

<b>Property Information</b>		Resub. Lot 1R & 2 of the Resub of Lot 1, Terry & Alice Malone Property & Division of Anderson/Page Property	
<b>Address</b>		500 Canongate Rd.	
<b>Tax Map, Group, Parcel</b>		Tax Map:033 Parcel: 012.01 000	
<b>Civil District</b>		7th Civil District	
<b>Overlay District</b>		none	
<b>Land Use Designation</b>		Single Family Residential	
<b>Acres</b>		+/- 14.612	
<b>Major or Minor / #lots</b>		Minor/ 3 lots	<b>Concept Plan</b>
<b>Two-lot sub</b>			<b>Prelim/Final</b> Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Anderson & Page <b>Address:</b> 500 Canongate Rd <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37663 <b>Email:</b> N/A <b>Phone Number:</b> N/A		<b>Name:</b> Alley & Associates INC. <b>Address:</b> 243 E Market Street <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> <a href="mailto:TLingerfelt@alleyassociates.com">TLingerfelt@alleyassociates.com</a> <b>Phone Number:</b> 423-392-8896	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p><b>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• The plat meets the City’s minimum regulations for subdivisions.</li> <li>• One variance has been requested to allow an irregular lot shape.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>The property lies along Rotherwood Drive and Canongate Road in Hawkins County. The owners are seeking a revised irregular lot shape variance.</p>			
<b>Planning Technician:</b>	Pyatte	<b>Date:</b>	August 7, 2024
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>August 15<sup>th</sup> 2024</b>

<b>PROPERTY INFORMATION</b>	<b>Resub. Lot 1R &amp; 2 of the Resub of Lot 1, Terry &amp; Alice Malone Property &amp; Division of Anderson/Page Property</b>
<b>ADDRESS</b>	<b>500 Canongate Rd.</b>
<b>DISTRICT, LAND LOT</b>	<b>7<sup>th</sup> Civil District, Tax Map: 033 Parcel: 012.01 000</b>
<b>OVERLAY DISTRICT</b>	<b>None</b>
<b>EXISTING ZONING</b>	<b>R-1A / A-1</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES +/-</b>	<b>14.615 3 lots</b>
<b>EXISTING USE</b>	<b>Residential</b>
<b>PROPOSED USE</b>	<b>Residential</b>

**PETITIONER:** Anderson & Page  
**ADDRESS:** 500 Canongate Rd. Kingsport, TN  
**REPRESENTATIVE:** Tim Lingerfelt, Alley & Associates INC.  
**PHONE:** 423-392-8896

**INTENT**

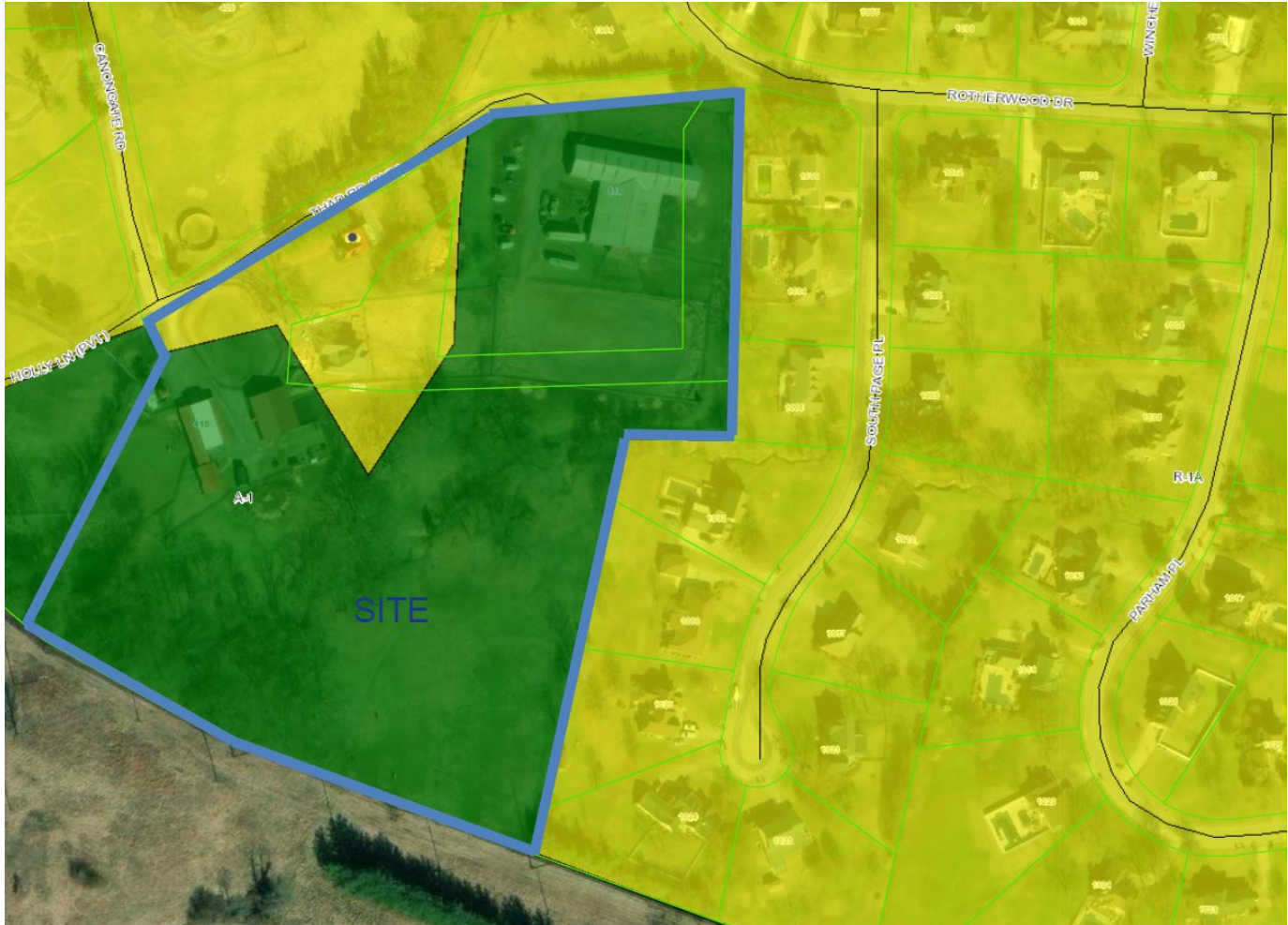
The applicant is requesting final plat approval for the re-subdivision of the property located in the 7<sup>th</sup> Civil District and more fully described as Tax Map Parcel: 033 012.01 000

The submitted plat would amend the property boundary lines of three existing lots and now creating it into three new lots.

To accommodate the irregular lot shape, the applicant is requesting a variance. The variance has been requested to Section 3.8 (Lot Shape) of the subdivision regulations. This section states that excessive depth in relation to width or very irregular shaped lots may not be permitted.

Staff recommends approval of the Resub. Lot 1R & 2 of the Resub of Lot 1, Terry & Alice Malone Property & Division of Anderson/Page Property. It is staff’s opinion that the requested variance will not impact adjacent property owners.

Zoning Map:



Future Land Use:







Aerial:



Google Earth Aerial View:



Rotherwood Road Views:





Canongate Road Views:



Barn/Stables View:



**CONCLUSION**

Staff recommends the approval of the resubdivision of the Lot 1R & 2 of the Resub of Lot 1, Terry & Alice Malone Property & Division of Anderson/Page property as well as the variance to the lot shape requirement based on the need to accommodate existing structure and the requested variance not having an impact on adjacent property.