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|---|---------|---|----------------------------------|
| Property Information | | Division of the Walden Property | |
| Address | | 518, 494, 480 Catawba Lane | |
| Tax Map, Group, Parcel | | TM 64 Parcel 016.00 | |
| Civil District | | 7th Civil District | |
| Overlay District | | N/A | |
| Land Use Designation | | Single Family Residential & Agricultural | |
| Acres | | +/- 3.02 | |
| Major or Minor / #lots | | Minor | Concept Plan |
| Two-lot sub | | YES | Prelim/Final Final |
| Owner /Applicant Information | | Surveyor Information | |
| Name: Johnathan Walden Address: 518 Catawba Lane City: Blountville State: TN Zip Code: 37617 Email: N/A Phone Number: 423-361-3253 | | Name: Tyler McCoy Address: 806 East Jackson Blvd. Ste. 11 City: Jonesborough State: TN Zip Code: 37659 Email: mccoy.tyler@rocketmail.com Phone Number: 423-753-9192 | |
| Planning Department Recommendation | | | |
| <p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • One variance is requested to the public water requirement. • With approval of variance, the plat meets the Minimum Subdivision Regulations. <p>Staff Field Notes and General Comments:</p> <p>The property lies within the Urban Grown Boundary for the City of Kingsport along Catawba lane. The Kingsport Subdivision Regulations require that all new lots have a public water supply. The closest water line is 3,500 feet away and the cost to extend public water to this property cost more or less \$200,000. The owners have requested a variance to allow the plat to be recorded with no public water. A functional well currently serves parcel one and the well has been tested by McMullan’s Well Pumps to show that there is adequate water to serve parcels two and three.</p> <p>Staff recommends approval of the final plat for the Division of the Walden Property and the variance to the public water requirement to meet minimum Subdivision Regulations.</p> | | | |
| Planner: | Garland | Date: 5/4/2023 | |
| Planning Commission Action | | Meeting Date: | May 18th, 2023 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

| | |
|-----------------------------|---|
| PROPERTY INFORMATION | Division of the Walden Property |
| ADDRESS | 518, 494, 480 Catawba Lane |
| DISTRICT, LAND LOT | 7th Civil District, TM 64 Parcel 016.00 |
| OVERLAY DISTRICT | N/A |
| EXISTING ZONING | County A-1 |
| PROPOSED ZONING | No Change |
| ACRES | 3.02 |
| EXISTING USE | Residential |
| PROPOSED USE | Residential |

PETITIONER: Johnathan Walden
ADDRESS: 518 Catawba Lane, Blountville, TN 37617

REPRESENTATIVE: N/A
PHONE:

INTENT

The applicant is requesting final plat approval for the subdivision of the property located in the 7th Civil District and more fully described as Tax Map 64 Parcel 016.00.

The property is within the Kingsport Urban Grown Boundary along Catawba Lane. The division of the property into three tracts is for construction of a new single family dwelling. The existing home is served by septic.

No public water is available to the property. Estimates from the Water/Sewer Division state that the cost to extend water to this property could exceed \$200,000. The closest water line is 3,500 feet away. The Kingsport Subdivision Regulations call for every new lot to have a public water supply. The owners are requesting a variance to these regulations to allow them to subdivide the lot without public water.

A functional well currently serves the property has been tested by McMullan’s Well Pumps to show that there is adequate water to serve parcels one and two.

Staff recommends approval of the final plat for the Division of the Walden property and the variance to the public water requirement to meet minimum Subdivision Regulations. The viability of the well to serve the property has been independently verified.



Johnathan & Brittany Walden

518 Catawba Lane
Blountville, TN 37617

To whom it may concern:

This letter is to inform you, on behalf of Jonathan and Brittany Walden, that the property located at 518 Catawba Lane of Blountville, Tn 37617 has an established water well and it is sufficient enough to accommodate two more dwellings on the property. If you have any future concerns or questions you can contact our company at the phone number below.

We thank you for your business,
Tyler McMullins
(423) 956-0896



**518 Catawba Ln
Blountville TN 37617
May 10th, 2023**

**Kingsport Regional Planning Commission
201 W. Market St.
Kingsport , TN 37660**

**REF: Request for variance, 518 Catawba Ln. Blountville, TN 37617
Tax map: 064 Parcel: 016.00**

To whom it may concern:

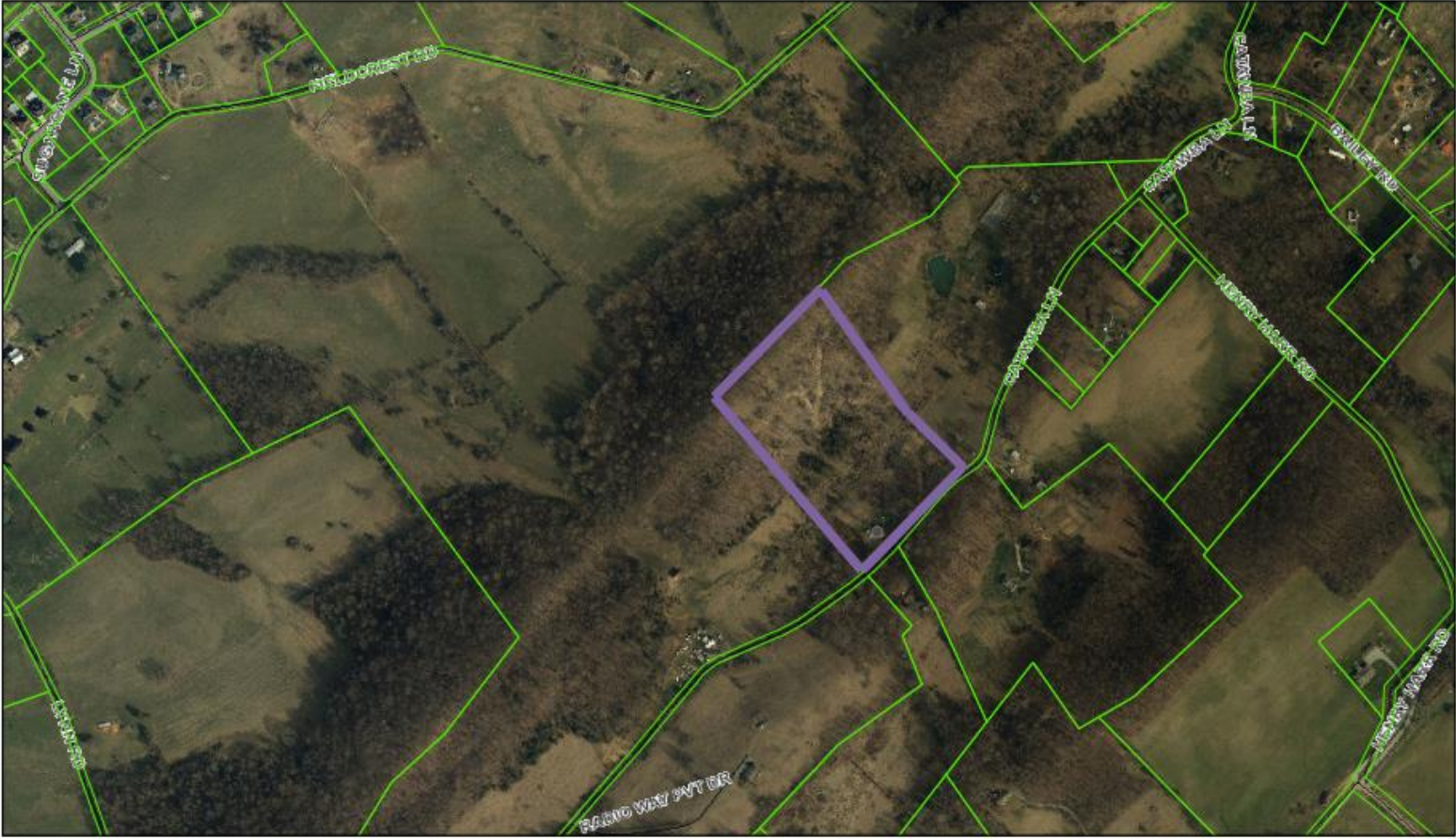
We are the current owners of the property located at 518 Catawba Ln, Blountville, TN. We are currently looking to sub-divide the property into 3 lots. Lot 1 would be the majority of the property with the existing house already located on the property, lot 2 & 3 would be an acre for construction of new single family dwellings later on. The property is currently serviced by a well.

In order to do so we need to have approval by the KPT PC as Public water is not available to the property. The closest water line available is 3,500 ft away.

Our request is for the KPT PC to grant us a variance to approve the division of the property with the understanding that public water does not serve this property.

**Regards,
Johnathan A. Walden
Brittany L. Walden**

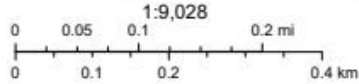
Site Map



5/4/2023, 2:45:49 PM

Sullivan County Parcels Jan 2023
 Parcels
 Urban Growth Boundary

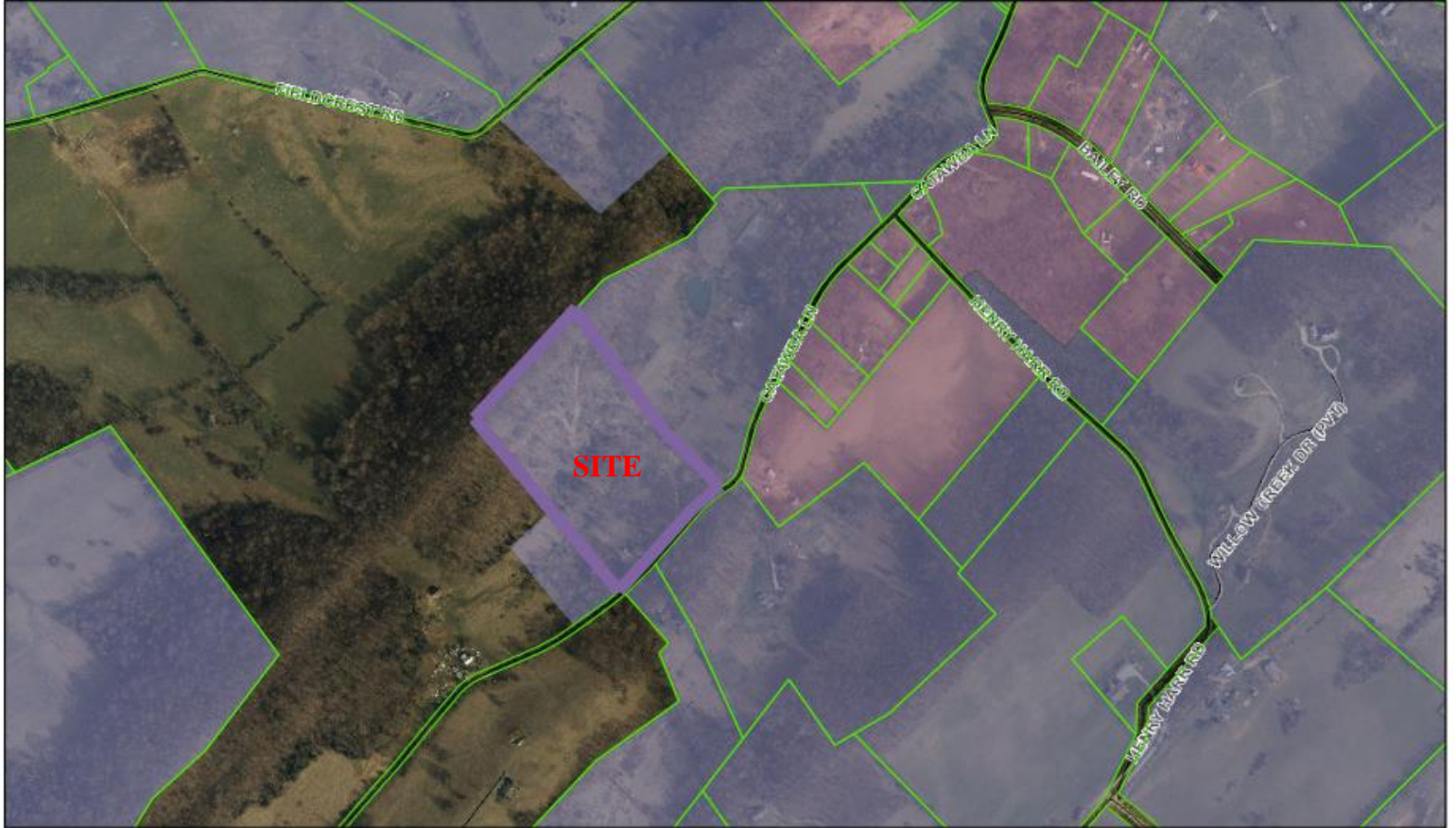
- | | | |
|----------------|------------------|---------------|
| Streets | Minor Arterial | Ramp |
| Interstate | Collector Street | 2948821.tif |
| Expressway | Local Street | Red: Band_1 |
| Major Arterial | Private Street | Green: Band_2 |



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County R-1A

Zoning



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Sullivan County Parcels Jan 2023

Parcels

Sull Co Zoning

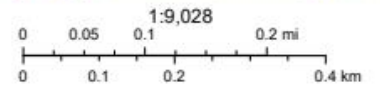
A-1

A-2

- 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
- B-4
- PBD/SC
- R-1
- R-3A

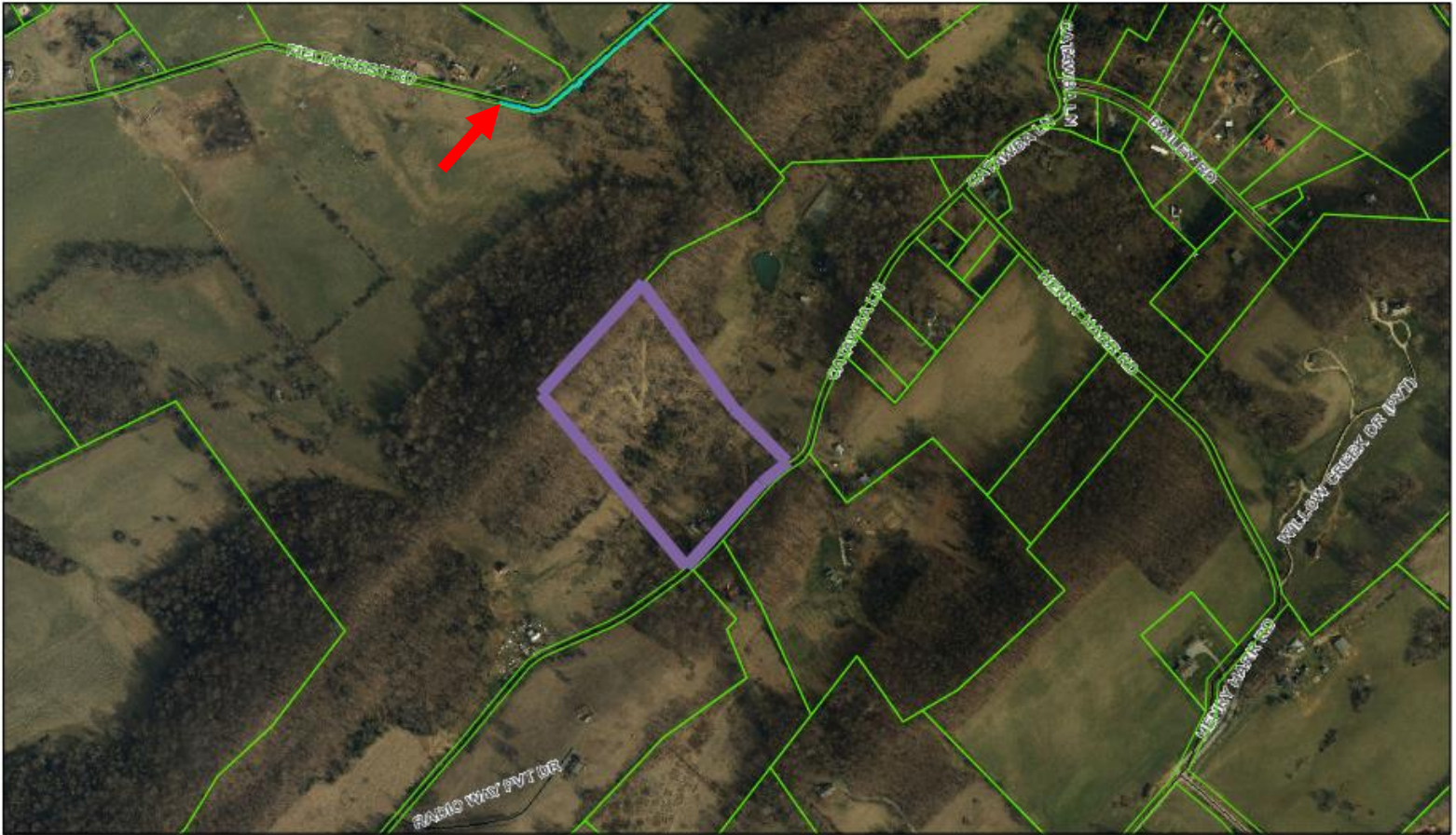
Streets

- Interstate
- Expressway
- Major Arterial



Web AppBuilder for ArcGIS

Utilities



5/10/2023, 2:21:12 PM

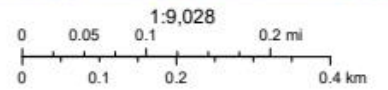
Sullivan County Parcels Jan 2023

- Parcels
- Sewer Mains
- Water Lines

- Urban Growth Boundary
- Interstate
- Expressway

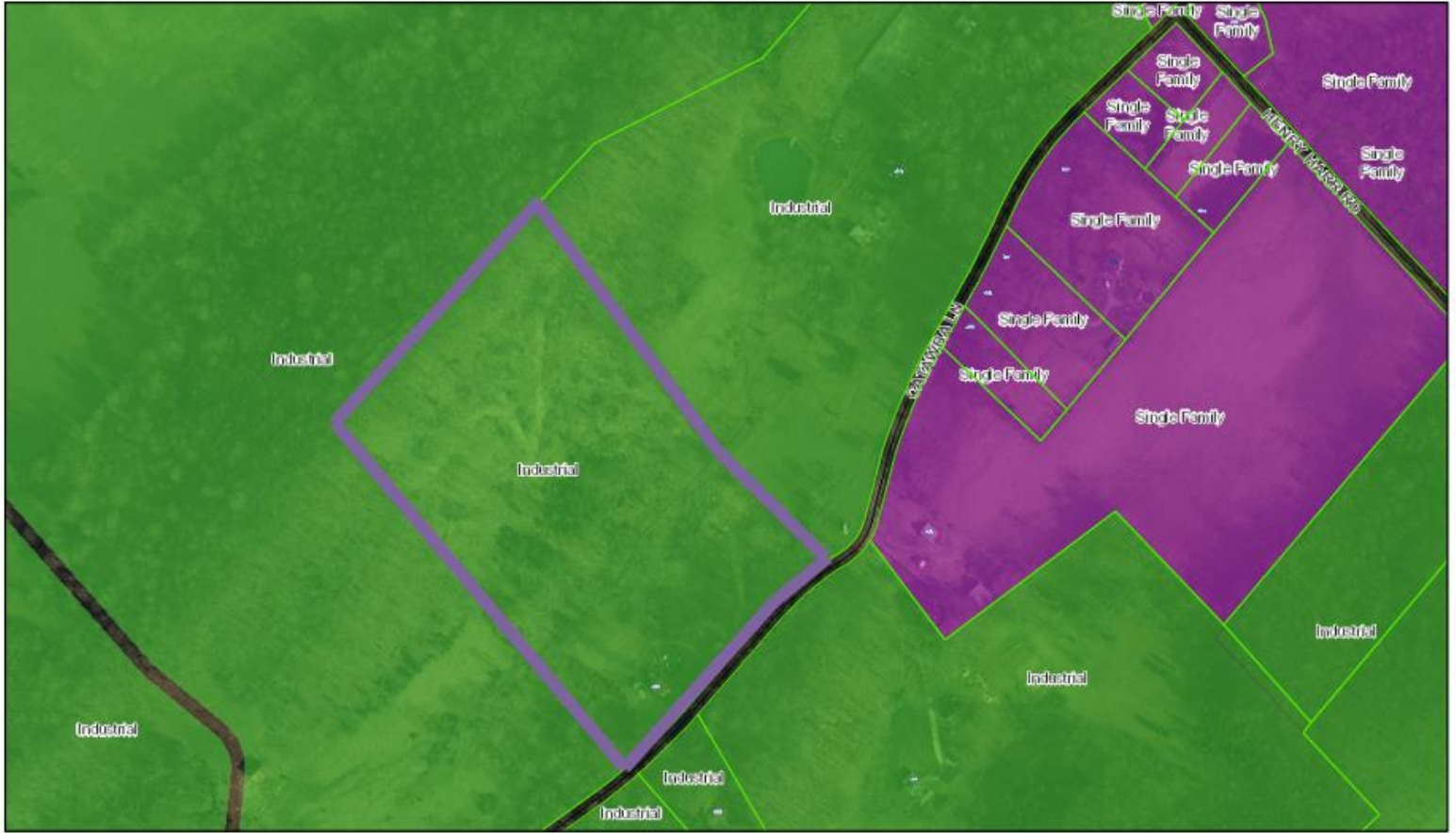
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp

2948821.tif
Red: Band_1



Web AppBuilder for ArcGIS

Future Land Use Plan



5/10/2023, 2:23:56 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

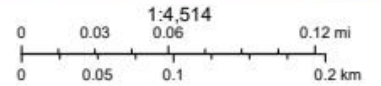
Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street



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CONCLUSION

Staff recommends approval of the final plat for the Division of the Walden Property and the variance to the public water requirement to meet minimum Subdivision Regulations.