

Building Permits by Report Code

Date Range (inclusive): Wednesday, November 01, 2023 to Thursday, November 30, 2023
 Permit Types: 101,102,103,104,105,106,213,214,215,216,221,222,226,227,319,323,326,
 434,437,438,439,442,443,444
 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	PRSF202303400	11/1/23	8-R HIGHLAND RIDGE PH 5	3100 HIGHLAND GROVE CT, Johnson City, TN 37615	JANEWAY GREYSON & KAYLA ANN	PATTERSON CUSTOM HOMES [BC-A]	809	Single Family home with 2 stories, unfinished basement 6970 sq feet	\$2,498.00	\$918,114.71
		PRSF202303698	11/13/23	20 CARDINAL FOREST PH I	630 SEDGEWICK WY, Johnson City, TN 37601	DR HORTON INC	D R HORTON BUILDERS	400	New single family home- 2618 Sq. Ft.	\$1,345.00	\$394,349.00
		PRSF202303699	11/13/23	21 CARDINAL FOREST PH I	638 SEDGEWICK WY, Johnson City, TN 37601	DR HORTON INC	D R HORTON BUILDERS	1764	Single Family Home- 1764 Sq. Ft.	\$958.00	\$265,711.00
		PRSF202303705	11/20/23	23A RIDGE POINTE	1412 INDIAN RIDGE RD, Johnson City, TN 37604	BOYLE BUILDERS LLC	Boyle, Brian Builders Llc	0	New single family, 1175 sq ft	\$490.00	\$176,990.00
		PRSF202303708	11/13/23	22 CARDINAL FOREST PH I	627 SEDGEWICK WY, Johnson City, TN 37601	DR HORTON INC	D R HORTON BUILDERS	400	Single Family home 1618 Sq. Ft.	\$892.00	\$243,719.00

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New Residential	101: Single Family Houses	PRSF20230 3709	11/13/23	23 CARDINAL FOREST PH I	621 SEDGEWICK WY, Johnson City, TN 37601	DR HORTON INC	D R HORTON BUILDERS	400	Single Family home 1764 sq. Ft.	\$958.00	\$265,711.00
		PRSF20230 3825	11/2/23		2719 S ROAN ST, Unit:1, Johnson City, TN 37601	PARKE R MARTY	MPV Homes (Marty Parker)	0	Remove and replace mobile home	\$25.00	\$2,000.00
		PRSF20230 3860	11/2/23	66 CHESTNUT COVE PH 2A	1439 BRUMIT FLDS, Johnson City, TN 37615	SHADDEN SPRINGS PARTNERSHIP GP	Britton, Scott Construction	2053	New Home Construction - 2053 sq ft	\$1,968.00	\$654,000.00
		PRSF20230 3861	11/2/23	67 CHESTNUT COVE PH 2A	1423 BRUMIT FLDS, Johnson City, TN 37615	SHADDEN SPRINGS PARTNERSHIP GP	Britton, Scott Construction	1974	New home construction - 1974 Square Feet. 3 Bed, 2 Bath	\$1,974.00	\$657,000.00
		PRSF20230 3889	11/10/23	26 DUNCANS RETREAT SEC	1582 CONESTOGA PASS, Johnson City, TN 37601	MCKINNEY CHRISTOPHER & ERYN	CSE Construction (Scott Edwards)	681	New single family residence 3941 Sq Ft	\$1,848.00	\$593,633.00
		PRSF20230 3932	11/9/23		150 RIDGETOP DR, Johnson City, TN 37615	WILLIAMS TIMOTHY REV LIV TRUST	J.S. HOWELL CONSTRUCTION, INC.	0	Single family custom home	\$4,660.00	\$2,000,000.00

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New Residential	101: Single Family Houses	PRSF20230 3949	11/15/23	7 LINCOLNS BEND	4224 MARABLE LN, Johnson City, TN 37601	CARPIO JAIME BERNE DO	Associate Building [BC-A, BC-B]	0	New Single Family Home, 1921 sq ft	\$1,660.00	\$500,000.00
		PRSF20230 4001	11/10/23	7 CARNEGIE LAND CO ADD	1609 E MILLARD ST, Johnson City, TN 37601	GILREATH AARON	CEDAR RIDGE CONTRACTING LLC [BC-A; BC-b(sm)]	1344	New single family residence 1344 Sq Ft	\$460.00	\$100,000.00
		Subtotal for Code 101 on 13 Permits								\$19,736.00	\$6,771,227.71
New Commercial	104: New Apartments	PRMU20230 2840	11/7/23	2 WOOD PROPERTY REPLAT	2162 S ROAN ST, Johnson City, TN 37601	INDUSTRIAL DEVELOPMENT BOARD OF JC TN	Merit Construction, Inc. [BC, HRA, LMC, MU]	0	Three story 145 unit commercial apartment complex for senior living. Includes associated site work, parking, courtyard and water retention area.	\$55,202.00	\$27,270,723.00
		Subtotal for Code 104 on 1 Permits								\$55,202.00	\$27,270,723.00
New Commercial	214: New Commercial Building	PRNR20230 1647	11/30/23	2R KALOGEROS	1408 W MARKET ST, Johnson City, TN 37604	KALOGEROS PROPERTIES LLC	Creative Structures, Inc. [BC, MU-A, MU-C]	0	Building ONLY - New construction at 1408 W Market Street Site Permit, see PRST 202301652	\$3,660.00	\$1,500,000.00
		PRNR20230 2435	11/6/23	1 WILSON, LEFEMINE, & R	108 WHITEWOOD BLVD, Johnson City, TN 37601	WESTMINSTER COMMONS LLC	Morgan Construction Company, Inc [BC-A, BC-B]	0	New ALDI Ground-up Retail store	\$6,360.00	\$2,850,000.00

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Additions, Renovations or Repairs	434: Residential (Repairs, Renovations, & Additions)	PRBD202304004	11/9/23	58 CAMBELL ADD	109 W HOLSTON AV, Unit:1-3, Johnson City, TN 37604	SHERRILL SEAN	TECHNICALY AESTHETIC [BC-A, BC-B]	0	Interior renovation of Unit #2, Adding lighting and mini split HVAC system	\$90.00	\$15,000.00
		PRRN202304023	11/1/23	11 HUNTER BROWN ADD	405 E HOLSTON AV, Johnson City, TN 37601	ARNETTE JOSHUA		0	Complete renovation	\$340.00	\$70,000.00
		PRRN202304071	11/3/23	3 SOUTHWEST ADD	704 W PINE ST, Johnson City, TN 37604	MARTIN CAMERON		0	Complete renovation -- includes exterior finishes which require historic review/approval Historic Permit PLCOA 202300469 [Nicole Lawrence @ 11/03/2023 9:25 AM] **Historic looking at windows only**	\$530.00	\$50,000.00
		PRRN202304083	11/3/23	23 CARNEGIE LAND CO ADD	1112 E HOLSTON AV, Johnson City, TN 37601	BERGERON PATRICIA & TERRY	BERGERON PATRICIA & TERRY	975	Renovation to home including electrical, plumbing and mechanical work, minor interior work	\$135.00	\$24,000.00

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Additions, Renovations or Repairs	434: Residential (Repairs, Renovations, & Additions)	PRBD20230 4142	11/8/23	111 WEST PARK ADD	605 DAVIS ST, Johnson City, TN 37604	FIVE STAR DEVEL OPMEN T LLC	HOT SHOT BUILDERS, BOBBY SCRUGGS	0	- new wood in floor system, - wrapped "beams" in living room and kitchen appear to have been load bearing walls - will need electrical and plumbing permits pulled for work done	\$45.00	\$6,000.00
		PRRN20230 4169	11/10/23		400 E HOLSTO N AV, Johnson City, TN 37601	MOFFIT T STEPHE N	Moffitt Construction, Inc. (Stephen Moffitt)	0	Interior renovation Addition of new deck, approved without plan review per Jeff Canon	\$215.00	\$40,000.00
		PRRN20230 4176	11/17/23	15 CARNEGIE LAND CO ADD	913 E CHILHO WIE AV, Johnson City, TN 37601	Albritton Alison C	BDM CONSTRUC TION INC	0	Replace existing roof shingles with new, replace toilet and supply line, and repair plumbing as needed	\$25.00	\$2,000.00
		PRBD20230 4177	11/17/23	31 CARNEGIE LAND CO ADD	1514 E CHILHO WIE AV, Johnson City, TN 37601	JACKSO N KENNE TH & CAROLI NE R	BDM CONSTRUC TION INC	0	Replace existing shower and faucets, replace windows in kitchen and bathroom Construct new ramp off existing deck at the rear of the home	\$110.00	\$19,000.00

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		PRRN20230 4200	11/13/23	83A J CITY REAL ESTATE A	425 W MAPLE ST, Johnson City, TN 37604	RICHARDS MORGANE & MELANIE B	CAREFREE RESTORATION LLC [BC-A, BC-b (sm)]	0	RENOVATION WORK WILL REQUIRE PLUMBING & ELECTRICAL PERMITS	\$350.00	\$31,842.94
		PRRN20230 4209	11/14/23	8 MILLERS ADD	806 HAMILTON ST, Johnson City, TN 37604	ROSALDES RENE & XIOMARA	ROSALES, RENE (FERNANDO'S REMODELING)	0	Removed wall to extend kitchen, removed wall to extend bathroom, removed wall to extend closet, handrails on existing porch	\$85.00	\$13,500.00
		PRBD20230 4227	11/27/23	9 JOBE ADD	417 W LOCUST ST, Johnson City, TN 37604	TRIVETTE MICHAEL L		0	Replaced rear deck, exterior side stairs, and sidewalk leading to stairs	\$110.00	\$8,000.00
		PRAD20230 4247	11/17/23		2406 WATAUGA RD, Johnson City, TN 37601	GALLIHIER DAVID C	Leonardo Javier Moncada	0	Tear down old basement door access and rebuild, 6'x4'	\$30.00	\$2,500.00

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		PRRN20230 4295	11/21/23		2824 W WALNUT ST, Johnson City, TN 37604	HAWKINS DAVID E & ANN LIVING TRUST		0	Renovation of single family home, includes electrical and plumbing	\$229.00	\$20,000.00
		PRRN20230 4297	11/28/23	24 CARNEGIE LAND CO ADD	1306 E MYRTLE AV, Johnson City, TN 37601	PATEL PARANGI	Unlimited Paint LLC (Steven Paul Wareo)	0	Renovations for rental property	\$90.00	\$15,000.00
		PRRN20230 4303	11/22/23	140 EAST PARK	510 E MAPLE ST, Unit:2, Johnson City, TN 37601	GONZALEZ CYNTHIA & BENITO	WESTERN HILL HOLDINGS, LLC / ANGELAZION	0	Complete renovation of a building to convert into a duplex. One unit downstairs and one upstairs Reviews performed on PRRN 202302938	\$320.00	\$65,000.00
		PRRN20230 4338	11/27/23	10 SHERWOOD FOREST SEC	2 QUEENS CT, Johnson City, TN 37604	ROBERTS TARA FRANKLIN & KEVIN ANDREW	SUPERIOR HOME BUILDERS, LLC. [BC]	0	Bathroom remodel -- build wall in basement	\$140.00	\$25,000.00

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Additions, Renovations or Repairs	434: Residential (Repairs, Renovations, & Additions)	PRRN20230 4342	11/27/23	51 KENSINGTON STATION	4106 SIOUX DR, Johnson City, TN 37604	BOYER AMAND A MARIE & TODD DAVID	DEFERRED MAINTENAN CE SERVICES, LLC (Nathan Babcock)	0	REBUILD ROOF PITCH OF SUNROOM, ENCLOSE INTO NEW ROOM No Trade Work planned at time of issuance	\$140.00	\$24,250.00
		PRRN20230 4353	11/27/23	8 OAK PARK	1314 LYNNWO OD DR, Johnson City, TN 37601	TRI CITIES HOWMB UYERS LLC	CSE Construction (Scott Edwards)	0	Cosmetic remodel with some electrical devices and switches changed, HVAC work done, and tub to shower conversion	\$390.00	\$35,500.00
		PRRN20230 4355	11/30/23		615 PRINCET ON RD, Johnson City, TN 37601	LIANG PHEI JOU	JCR Remodeling LLC (Noe Espino)	0	Fix kitchen floor (rotting), replace windows (like for like), fix chimney separating from house	\$160.00	\$13,000.00
		PRRN20230 4367	11/28/23	11 KEYSTONE ADD	605 CRANBE RRY ST, Johnson City, TN 37601	Smith Tim	Smith, Timothy E. (Dba TES CONSTRUC TION) [BC]	0	Interior renovation, including new electrical, plumbing, HVAC, and all finishes. Some framing to be replaced	\$280.00	\$55,000.00
		PRRN20230 4368	11/28/23	12 WILDER & CURE ADD	305 W PINE ST, Johnson City, TN 37604	Smith Tim	Smith, Timothy E. (Dba TES CONSTRUC TION) [BC]	0	Interior renovation, including new electrical, plumbing, and all finishes. Some framing to be replaced	\$380.00	\$80,000.00

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Additions, Renovations or Repairs	434: Residential (Repairs, Renovations, & Additions)	PRBD202304370	11/28/23	2 GREEN ACRES SEC 1	717 JUDITH DR, Johnson City, TN 37604	PHILLIP S RANDALL G & SARAH B		0	Repairing existing deck	\$25.00	\$1,500.00
		PRRN202304402	11/30/23	13 T J GALLOWAY ADD	218 HIGHLAND AV, Unit:1, Johnson City, TN 37604	PAQUIN MORGAN LEE & GARRETT WEBER	DML Home Maintenance & Repair	0	REPLACING INSULATION, NEW SHEETROCK	\$50.00	\$7,000.00
		PRRN202304403	11/30/23	13 T J GALLOWAY ADD	218 HIGHLAND AV, Unit:2, Johnson City, TN 37604	PAQUIN MORGAN LEE & GARRETT WEBER	DML Home Maintenance & Repair	0	REPLACING INSULATION, NEW SHEETROCK	\$50.00	\$7,000.00
		PRRN202304407	11/30/23	17 BROOKMEAD SEC D	2319 E OAKLAND AV, Johnson City, TN 37601	SMITH HARRIS GALOURY & DAPHEN MUHLNBURG		0	BUILDING DECK AT REAR OF HOUSE	\$20.00	\$1,000.00
		Subtotal for Code 434 on 31 Permits									\$5,594.00

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Additions, Renovations or Repairs	437: Commercial (Repairs, Renovations, & Additions)	PRRN202300117	11/21/23	ST OF FRANKLIN RD	701 N STATE OF FRANKLIN RD, Unit:8, Johnson City, TN 37604; 701 N STATE OF FRANKLIN RD, Unit:9, Johnson City, TN 37604	701 STATE OF FRANKLIN LLC	Goins, Rash, Cain, Inc (GRC) [BC-B; BC-C; LMC]	0	Renovation of Units 8 & 9 - Karing Hearts Cardiology	\$6,064.00	\$1,186,000.00
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Additions, Renovations or Repairs	437: Commercial (Repairs, Renovations, & Additions)	PRRN202300864	11/28/23	REEL TO REAL	130 W SPRINGBROOK DR, Unit:20, Johnson City, TN 37604	KALOG EROS PROPERTIES LP	Mitch Cox Construction [BC-A; BC-B; CE]	0	A 5,070 SF INTERIOR BUILD-OUT, ONE TENANT ON THE GROUND FLOOR OF EXISTING TWO STORY BUILDING. THE PROJECT PROGRAM CONSISTS OF A FITNESS SPACE INCLUDING CHECK-IN, VIEWING BAR, GOAL-SETTING ROOM, CARDIO EXERCISE AREA, WEIGHTS EXERCISE AREA, UTILITY ROOM, FIRE PANEL ROOM, AND TWO RESTROOMS. THIS PROJECT IS ON AN EXISTING SITE WITH 238 PARKING SPACES AND 5 ADA COMPLIANT PARKING SPACES. NEW SIGNAGE BY OTHERS AND PERMITTED SEPARATELY.	\$3,348.00	\$507,000.00
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Additions, Renovations or Repairs	437: Commercial (Repairs, Renovations, & Additions)	PRBD20230 1702	11/2/23		857 RIVERVIEW DR, Johnson City, TN 37601	CITY OF JOHNSON ON CITY TN	Goins, Rash, Cain, Inc (GRC) [BC-B; BC-C; LMC]	0	New exterior architectural metal panel cladding, FRP man doors, and Overhead Coiling Doors for two existing buildings on site. Demo of existing exterior doors required for replacement. New KALWALL panel infill for one existing building on site. Demo of existing insulating panel as required for replacement. Demo of portion of existing fencing at front of property. New cantilevered gates, new black vinyl coated fencing, access controls.	\$2,160.00	\$750,000.00
		PRRN20230 1747	11/13/23	EXEMPTED BY STATE	2684 BOONES CREEK RD, Johnson City, TN 37615	Boones Creek Christian Church Of Washing ton Co Tn	Burleson Construction Co. [BC, LMC]	0	Selective demolition and interior renovation for 2 new bathrooms. -- Boones Creek Christian Church	\$490.00	\$110,000.00

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Additions, Renovations or Repairs	437: Commercial (Repairs, Renovations, & Additions)	PRRN202302352	11/17/23	J C MED CENTER OFFIC	408 N STATE OF FRANKLIN RD, Johnson City, TN 37604; 408 N STATE OF FRANKLIN RD, Unit:40, Johnson City, TN 37604	J C MEDICAL CENTER HOSPITAL INC	Landmark Corporation [BC; HC-5; MU-A.2; MU-B; MU-C]	0	Interior upfit of existing 4th floor of a medical office building for Ballad Health. -- Specialty Pediatrics The scope includes new walls, ceilings, utilities, and finishes, including updates to the finishes of the existing 4th floor building core: corridors, elevator lobby, and toilet rooms. This floor is unsprinklered and is comprised of approximately 11,350 SF	\$5,460.00	\$2,400,000.00
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		PRRN202303170	11/17/23	J C MED CENTER OFFIC	408 N STATE OF FRANKLIN RD, Johnson City, TN 37604	J C MEDICAL CENTER HOSPITAL INC	Landmark Corporation [BC; HC-5; MU-A.2; MU-B; MU-C]	0	Renovation to the third floor space.	\$910.00	\$250,000.00
		PRRN202303465	11/27/23	PT 1 R S BOYD WEST MAIN S	119 W MAIN ST, Johnson City, TN 37604	Mpz Llc	Onks, Tony	0	Bathroom Renovation and HVAC replacement. Added one receptacle.	\$180.00	\$15,000.00
		PRRN202303588	11/22/23	5A HOLROB JOHNSON CITY	3020 FRANKLIN TER, Unit:3, Johnson City, TN 37604	HOLROB JOHNSON CITY I	TRICON BUILDERS [BC-A, BC-B]	0	Renovation to existing space for a wealth management office	\$1,360.00	\$399,643.00

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Additions, Renovations or Repairs	437: Commercial (Repairs, Renovations, & Additions)	PRBD202303657	11/13/23	1	GORDON'S INC REPLAT	1109 UNIVERSITY PKWY, Johnson City, TN 37604; 1119 UNIVERSITY PKWY, Johnson City, TN 37604	1109 UNIVERSITY PARKWAY HOLDINGS LLC	Jenkins Services Inc dba Jenkins Restoration (Jessica Chaires)	0	Wall framing behind electrical	\$100.00	\$16,648.00
		PRBD202303670	11/13/23			117 E KING ST, Johnson City, TN 37601	BOLTON DANIEL H & LEAH M	Sea Biscuit Group dba Bradley's Machine and Welding	0	We are tearing down the wooden front entry stairs and ramp and replacing them with the exact same design in aluminum	\$135.00	\$23,750.00
		PRRN202303965	11/21/23	2		2112 W MARKET ST, Unit:65, Johnson City, TN 37604	BRUMIT DEVELOPMENT LLC	Trademark Of Va, Inc. [BC; CMC-C; MU-A; MU-C]	1250	Installing washing machine and dryer connections, vents, outlets for new business - Dry Clean City WORK STARTED WITHOUT PERMITS: DOUBLE FEES ON ALL PERMITS [Lewis, Crystal @ 11/07/2023 1:46 PM]	\$90.00	\$6,000.00

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		PRRF202304244	11/29/23	16 LENNOX BUSINESS PK P	2315 SILVERD ALE DR, Johnson City, TN 37601; 2315 SILVERD ALE DR, Unit:10, Johnson City, TN 37601; 2315 SILVERD ALE DR, Unit:20, Johnson City, TN 37601	Weems Sharon	Laferney Incorporated [BC-14,BC-20, BC-21, BC-A]	0	Mechanically attach 1/2' Expanded Polystyrene insulation cover board over EPS flute filler to provide a smooth rigid roof surface. Mechanically attach single ply PVC roofing membrane per manufacturer' recommendations.	\$396.00	\$83,555.00
		PRBD202304378	11/29/23		1808 N ROAN ST, Johnson City, TN 37601	TAYLOR PROPERTIES #2 LP	Southeastern Builders Inc	0	To begin demolition of furniture and aesthetic elements on Blue Moose project (mostly interior, some on exterior) Full renovation permit - PRRN 202304178	\$140.00	\$25,000.00
		Subtotal for Code 437 on 15 Permits									\$22,658.00

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Additions, Renovations or Repairs	444: Decks/Porches	PRBD20230 3887	11/13/23	1 CAR-MOL HILLS REPLAT	4015 MARABLE LN, Johnson City, TN 37601	SPARK S TOMA C & CHARIT Y R	Miller Construction (Danny Miller) - Benny Leonard Electrician	0	replace deck	\$135.00	\$23,400.00
		PRBD20230 3928	11/8/23	2 JOHN F LYLE ADD	1805 MARY ST, Johnson City, TN 37604	Bogart Lena	Appalachia Service Project (ASP)	0	New 8' x 10' deck on back of house	\$30.00	\$2,431.00
		PRBD20230 3929	11/8/23	11 EAST WAY SEC 1	2422 E LAKEVIE W DR, Johnson City, TN 37601	JENKIN S KATIE ANNE	Appalachia Service Project (ASP)	0	BUILD NEW PORCH/ DECK AREAS ON FRONT AND BACK OF HOUSE	\$45.00	\$5,835.00
		PRBD20230 3972	11/7/23	25 OAK PARK SEC 4	1800 FAIRWAY DR, Johnson City, TN 37601	HUTSEL L MARK & JULIA	Z INTERPRIZE ; dba PROPERTY DOCTORS	0	Tear down and replace deck	\$60.00	\$8,800.00
		PRBD20230 4032	11/28/23	50 CARTER CROSSING	1817 TODD DR, Johnson City, TN 37604	BOTEIL HO CALEB MEDEIR OS & SULLIV AN OLIVIA		0	renovation old Juliet- balcony off the back of the house- 56 sq. ft. and 6' high	\$25.00	\$2,000.00

Building Permits by Report Code

Date Range (inclusive): Wednesday, November 01, 2023 to Thursday, November 30, 2023

Permit Types: 101,102,103,104,105,106,213,214,215,216,221,222,226,227,319,323,326,434,437,438,439,442,443,444

Date Applies To: Permit Issue Date

Additions, Renovations or Repairs	444: Decks/Porches	PRBD202304072	11/3/23	30 SOUTHWEST ADD	719 W MAPLE ST, Johnson City, TN 37604	GRAND LODGE FELLOWSHIP	Brent Sanders (Grand Lodge Fellowship)	0	Replacing decking and handrails Site plan not required- Per Crystal Historic Permit PLCOA 202300468 [Nicole Lawrence @ 11/03/2023 9:26 AM]	\$40.00	\$4,500.00
		PRBD202304154	11/20/23	61 WILLOWS RIDGE	109 REED CIR, Johnson City, TN 37601	HAYES JASON T & KELLY L	BRUNSON & PERRIN INC [BC-A/r]	0	Replace old rotten deck	\$115.00	\$20,000.00
		PRBD202304188	11/13/23	61 BEECHWOOD COURT SEC	1305 PLANTATION DR, Johnson City, TN 37604	THOMPSON DAVID A & KINDET AL	OVERMOUNTAIN BUILDERS, LLC (MARK BAILEY)	0	DECK SIZE AND LOCATION PRE-APPROVED ON PRBD202201477	\$140.00	\$24,493.00
		PRBD202304219	11/30/23	1 WILLOW SPRINGS PH II	3106 VICKSBURG RD, Johnson City, TN 37604	FRASE DAVID J & MELISSA L	Tri-Cities Home Improvements (Frank III/Franky Casteel)	0	8x16 front porch	\$50.00	\$6,600.00
	Subtotal for Code 444 on 9 Permits									\$640.00	\$98,059.00