

Property Information	Resubdivision of lots 4, 5 & Part of 3, Block 38 as well as approval of two road frontage variances		
Address	Arch Street		
Tax Map, Group, Parcel	TM 046 Parcel 17 and TM 046 Parcel 18		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 0.448		
Major or Minor / #lots	Minor	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: 2TNCANES GP Address: 832 Ridgefields Road City: Kingsport State: TN Zip Code: 37660 Email: Phone Number:		Name: Alley & Associates, INC. (Tim Lingerfelt) Address: 422 E. Market Street City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: (423)-392-8896	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • A variance has been requested regarding road frontage. • With the approval of this variance, the proposed plat will comply with the Minimum Subdivision Regulations. <p>The submitted plat proposes a two lot parcel totaling approximately 0.448 acres into three lots. The properties are zoned R-4, Medium Density Apartment District.</p> <p>The owner is requesting a variance to Section 3.1 of the Subdivision Regulations related to road frontage. This section permits a variance when, due to the physical surroundings or specific conditions of the property, strict application of the regulations would result in a particular hardship to the owner rather than a mere inconvenience. The variance request is minor in nature and amounts to 0.47 feet for both lots 4R and 5R. The standard for lots in the R-4 zone is 40 feet of frontage. The proposed frontage for both lots 4R and 5R is 39.53 feet.</p> <p>Staff recommends final plat approval for the resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the requested two road frontage variances. Staff finds the variance request to be so minor in nature that it will not impact the essential character of the neighborhood.</p>			
Planning Technician:	Lori Pyatte	Date:	November 3 rd 2025
Planning Commission Action		Meeting Date:	November 20th 2025
Approval:			
Denial:		Reason for Denial:	

PROPERTY INFORMATION	Resubdivision of lots 4, 5 & Part of 3, Block 38
ADDRESS	Arch Street
DISTRICT	11th Civil District
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	R-4 (Medium Density Apartment District)
PROPOSED ZONING	No Change
ACRES +/- 0.448	
EXISTING USE	R-4 (Medium Density Apartment District)
PROPOSED USE	No change

PETITIONER: 2TNCANES GP
ADDRESS: 832 Ridgefields Road

REPRESENTATIVE: Alley & Associates, INC. (Tim Lingerfelt)
PHONE: (423)-392-8896

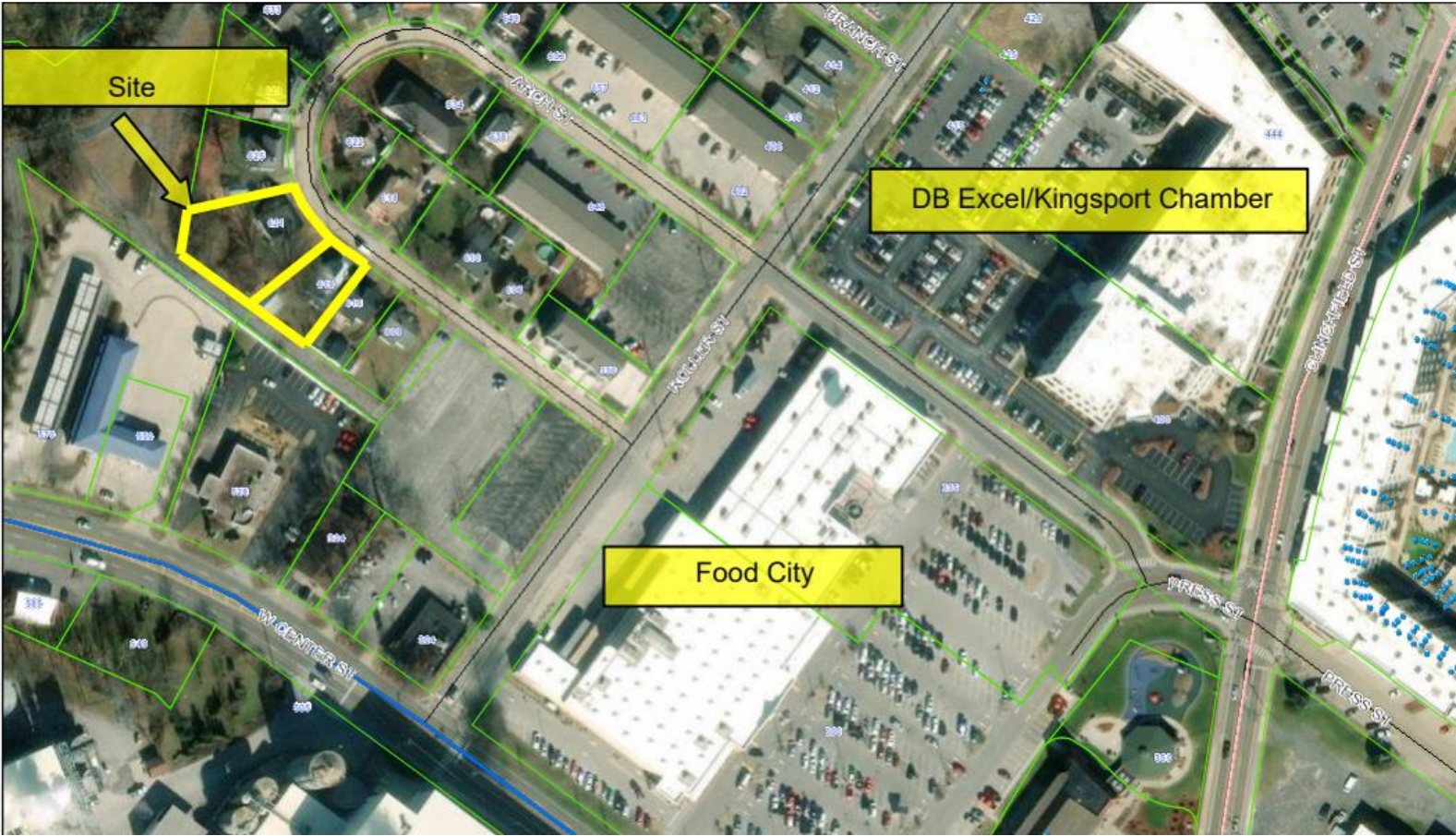
INTENT

The submitted plat proposes a two lot parcel totaling approximately 0.448 acres into three lots. The properties are zoned R-4, Medium Density Apartment District.

The owner is requesting a variance to Section 3.1 of the Subdivision Regulations related to road frontage. This section permits a variance when, due to the physical surroundings or specific conditions of the property, strict application of the regulations would result in a particular hardship to the owner rather than a mere inconvenience. The variance request is minor in nature and amounts to 0.47 feet for both lots 4R and 5R. The standard for lots in the R-4 zone is 40 feet of frontage. The proposed frontage for both lots 4R and 5R is 39.53 feet.

Staff recommends final plat approval for the resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the requested two road frontage variances. Staff finds the variance request to be so minor in nature that it will not impact the essential character of the neighborhood.

Site Map



Zoning

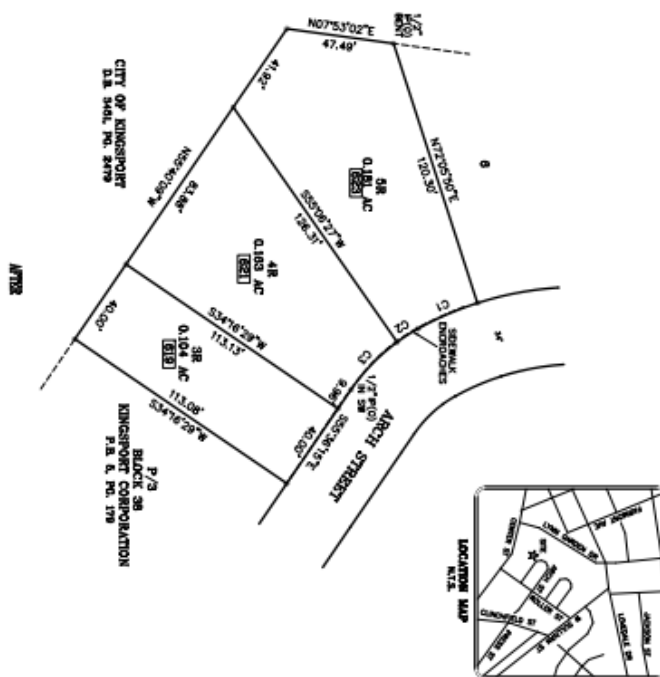
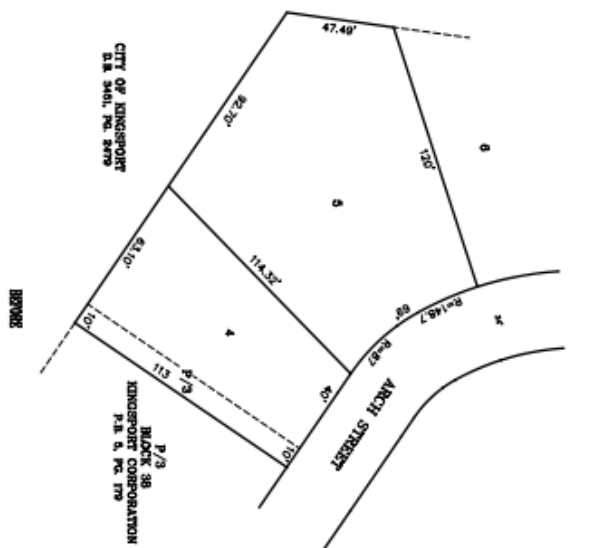


Future Lane Use



Plat:

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ALLEY & ASSOCIATES, INC.
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KANSAS CITY, MISSOURI 64111
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FAX: (816) 261-1001
E-MAIL: info@alleyandassociates.com



LEGEND

IN(0)	INAD PIPE, ALL
P.B.	PLAT BOOR
PG.	PLAT
K.T.S.	NOT TO SCALE
AC.	ACROSS
D.B.	DEED BOOR
SW	SIDEWALK
[735]	917 ADDRESS

CLONE	RADIUS	LENGTH	CHORD
C1	148.70"	28.58"	525.2416 E 28.54"
C2	87.00"	10.95"	537.3722 E 10.94"
C3	87.00"	29.57"	545.5755 E 29.43"

**REBID/REVISION OF
LOTS 4, 5 & PART OF 3, BLOCK 38**

1

[illegible]

Variance Letter:



ALLEY & ASSOCIATES, INC.
SURVEYORS • PLANNERS • MANAGERS

422 EAST MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 392-8896

October 28, 2025

Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

REF: ARCH STREET

To Whom it May Concern:

The developer of the Resubdivision of Lots 4, 5 and part of Lot 3, Block 38, Kingsport Corporation respectfully requests a variance to Article VI, paragraph 6 – 3, to allow lot frontages on Lots 4R and 5R to be slightly less than 40 feet (39.53 feet) due to original lots lacking one foot of frontage and due to unique conditions to the property for which the variance is sought and are not applicable, generally, to other property, and have not been created by any person having an interest in the property and it will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Thank you,

A handwritten signature in blue ink, appearing to read 'Tim Lingerfelt', is written over the printed name. The signature is fluid and cursive.

Tim Lingerfelt, PLS

Site Photos:



Site Photos:



Conclusion

Staff recommends final plat approval for the resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the two requested road frontage variances.