

Property Information	730 Boone St. (Rotary Park) Surplus Request	
Address	730 Boone St. Kingsport, TN 37660	
Tax Map, Group, Parcel	Tax Map 046J, Group K, Parcel 004.50	
Civil District	11 th Civil District	
Overlay District	N/A	
Land Use Designation	Multi-Family	
Acres	+/- 1.32 acres	
Applicant Information		
Name: City of Kingsport Address: 415 Broad Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 423-229-9400		Intent: <i>To declare the property Tax Map 046J Group K Parcel 004.50 as surplus property by the City of Kingsport.</i>
		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.
Planning Department Recommendation		
<p>The Kingsport Planning Division recommends declaring 730 Boone St. as surplus property:</p> <ul style="list-style-type: none"> All city departments have reviewed the property <p>Staff Field Notes and General Comments:</p> <p>The City is requesting that the Planning Commission declare Tax Map 046J Group K Parcel 004.50 as surplus property. The requested area is located at 730 Boone St. This property is zoned R-4, Medium Density Apartment District, and located within the municipal boundary.</p> <p>All city departments have reviewed the request and see no need to retain this property due to the City seeing no future use for this property. Currently, Atmos representatives and the City legal department are working together to create an easement agreement for a gas line that crosses a small portion of the property. This easement agreement will be completed prior to being presented at the BMA.</p>		
Planner: Samuel Cooper		Date: 4/17/2025
Planning Commission Action		Meeting Date: 4/17/2025
Approval:		
Denial:		Reason for Denial:
Deferred:		Reason for Deferral:

PROPERTY INFORMATION: 730 Boone St. (Rotary Park) Surplus Request

ADDRESS: 730 Boone St.

DISTRICT, LAND LOT: 11th Civil District, Tax Map 046J Group K Parcel 004.50

OVERLAY DISTRICT: N/A

CURRENT ZONING: R-4, Medium Density Apartment District

PROPOSED ZONING: N/A

ACRES: +/- 1.32 acres

EXISTING USE: Rotary Park

PROPOSED USE: N/A

PETITIONER: City of Kingsport

ADDRESS: 415 Broad St., Kingsport, TN 37660

INTENT

To declare Tax Map 046J Group K Parcel 004.50 as surplus by the City of Kingsport

An aerial photograph of a residential and commercial area. The map is overlaid with a green grid representing property boundaries. A specific parcel, located between Watauga St to the north, Boone St to the south, E Wawola Av to the west, and E Semer Av to the east, is highlighted in yellow. Several streets are labeled in white text: WATAUGA ST, BOONE ST, E CHARLEMONT AV, E WAWOLA AV, E SEMER AV, TENNESSEE ST, E GUNDA, E CHURCH CIR, and E OTO. A red line runs diagonally across the lower portion of the map, possibly indicating a utility line or a boundary. The surrounding area contains various buildings, including houses and larger commercial structures, along with parking lots and green spaces.

730 Boone St. Zoning



2/3/2025, 3:47:28 PM

Sullivan County Parcels Jan 2023

City Zoning

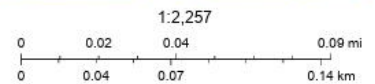
<Null>

TA/C

R-5

GC

B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
AR	B-4P	P-1	PUD	R-3	UAE	Local Street
B-1	BC	P-D	PVD	R-3A	Streets	Private Street
B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
B-3	M-1	PBD'	R-1A	R-4	Expressway	Kpt 911 Address



NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

Web AppBuilder for ArcGIS

Web AppBuilder for ArcGIS

Northern Property View



Eastern Property View



Eastern Property View/ Easement Area



Western Property View



Recommendation

Staff recommends that the Planning Commission declare 730 Boone St. as surplus property.