

Property Information	Lot 2, Division of A Part of the Phyllis Moore Property		
Address	1600 Childress Ferry Road		
Tax Map, Group, Parcel	TM 078 Parcel 24		
Civil District	7 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 3.195		
Major or Minor / #lots	Minor	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Deena Moore Address: 1600 Childress Ferry Road City: Blountville State: TN Zip Code: 37667 Email: N/A Phone Number: N/A		Name: Alley & Associates, INC. (Matthew Strickler) 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 the public water requirement. • With the approval of this variance, the proposed plat complies with the Minimum Subdivision Regulations <p>Staff Field Notes and General Comments:</p> <p>The property is located within the Urban Growth Boundary of Kingsport along Childress Ferry Road. According to the Kingsport Subdivision Regulations, all new lots must have access to a public water supply. However, the cost to extend public water to this property exceeds \$80,000. The owners have requested a variance to allow the plat to be recorded without public water.</p>			
Planning Technician:	Lori Pyatte	Date:	October 24, 2024
Planning Commission Action		Meeting Date:	November 21st, 2024
Approval:			
Denial:		Reason for Denial:	

PROPERTY INFORMATION	Lot 2, Division of A Part of the Phyllis Moore Property
ADDRESS	1600 Childress Ferry Road
DISTRICT	7st Civil District
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	County A-1
PROPOSED ZONING	No Change
ACRES +/-	3.195
EXISTING USE	County A-1
PROPOSED USE	

PETITIONER: Deena Moore
ADDRESS: 1600 Childress Ferry Road Blountville, TN 37660

REPRESENTATIVE: Alley & Associates, INC. (Matthew Strickler)
PHONE: (423)-392-8896

INTENT

The applicant is seeking final plat approval for the subdivision of property located in the 7th Civil District, specifically identified as Tax Map 78 Parcel 24.

This property is situated within the Kingsport Urban Growth Boundary along Childress Ferry Road, near the intersection with Warrior Falls Drive. The proposed plat would create one new lot with access from Childress Ferry Road. Currently, no public sewer services are available; the existing home is served by a subsurface sewage disposal system.

Additionally, there is no public water supply accessible to the property. Homeowner is being served by a well at this time. According to the City's Water Services Department, extending water services could cost upwards of \$80,000, as the nearest usable water line is approximately 550 feet from Buttermilk Road. The Kingsport Subdivision Regulations require that all new lots have access to a public water supply. Consequently, the owners are requesting a variance from these regulations to allow for the subdivision without public water.

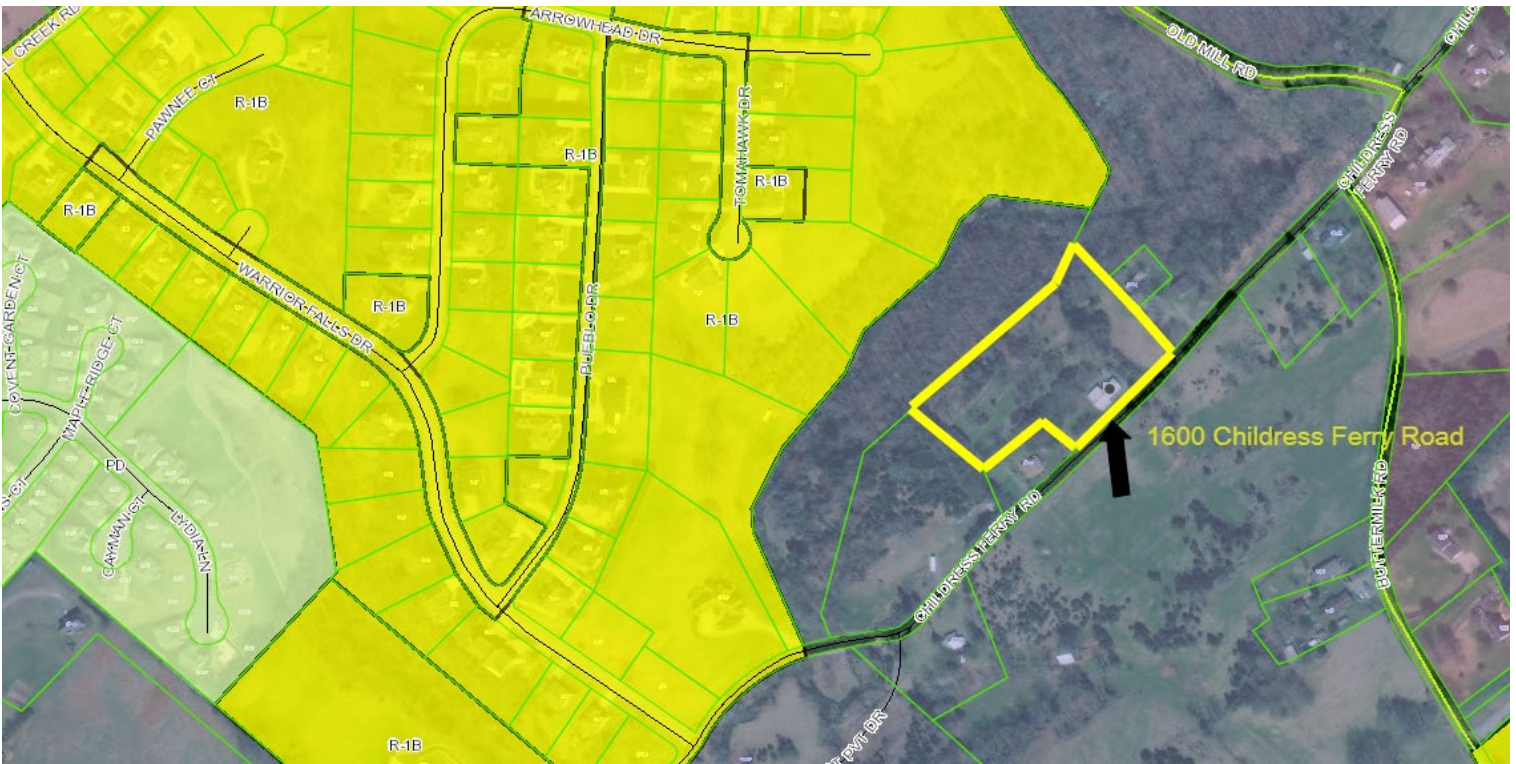
While extending the water line is technically feasible, it would require ongoing maintenance from city staff, including regular flushing, due to its location at the end of the line.

In light of these considerations, staff recommends approval of the final plat for Lot 2, Division of a Part of the Phyllis Moore Property, as well as approval of the variance request concerning the public water requirement.

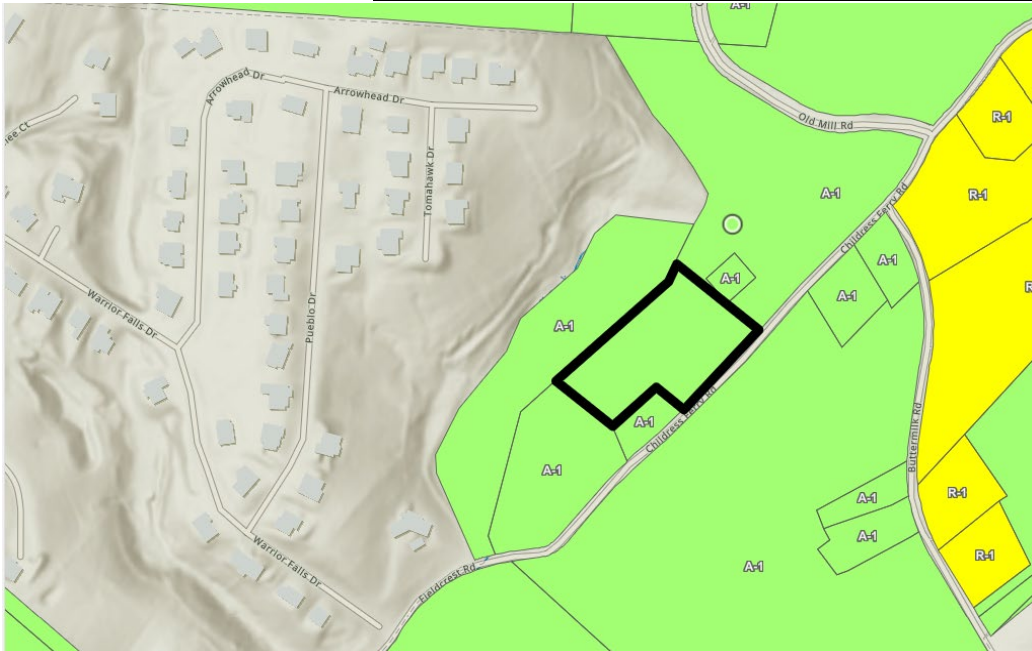
Aerial Perspective:



Aerial Perspective with Zoning (City GIS):



Aerial Perspective with Zoning (Sullivan County GIS):



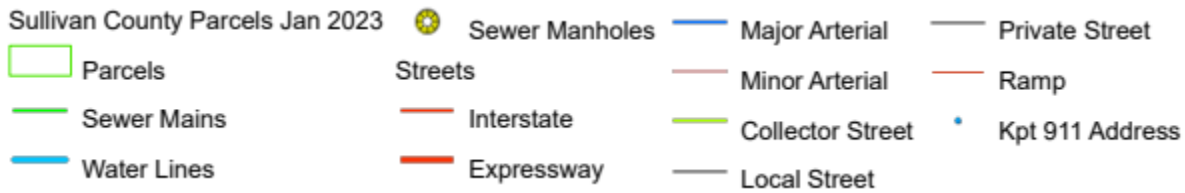
Legend

Sullivan County Zoning - Labels & Lines (zoom in to view)

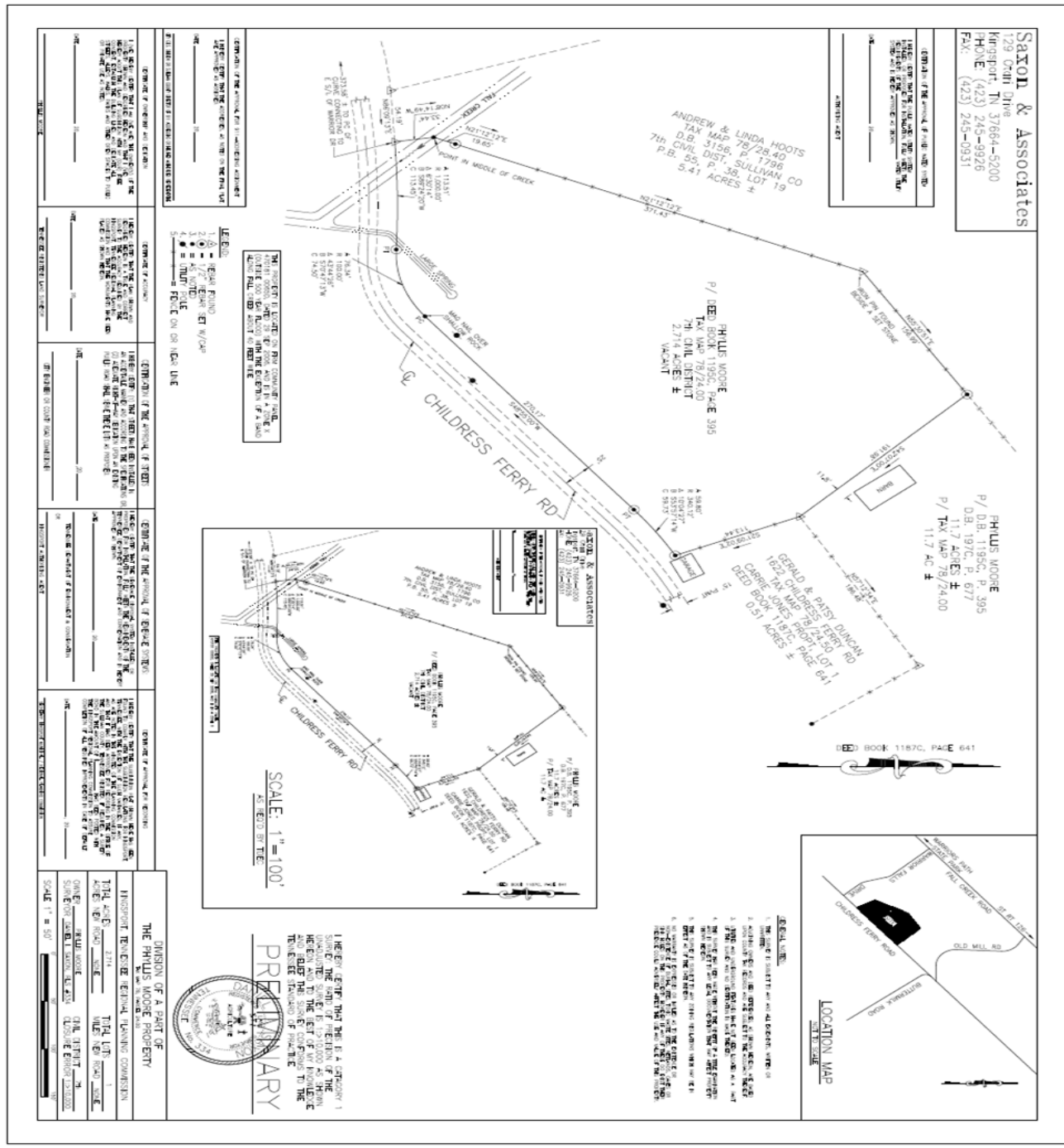
Sullivan County Zoning

- A-1
- A-2
- A-5

Aerial Perspective with Utilities:



Approved Plat (2018)



Information from the 2018 Report:

When this was brought to Kingsport Regional Planning Commission in September of 2018 it was for the same request. Ms. Moore was looking to divide property at that time. Water/Sewer quoted at that time to extend public water to the property exceeded the amount of 18,000 and had the closet usbale waterline of 1,200 feet away.

Letter from Ms. Moore in 2018:

1600 Childress Ferry Rd
Blountville, TN 37617
September 6, 2018

Kingsport Regional Planning Commission
201 W Market Street
Kingsport, TN 37660

Ref.: Request for Variance, 1600 Childress Ferry Road, Tax Map 78, Parcel 24.00

Ladies/Gentlemen:

I am the owner of a small, mostly wooded farm (about 19 Acres) on Childress Ferry Road. I am an eighty-six year old widow. I feel I need to begin liquidating my assets so I am attempting to subdivide a part of my farm in a manner suitable for a potential purchaser who is interested in a 2.714 acre parcel (see proposed Subdivision Plat included herewith). My only problem is there is no Public water Service for my property. I get my water from a well and so does my sister's family next door (1622 Childress Ferry Road). Mr. Sam Chase of the City of Kingsport has estimated it would cost about \$18,000 to pipe City water to my property and I would be at the end of a waterline. This would cause an extra maintenance burden upon the City of Kingsport to continually have to flush the pipes.

My request is that you grant me a variance to approve my Subdivision Plat with the understanding that no public water serves the property.

Many thanks for your kind consideration of my request,

Phyllis Moore

Kingsport Regional Planning Commission Minutes from September 17th, 2018 and September 20th, 2018***September 17th, 2018 Work Session:*****09-03 Division of a Part of the Phyllis Moore Property – (18-401-00073)**

The Kingsport Regional Planning Commission is requested to consider granting final subdivision approval of the Phyllis Moore Property. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff showed the Commission the location of the property. Staff further stated that an accompanying variance request for lack of water has been applied for. Staff further noted that the homeowner wishes to use well water and that although city water is close, it would be the end of the water line if extended to this property. Staff further noted that extended water would have to be flushed routinely if extended. Staff also noted that the plat is contingent upon TDEC approval for a septic system. No official action was taken.

Septmeber 20th, 2018 Regular Meeting:**09-04 Division of a Part of the Phyllis Moore Property – (18-401-00073)**

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval of the Phyllis Moore Property. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the location of the property. Staff further stated that an accompanying variance request for lack of water has been applied for. Staff further noted that the homeowner wishes to use well water and that although city water is close, it would be the end of the water line if extended to this property. Staff further noted that extended water would have to be flushed routinely if extended. Staff also noted that the plat is contingent upon TDEC approval for a septic system. Staff stated that the required variance letter addressed the unique conditions for the property in that it is unsuitable for water extension. On a motion by Mark Selby, seconded by Mike McIntire, the Commission voted to grant final subdivision approval with the public water supply variance, contingent upon TDEC septic approval. The motion passed, 8-0.

Letter from Property Owner:

1600 Childress Ferry Road

Blountville, Tn 37617

October 24, 2024

Kingsport Regional Planning Commission

415 Broad Street

Kingsport, Tn 37660

Ref: Request for Variance, 1600 Childress Ferry Road, Tax Map 78, Parcel 24.00

Ladies/Gentlemen:

I am an heir to a small, mostly wooded farm (about 19 acres) on Childress Ferry Road. I am attempting to subdivide my part of the farm. My only problem is there is no public water service for my property. I get my water from a well and so does Gerald Duncan next door (1622 Childress Ferry Road). Mr. Sam Chase of the City of Kingsport has estimated it would cost about \$80,000 to pipe city water to my property and I would be at the end of a waterline. This would cause extra maintenance burden upon the City of Kingsport to continually have to flush the pipes.

My request is that you grant me a variance to approve my Subdivision Plat with the understanding that no public water serves the property.

Many thanks for your kind consideration of my request,

Deena Moore



Site Visit Photos:

Standing in the center of Childress Ferry Road, facing the property



Site Visit Photos:

Standing in the roadway facing west from Buttermilk Road, looking toward the house at 1600 Childress Ferry Road.



*The arrow indicates:
1600 Childress Ferry Road*

Conclusion

Staff recommends approval of the final plat for the Lot 2, Division of A Part of the Phyllis Moore Property and the variance to the public water requirement.