

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



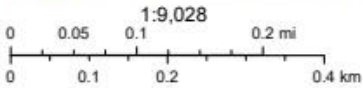
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- Sullivan County Parcels Jan 2023

 - Parcels
 - Urban Growth Boundary
- Streets

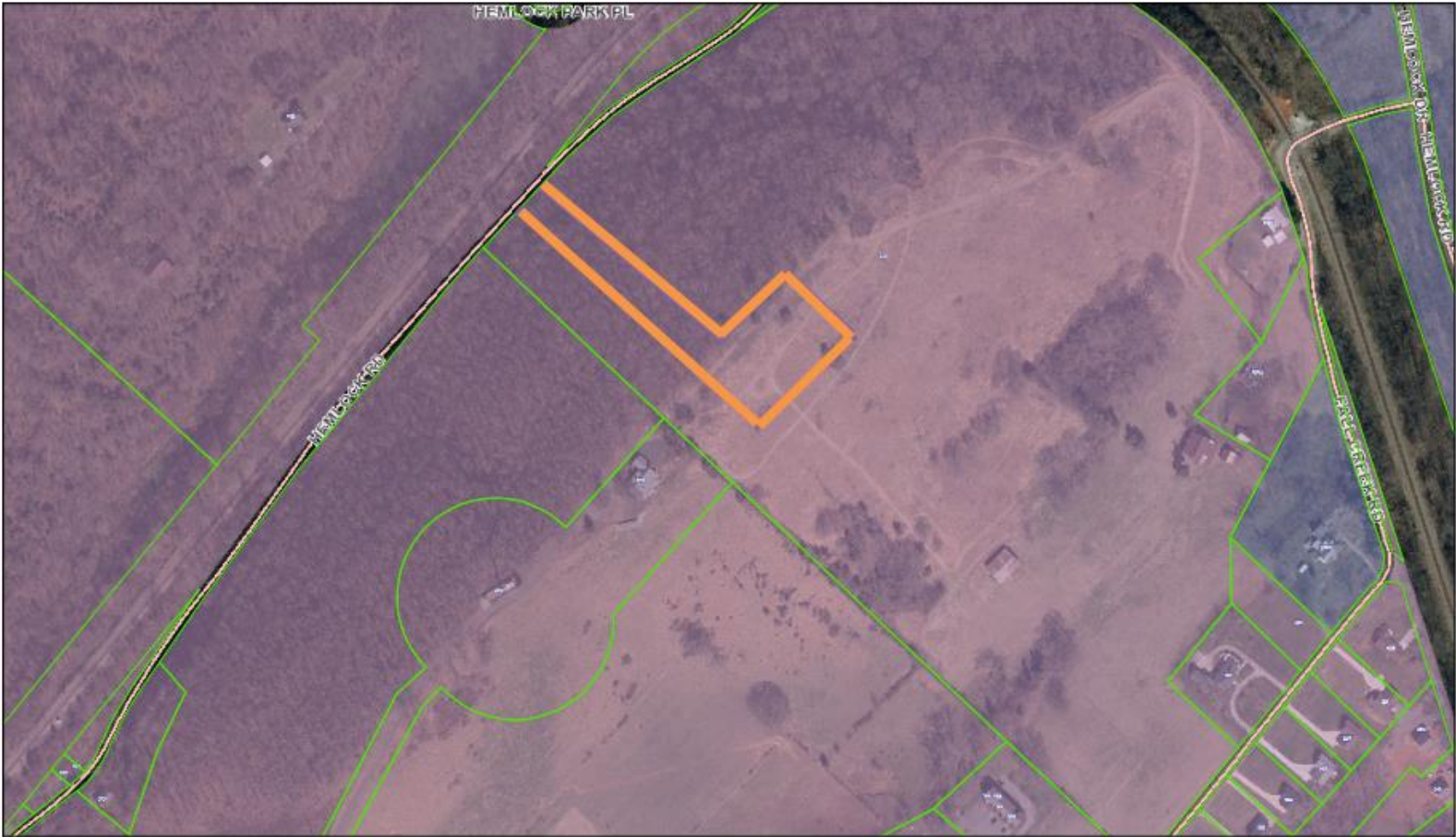
 - Interstate
 - Expressway
 - Major Arterial
 - Minor Arterial
 - Collector Street
 - Local Street
 - Private Street
 - Ramp
- 2948821.tif

 - Red: Band_1
 - Green: Band_2



Web AppBuilder for ArcGIS

Sullivan County Zoning



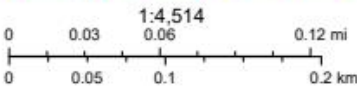
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Sullivan County Parcels Jan 2023

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

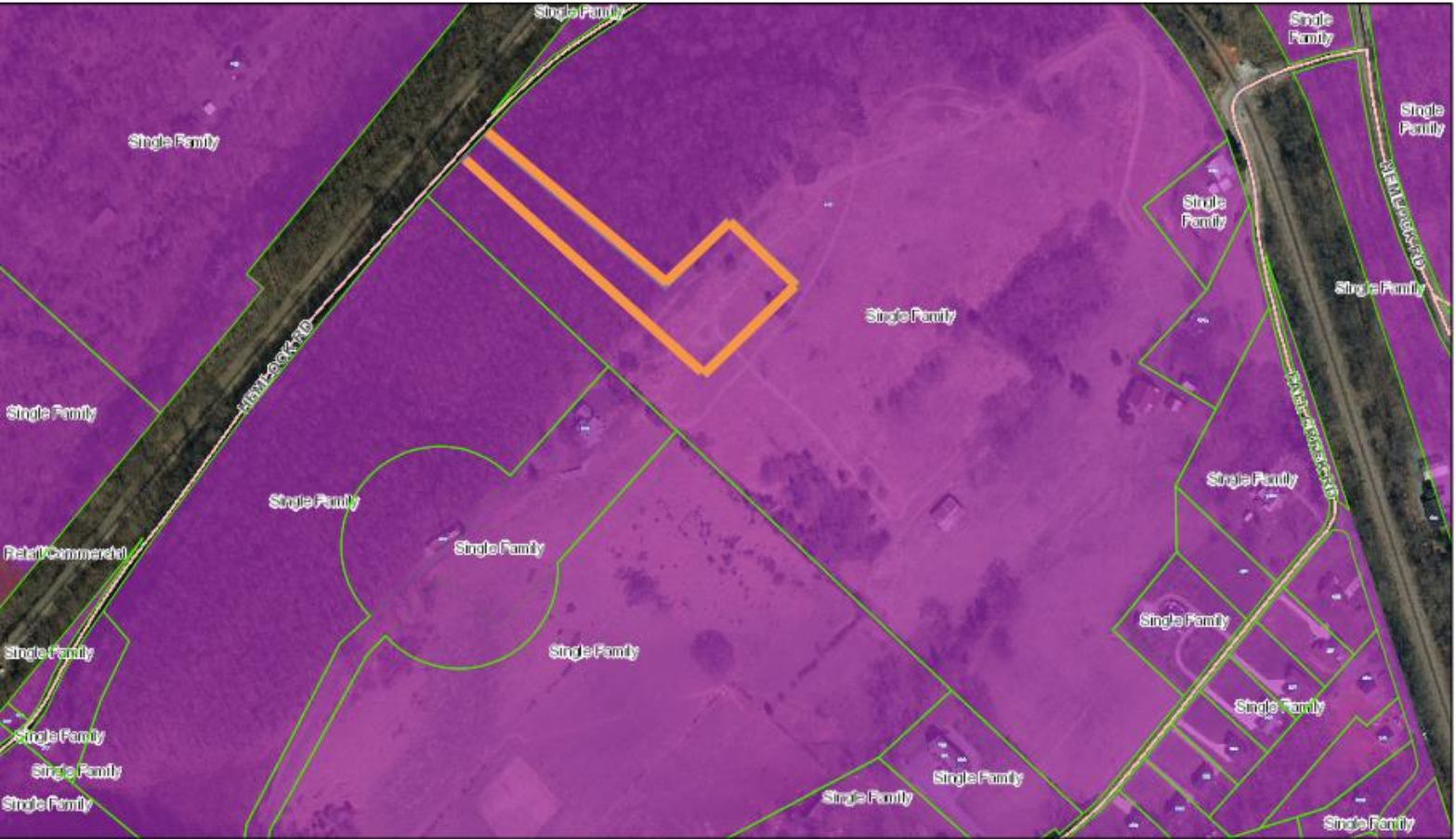
A-2	B-4	PBD/SC	R-1	R-3A
AR	M-1	PMD-1	R-2	R-3B
B-1	M-2	PMD-2	R-2A	Split
B-3	PBD-3	PUD	R-3	Urban Growth Boundary

- Streets
- Interstate
- Expressway
- Major Arterial



Web AppBuilder for ArcGIS

Future Land Use



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Sullivan County Parcels Jan 2023

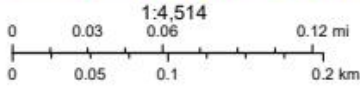
Parcels
Kpt 911 Address

Future Land Use
Agri/Vacant

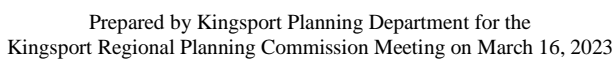
Single Family
Multi-Family
Industrial
Retail/Commercial

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.