

<b>Property Information</b>	Surplus Request		
<b>Address</b>	400 Hill Street (Brickyard Lot 2)		
<b>Tax Map, Group, Parcel</b>	Tax Map 046P, Group F, Parcel 010.50		
<b>Civil District</b>	11 <sup>th</sup> Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Industrial		
<b>Acres</b>	+/- 4.613		
<b>Applicant #1 Information</b>		<b>Intent</b>	
<b>Name:</b> The Industrial Development Board of the City of Kingsport, TN		<b>Intent:</b> To declare Tax Map 046P Group F Parcel 10.50 as surplus property by the City of Kingsport.  Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
<b>Address:</b> 415 Broad Street			
<b>City:</b> Kingsport			
<b>State:</b> TN	<b>Zip Code:</b> 37660		
<b>Phone Number:</b> (423) 229-9319			
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p><b>The Kingsport Planning Division recommends declaring 400 Hill Street as surplus:</b></p> <ul style="list-style-type: none"> <li>Request reviewed by all city departments</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>The City is requesting that the Planning Commission declare Tax Map 046P Group F Parcel 10.50 as surplus property. The requested area is located off of Hill Street. All city departments and utility providers have reviewed the request and see no need to retain this property as city property.</p> <p>Staff recommends that the Planning Commission declare 400 Hill Street as surplus property due to the City seeing no future use for the property.</p>			
<b>Planner:</b>	Garland	<b>Date:</b> 5/25/2023	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	June 15 <sup>th</sup> , 2023
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION****Surplus Request**

<b>ADDRESS</b>	<b>400 Hill Street</b>
<b>DISTRICT, LAND LOT</b>	<b>Sullivan County</b> <b>11<sup>th</sup> Civil District, TM 046P, Group F, Parcel 10.50</b>
<b>OVERLAY DISTRICT</b>	<b>N/A</b>
<b>CURRENT ZONING</b>	<b>M-2</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES +/- 4.613</b>	
<b>EXISTING USE Vacant</b>	
<b>PROPOSED USE Residential</b>	

**PETITIONER 1: The Industrial Development Board of the City of Kingsport, TN**  
**415 Broad St., Kingsport, TN 37660**

**INTENT**

To declare Tax Map 046P Group F Parcel 10.50 as surplus property by the City of Kingsport.

Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on June 15<sup>th</sup>, 2023

**LEGAL DESCRIPTION**

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY FOR THE C C & O RAILROAD, SAID MONUMENT A CORNER TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE (DEED BOOK 3464, PAGE 1703). THENCE ALONG SAME SOUTH 34° 26' 29" WEST, A DISTANCE OF 529.27 FEET TO A ½" IRON ROD (OLD), SAID ROD IN THE LINE OF CITY OF KINGSFORT (DEED BOOK 3464, PAGE 1416). THENCE THROUGH THE CITY OF KINGSFORT PROPERTY NORTH 14° 28' 47" WEST, A DISTANCE OF 122.97 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 34° 14' 01" WEST, A DISTANCE OF 171.28 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 19° 05' 51" WEST, A DISTANCE OF 203.48 FEET TO A IRON ROD (NEW) WITH A&A CAP; NORTH 17° 18' 19" WEST, A DISTANCE OF 180.98 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; AND NORTH 07° 00' 20" EAST, A DISTANCE OF 172.34 FEET TO A ½" IRON ROD (OLD), SAID ROD LOCATED IN THE SOUTHERLY RIGHT OF WAY OF THE C C & O RAILROAD. THENCE ALONG SAME SOUTH 55° 34' 53" EAST, A DISTANCE OF 637.42 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 4.613 ACRES, MORE OR LESS AND IS KNOWN AS LOT 2, DIVISION OF THE CITY OF KINGSFORT, TENNESSEE PROPERTY AS SHOWN IN PLAT BOOK 58 AT PAGE 593.







# Site Map



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Sullivan County Parcels Jan 2023

- Parcels
- Railroad\_ROW
- Sewer Mains

— Water Lines

Urban Growth Boundary

Streets

— Interstate

— Expressway

— Major Arterial

— Minor Arterial

— Collector Street

— Local Street

— Private Street

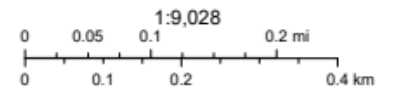
— Ramp

2948821.tif

■ Red: Band\_1

■ Green: Band\_2

■ Blue: Band\_3



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## Zoning



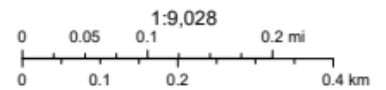
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Sullivan County Parcels Jan 2023

 Parcels Railroad ROW

City Zoning

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Sullivan County Parcels Jan 2023

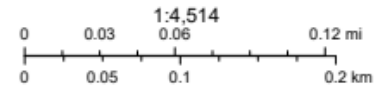
- Parcels
- Railroad\_ROW
- Kpt 911 Address

Future Land Use

- Industrial
- Agri/Vacant
- Single Family
- Multi-Family
- Retail/Commercial
- Public
- Utilities

Urban Growth Boundary

- Streets
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street



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## Utilities



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Sullivan County Parcels Jan 2023

- Parcels
- Railroad\_ROW
- Kpt 911 Address

— Sewer Mains

— Water Lines

Urban Growth Boundary

Streets

— Interstate

— Expressway

— Major Arterial

— Minor Arterial

— Collector Street

— Local Street

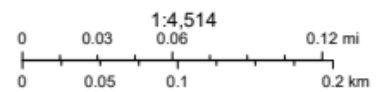
— Private Street

— Ramp

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■ Red: Band\_1

■ Green: Band\_2



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**RECOMMENDATION:**

Staff recommends that the Planning Commission declare 400 Hill Street as surplus property.