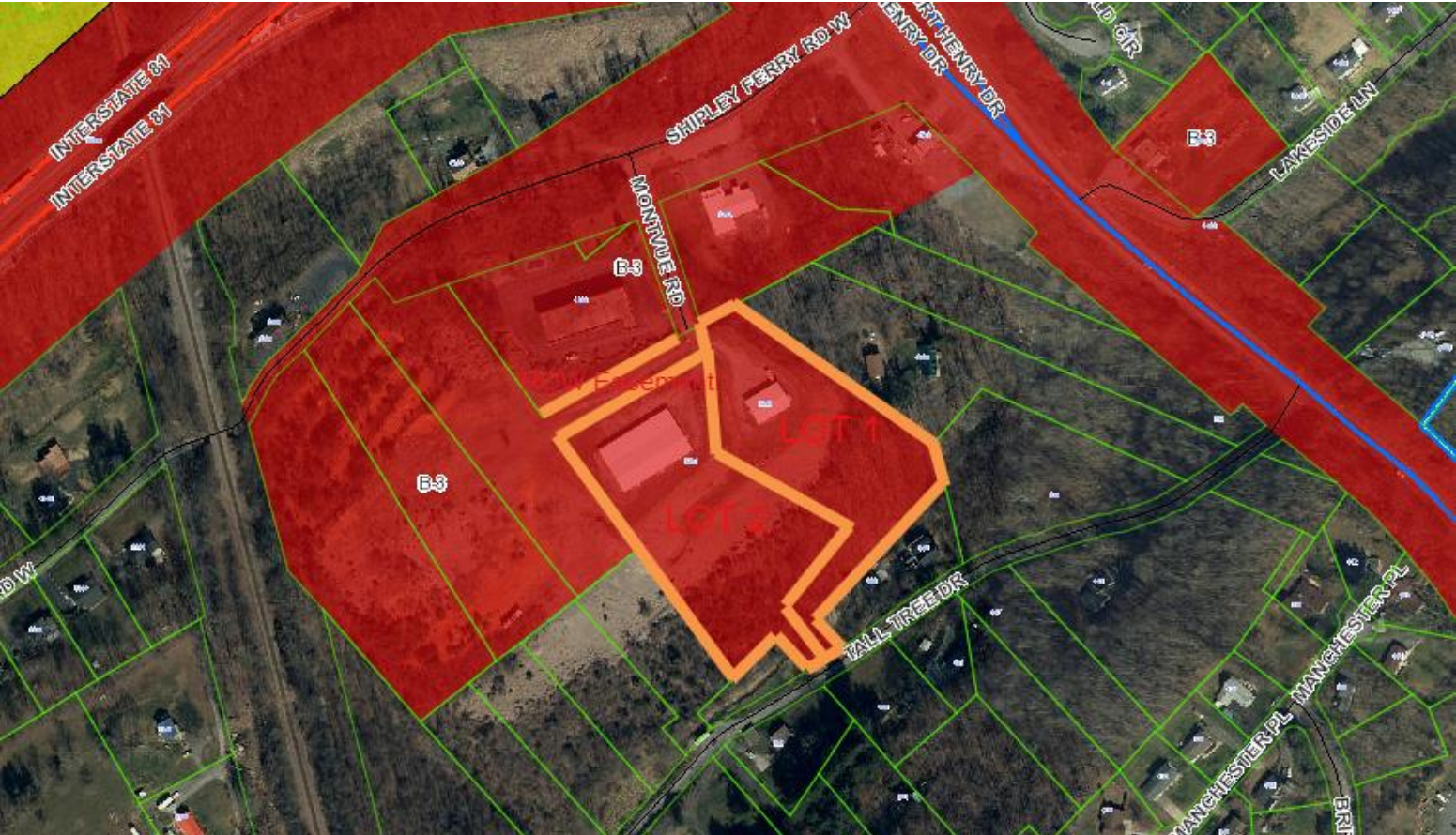
Thank you,

Beverly Wright

Site Map



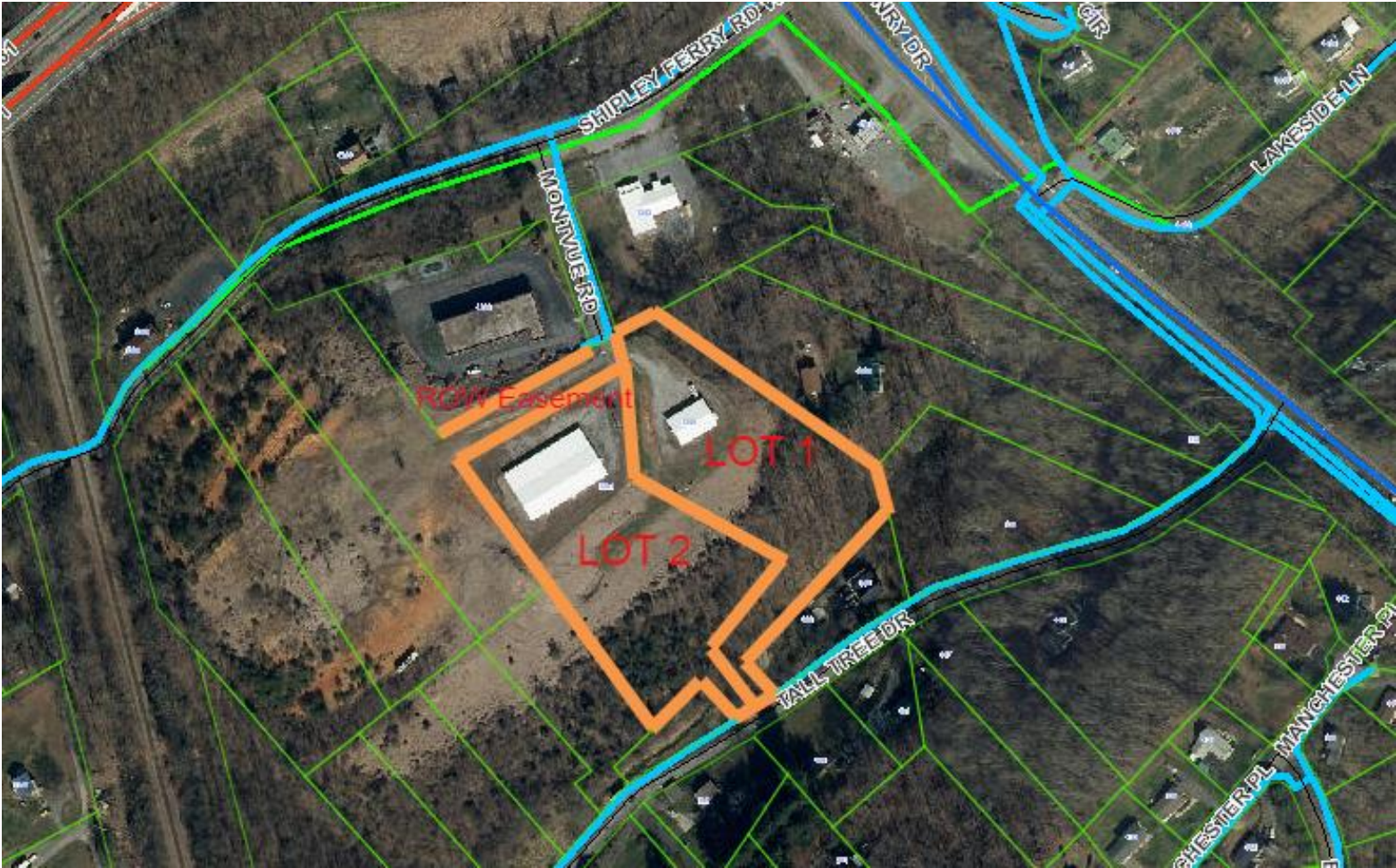
B-3 Zone



Future Land Use Plan



Utilities



View From Tall Tree



View from Montvue





CONCLUSION

Staff recommends final plat approval of the division of lot 1 & 2 of the Beverly G. Wright property along with the road frontage variance.