

**Building Permits by Report Code**

Date Range (inclusive): Friday, October 01, 2021 to Sunday, October 31, 2021  
 Permit Types: 101,102,103,104,105,106,213,214,215,216,221,222,226,319,323,326,434,  
 437,438,439,442,443,444,649,700  
 Date Applies To: Permit Issue Date

Section Header	Report Code	Permit Number	Iss Date	Lot And Sub Division	Address	Owner	Contractor	Sq Ft	Nature of Project	Permit Fees	Total Valuation
New Residential											
	101: Single Family Houses	PRSF20210 0752	10/15/21	FINNIE 3	1001 CEDAR GROVE RD, Johnson City, TN 37601	ROYST ON LORI M	Circle R Construction	0	Construction of a new home	\$640.00	\$160,000.00
		PRSF20210 1838	10/11/21	1 SUNRISE VALLEY	1006 SUNRISE VALLEY DR, Johnson City, TN 37604	Doyle Melinda Moore	New Homes Inc (Dan Rutledge)	0	NEW HOME, 1362 SQ FT	\$550.00	\$130,000.00
		PRSF20210 3261	10/8/21	3 PARK PLACE BLOCK I L	1100 EMBASSY ROW, Johnson City, TN 37601	FILLER S JIMMY D & JANE L/E REM: JOHNSON MARIE A	Henley Construction, Inc. [bc-B (SM)]	0	Building a slab on grade, single family home, 2555 sq ft	\$2,030.00	\$303,176.00
		PRSF20210 3308	10/5/21	14 HIGHLAND PARC PH 1	214 MICHAEL S RIDGE BLVD, Johnson City, TN 37615	Ferguson Beverly N Revocable Living Trust	Ingenuity, Llc (PAT WEBER)	0	1 LEVEL CUSTOM HOME ON CRAWL SPACE - 1834 SQ FT	\$1,060.00	\$300,000.00

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New Residential	101: Single Family Houses	PRSF20210 3440	10/14/21	69 LAKE HARBOR ESTATES	147 LAKE HARBOR DR, Johnson City, TN 37615	First Tn Bank Trustee Nora N Manalo Md Ira	Rogers Development	0	New construction of single family custom home - 3940 sq ft	\$2,088.00	\$713,520.00
		PRSF20210 3441	10/14/21	1 DUNCANS RETREAT SEC	133 WAKE ROBIN LN, Johnson City, TN 37601	KEELEY JOHN	Rogers Development	0	new single family custom home - 5650 sq ft	\$2,456.00	\$897,615.00
		PRSF20210 3448	10/8/21	33 GARLAND FARMS PHASE	6 JASMINE TER, Johnson City, TN 37615	DOUGH ERTY ROGER W & DONNA M	J.S. HOWELL CONSTRUC TION, INC.	0	New Home-- 3260 sq ft	\$2,360.00	\$850,000.00
		PRSF20210 3486	10/13/21	5 HICKORY LAKE PUD	3 OVERLO OK CT, Johnson City, TN 37604	STUMP JOHN FREDE RICK & MARCO S RODRI GUEZ		0	2 bed/ 2 bath new single family home 1650 sq/ft. 20x20 parking pad. Open porch. Metal siding, metal roof.	\$380.00	\$195,789.00
		PRSF20210 3519	10/13/21	26 CHESTNUT COVE PH 1	1265 BRUMIT FLDS, Johnson City, TN 37615	BRADF ORD RICHAR D & MARSH A	Bradford Construction (Richard Bradford)	0	Custom Home, 1810 sq ft	\$1,306.00	\$382,000.00

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New Residential	101: Single Family Houses	PRSF202103645	10/26/21	27 CHESTNUT COVE PH 1	1241 BRUMIT FLDS, Johnson City, TN 37615	SHADD EN SPRING S PARTN ERSHIP GP	BRITTON MATTHEW SCOTT D/B/A SCOTT BRITTON CONSTRUC TION	0	NEW HOME-- 2243 SQ FT	\$1,654.00	\$498,000.00
		PRSF202103662	10/26/21	B3 CHESTNUT COVE PH 1	547 GARDENI A DR, Johnson City, TN 37615	ORTH CONST RUCTIO N COMPA NY GP	Orth Construction Company (Orth Homes)	0	New Residential Construction - 1630 sq ft	\$685.00	\$193,416.00
		PRSF202103686	10/26/21	7 GREENFIELD HEIGHTS S	513 DOUGLA S DR, Johnson City, TN 37604	LABOS SIERE STEVEN & KAREN	CARRIER'S CONSTRUC TION, MARK CARRIER	0	New private residence - 3484 sq ft	\$1,810.00	\$575,000.00
		Subtotal for Code 101 on 12 Permits								\$17,019.00	\$5,198,516.00
New Commercial	214: Business, Mercantile, Restaurant	PRNR202101766	10/28/21		2304 BROWNS MILL RD, Johnson City, TN 37604	ROAN STREET PROPE RTIES LLC	Goins, Rash, Cain, Inc ( GRC )	0	New automated car wash building with office a restroom. SITE REVIEW ON PRST 202101285	\$3,060.00	\$1,200,000.00
		PRNR202101767	10/28/21		2306 BROWNS MILL RD, Johnson City, TN 37604	ROAN STREET PROPE RTIES LLC	Goins, Rash, Cain, Inc ( GRC )	0	3 bay quick oil change building SITE ON PRST 202101285	\$1,210.00	\$350,000.00
		Subtotal for Code 214 on 2 Permits								\$4,270.00	\$1,550,000.00

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New Commercial	216: Other non residential buildings	PRAB20210 3467	10/18/21	1 G B K COMM	207 PRINCETON RD, Johnson City, TN 37601	MERIDIAN PROPERTIES LLC	TRICON BUILDERS [BC-A, BC-B]	0	Add accessory carport and check-in building  10/06/21: main building renovation on permit # PRRN 202100921 site final to be completed with this accessory building project.	\$460.00	\$100,000.00
Subtotal for Code 216 on 1 Permits									\$460.00	\$100,000.00	

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Non Taxable										
326: Schools & Other Educational	PRRN202103671	10/20/21	CARTER HIERS	1001 LAKE RIDGE SQ, Johnson City, TN 37601	CITY OF JOHNS ON CITY TN	Preston Construction	0	Zones 2 - 13 / HVAC upgrades / Sitework - Lake Ridge Elementary School ZONED / PHASED PROJECT  Classroom Addition (with Fees & Reviews) on Permit # PRAD 202101029, Site Work Projects on Permit # PRST 202103682  BD-1 -- Classroom Addition - Voided BD-2 -- ZONE 2 BD-3 -- ZONE 3 BD-4 -- ZONE 4 BD-5 -- ZONE 5 BD-6 -- NOT USED - Voided BD-7 -- ZONE 7 BD-8 -- ZONE 8 BD-9 -- ZONE 9 BD-10 -- ZONE 10 BD-11 -- ZONE 11 BD-12 -- ZONE 12 BD-13 -- ZONE 13	\$20.00	

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		Subtotal for Code 326 on 11 Permits							\$220.00		

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Additions, Renovations or Repairs	434: Residential (Repairs, Renovations, & Additions)	PRRN202003858	10/14/21	WILLIAMSBURG ON OAKL	2734 E OAKLAN D AV, Unit:F63, Johnson City, TN 37601	Blanken ship Dorothy A	TAYLOR MADE HOMES	0	Installing new kitchen, redoing 4 bathrooms, laying new flooring, painting, new plumbing where needed, some electrical and framing a couple closets in a condo.	\$452.00	\$98,000.00
		PRAD202101471	10/14/21	8 OAK PARK SUB SEC 3	1612 FAIRWAY DR, Johnson City, TN 37601	ALVIS WILLIAM KELLY & KIDD HELEN PATRICIA ALVIS ETAL		0	ADDITION OF MASTER BEDROOM 16X16 10/8: Renovating existing screened in porch to create sunroom (Extending out 4'), interior renovation for repairs of previous contractor	\$640.00	\$159,670.00
		PRAD202101471	10/14/21	8 OAK PARK SUB SEC 3	1612 FAIRWAY DR, Johnson City, TN 37601	ALVIS WILLIAM KELLY & KIDD HELEN PATRICIA ALVIS ETAL		0	ADDITION OF MASTER BEDROOM 16X16 10/8: Renovating existing screened in porch to create sunroom (Extending out 4'), interior renovation for repairs of previous contractor	\$640.00	\$159,670.00



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Additions, Renovations or Repairs	434: Residential (Repairs, Renovations, & Additions)	PRAB20210 2965	10/4/21	21 CARNEGIE LAND CO ADD	1904 E FAIRVIE W AV, Johnson City, TN 37601	EDWAR DS DONNA S & HUBBA RD CATHIE & HUBBA RD JONATH AN	High Craft U.S.A. Inc. -- BC-b(sm)	0	Finishing out of interior on pre- fabricated building for accessory use for dog grooming. -- 420 sq ft	\$105.00	\$18,500.00
		PRAD20210 3314	10/5/21	8 WATAUGA COMMONS PH 1	144 HUGHES ST, Johnson City, TN 37601	Ault Robert A		0	20' x 24' addition. Lower level will be garage, upper level living area. Driveway will be extended.	\$85.00	\$56,956.80
		PRAB20210 3348	10/1/21	14 ALEXANDERS GROVE	131 ALEXAND ER DR, Johnson City, TN 37604	HELM WENDY S	Rogers Custom Construction Inc	0	POOL HOUSE	\$490.00	\$110,000.00
		PRBD20210 3382	10/13/21	25 GALLOWAY FARMS	712 GALLOW AY DR, Johnson City, TN 37601	HARTLE Y THOMA S BRIAN & SHERY L B	IAN HUDDLEST ON / Green Tech Energy -- [LLE]	0	Solar PV electric system.	\$120.00	\$21,621.00
		PRBD20210 3469	10/13/21	1 FRANK GINGRAS	2109 E MYRTLE AV, Johnson City, TN 37601	RAY JAMES R III & ELIZAB ETH ELLEN	Appalachia Service Project (ASP)	0	Construct a new accessibility ramp and a landing (5'x12') to connect ramp to existing porch.	\$35.00	\$5,000.00

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		PRRN20210 3522	10/5/21		1503 SKYLINE DR, Johnson City, TN 37604	ELKINS MELIND A SUE		0	Cosmetic renovation, room in basement (all interior)	\$220.00	\$20,000.00
		PRRN20210 3528	10/5/21	19 JOBE ADD	430 W LOCUST ST, Johnson City, TN 37604	LACY MELISS A LEWIS	D & K MANAGEME NT	0	Interior renovation, will have electrical, plumbing, mechanical	\$85.00	\$15,000.00
		PRRN20210 3587	10/20/21	12 BELMONT ACRES SEC F	1209 GREENFI ELD DR, Johnson City, TN 37604	SMITH CAITLIN B & JAMES DANIEL		0	Convert the porch into 3 areas : Master Closet, Mudroom, and Laundry Room. Also replace roof due to leaking WILL NEED ELECTRICAL	\$324.00	\$66,000.00
		PRBD20210 3594	10/12/21	295 J C REAL EST ADDN	112 W CHESTN UT ST, Johnson City, TN 37604	PUGH JEFF	J. P. Mechanical (JEFF PUGH)	0	floors, headers, some walls (non structural)	\$50.00	\$8,000.00
		PRRN20210 3598	10/12/21		1503 ORLEAN S ST, Johnson City, TN 37601	Capps Bert lii	JEFF SHORT	0	NEW HVAC, WATER HEATER, ELECTRICAL PANEL--200 AMP, AND POSSIBLY NEW SIZE WINDOW IN BEDROOM	\$60.00	\$10,000.00



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Subtotal for Code 434 on 21 Permits									\$4,006.00	\$843,061.80	

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Additions, Renovations or Repairs	437: Commercial (Repairs, Renovations, & Additions)	PRRN20210 0510	10/1/21	1 J C K-MART PLAZA	2116 N ROAN ST, Unit:3, Johnson City, TN 37601	JOHNS ON CITY PLAZA LLC % TARGET PROPE RTY TAX DEPT	KAI Design and Build Enterprises, LLC	0	Target is planning on remodeling a small portion of the store interior to accommodate for grocery pickup.	\$85.00	\$14,055.95
									<p>Scope of work: Grocery pickup: reconfiguration of existing guest services within the existing store footprint. Additional work in this area: store fixture updates, wall, ceiling and floor finish updates, and associated electrical and mechanical updates.</p> <p>Not Included: Office: relocating the cash office and adding an ETL-HR office, STL office, and conference room within the existing store footprint. Additional work in this area: store fixture updates, wall, ceiling, and floor finish updates and associated electrical and mechanical updates.</p>		

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Permit Types: 101,102,103,104,105,106,213,214,215,216,221,222,226,319,323,326,434,  
437,438,439,442,443,444,649,700

Date Applies To: Permit Issue Date

Permit Number	Issue Date	Address	Project Name	Contractor	Report Code	Amount	Notes
PRRN202102654	10/14/21	900 SUNSET DR, Unit:B, Johnson City, TN 37604	NATIONAL RETAIL PROPGM INVESTMENTS	Summit General Contractors, Inc.	0	\$1,601.50	<p>NOTES: ACTUAL BUILDING AREA: 91,676 SF EXISTING (UNCHANGED), AREA OF THIS REMODEL: 208 SF No asbestos and no asbestos-bearing materials are allowed on this remodel project. Architectural work is limited to minor interior demolition and repair / replacement of finishes. the existing occupancy, use, life safety, and egress are not impacted by the completed work. Existing building is fully sprinkled. Any existing fire sprinklers affected by new construction will be adjusted to meet requirements.</p> <p>Dunkin Donuts - exterior and interior remodel including partial removal and replacement of facades, new signage, paint, new interior equipment, and</p>

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Permit Number	Issue Date	Report Code	Address	City	State	Zip	Contractor	Value	Fee
PRBD202102719	10/20/21	3 JOHNSON CITY CROSSIN	3211 PEOPLES ST, Unit:12, Johnson City, TN 37604	JOHNSON CITY	TN	37604	RAF JOHNSON CITY LLC	0	\$450,000.00
PRBD202102733	10/4/21	2 RANGE-GRESHAM	1914 N ROAN ST, Unit:105, Johnson City, TN 37601	JOHNSON CITY	TN	37601	SHOPPES AT NORTH ROAN LLC	0	\$125,000.00
PRBD202102991	10/20/21		207 MOCKINGBIRD LN, Unit:100, Johnson City, TN 37604	JOHNSON CITY	TN	37604	INDUSTRIAL DEVELOPERS OF THE CITY OF JC TN	0	\$450,000.00

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Permit Number	Issue Date	Report Code	Address	Contractor	Company	Notes	Fee	Balance
PRRN202103146	10/1/21		349 LAFE COX DR, Johnson City, TN 37604; 349 LAFE COX DR, Unit:1, Johnson City, TN 37604	Crown Properties General Partnership	ShoffnerKAL THOFF Mechanical, Electrical Services, Inc. dba Comfort Systems Bristol [BC; CE; CMC; MU-A]	0 This project is for the creation of new filling and tank rooms within the existing facility. Also included with this project is new HVAC and Electrical work to accommodate the new rooms.	\$520.00	\$120,000.00
PRAD202103175	10/8/21	1 J C ANIMAL CONTROL C	3411 N ROAN ST, Johnson City, TN 37601	WASHINGTON COUNTY - JOHNSON CITY ANIMAL CONTROL CENTER INC	Goins, Rash, Cain, Inc ( GRC )	0 new addition to the existing Washington Co. Johnson City Animal Shelter, 5,592 sq ft ** NO FEES THIS PROJECT PER CITY MANAGER **	\$5,110.00	\$2,225,000.00
PRRN202103230	10/6/21	9 SOUTHWEST ADD	458 W WALNUT ST, Johnson City, TN 37604	Scheu Stephen E Trust	Burleson Construction Co. [ BC, LMC ]	0 New retailing area for Tennessee Hills Brewstillery. *** Bottling Area on PRRN 202103273, fees	\$260.00	\$0.00



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								paid on that permit ***		
PRRN202103301	10/18/21	PIONEER HGTS	414 W OAKLAND AV, Unit:1, Johnson City, TN 37604	WHITTAKER EARLE & VENIDAJ	Onks, Tony	0	Renovation -- will include Electric and Plumbing	\$85.00	\$15,000.00	
PRRN202103309	10/4/21		3201 KIMBERLY CT, Unit:100, Johnson City, TN 37604	PICKENS BRIDGE VILLAGE GP	Mitch Cox Construction	0	Renovations to existing space for an indoor baseball training facility. - The Show	\$110.00	\$20,000.00	
PRRN202103326	10/4/21	11 MED TECH	100 MED-TECH PKWY, Unit:250, Johnson City, TN 37604	BANK OF TENNESSEE	Burleson Construction Co. [ BC, LMC ]	0	Interior renovations to area on 2nd floor of building. -- BANK OF TENNESSEE	\$550.00	\$130,000.00	
PRRN202103363	10/28/21	TACO BELL	2100 W MARKET ST, Johnson City, TN 37604	Arnold Craig	C.N. Bailey & Company, Inc.	0	TACO BELL - Renovation of existing dining room - new furniture, ceiling, lights, paint. Replace floor tiles as needed. Restrooms - new toilet partitions and paint. Plumbing fixtures, accessories, and tile to remain. Ceiling and lights to be replaced as needed.	\$460.00	\$100,000.00	
PRRN202103364	10/15/21	3 JOHNSON CITY CROSSIN	3211 PEOPLES	RAF JOHNS	CORE RETAIL	0	The Previous H. H. Greg location	\$460.00	\$100,000.00	

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				ST, Unit:1, Johnson City, TN 37604	ON CITY LLC	CONCEPTS, LLC		is being occupied by a new Tenant, Home Outlet. The primary work on the previously C.O.'d facility is new fixturing and some very minor interior construction. Potential Life Safety Upgrades are being made mostly in installation of Exit Lights for directional egress assistance and emergency lighting. Note the building is Sprinklered and has an existing Fire Alarm System.		
	PRRN20210 3447	10/21/21		321 E MAIN ST, Johnson City, TN 37601	DOWNT OWN OZ LLC	Mitch Cox Construction	0	VIBES NAIL SALON - This is an interior renovation to an existing building to provide a vanilla shell for future tenant to include new flooring, paint, fire rated ceilings, new toilet room and utility sink. A new package heating/cooling unit will be installed, new electrical service	\$404.00	\$86,000.00

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							(see engineering drawings).		
PRBD20210 3472	10/22/21		112 SUNSET DR, Unit:3, Johnson City, TN 37604	SUSO 4 SUNSE T LP C/O SLATE ASSET MNGT LP	SINGLETON CONSTRUC TION	0	The existing 10,910 SF Dollar General space will be renovated into a new "Pop Shelf" store, which sells home goods, toys, some pre- packaged food, party supplies and similar items.	\$985.00	\$275,000.00
PRRN20210 3493	10/11/21	3 TOY F CARTER FARM	3056 BOONES CREEK RD, Johnson City, TN 37615	TRIMBL E PROPE RTIES JC LLC	Burleson Construction Co. [ BC, LMC ]	0	New loading dock extension and concrete pad for Wm. S. Trimble Company.	\$364.00	\$75,120.00
PRRN20210 3543	10/18/21		2408 SUSANN AH ST, Johnson City, TN 37601	J & D FAMILY PROPE RTIES LLC	Mitch Cox Construction	0	minor interior upfit - East TN Recovery	\$547.00	\$129,000.00
PRBD20210 3550	10/18/21		207 E MOUNTC ASTLE DR, Johnson City, TN 37601	MOUNT CASTLE DRIVE APART MENTS LLC	Mitch Cox Construction	0	Demolition plans for a current hotel being converted into apartments.	\$388.00	\$81,200.00
PRRN20210 3580	10/21/21	PT1 ROAN HEIGHTS ADD	500 W CHESTN UT ST, Unit:1-4, Johnson City, TN 37604	YATES THOMA S JOHN JR	K & M Excavating LLC (Johnny Morris)	0	Demolish existing concrete porch and replace with wood and handrails Repair damaged roof No plan review per Jeff Canon	\$110.00	\$19,700.00

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	PRRN20210 3703	10/19/21	DAVIS PROPERTY REPLA	1425 COLLEGE HEIGHTS RD, Unit:101, Johnson City, TN 37604; 1425 COLLEGE HEIGHTS RD, Unit:102, Johnson City, TN 37604	UPPER CLASS SUITES LLC	KLA CONSTRUCTION-- [ BC-A; BC-b(sm) ]	0	RENOVATION, CLEAN UP WORK FROM FOUNDATION REPAIRS WILL NEED SEPARATE PLUMBING PERMIT	\$235.00	\$45,000.00
	PRRN20210 3828	10/26/21	PT 4 CENTRAL ADD	309 W WATAUGA AV, Unit:2, Johnson City, TN 37604; 309 W WATAUGA AV, Unit:3, Johnson City, TN 37604	PALMER HEATHER & MINK SUSAN	ARCHETYPE DESIGN & BUILD, INC	0	Interior renovation - sheetrock and insulation, electrical will be permitted by electrician	\$110.00	\$20,000.00
	Subtotal for Code 437 on 21 Permits								\$15,939.50	\$4,980,075.95
444: Decks/Porches	PRBD20200 2090	10/1/21	11 THE RIDGES PH I	419 HEATHER VIEW DR, Johnson City, TN 37659	WAGNER MICHAEL D & KATHRYNE D	WAGNER MICHAEL D & KATHRYNE D	0	Building outdoor kitchen and fireplace	\$60.00	\$10,000.00
	PRBD20210 3177	10/22/21	33 CARTER CROSSING SEC	1978 MICHAEL DR, Johnson	WILLIAMS EDWIN	CAMPBELL'S HOME IMPROVEM	0	Replaced 30 yr old deck (w/ 4x4 posts, 24" o.c. joists, ect) with	\$40.00	\$5,500.00

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PRBD202103319	10/14/21	BK 9 PG 350	1509 LYNNWOOD DR, Johnson City, TN 37601	37604	JR & CYNTHIA DEUTSCH TRUST COMPANY	ENTS	new deck (6x6 posts, 18" O.C. joists, etc)		
PRBD202103319	10/14/21	BK 9 PG 350	1509 LYNNWOOD DR, Johnson City, TN 37601	37604	JR & CYNTHIA DEUTSCH TRUST COMPANY	ENTS	Building 10'x12' treated wood deck on rear of home	\$20.00	\$3,000.00
PRAD202103385	10/14/21	65 CARTER CROSSING SEC	100 COREY DR, Johnson City, TN 37604	37604	Robinson James B		REPLACING FRONT DECK BOARDS AND STEP STRINGERS AS REQUIRED. UPGRADE THE RAILING	\$20.00	\$800.00
PRBD202103574	10/12/21	17 CHEROKEE ADD	1416 CHEROKEE RD, Johnson City, TN 37604	37604	BROOKS FAMILY TRUST		deck reconstruction	\$90.00	\$15,800.00
PRBD202103680	10/28/21	14 THE RIDGES PH I	231 HEATHER VIEW DR, Johnson City, TN 37659	37659	RINELLA BRAD & JOAN R		Adding roof to existing back porch	\$85.00	\$15,000.00
Subtotal for Code 444 on 6 Permits								\$315.00	\$50,100.00