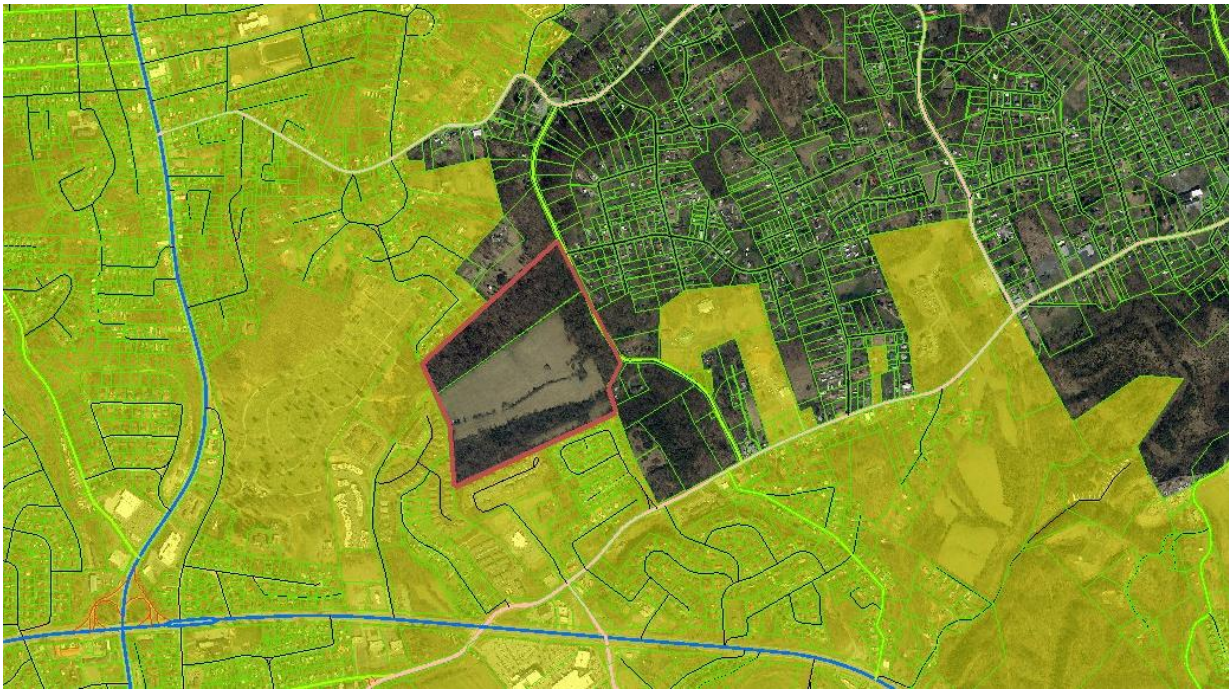


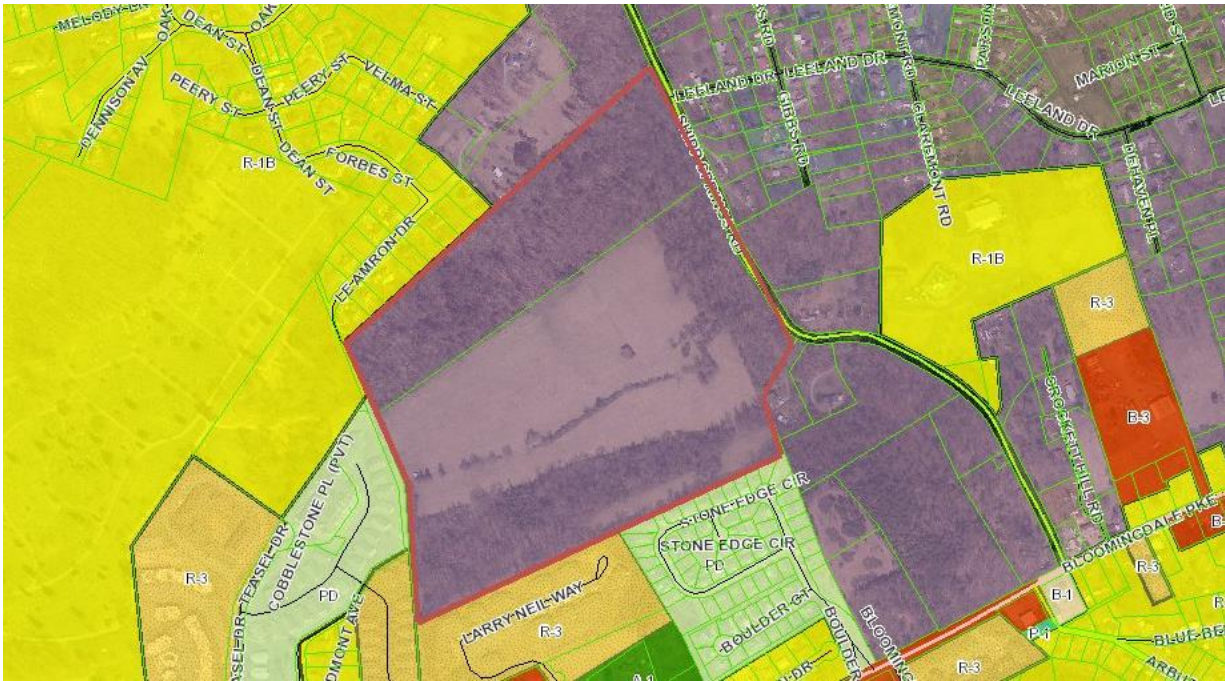
Property Information	Groseclose Development Preliminary		
Address	Shipp Springs Road		
Tax Map, Group, Parcel	TM 0300, part of Parcel 015.00		
Civil District	11th Civil District		
Overlay District	N/A		
Land Use Designation	County R-1 (to be City R-3)		
Acres	71.23 +/-		
Major or Minor / #lots	Major – 581 Units	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Groseclose Heirs Address: 221 Cumberland St. City: Kingsport State: TN Zip Code: 37660 Email: jerrytoldt@tcigrop.com Phone Number: 423-677-2486		Name: Mattern & Craig Address: 429 Clay St. City: Kingsport State: TN Zip Code: 37660 Email: djsnapp@matternadncraig.com Phone Number: 423-245-4970	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Contingent Preliminary Subdivision Approval based on:</p> <ul style="list-style-type: none"> The plat meets the intent of the City's minimum regulations for subdivisions and the R-3 zone standards. The property is currently in the process of being annexed and subsequently zoned City R-3. <p>Staff Field Notes and General Comments: The applicant is requesting preliminary plat approval for the Groseclose Development which is located in the 11th civil district. This development will be annexed into the City off of Shipp Springs Rd. and rezoned from County R-1 to City R-3. Annexation will facilitate mixed-use residential development on the property. This development contingent upon construction document approval and successful annexation. Staff recommends contingent Preliminary Plat approval for Groseclose Development based upon conformance with the City's R-3 standards. The proposed streets are proposed to be the local street standard for Sugar Maple Ln and Scarlet Oak St., with residential street standards for Sweet Gum Ln, Sumac St, Yellow Birch Dr, Pin Cherry Ln, and Scarlet Oak St. Sta. The sole alley standard is proposed to connect to existing Woodmont Ave and gated for emergency access only. The proposed units by type are as follows:</p> <p style="text-align: center;">281 proposed single family lots</p> <p style="text-align: center;">300 proposed apartments</p> <p>Utilities: Utilities are available to the property. The proposed power will be underground.</p>			
Planner:	Garland	Date: 1/26/23	

Meeting Date:	Feb. 16, 2023
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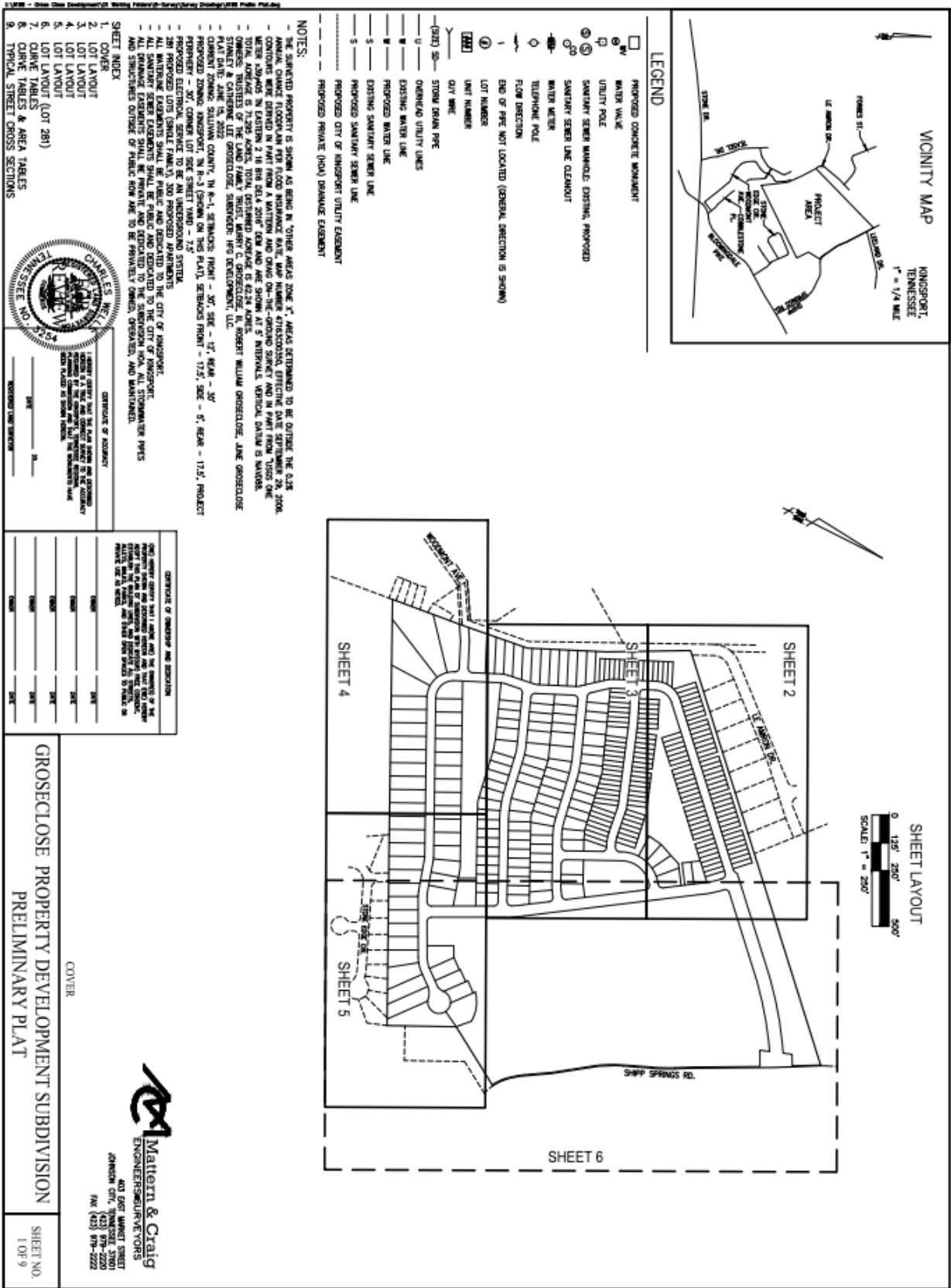
Location Map

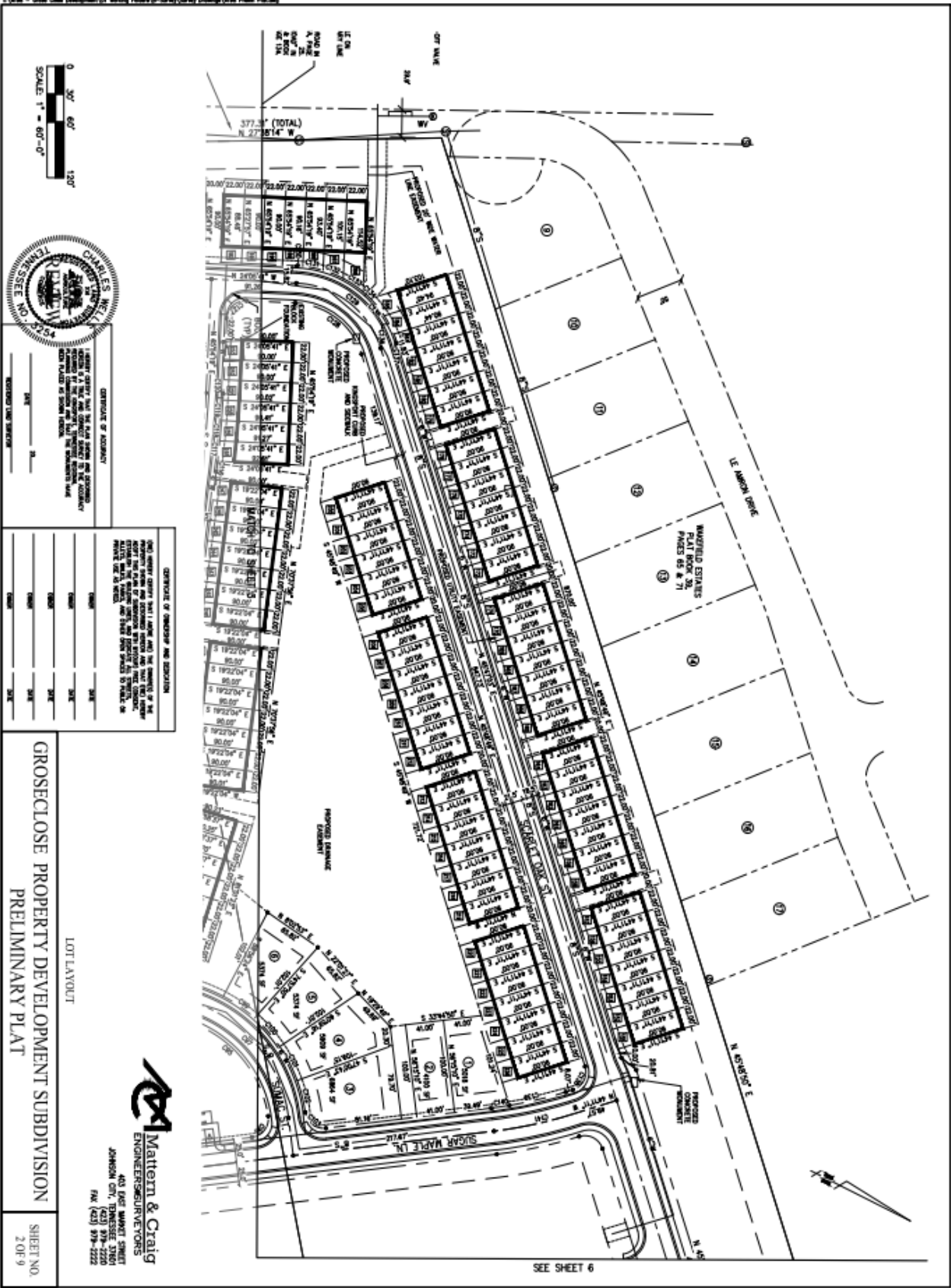


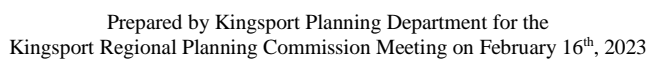
Zoning Map (Currently County R-1)



[illegible]

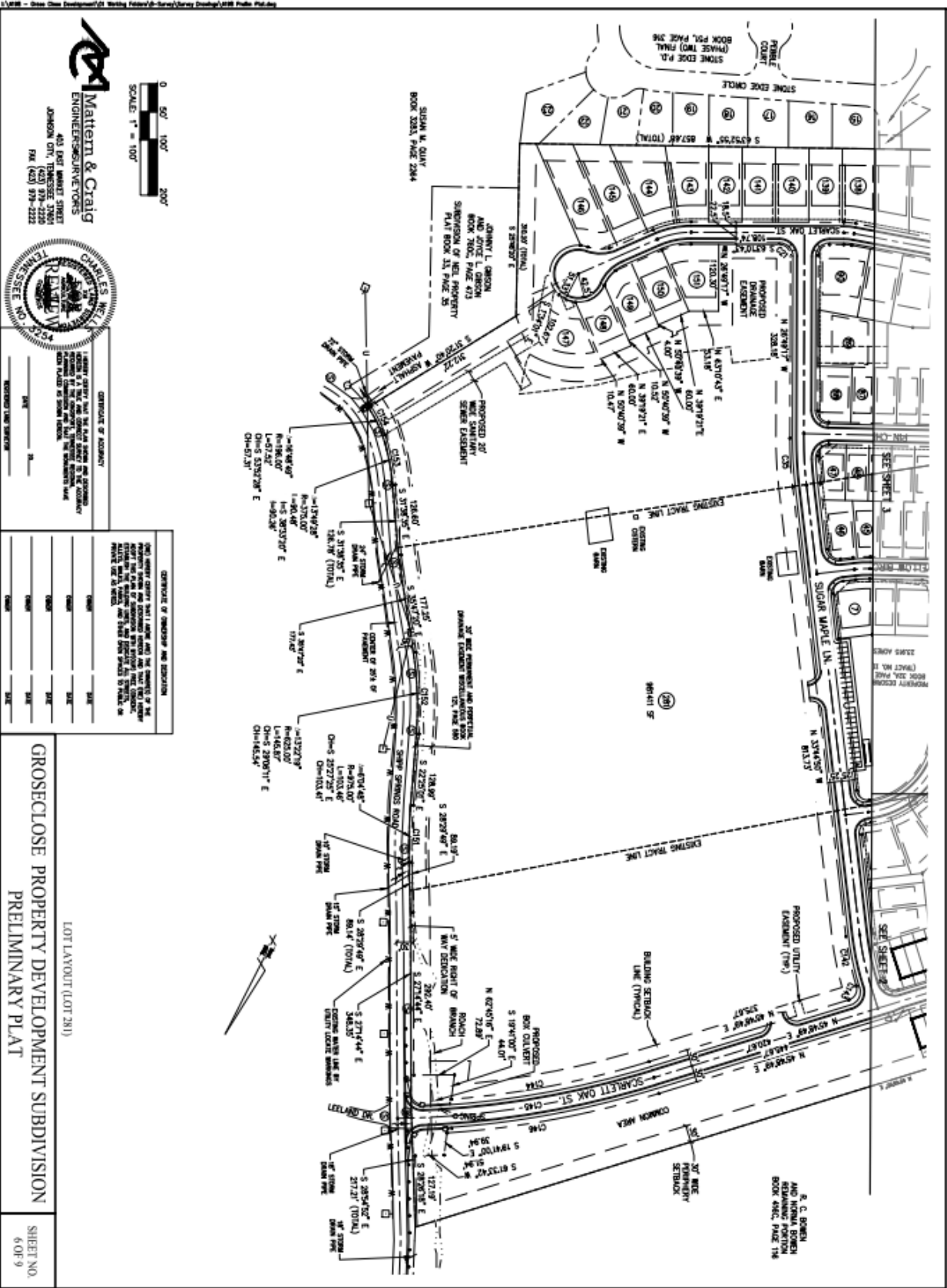












Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on February 16th, 2023

CURVE TABLE			
CURVE	DELTA	RAIUS	LENGTH
C1	67°52'28"	80.00'	8.74'
C2	67°52'28"	100.00'	10.92'
C3	67°52'28"	120.00'	13.11'
C4	90°00'00"	20.00'	31.42'
C5	16°11'11"	118.50'	33.48'
C6	24°09'43"	118.50'	40.87'
C7	24°09'43"	118.50'	40.87'
C8	24°09'43"	118.50'	40.87'
C9	24°09'43"	118.50'	40.87'
C10	24°09'43"	118.50'	40.87'
C11	97°54'54"	100.00'	164.42'
C12	97°54'54"	100.00'	164.42'
C13	97°54'54"	100.00'	164.42'
C14	97°54'54"	100.00'	164.42'
C15	97°54'54"	100.00'	164.42'
C16	97°54'54"	100.00'	164.42'
C17	107°27'28"	118.50'	21.63'
C18	107°27'28"	118.50'	21.63'
C19	107°27'28"	118.50'	21.63'
C20	90°00'00"	20.00'	31.42'

CURVE TABLE			
CURVE	DELTA	RAIUS	LENGTH
C21	90°00'00"	20.00'	31.42'
C22	97°54'54"	100.00'	164.42'
C23	107°27'28"	118.50'	21.63'
C24	107°27'28"	118.50'	21.63'
C25	107°27'28"	118.50'	21.63'
C26	107°27'28"	118.50'	21.63'
C27	107°27'28"	118.50'	21.63'
C28	107°27'28"	118.50'	21.63'
C29	107°27'28"	118.50'	21.63'
C30	107°27'28"	118.50'	21.63'
C31	107°27'28"	118.50'	21.63'
C32	107°27'28"	118.50'	21.63'
C33	107°27'28"	118.50'	21.63'
C34	107°27'28"	118.50'	21.63'
C35	107°27'28"	118.50'	21.63'
C36	107°27'28"	118.50'	21.63'
C37	107°27'28"	118.50'	21.63'
C38	107°27'28"	118.50'	21.63'
C39	107°27'28"	118.50'	21.63'
C40	107°27'28"	118.50'	21.63'

CURVE TABLE			
CURVE	DELTA	RAIUS	LENGTH
C41	15°37'43"	430.00'	40.87'
C42	15°37'43"	430.00'	40.87'
C43	15°37'43"	430.00'	40.87'
C44	15°37'43"	430.00'	40.87'
C45	15°37'43"	430.00'	40.87'
C46	15°37'43"	430.00'	40.87'
C47	15°37'43"	430.00'	40.87'
C48	15°37'43"	430.00'	40.87'
C49	15°37'43"	430.00'	40.87'
C50	15°37'43"	430.00'	40.87'
C51	15°37'43"	430.00'	40.87'
C52	15°37'43"	430.00'	40.87'
C53	15°37'43"	430.00'	40.87'
C54	15°37'43"	430.00'	40.87'
C55	15°37'43"	430.00'	40.87'
C56	15°37'43"	430.00'	40.87'
C57	15°37'43"	430.00'	40.87'
C58	15°37'43"	430.00'	40.87'
C59	15°37'43"	430.00'	40.87'
C60	15°37'43"	430.00'	40.87'
C61	15°37'43"	430.00'	40.87'

CURVE TABLE			
CURVE	DELTA	RAIUS	LENGTH
C62	15°37'43"	430.00'	40.87'
C63	15°37'43"	430.00'	40.87'
C64	15°37'43"	430.00'	40.87'
C65	15°37'43"	430.00'	40.87'
C66	15°37'43"	430.00'	40.87'
C67	15°37'43"	430.00'	40.87'
C68	15°37'43"	430.00'	40.87'
C69	15°37'43"	430.00'	40.87'
C70	15°37'43"	430.00'	40.87'
C71	15°37'43"	430.00'	40.87'
C72	15°37'43"	430.00'	40.87'
C73	15°37'43"	430.00'	40.87'
C74	15°37'43"	430.00'	40.87'
C75	15°37'43"	430.00'	40.87'
C76	15°37'43"	430.00'	40.87'
C77	15°37'43"	430.00'	40.87'
C78	15°37'43"	430.00'	40.87'
C79	15°37'43"	430.00'	40.87'
C80	15°37'43"	430.00'	40.87'
C81	15°37'43"	430.00'	40.87'

NOTE: CURVE C31 IS NOT USED



CURVE TABLE		
CURVE	DELTA	RADIUS
C282	152.42°	211.50'
C283	90.0000°	20.00'
C284	89.727°	200.00'
C285	89.727°	181.50'
C286	90.0000°	20.00'
C287	90.0000°	20.00'
C288	49.229°	171.50'
C289	72.719°	171.50'
C290	59.929°	171.50'
C291	15.929°	150.00'
C292	9.2820°	131.50'
C293	6.2820°	131.50'
C294	90.0000°	20.00'
C295	79.512°	128.50'
C296	81.9232°	150.00'
C297	81.9232°	150.00'
C298	28.9629°	168.50'
C299	13.9629°	168.50'
C300	13.9629°	168.50'
C301	13.9629°	168.50'

CURVE TABLE		
CURVE	DELTA	RADIUS
C302	12.924°	168.50'
C303	89.673°	20.00'
C304	89.673°	20.00'
C305	4.9513°	128.50'
C306	4.9513°	128.50'
C307	4.9513°	128.50'
C308	4.9513°	128.50'
C309	4.9513°	128.50'
C310	4.9513°	128.50'
C311	4.9513°	128.50'
C312	4.9513°	128.50'
C313	4.9513°	128.50'
C314	4.9513°	128.50'
C315	4.9513°	128.50'
C316	4.9513°	128.50'
C317	4.9513°	128.50'
C318	4.9513°	128.50'
C319	4.9513°	128.50'
C320	4.9513°	128.50'
C321	4.9513°	128.50'

CURVE TABLE		
CURVE	DELTA	RADIUS
C322	10.924°	168.50'
C323	10.924°	168.50'
C324	10.924°	168.50'
C325	10.924°	168.50'
C326	10.924°	168.50'
C327	10.924°	168.50'
C328	10.924°	168.50'
C329	10.924°	168.50'
C330	10.924°	168.50'
C331	10.924°	168.50'
C332	10.924°	168.50'
C333	10.924°	168.50'
C334	10.924°	168.50'
C335	10.924°	168.50'
C336	10.924°	168.50'
C337	10.924°	168.50'
C338	10.924°	168.50'
C339	10.924°	168.50'
C340	10.924°	168.50'
C341	10.924°	168.50'

CURVE TABLE		
CURVE	DELTA	RADIUS
C342	10.924°	168.50'
C343	10.924°	168.50'
C344	10.924°	168.50'
C345	10.924°	168.50'
C346	10.924°	168.50'
C347	10.924°	168.50'
C348	10.924°	168.50'
C349	10.924°	168.50'
C350	10.924°	168.50'
C351	10.924°	168.50'
C352	10.924°	168.50'
C353	10.924°	168.50'
C354	10.924°	168.50'

NOTE: CURVES C347, C348, C349 ARE NOT USED

SQUARE FEET OF UNITS		
UNIT #	SQUARE FEET	SQUARE FEET
151-182	1960	
183	1962	
184	2076	
185	2164	
186	2260	
187	2131	
188	2011	
189-196	1960	
197	1965	
198	2064	

SQUARE FEET OF UNITS		
UNIT #	SQUARE FEET	SQUARE FEET
199	2218	
200-226	1960	
227	2017	
228	2033	
229	2020	
230	2010	
231	2000	
232	1960	
233	1962	
234-247	1960	

SQUARE FEET OF UNITS		
UNIT #	SQUARE FEET	SQUARE FEET
248	1966	
249	250	
250	1964	
251-253	1960	
254	2032	
255	2057	
256	2082	
257	2106	
258	2129	
259-260	2140	

SQUARE FEET OF UNITS		
UNIT #	SQUARE FEET	SQUARE FEET
261	2095	
262	2062	
263	2068	
264	2063	
265	2038	
266	2023	
267	2008	
268	2040	
269	2122	
270	2203	

SQUARE FEET OF UNITS		
UNIT #	SQUARE FEET	SQUARE FEET
271	2284	
272	2365	
273	2444	
274	2425	
275	2408	
276	2391	
277	2373	
278	2360	
279	2354	
280	2350	

Matthew & Craig
ENGINEERS/ARCHITECTS
405 EAST MARKET STREET
JOHNSON CITY, TN 37601
TEL (615) 939-2200
FAX (615) 939-2222

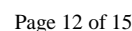
CHAS. S. MATTEN
REGISTERED PROFESSIONAL ENGINEER
Tennessee No. 1552

DATE: _____ TIME: _____

REVISIONS: _____

PROJECT: GROSECLOSE PROPERTY DEVELOPMENT SUBDIVISION
PRELIMINARY PLAT

SHEET NO. 8 OF 9



View of Property from Western Property Line





View Driving N on Shipp Springs



View Driving S on Shipp Springs



CONCLUSION

Staff recommends contingent Preliminary Plat approval for the Groseclose Development Subdivision based upon conformance to the subdivision regulations and adherence to the proposed R-3 zone.