



**Kingston Historic Zoning Commission
Special Called Meeting**

Wednesday, March 22, 2023
6:00 P.M.
Old Roane County Courthouse

AGENDA

1. Call to Order
2. Invocation and Pledge
3. Roll Call
4. New Business
 - A. Elect Chairman
 - B. Consideration to approve a request submitted by Joe Pierce to construct a pool, safety fence and a wooden fence at 149 North Kentucky Street (Roane County Tax Map 058B Group A Parcel 008.00) which is located in a C-1 district within the Historic District.



ROANE COUNTY CODE ENFORCEMENT RESIDENTIAL BUILDING PERMIT APPLICATION

OFFICE USE ONLY

Map:	Group:	Parcel:
Zoning:	City Limit:	Flood Plain Area: Yes <input type="checkbox"/> No <input type="checkbox"/> Flood Map #

Owner Name: <u>Joseph Pierce</u>	SEWER <input checked="" type="checkbox"/> SEPTIC <input type="checkbox"/> DRIVEWAY <input type="checkbox"/>
Address of property: <u>149 N. Kentucky St.</u>	Subdivision Name:
City, State, Zip: <u>Kingston, TN 37763</u>	MH Park Name:

2. CONTRACTOR INFORMATION (AS APPLICABLE) CHECK HERE IF SELF CONTRACTING

General Contractor	State License Number/Expiration Date	Phone Number

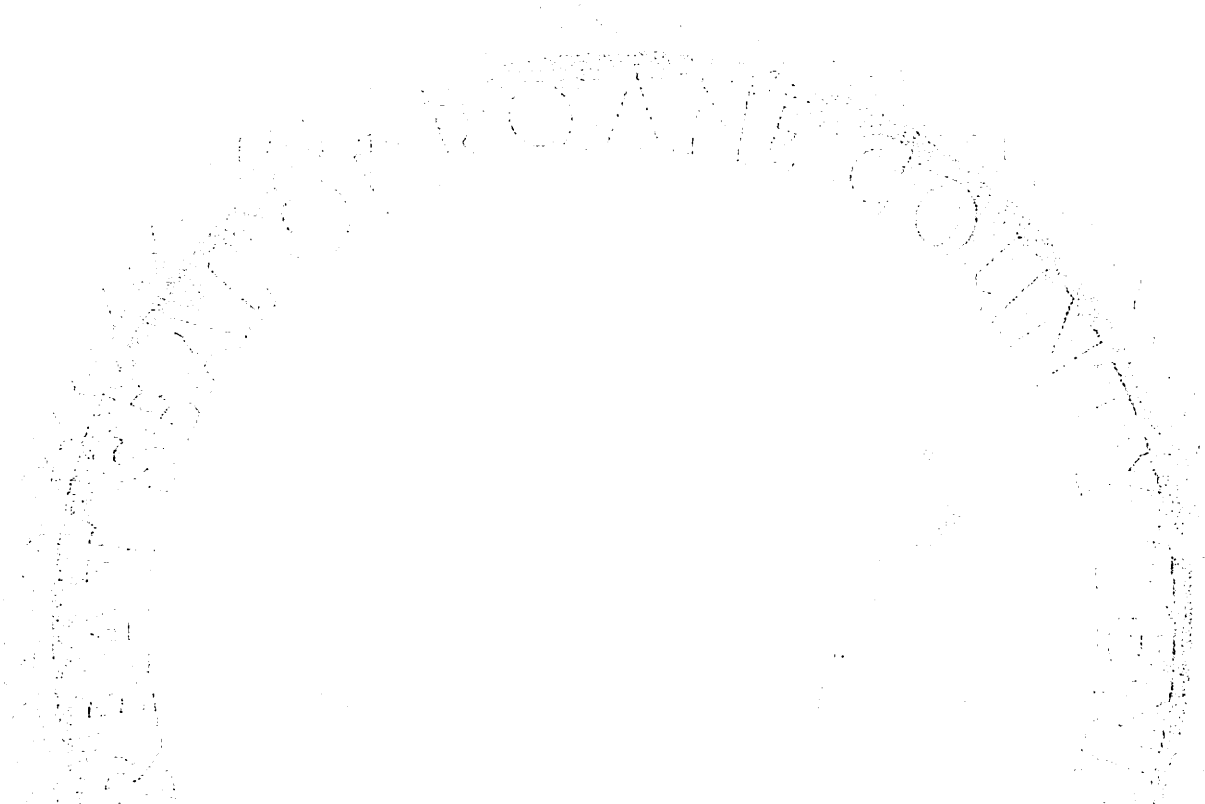
3. TYPES OF BUILDING

Project Description	Purpose of Use	Other Residential	Agriculture
New Structure <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Relocation <input type="checkbox"/> Remodel <input type="checkbox"/>	Single Family <input checked="" type="checkbox"/> Two or More Family <input type="checkbox"/> ___ No. of Units Mobile Home DW <input type="checkbox"/> SW <input type="checkbox"/> Make: _____ Size: _____ Year: _____	Garage <input type="checkbox"/> Size _____ Attached <input type="checkbox"/> Detached <input type="checkbox"/> Storage Bldg. <input type="checkbox"/> Carport <input type="checkbox"/> Dock <input type="checkbox"/> Pool <input checked="" type="checkbox"/> Type: <u>in ground</u> Size: <u>20x49x29</u> Shape: <u>L shape</u>	Tax Exempt Card <input type="checkbox"/> Barn <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/> Size: _____ Type: _____

4. CHARACTERISTICS

Type of Foundation	Total Square Feet	Other:
<input type="checkbox"/> Crawl <input type="checkbox"/> Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Slab Other: <u>Continuous Footing</u>	No. Bedrooms _____ No. Floors: _____ No. Full Baths: _____ No. Half Baths _____ Roof Type: <u>Gable/Clay Tile</u> Siding Type: <u>Brick</u>	Porch <input type="checkbox"/> Deck <input type="checkbox"/> Patio <input type="checkbox"/> Dimensions/Sizes _____ Front: _____ Back: _____ Side: _____
Type of Frame	Type of Heat	
<input checked="" type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Steel <input type="checkbox"/> Metal Other: _____	<input checked="" type="checkbox"/> Central Heat/Air Other: _____	

Over→



Please provide a site map of the property for which you are obtaining a building permit.
Include the following:

911 Address of property:

Permit Number: _____ **Map:** 058B **Group:** A **Parcel:** 008.00

1. Location of property lines.
2. Location of all structures. (existing and new)
3. Show distance from property lines of all new structures.
4. Location of septic tank, field lines or sewer system.
5. Location of utility lines.
6. Location of driveway.
7. Size of property (sq. ft. or acres) and size of new structure.

I affirm that the information that I have provided is correct and accurate to the best of my knowledge and ability. It is the responsibility of the owner/contractor to clearly mark and define all property lines. **If a property line is within 20 ft. of a new structure the line shall be strung from pin to pin.**

Signature

2/21/23

Date

GENERAL NOTES

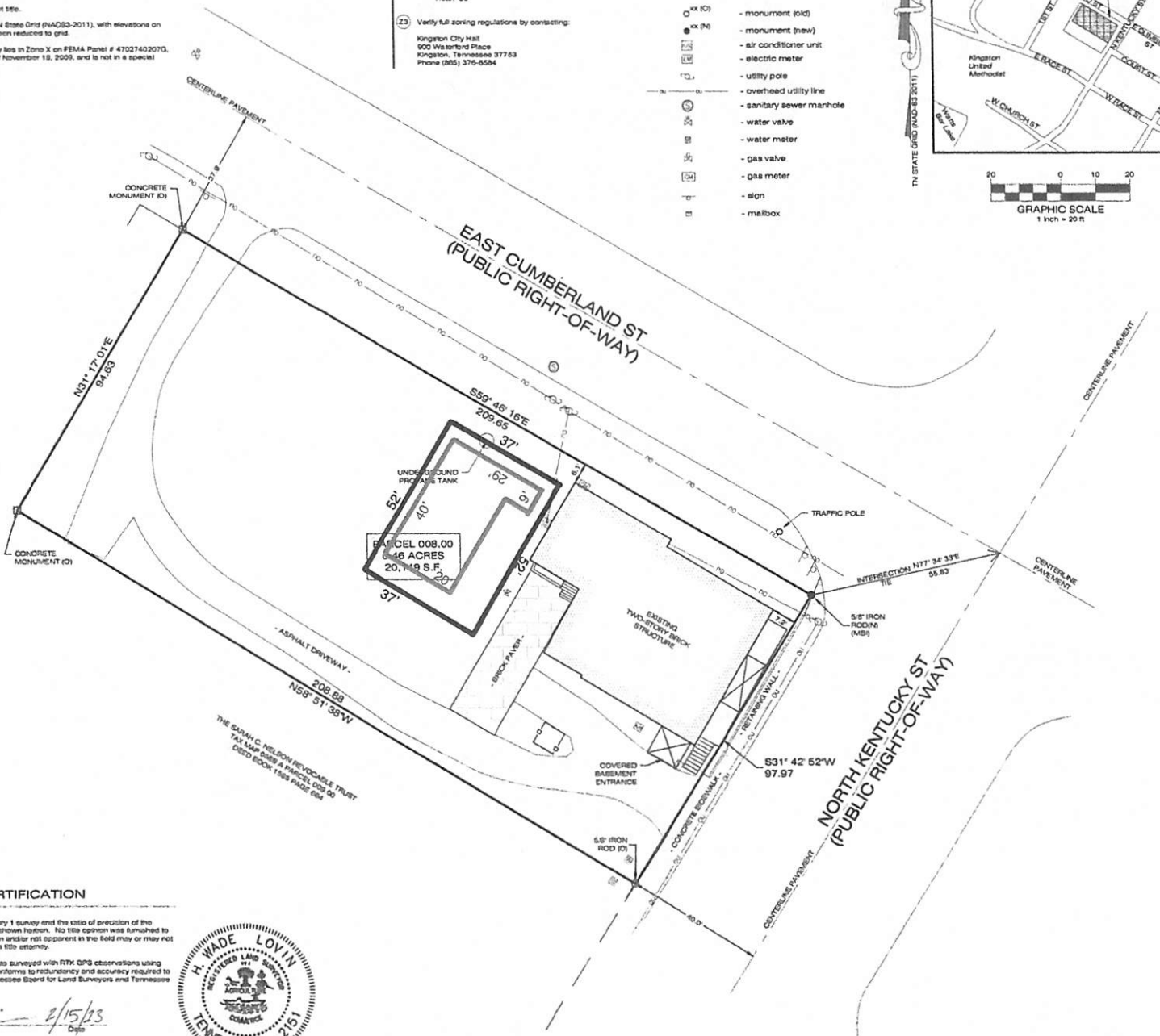
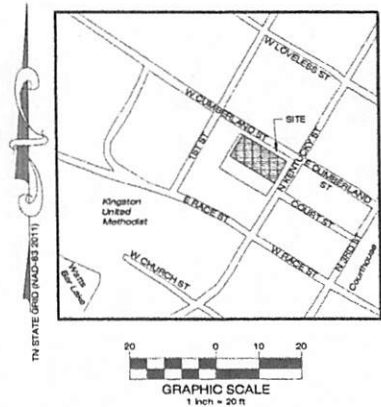
- 01 Verify exact size, depth and location of all underground utilities prior to construction.
- 02 Property subject to all applicable easements, setbacks and restrictions of record.
- 03 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- 04 This survey plat does not warrant title.
- 05 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Contoured levels not shown reduced to grid.
- 06 By graphic plotting, this property lies in Zone X on FEMA Panel # 47027402070, which bears an effective date of November 10, 2009, and is not in a special flood hazard area.

ZONING INFORMATION

- 21 Property is zoned C-1 (General Business) & H-1 (Historical District)
- 22 Building Setbacks:
C-1
Front: 10'
Side: 5'
Rear: 20'
- 23 Verify all zoning regulations by contacting:
Kingston City Hall
500 Washington Place
Kingston, Tennessee 37763
Phone (865) 376-6584

legend

- (K) (C) - monument (old)
- (K) (N) - monument (new)
- (A) - air conditioner unit
- (E) - electric meter
- (U) - utility pole
- (O) - overhead utility line
- (S) - sanitary sewer manhole
- (W) - water valve
- (M) - water meter
- (G) - gas valve
- (GM) - gas meter
- (S) - sign
- (M) - mailbox



SURVEYOR'S CERTIFICATION

CERTIFICATE OF ACCURACY
I hereby certify that this is a Category 1 survey and the ratio of precision of the undistorted survey is 1 : 10,000 as shown herein. No title opinion was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

A portion of the subject property was surveyed with RTK GPS observations using survey grade GPS receivers and conforms to the accuracy and accuracy required to comply with rules set forth by Tennessee Board for Land Surveyors and Tennessee Code Annotated chapter 62.

R. Wade Lovin 2/15/13
R. Wade Lovin, TN PLS #2151 Date



MBI

MBI COMPANIES INC.
200 N. WEDGEFARBER ROAD
KNOXVILLE, TN 37910
PHONE: (865) 594-0988
FAX: (865) 594-0213
WEB: mbicompanies.com



Know what's below.
Call before you dig.
In Tennessee call 811 or 1-888-381-1111

OWNER:
Joseph Edward Pence
149 N. Kentucky St
Kingston, TN 37763

COPYRIGHT © MBI COMPANIES INC.

BOUNDARY SURVEY OF:
THE GIDEON-MORGAN HOUSE

149 N. KENTUCKY ST
KINGSTON, TENNESSEE 37763

Resub County, TN City of Kingston, TN	
Trs Parcel Id: Map 058-B A Parcel 009 00	
Deed Ref(s): Deed Book 1835 Page 402	
Plot Ref (s):	
Drew Chof:	D. Satterfield
Drawn By:	C. Reed
Appvd By:	W. Lovin
Field date:	2-5-23
Drawing date:	2-15-23
Last Revision:	
Scale:	1" = 20'
Job No:	231000
SHEET NO:	

1 OF 1

**ROANE COUNTY CODES ENFORCEMENT
INSPECTION DETAILS FOR RESIDENTIAL PROJECTS**

**FOOTER/SLABS (ALL)
PRIOR TO POURING CONCRETE**

- Excavation (bottom of footer 12" below finished slope of 1" in 10")
- Rebar as per drawings or to code along with footer grounding
- Interior footings for load bearing walls
- Bulk heads properly installed
- Setbacks (Utility Easements are the responsibility of the Permit Holder)
- Vapor barrier, wire mesh, or rebar and gravel base
- Insulation for slabs in conditioned spaces (IECC)
- Post 911 address visible from road

FOUNDATION WALLS

DO NOT PROCEED WITH FRAMING UNTIL FOUNDATION WALLS ARE APPROVED

BLOCK WALLS

- Proper block size per code
- Rebar to code (if required)
- Cores filled per code (if required)
- Sill anchors installed properly
- Foundations vents and access to code

POURED WALLS

- Proper form size
- Rebar installed per drawings/code
- Sill anchors installed properly
- Foundation vents and access to code

FRAMING

ALL ROUGH PLUMBING AND ELECTRICAL COMPLETE
DO NOT COVER ANY WORK WITHOUT APPROVED FRAMING
SAFETY RAILS HAVE TO BE UP BEFORE INSPECTION WILL BE DONE

- Sill plates
- Proper girder size and span
- Sheeting code (floors, walls and roof)
- Wall framing complete with headers to code, braced wall panels and house wrap

ROANE COUNTY CODES ENFORCEMENT
308 N. Third St.
Kingston, TN 37763
865-717-4230

Re-Inspection Fees

It is our goal at this office to make every effort to help you while building your new structure.

In the event that there are failed inspections or additional inspections are required, Roane County Codes Enforcement Office has the authority to charge re-inspection fees.

Re-inspection fees will be charged as follows:

First re-inspection	\$ 0.00
Second re-inspection	\$25.00
Third re-inspection	\$50.00
Each additional inspection	\$50.00

You will be notified at the time of your First Re-Inspection fee. Roane County Codes Enforcement Office will keep a record of fees accrued. Therefore, Roane County Codes Enforcement Office has the authority to withhold the Final Inspection until all fees due are collected.

Signature _____

Date _____

2/21/23

**AFFIDAVIT OF COMPLIANCE WITH
T.C.A. (50-6-405 S 50-6-406)**

INSURANCE EXEMPTION


21 Day of February, 2023

(CHECK ONE)

I, the undersigned, hereby swear and affirm that I am performing work on my own residence and meet all requirements in accordance with **T.C.A. 50-6-405 & 50-6-406.**

I, the undersigned, hereby swear and affirm that I am self contracting at my residence and will directly supervise such work performed on my own property and meet all requirements in accordance with **T.C.A. 50-6-405 & 50-6-406.**

I, the undersigned, hereby swear and affirm that I am sole proprietorship and have no employees and will directly supervise such work performed and will meet all requirements in accordance with **T.C.A. 50-6-405 & 50-6-406,**



Signature

Witness



ROANE COUNTY CODE ENFORCEMENT RESIDENTIAL BUILDING PERMIT APPLICATION

Owner:	SEWER	SEPTIC	DRIVEWAY
Address of property:	Subdivision Name:		
City, State, Zip:	MH Park Name:		

OFFICE USE ONLY		
Map: 058B	Group: A	Parcel: 008.00
Zoning:	City Limit:	Flood Plain Area: Yes No Flood Map #

2. CONTRACTOR INFORMATION (AS APPLICABLE)

General Contractor	State License Number	Phone Number

3. TYPES OF BUILDING

Project Description	Purpose of Use	Other Residential	Agriculture
New Structure	Single Family <input checked="" type="checkbox"/>	Garage Attached	Barn
Addition	Two or More Family _____ No. of Units	Carport Detached	Shed
Repair	Mobile Home	Storage Bldg.	Other
Replacement	DW SW	Pool <input checked="" type="checkbox"/>	Size: _____
Relocation	Make: _____	Size: 20x49x29	Type: _____
Remodel	Size: _____	Shape: L Shape	Type: _____
	Year: _____	Type: in ground	
		Other: _____	

4. CHARACTERISTICS

Type of Foundation	Roof Type: Gable/Clay Tile	No. Full Baths:
Crawl	Siding Type: Brick	No. Half Baths:
Finished Basement	No. Floors:	Porch Deck
Unfinished Basement	Total SQFT:	Sizes: _____
Other: Continuous Footing	No. Bedroom:	_____
Type of Frame	Type of Heat	Other:
<input checked="" type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Central Heat/Air	
<input checked="" type="checkbox"/> Wood	Other: _____	
Steel		
Other: _____		

5. COST (Complete cost of work to be done.)

Over →

Construction Value	\$ 70,000 3,500
--------------------	----------------------------

JP

SURVEYORS CERTIFICATION

DEPARTMENT OF REVENUE
SURVEYORS CERTIFICATION
I, Wade Lovin, a duly Licensed and Registered Professional Surveyor in the State of Tennessee, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly Licensed and Registered Professional Surveyor in the State of Tennessee. My license number is 112000 and my expiration date is 12/31/2023. I have read and approved the contents of this plat and I am satisfied that it is a correct and accurate representation of the facts as shown to me. This certification is valid only if the survey is performed in accordance with the rules and regulations of the Board of Land Surveyors and Registration of the State of Tennessee, Tennessee Code Annotated, Title 26, Chapter 2.



GENERAL NOTES

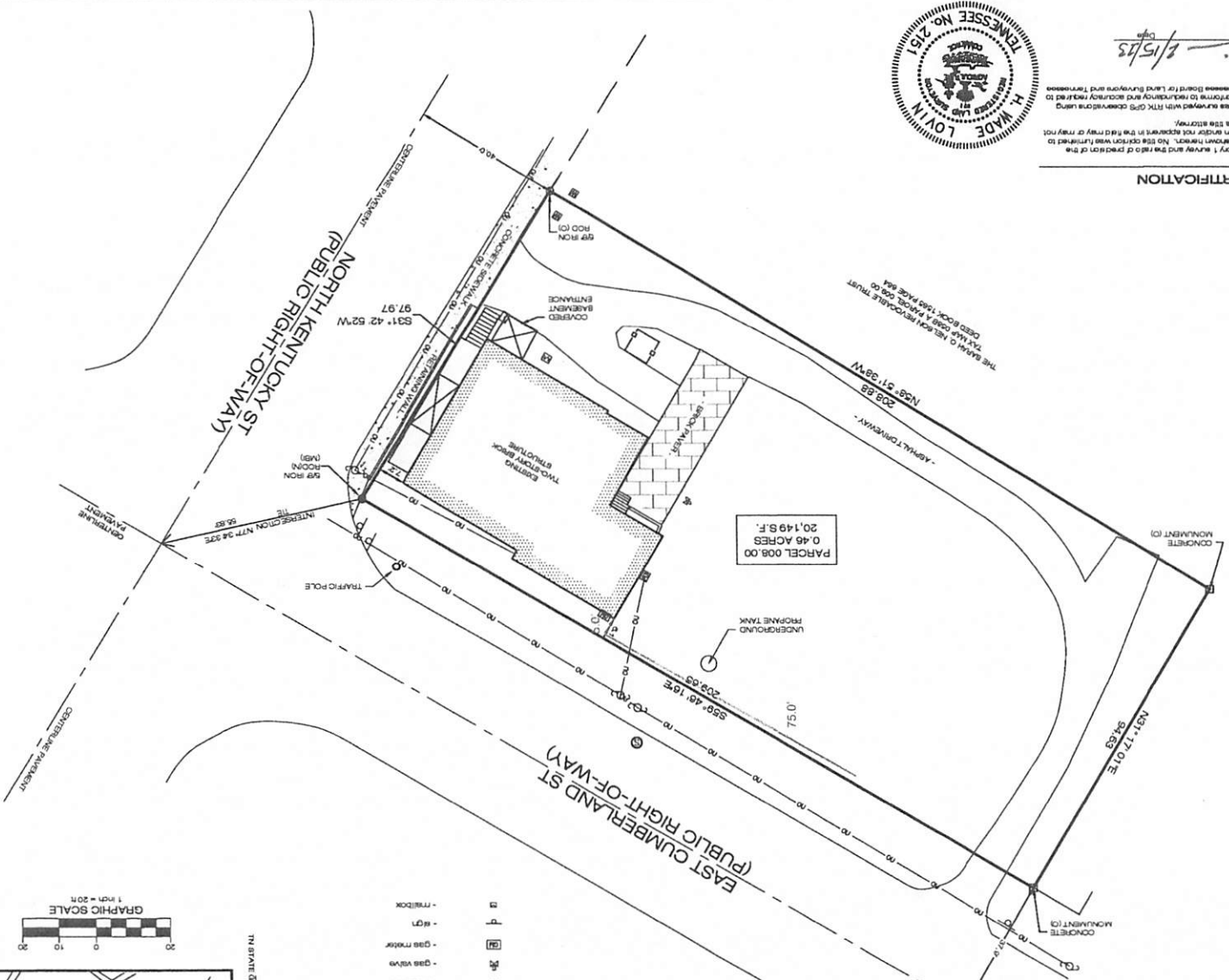
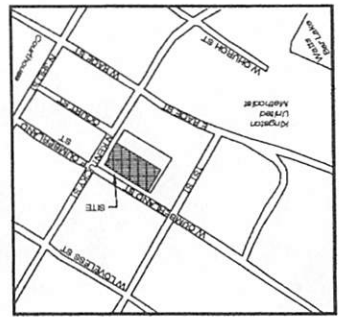
- 1) Verify exact area, depth and position of all underground utilities prior to construction.
- 2) Property subject to all applicable easements, setbacks and restrictions of record.
- 3) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- 4) The survey plat does not warrant title.
- 5) HORIZONTAL coordinates are on the State Grid (NAD83-2011), with elevations on NAVD83. All distances shown on this plat are in feet.
- 6) All points shown on this plat are shown in NAD83 and are not in a local foot-cast grid.
- 7) All points shown on this plat are shown in NAD83 and are not in a local foot-cast grid.

ZONING INFORMATION

- 1) Property is zoned C-1 (General Business) & H-1 (Residential District).
- 2) Building Setback: Front: 10', Side: 5', Rear: 20'.
- 3) Verify all zoning regulations by contacting:
 - Any Hill
 - 300 Webster Place
 - Knoxville, Tennessee 37703
 - Phone (606) 378-0304

Legend

- (dashed line) - monument (old)
- (solid line) - monument (new)
- (solid line) - air conditioner unit
- (solid line) - electric meter
- (solid line) - utility pole
- (solid line) - overhead utility lines
- (solid line) - sanitary sewer manhole
- (solid line) - water valve
- (solid line) - water meter
- (solid line) - gas valve
- (solid line) - gas meter
- (solid line) - sign
- (solid line) - mailbox



BOUNDARY SURVEY OF:
THE GIDEON-MORGAN HOUSE

149 N. KENTUCKY ST
KINGSTON, TENNESSEE 37639

OWNERS:
Joseph Edward Perce
149 N. Kentucky St.
Kingston, TN 37639

Know what's below.
Call before you dig.
In Tennessee call 811 or 1-888-581-1111



MBI COMPANIES INC.
200 N. WESOLOMER ROAD
KNOXVILLE, TN 37918
PHONE: (605) 564-0500
FAX: (605) 564-2113
WEB: mbicompanies.com



CITY OF KINGSTON, TN
PLAT FILED
MAP 0593-A Parcel 008 00
TAX PARCEL ID
MAP 0593-A Parcel 008 00
DEED REF ID: Deed Book 1805 Page 402

CREW CHIEF: B. SMITHFIELD
DRAWN BY: C. PEASE
APPROVED BY: W. LOVIN
FIELD DATE: 2-15-23
DRAWING DATE: 2-15-23
SCALE: 1" = 20'
JOB NO: 231030
SHEET NO: 1 OF 1



Please provide a site map of the property for which you are obtaining a building permit.

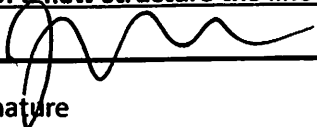
Include the following:

911 Address of property:

Permit Number: _____ **Map:** 058B **Group:** A **Parcel:** 008.00

1. Location of property lines.
2. Location of all structures. (existing and new)
3. Show distance from property lines of all new structures.
4. Location of septic tank, field lines or sewer system.
5. Location of utility lines.
6. Location of driveway.
7. Size of property (sq. ft. or acres) and size of new structure.

I affirm that the information that I have provided is correct and accurate to the best of my knowledge and ability. It is the responsibility of the owner/contractor to clearly mark and define all property lines. If a property line is within 20 ft. of a new structure the line shall be strung from pin to pin.



Signature

2/21/23

Date

ROANE COUNTY CODES ENFORCEMENT
308 N. Third St.
Kingston, TN 37763
865-717-4230

Re-Inspection Fees

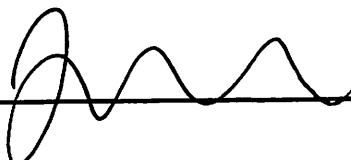
It is our goal at this office to make every effort to help you while building your new structure.

In the event that there are failed inspections or additional inspections are required, Roane County Codes Enforcement Office has the authority to charge re-inspection fees.

Re-inspection fees will be charged as follows:

First re-inspection	\$ 0.00
Second re-inspection	\$25.00
Third re-inspection	\$50.00
Each additional inspection	\$50.00

You will be notified at the time of your First Re-Inspection fee. Roane County Codes Enforcement Office will keep a record of fees accrued. Therefore, Roane County Codes Enforcement Office has the authority to withhold the Final Inspection until all fees due are collected.

Signature  _____ Date 2/21/23 _____

**AFFIDAVIT OF COMPLIANCE WITH
T.C.A. (50-6-405 S 50-6-406)**

INSURANCE EXEMPTION


21 Day of February, 2023

(CHECK ONE)

I, the undersigned, herby swear and affirm that I am performing work on my own residence and meet all requirements in accordance with **T.C.A. 50-6-405 & 50-6-406.**

I, the undersigned, herby swear and affirm that I am self contracting at my residence and will directly supervise such work performed on my own property and meet all requirements in accordance with **T.C.A. 50-6-405 & 50-6-406.**

I, the undersigned, herby swear and affirm that I am sole proprietorship and have no employees and will directly supervise such work performed and will meet all requirements in accordance with **T.C.A. 50-6-405 & 50-6-406,**



Signature

Witness

**ROANE COUNTY CODES ENFORCEMENT
INSPECTION DETAILS FOR RESIDENTIAL PROJECTS**

**FOOTER/SLABS (ALL)
PRIOR TO POURING CONCRETE**

- Excavation (bottom of footer 12" below finished slope of 1" in 10")
- Rebar as per drawings or to code along with footer grounding
- Interior footings for load bearing walls
- Bulk heads properly installed
- Setbacks (Utility Easements are the responsibility of the Permit Holder)
- Vapor barrier, wire mesh, or rebar and gravel base
- Insulation for slabs in conditioned spaces (IECC)
- Post 911 address visible from road

FOUNDATION WALLS

DO NOT PROCEED WITH FRAMING UNTIL FOUNDATION WALLS ARE APPROVED

BLOCK WALLS

- Proper block size per code
- Rebar to code (if required)
- Cores filled per code (if required)
- Sill anchors installed properly
- Foundations vents and access to code

POURED WALLS

- Proper form size
- Rebar installed per drawings/code
- Sill anchors installed properly
- Foundation vents and access to code

FRAMING

ALL ROUGH PLUMBING AND ELECTRICAL COMPLETE

DO NOT COVER ANY WORK WITHOUT APPROVED FRAMING

SAFETY RAILS HAVE TO BE UP BEFORE INSPECTION WILL BE DONE

- Sill plates
- Proper girder size and span
- Sheeting code (floors, walls and roof)
- Wall framing complete with headers to code, braced wall panels and house wrap

Leave Your Next Project To Us



Get Expert In-Home Installation

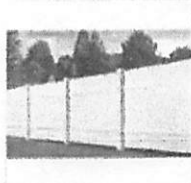
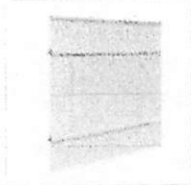
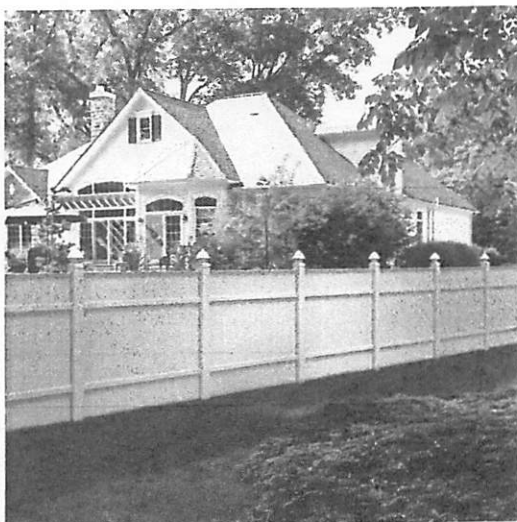
A local pro will take care of the job for you.

Add In-Home Installation

[What to Expect](#) ⓘ



Option A



left. height white vinyl fence



-	1	+
---	---	---



Product Details



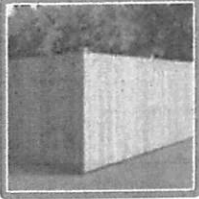
Specifications



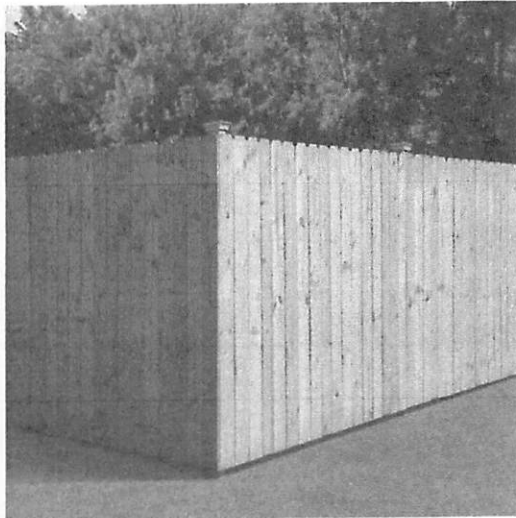
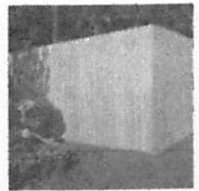
ALERT This item may not be available for pickup until **tomorrow**.

- 1 +

 **Add to Cart**



Option B



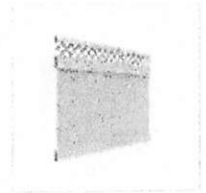
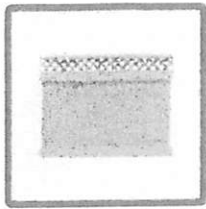
6 ft. height, pressure-treated wood fence

Product Details

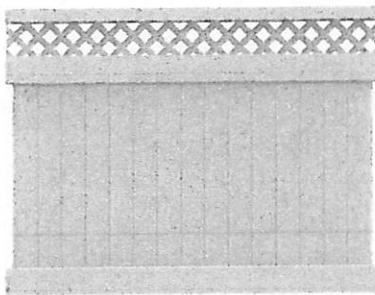


Specifications





Option C



left. Sand vinyl lattice
height fence

* matches existing
exterior architectural
features (see attached
photo)

Leave Your Next Project To Us



Get Expert In-Home Installation

A local pro will take care of the job for you.

Add In-Home Installation

[What to Expect](#) ⓘ

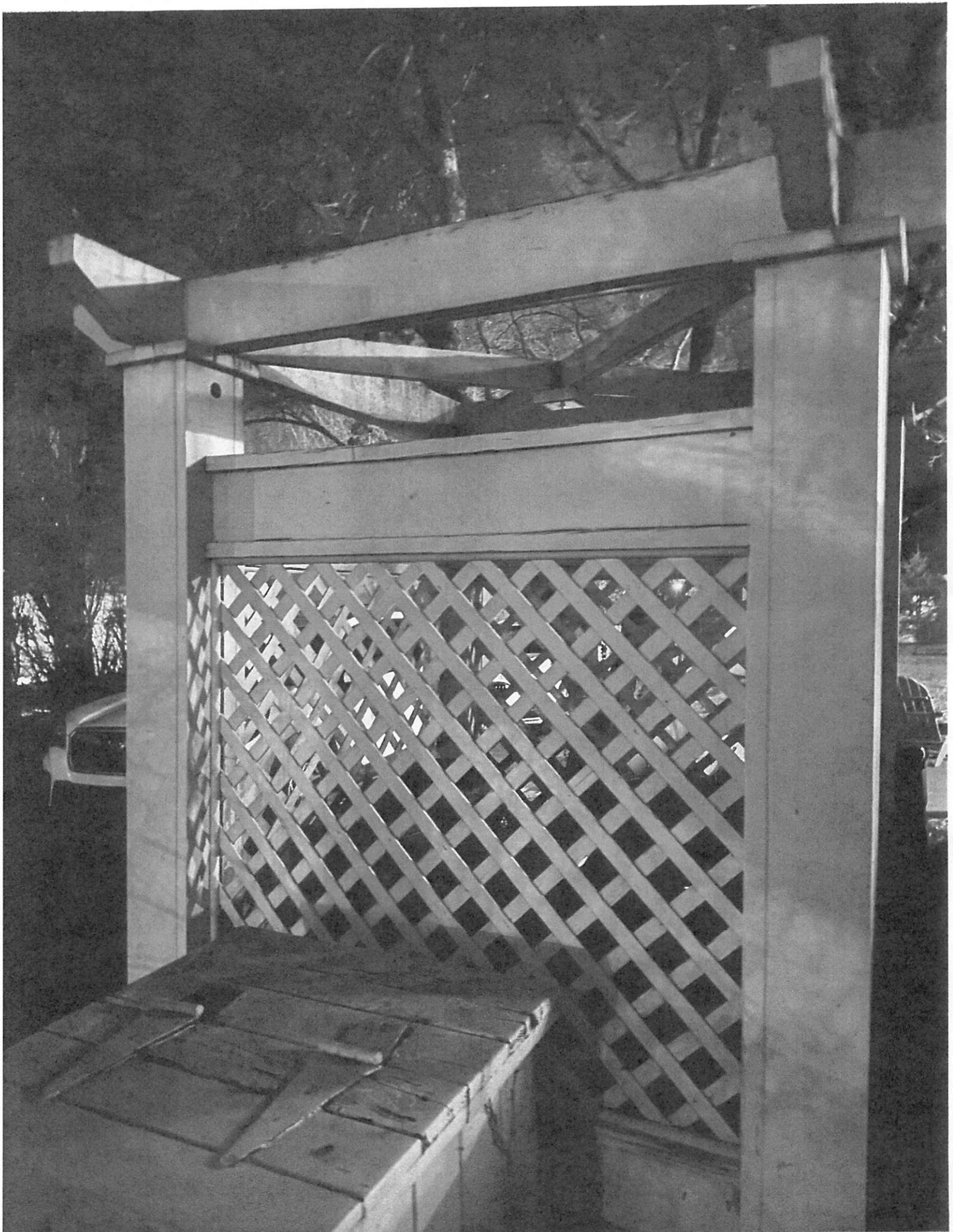


Product Details



Specifications





Feb 7, 2023

To: Historic Zoning Commission

From: Joe Pierce
149 N. Kentucky St.

Re: Pool Permit

I am submitting a required plan for consideration. The plans include a 20'x40'x29' pool (including a necessary safety fence per code) and a wooden fence parallel to Cumberland St. The pool is 4' from the house and the wooden fence as proposed does not interfere with the visual or architectural elements of the house. The wooden fence will be painted the same color as the existing wooden structures already on the property.

Sincerely,
Joe Pierce

Joseph E. Pierce
149 N. Kentucky St.

