KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

June 19, 2014 7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON MAY 12, 2013 AND THE REGULAR MEETING MAY 15, 2013.

IV. CONSENT AGENDA – Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

06-01 Coley Street Rezoning - (14-101-00007)
The Planning Commission is requested to consider approval to rezone from County R-2A to County B-3 to allow for future commercial use at 100 Coley Street. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Shepherd)

06-02 Lynn Garden Drive Rezoning – (14-101-00008)
The Planning Commission is requested to consider approval to rezone from B-1 to B-3 to allow for highway oriented business uses at 425 Lynn Garden Drive. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Weems)

06-03 Gibson Mill Road Surplus Request – (14-401-00001)
The Planning Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that property located at 1333 Gibson Mill Road and identified as Tax map 46G, Group A, Parcel 21 be officially designated as surplus property. The property is

located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Shepherd)

06-04 Nomination Committee

The Planning Commission Chair is asked to appoint a nominating committee for election of Officers in July. According to the current by-laws the nominating committee must include three Planning Commission members.

VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

VIII. OTHER BUSINESS

06-04 Receive a letter of resubdivision of the Hobart Bowery Property, on Rocky Branch Road.

06-05 Receive a letter of resubdivision of the Cecil Bishop Property, on John B. Dennis Highway.

06-06 Receive a letter of resubdivision of Bailey Ranch, Lots 23 and 24, on Rick Slaughter Court.

06-07 Receive a letter of resubdivision of Warrior Falls lots, on Warrior Falls Drive.

06-08 Receive a letter of resubdivision of the Anderson, Gatton and King Subdivision, on Lynn Garden Drive.

06-09 Receive a letter of resubdivision of the Anderson, Gatton, and King Subdivision, on Lynn Garden Drive.

06-10 Receive a letter of resubdivision of the Sunrise Valley Subdivision, on Wine Circle.

06-11 Receive a letter of resubdivision of Gravely Baptist Church, on Gravely Road and Dinsmore Street.

06-12 Receive, for informational purposes only, the May 2014 report from the Building Division.

IX ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Improvement Building
201 West Market Street, Kingsport, TN 37660

May 12, 2014 12:00 noon

Members Present
Dennis Ward, Chairman
Dr. Mike McIntire, Vice Mayor
Hoyt Denton, Vice Chairman
John Moody
Beverley Perdue
Mark Selby
Dave Stauffer
Dr. Heather Cook

Members Absent
"Buzzy" Breeding

Staff Present
Lynn Tully
Corey Shepherd
Ken Weems
Forrest Koder
Mike Thompson
Jacob Grieb
Hank Clabaugh

Visitor's List

At 12:00 p.m., Director Tully called the meeting to order Director Tully asked if there were any changes to the tentative agenda. Seeing none, the agenda will be presented as proposed at the regular meeting. She then asked for any changes for the minutes of the work session held April 14, 2014 and the regular meeting held April 17, 2014. There being no changes, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA
None

UNFINISHED BUSINESS
None

NEW BUSINESS

05-01 South John B Dennis Highway County Rezoning – (14-101-00006)
The Planning Commission heard a presentation for approval to rezone from County M-2 to County B-4 to allow for a commercial development at 1010 South John B. Dennis Highway. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stating that currently the Riggs Brothers Construction Company is on the site and the request is for commercial redevelopment of the property. Mr. Shepherd noted the FLUP indicates industrial as appropriate for the site for both city and county plans. This is a lesser intensity district than the current industrial zoning as well as the industrial shown on the FLUP. Mr. Shepherd stated this is a step down zoning and

therefore more of a transition to the area with residential across the street. The property is surrounded on three sides by Eastman property with Airgas being located adjacent. There was discussion regarding the location of the site and any potential transportation issues if the site were developed more commercially. Staff noted that it is a state route and there is a median cut, but any issues would be dependent on the type of new use. Commission discussed the site's proximity to other uses including the Eastman industrial plant. There was little additional discussion. There being no further discussion, no official action was taken.

05-02 Centennial Park Drive ROW – Final Plat - (14-201-00026)

The Planning Commission heard a presentation for approval for the Centennial Park Drive ROW final plat. The property is located within the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Forrest Koder presented the item stating this item is for final approval for the ROW only and the City will extend utilities with subdivision of property later. Mr. Koder noted the roadway is currently constructed and Greenbelt connection is left in between some lots. There being no further discussion, no official action was taken.

05-03 General Shale Subdivision – Preliminary Plat – (14-201-00025)

The Planning Commission heard a presentation for approval for the General Shale Subdivision preliminary plat located on Industry Drive. The property is located within the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Forrest Koder presented the item for approval including 5 lots on the 14 acres. There being no further discussion, no official action was taken.

05-04 Rocky Branch Annexation - 760 Rocky Branch Road – (14-301-00002)

The Planning Commission head a presentation for approval and recommendation for annexation, zoning, and plan of services to the Board of Mayor and Alderman. This property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Corey Shepherd presented the item stating this is a single Parcel annexation requested by the property owner. The property includes one small 10' unincorporated zoned to avoid creating a "donut" at the corner of Childress Ferry and Rocky Branch Rd. The Plan of services is standard and the request is based on a wish to have children attend city schools. There was some discussion regarding the tap on to city sewer. There being no further discussion, no official action was taken.

05-05 Arondale Court Annexation – 124 Arondale Court – (14-301-00004)

The Planning Commission heard a presentation for approval and recommendation for annexation, zoning, and plan of services to the Board of Mayor and Alderman. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Corey Shepherd presented the item stating that Arondale Ct. is requested for annexation by the owner of the property. The current and proposed zoning is County/City R-1B. The city annexation is requested for children to attend city schools. Mr. Shepherd stated the sewer is being requested to be removed from the Plan of Services by request of the property owner. All other services will be provided per the Plan of Services. The commission discussed sewer potential in the subdivision

Additionally, the number of requests generated by desire for attendance in city schools. There being no further discussion, no official action was taken.

05-06 Bennett Area 2 Annexation – 5227 Memorial Boulevard – (13-301-00010)
The Planning Commission heard a presentation for approval and recommendation for annexation, zoning, and plan of services to the Board of Mayor and Alderman. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Corey Shepherd stated the property adjoins recently annexed property near the Indian Springs shopping center. Mr. Shepherd stated they are currently proposing City B-3 zoning district. All typical plan of service items are included with property request as it is anticipated for commercial development. Additionally Mr. Shepherd mentioned the proposed development for the site including potential commercial, senior living and also a potential assisted living facility for the site. There were few questions regarding the request. There being no further discussion, no official action was taken.

05-07 Sourmash Surplus Request – (13-401-00004)
The Planning Commission heard a presentation for approval and recommendation to the Board of Mayor and Alderman that property located at 1132 Sourmash Drive and identified as Tax Map 60 J, Group B, Parcel 14 be officially designated as surplus property. The property is located within the 12th Civil District of Sullivan County. Corey Shepherd presented the item stating the city acquired property in 2002 and since that time there has been no use identified by leadership. With few questions, and there being no further discussion, no official action was taken.

OTHER BUSINESS

05-08 Receive, for informational purposes only, the April 2014 report from the Building Division.

05-09 Receive, for informational purposes only, the New Business report for May 1, 2013 through April 30, 2014 from Jeff Fleming.

PUBLIC COMMENT

There was no public comment made during the work session.

ADJOURNMENT

There being no further discussion and no additional changes to the agenda the work session was adjourned at approximately 1:08 p.m.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
225 W Center Street, Kingsport, TN 37660

May 15, 2014 7:00 p.m.

Members Present
Dennis Ward, Chairman
Hoyt Denton, Vice Chairman
Dr. Mike McIntire, Vice Mayor
Dr. Heather Cook
Beverly Perdue
Dave Stauffer

Members Absent
Buzzy Breeding
John Moody
Mark Selby

Staff Present
Lynn Tully
Forrest Koder
Corey Shepherd
Justin Steinmann
Ken Weems

Visitor's List
Jefferson Bennett
Amanda Bowlin
Mark Bowlin
Gary Conner
Jerry Petzoldt

At 7:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Ward asked for approval of the agenda. A motion was made by Mike McIntire seconded by Hoyt Denton to approve the agenda as presented. The motion was approved unanimously 5-0. Chairman Ward asked for any changes for the revised minutes of the work session held April 14, 2014 and the regular meeting held April 17, 2014. There being no changes, a motion was made by Hoyt Denton seconded by Dave Stauffer to approve the minutes as presented. The motion was approved unanimously 5-0.

CONSENT AGENDA
None

UNFINISHED BUSINESS
None

NEW BUSINESS

05-01 South John B Dennis Highway County Rezoning – (14-101-00006)

The Planning Commission considered a request for approval to rezone from County M-2 to County B-4 to allow for a commercial development at 1010 South John B. Dennis Highway. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stating the request was from Hubert Riggs who is represented by Jerry Petzoldt. Currently the Riggs Brothers Construction Company is on the site and the request is for commercial redevelopment of the property. Mr. Shepherd noted the FLUP indicates industrial as appropriate for the site for both city and county plans. This is a lesser intensity district than the current industrial zoning as well as the industrial shown on the

FLUP. Mr. Shepherd stated this is a step down zoning and therefore more of a transition to the area with residential across the street. The property is surrounded on three sides by Eastman property with Airgas being located adjacent. Hoyt Denton asked if this were B-4 what different uses could be developed on the property? Mr. Shepherd answered that several types of sales (indoor and outdoor) with some restaurants would also be possible. Mike McIntire asked where the sewer was located? Staff answered that there is no sewer within 1700 feet. Beverley Perdue asked if there were any issues with the traffic and transportation? Staff replied that the transportation is limited by the nature of the limited access on John B. Dennis Highway. Mr. Petzoldt will address the specific use being proposed. Hoyt Denton questioned if there was any comment from Eastman? Staff stated Eastman was contacted and asked questions but did not offer opinion. Hoyt Denton also asked if there could be a methadone clinic on this property? Staff stated they don't specifically know the methadone regulations in the County. This would not be eligible if it were in the City. The item was then opened for public hearing. Jerry Petzoldt spoke in favor noting that this is one of the pieces of property held by long time families historic to the area. He stated the property needs to be commercial to be sold and may also need sewer in the future. Jerry Petzoldt then asked if he could read a history of the property to the Commission. He did so, relating the story of the beginnings of the Riggs Construction Co. and their various locations around the city. Riggs Brothers helped with cleanup of the property following the historic explosion at the plant. They continued to work in cooperation with Eastman for many years. There were no other speakers and the hearing was closed. Beverly Perdue asked why the request was for commercial vs. industrial? Has anyone tried to sell it for industrial uses? Jerry Petzoldt answered not at this time. Mike McIntire was concerned that this may be a spot zoning with severe costs for sewer. Without a more detailed plan for commercial this would seem to be too speculative. Hoyt Denton stated as industrial property there is not a lot of market in the current economy. The market would seem to be only a sale to Eastman based on the location of the site. Dave Stauffer asked if there are hazardous wastes on site? Jerry Petzoldt stated a report has been done, but confidentiality requires that the report not be disclosed without signed agreements. This is not a green field site and some issues will need to be addressed. There being no additional questions, a motion was made by Dave Stauffer seconded by Hoyt Denton to approve the request. The motion was failed, 1-4, Heather Cook, Hoyt Denton, Beverly Perdue and Mike McIntire disapproving. The recommendation of the Planning Commission will proceed to the County Commission as a recommendation for denial of the request.

05-02 Centennial Park Drive ROW – Final Plat - (14-201-00026)

The Planning Commission considered a request for approval for the Centennial Park Drive ROW final plat. The property is located within the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Forrest Koder presented the item stating this item is for final approval for the ROW only and the City will extend utilities with subdivision of property later. Mr. Koder noted the roadway is currently constructed and Greenbelt connection is left in between some lots. Hoyt Denton asked where the Greenbelt will connect? Staff answered they don't know yet, but are saving a space. Chairman Ward opened the item for public hearing. There being no additional questions or speakers, the hearing was closed and a motion was made by Dave Stauffer seconded by Beverly Perdue to approve the request. The motion was approved unanimously 5-0.

05-03 General Shale Subdivision – Preliminary Plat – (14-201-00025)

The Planning Commission considered a request for approval for the General Shale Subdivision preliminary plat located on Industry Drive. The property is located within the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Forrest Koder presented the item for approval including 5 lots on the 14 acres. Chairman Ward opened the item for public hearing. There being no speakers the hearing was closed. There being no additional discussion or questions, a motion was made by Beverly Perdue seconded by Mike McIntire to approve the request. The motion was approved unanimously 5-0.

05-04 Rocky Branch Annexation - 760 Rocky Branch Road – (14-301-00002)

The Planning Commission considered a request for approval and recommendation for annexation, zoning, and plan of services to the Board of Mayor and Alderman. This property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Corey Shepherd presented the item stating this is a single Parcel annexation submitted by the Bowlins. The property includes one small 10' unincorporated zoned to avoid creating a "donut" at the corner of Childress Ferry and Rocky Branch Rd. Mr. Shepherd noted the property owners understand a sewer tap fee will be due with the annexation. The Plan of services is standard and the request is based on a wish to have children attend city schools. Beverly Perdue asked if the annexation will require the owners to tap in to the sewer line? Staff answered yes. Hoyt Denton asked what the annual costs vs. one-time costs are. Mr. Shepherd answered that single year costs include one revenue for the tap and one-time costs for lateral. Increased costs are the cost to educate the student only as all the street frontage is currently in the city. The public hearing was opened. The Bowlins spoke in favor of the request and further requested city schools for their children. There being no additional discussion, the hearing was closed, and a motion to recommend the annexation, zoning and plan of services was made by Mike McIntire seconded by Heather Cook. The motion was approved unanimously 5-0.

05-05 Arondale Court Annexation – 124 Arondale Court – (14-301-00004)

The Planning Commission considered a request for approval and recommendation for annexation, zoning, and plan of services to the Board of Mayor and Alderman. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Corey Shepherd presented the item stating that Arondale Ct. is requested for annexation by the owner of the property. Location of the request is off Grey Fox Rd. and Island Rd. and the current and proposed zoning is County/City R-1B. The city annexation is requested for children to attend city schools. Mr. Shepherd stated the sewer is being requested to be removed from the Plan of Services by request of the property owner. All other services will be provided per the Plan of Services. Beverly Perdue asked if Old Island subdivision was sewered? Staff answered yes although TDEC has previously noted that this adjacent subdivision needs sanitary sewer. The question was posed "Why annex now without sewer service?". Also considered was whether the staff could talk to neighbors regarding annexation. Mr. Shepherd stated that Mr. Conner has asked his neighbors and they have declined to be included. Beverly Perdue wondered if we are at

some point still required to provide the sewer. David Ward stated that annexation POS runs with the land and does not require extension per owner's request. Beverly Perdue asked what caused the bad septic systems? Lynn Tully stated it is a combination of rock, low outfall, age of systems, and small lots. Heather Cook stated these single lots annexations may cause a series of inefficiencies. The question was posed "What if his system fails?" Staff noted that this is potentially an issue as we cannot require the annexation. If sewer were installed there would be extra costs for construction associated with installation in an existing developed subdivision. Dave Stauffer stated the lack of sewer would show on the property disclosure form at time of sale of the property. Beverly Perdue questioned why we would annex if we have an identified issue? Mike McIntire answered policy has been in the past that all requested annexations will be honored as much as possible. We will need to look at future annexation policies based on the new annexation law and any anticipated tweaks for that law in the future. Beverly Perdue noted that we need a policy. Mike McIntire agreed and a request has been made to staff to begin preparing some options for presentation to the BMA. Beverly Perdue asked if we are doing this property owner justice by not offering him sewer? Dave Stauffer stated the property today could not be developed without the sewer being installed. This is a diminishing problem with the fact that new subdivisions can't happen in the same way without sewer service due to the larger land requirement for the systems. Mike McIntire stated they also have to include space for a primary and secondary replacement system. Hoyt Denton asked what the deadline was for a decision on this? Heather Cook noted that tuition is due around the end of the school year previous which would explain the amount of recent requests. Dennis Ward stated he doesn't prefer to annex while bypassing many other potential residents. The item was opened for public hearing. Gary Connor spoke in favor. He was the one originally bringing the annexation request several years ago, but was outnumbered in his neighborhood. He is very close to his family in that area and therefore cannot move for childcare reasons. He was previously a teacher in city schools. Currently there is no guarantee for space even with paid tuition without annexation. Many kids attend city schools in the that neighborhood but they are kids of principals and can come in with their parents. There being no other speakers the public hearing was closed. A motion was made by Mike McIntire seconded by Beverly Perdue to recommend the annexation, zoning and plan of services as presented in the request. The motion was approved unanimously 5-0.

05-06 Bennett Area 2 Annexation – 5227 Memorial Boulevard – (13-301-00010)

The Planning Commission considered a request for approval and recommendation for annexation, zoning, and plan of services to the Board of Mayor and Alderman. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Corey Shepherd stated the property adjoins recently annexed property near the Indian Springs shopping center. Mr. Shepherd stated they are currently proposing City B-3 zoning district. All typical plan of service items are included with property request as it is anticipated for commercial development. Beverly Perdue asked if sewer was available? Staff answered yes. Hoyt Denton asked what businesses are possible in B-3. Staff answered that the uses would be similar to County B-4 uses, retail, restaurant etc. The public hearing was opened for comment. Jefferson Bennett spoke in favor and hopes to develop in the future. The item was then closed for public comment. There being no additional discussion a motion was made by Hoyt Denton, seconded by

Heather Cook to recommend the annexation, zoning and plan of services to the BMA . The motion was approved unanimously 5-0.

05-07 Sourmash Surplus Request – (13-401-00004)
The Planning Commission considered a request for approval and recommendation to the Board of Mayor and Alderman that property located at 1132 Sourmash Drive and identified as Tax Map 60 J, Group B, Parcel 14 be officially designated as surplus property. The property is located within the 12th Civil District of Sullivan County. Corey Shepherd presented the item stating the city acquired property in 2002 and since that time there has been no use identified by leadership. Dave Stauffer asked if this could be an investment property for the wounded warrior program? Staff noted that it could have a variety of different single-family uses in the private sector. There being no additional questions a motion was made by Hoyt Denton seconded by Beverly Perdue to recommend approval of the request. The motion was approved unanimously 5-0.

OTHER BUSINESS

05-08 Receive, for informational purposes only, the April 2014 report from the Building Division.

05-09 Receive, for informational purposes only, the New Business report for May 1, 2013 through April 30, 2014 from Jeff Fleming.

ADJOURNMENT

Update on Bray Rezoning Public Meeting
A public meeting was held last night regarding the canal street project. The meeting was held with the architect and included several concept plans. Many residents from Park Hill and several other members of the public with vested interest including chamber, Board of Education, HZC were in attendance. Many items were discussed and the conclusions appeared to make the nearby residents feel more comfortable. Additional information was offered regarding placement of the buildings relative to the sidewalk and the overall feel of the development from a pedestrian perspective. Materials will be coordinated with, but not a copy the look of the historic district. The project will include a mix of uses, including apartments and retail on the first floor. The developer is currently looking at between 280-300 apartment units for economic viability. The development includes the majority but not all of that block. The Planning Commission will be hearing the site plan prior to development.

There being no further business, a motion was made by Beverly Perdue and seconded by Mike McIntire to adjourn the meeting at approximately 8:29 pm. This motion passed unanimously, 5-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00007**

Coley Street Rezoning

Property Information			
Address	100 Coley Street		
Tax Map, Group, Parcel	30L, A, 18.00/19.00		
Civil District	11		
Overlay District	Not applicable		
Land Use Designation	Public		
Acres	5.7 +/-		
Existing Use	Public (Former Cedar Grove Elementary School)	**Existing Zoning**	R-2A
Proposed Use	Commercial	**Proposed Zoning**	B-3

Applicant Information

Name: Rodney Hurd

Address: 3001 North John B. Dennis Hwy

City: Kingsport

State: TN **Zip Code: 37660**

Email: n/a

Phone Number: 423-416-3077

Intent: *To rezone from R-2A to B-3 for future commercial use.*

Planning Department Recommendation

The Kingsport Planning Division recommends denial for the following reasons:

- *The rezoning request is not compliant with the proposed 2030 Future Land use plan as public use.*
- *The zoning change is not compatible with any surrounding zoning.*
- *The zoning change will create an isolated district unrelated to the existing stable single family neighborhood*
- *Site is located on a current residential standard roadway with no commercial traffic*
- *The zoning change will allow the proposed use on the parcel*

Staff Field Notes and General Comments:

- *The rezoning area consists of one parcel along Bloomingdale Pike site of the former Cedar Grove Elementary School. The applicant wishes to rezone the property for commercial redevelopment.*

Planner:	Corey Shepherd	**Date:**	June 2, 2014
Planning Commission Action		**Meeting Date:**	**June 19, 2014**
Approval:			
Denial:		**Reason for Denial:**	
Deferred:		**Reason for Deferral:**	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 19, 2014

Kingsport Regional Planning Commission

Rezoning Report File Number 14-101-00007

PROPERTY INFORMATION	
ADDRESS	100 Coley Street, Kingsport, TN 37660
DISTRICT	11
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	R-2A
PROPOSED ZONING	B-3
ACRES	5.7+/-
EXISTING USE	Public (former Cedar Grove Elementary)
PROPOSED USE	Commercial (Undetermined Commercial Venture)

PETITIONER ADDRESS **3001 N. John B. Dennis Hwy**

REPRESENTATIVE PHONE **(423) 239-3200**

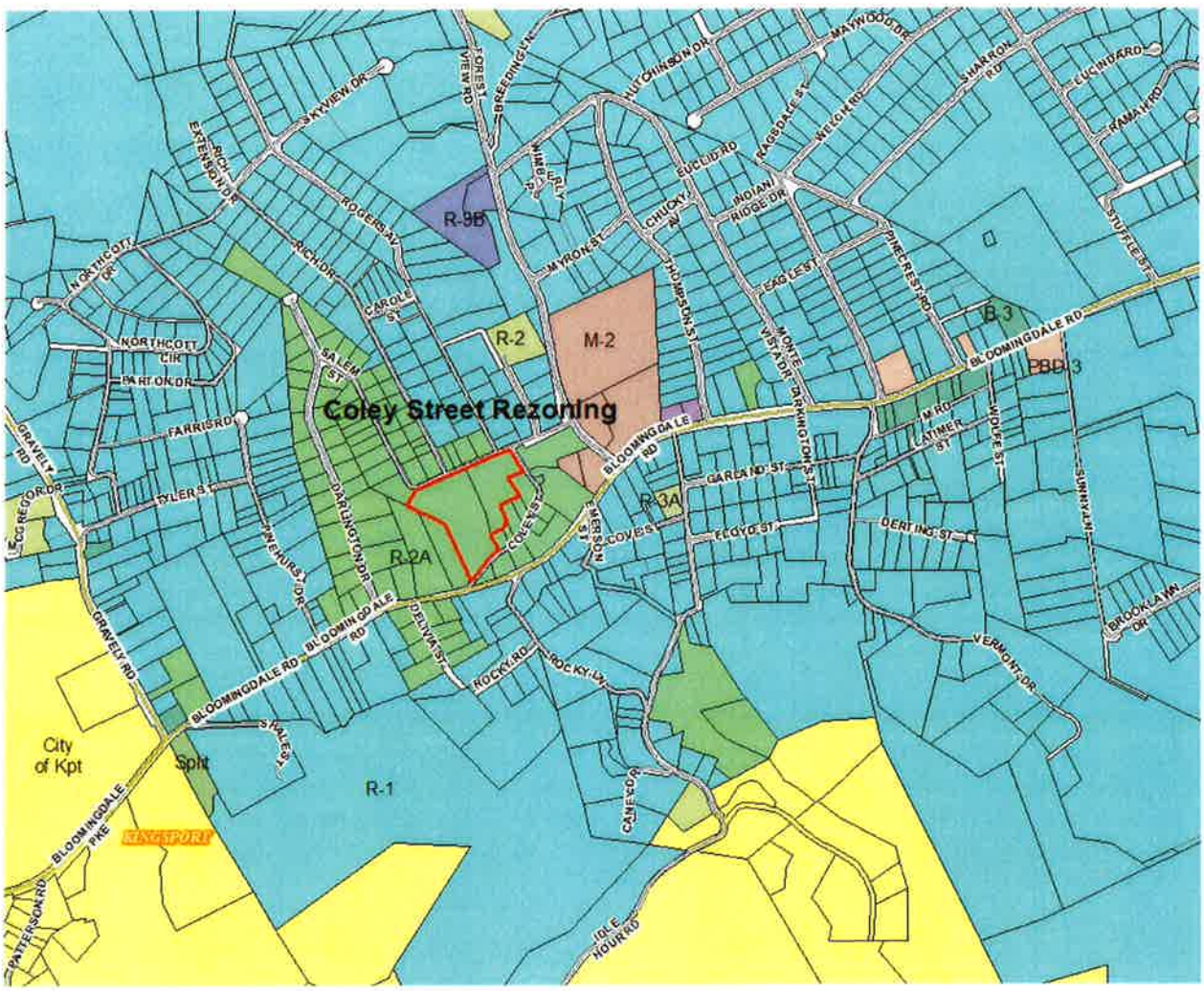
INTENT

To rezone from County R-2A to County B-3 to allow for commercial redevelopment.

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00007**

Vicinity Map

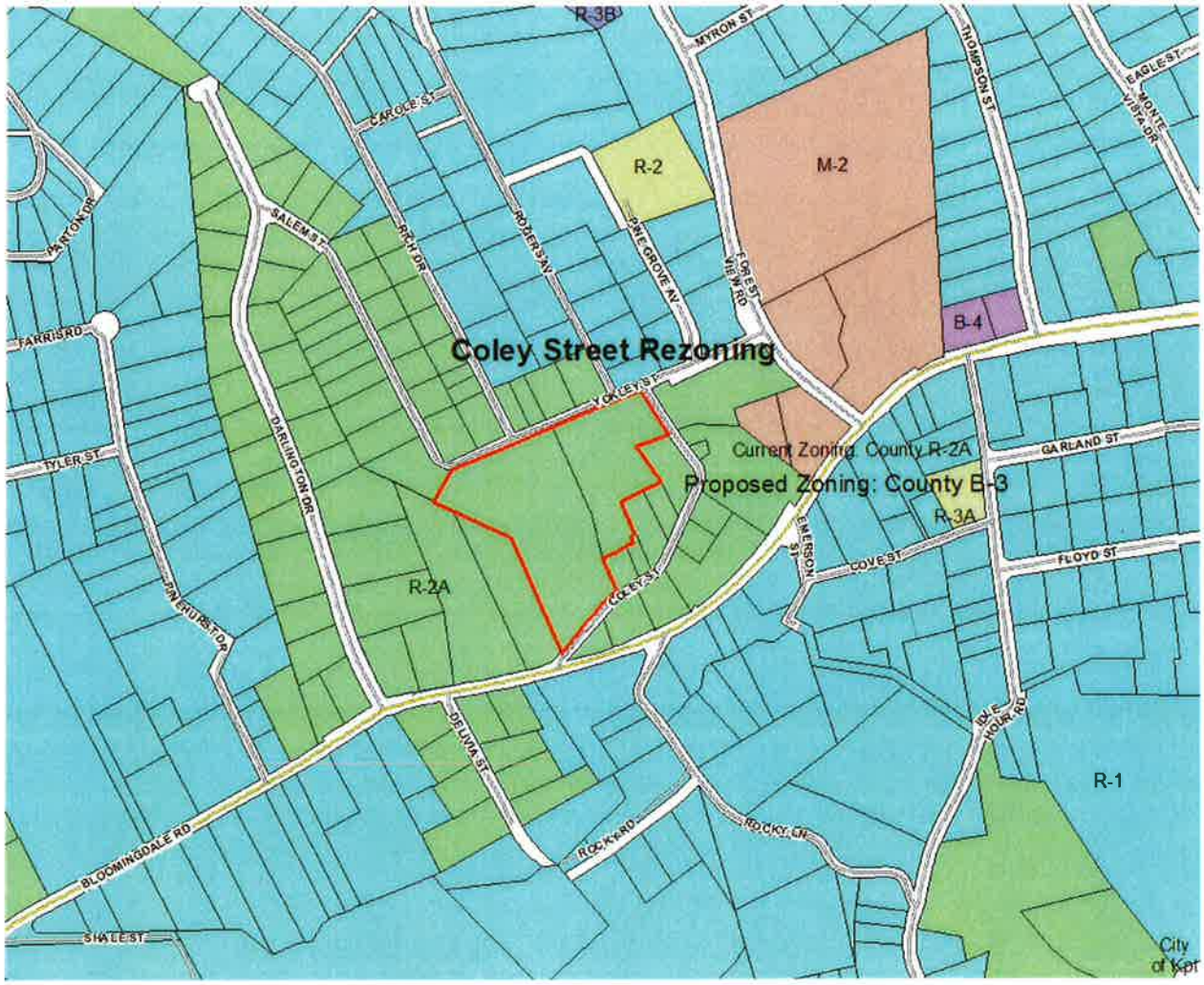


Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 19, 2014

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00007**

Surrounding Zoning Map

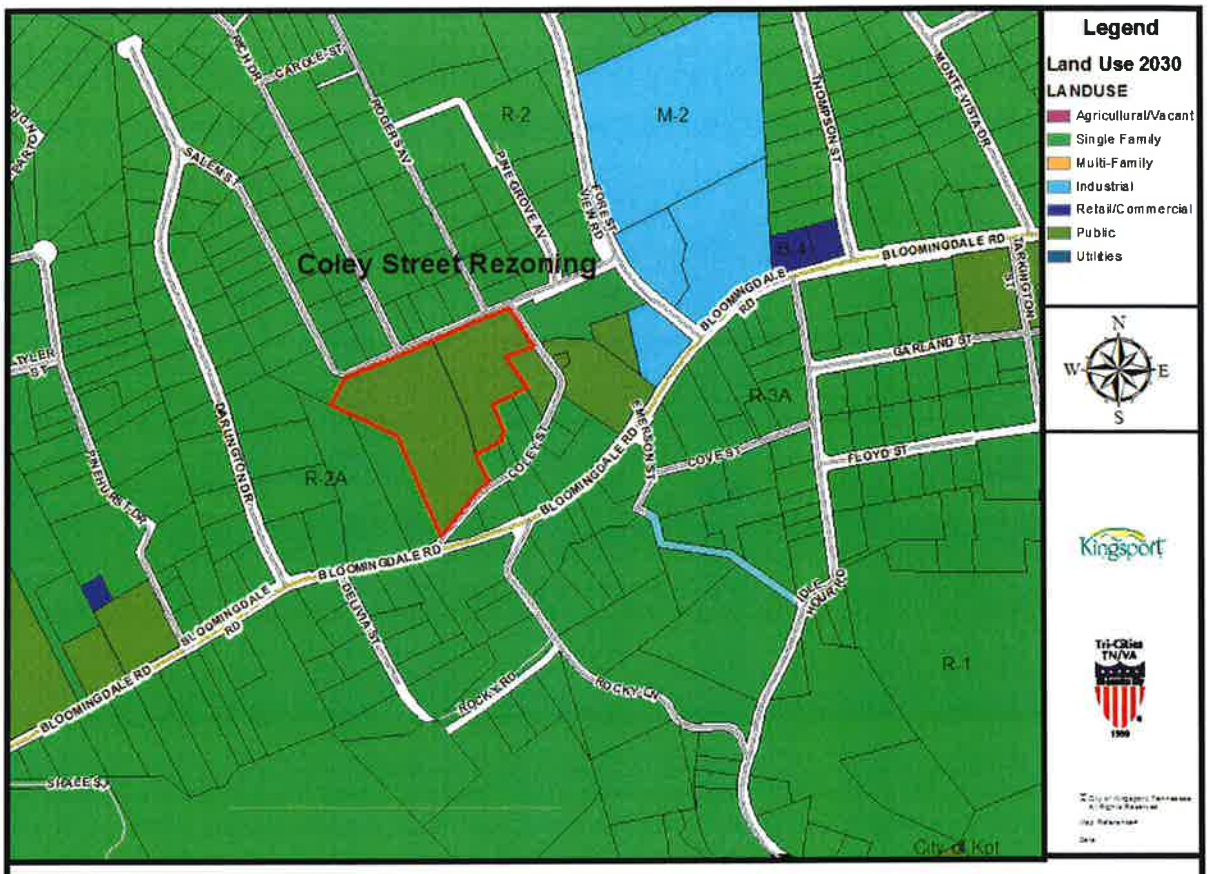


Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 19, 2014

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00007**

Future Land Use Plan 2030



2030 Future Land Use Map

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 19, 2014

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00007**

Aerial

Northwest View

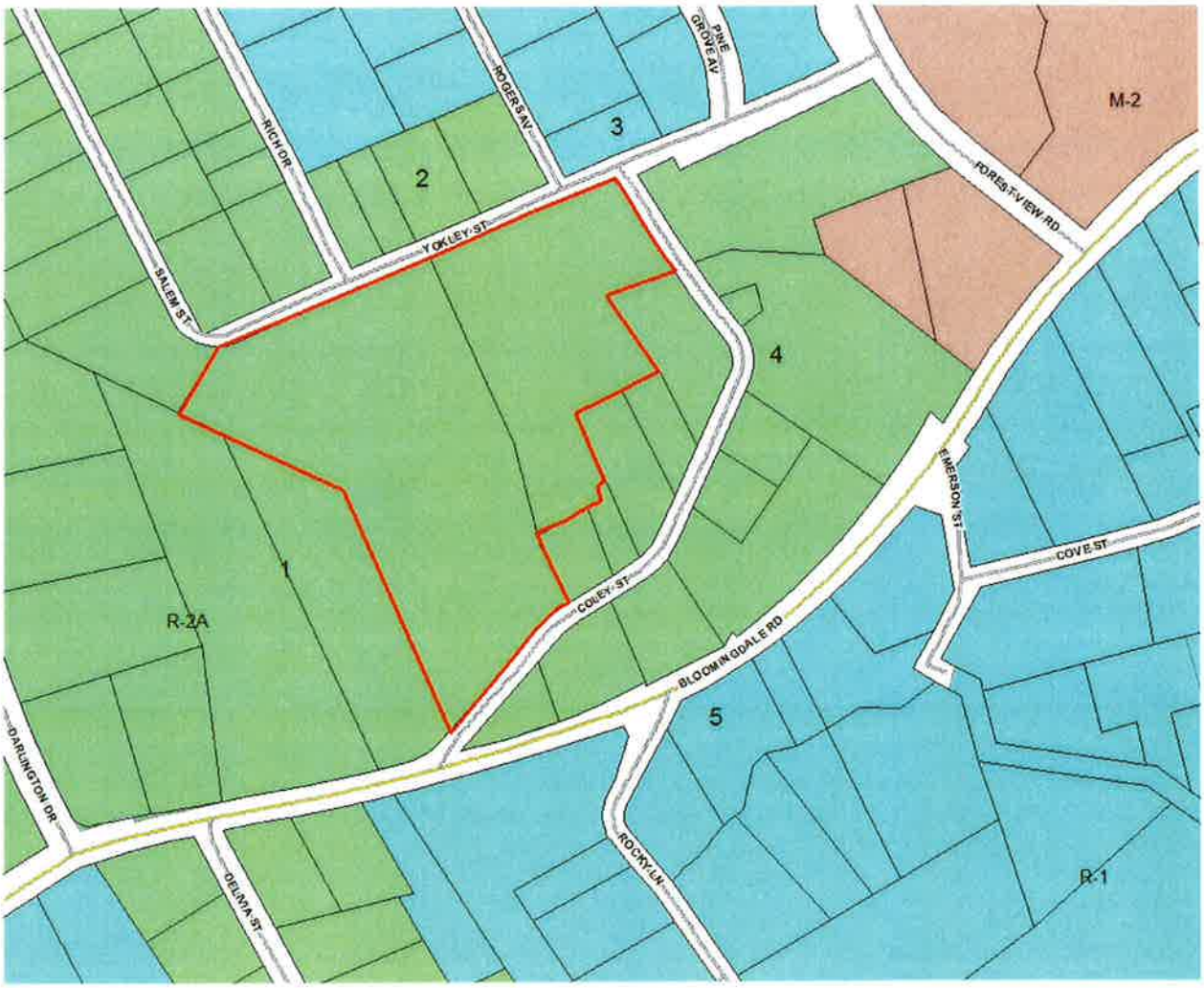
East View

South View

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00007**

EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report File Number 14-101-00007

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
West	1	Zone: County R-2A Use: Single Family Residential	No prior action known
North	2	Zone: County R-2A Use: Single Family Residential	No prior action known
Northeast	3	Zone: County R-2A Use: Single-Family Residential	No prior action known
East	4	Zone: County R-2A Use: Single-Family Residential	No prior action known
South	5	Zone: County R-1 Use: Single-Family Residential	No prior action known

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00007**

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal will not permit a use that is suitable for the use and development of adjacent property. The property is located in an existing cluster of County R-2A (Medium Density Residential). The adjacent neighborhood is stable single family residential with some penetration of church related use into the area.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** Without appropriate buffering and with the additional commercial traffic this proposal could adversely affect the existing use or usability of the adjacent or nearby property, given the strong residential presence in the area.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned.

4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal will increase the use of existing streets, transportation facilities, and utilities. Based on the proposed use this impact may become burdensome to the current roadway as designed although is more likely to be cumbersome to neighbors who are not expecting commercial traffic on the residential roadway. This county B-3 use being General Business Service District accounts for fewer trips per day than a general commercial zone.

5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

   Future Land Use Plan Map: The proposal does not conform to the city's future land use plan as the City of Kingsport 2030 Future Land Use Plan calls for public use for the property.

   Proposed use/density: Commercial use

The Future Land Use Plan Map recommends: City future land use plan recommends public use. The Sullivan County Land Use Plan indicates future medium density residential use.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The property is the site of the former Cedar Grove Elementary School.

7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed.

8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will create an isolated district unrelated to the existing single-family residential in the area.

9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The current district boundaries are logically drawn in relation to existing conditions.

10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to the individual, as it will adequately adhere to the guidelines for establishment as described in the Sullivan County Zoning Resolution.

CONCLUSION

Staff recommends sending a NEGATIVE recommendation to rezone from R-2A to B-3 to make commercial redevelopment available to the property owner. Separate County Commission review and approval will be required before the rezoning occurs.

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00008**

425 Lynn Garden Drive Rezoning

Property Information			
Address	425 Lynn Garden Drive		
Tax Map, Group, Parcel	46H, A, 001.00		
Civil District	11		
Overlay District	Not applicable		
Land Use Designation	Retail		
Acres	9.9 acres +/-		
Existing Use	Vacant	**Existing Zoning**	B-1
Proposed Use	Commercial	**Proposed Zoning**	B-3

Owner /Applicant Information

Name: John King, S.H. Anderson, C.M. Gatton

Address: 1000 W. State St.

City: Bristol

State: TN **Zip Code: 37620**

Email: n/a

Phone Number: (423) 723-0400

Intent: *To rezone from B-1 to B-3 to allow for highway oriented business uses.*

Planning Department Recommendation

The Kingsport Planning Division recommends approval for the following reasons:

- *The rezoning request is compliant with the Future Land Use Plan 2030 .*
- *The rezoning request is compliant with the site characteristics as a highway-oriented business location*

Staff Field Notes and General Comments:

- *The rezoning area consists of property located on the south side of the intersection of Lynn Garden Drive and West Sullivan Street.*
- *Commercial uses are suitable for both the existing principal arterial street classification of Lynn Garden Drive and existing buildings of the property as contained in the B-3, Highway Oriented Business Zone.*
- *There are no new buildings proposed for the rezoning site. The accompanying zoning development plan only shows existing buildings. The entire site is inside the flood fringe, with a large portion of Reedy Creek Floodway contained on the property as well.*

Planner:	Ken Weems	Date:	2 June 2014
Planning Commission Action		**Meeting Date:**	**19 June 2014**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 19, 2014

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00008**

PROPERTY INFORMATION	
ADDRESS	425 Lynn Garden Drive
DISTRICT	11
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	B-1 (Neighborhood Business District)
PROPOSED ZONING	B-3 (Highway Oriented Business District)
ACRES	9.9 +/-
EXISTING USE	vacant with existing buildings
PROPOSED USE	B-3, highway oriented business uses

PETITIONER ADDRESS **1000 West State Street, Bristol, TN 37620**

REPRESENTATIVE PHONE **(423) 723-0400**

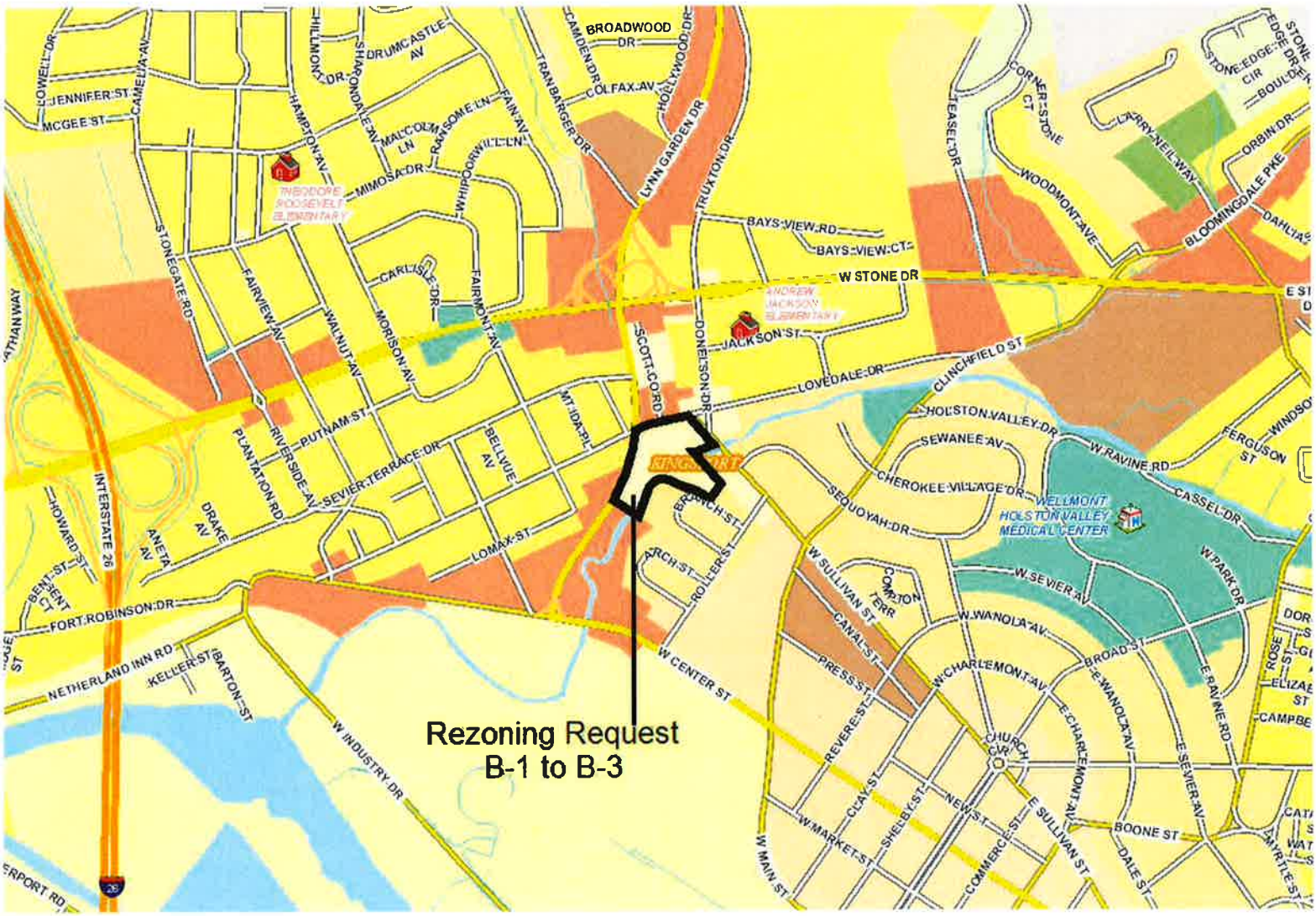
INTENT

To rezone from B-1 to B-3 to allow for highway oriented business uses

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00008**

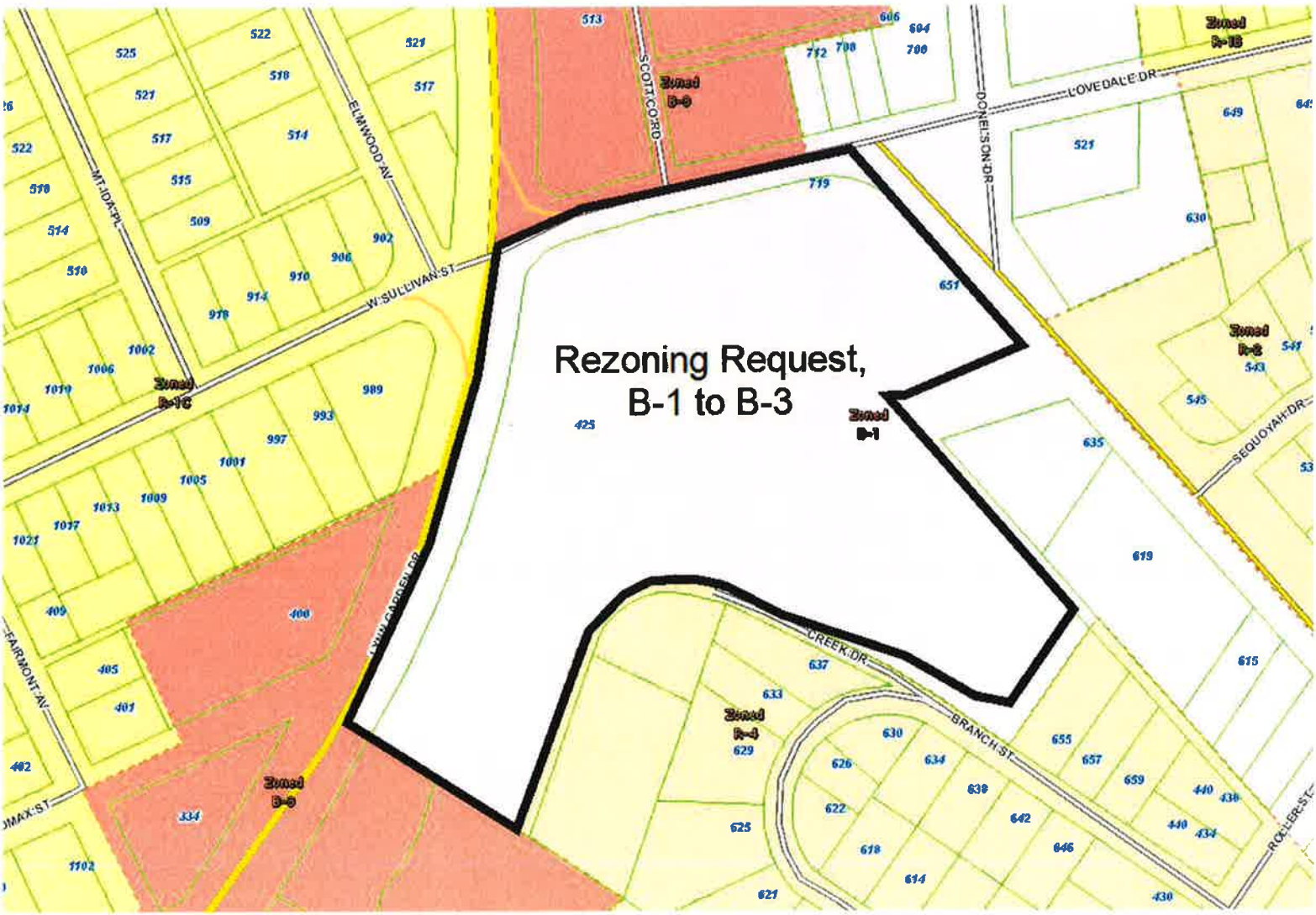
Vicinity Map



Kingsport Regional Planning Commission

Rezoning Report File Number 14-101-00008

Surrounding Zoning Map

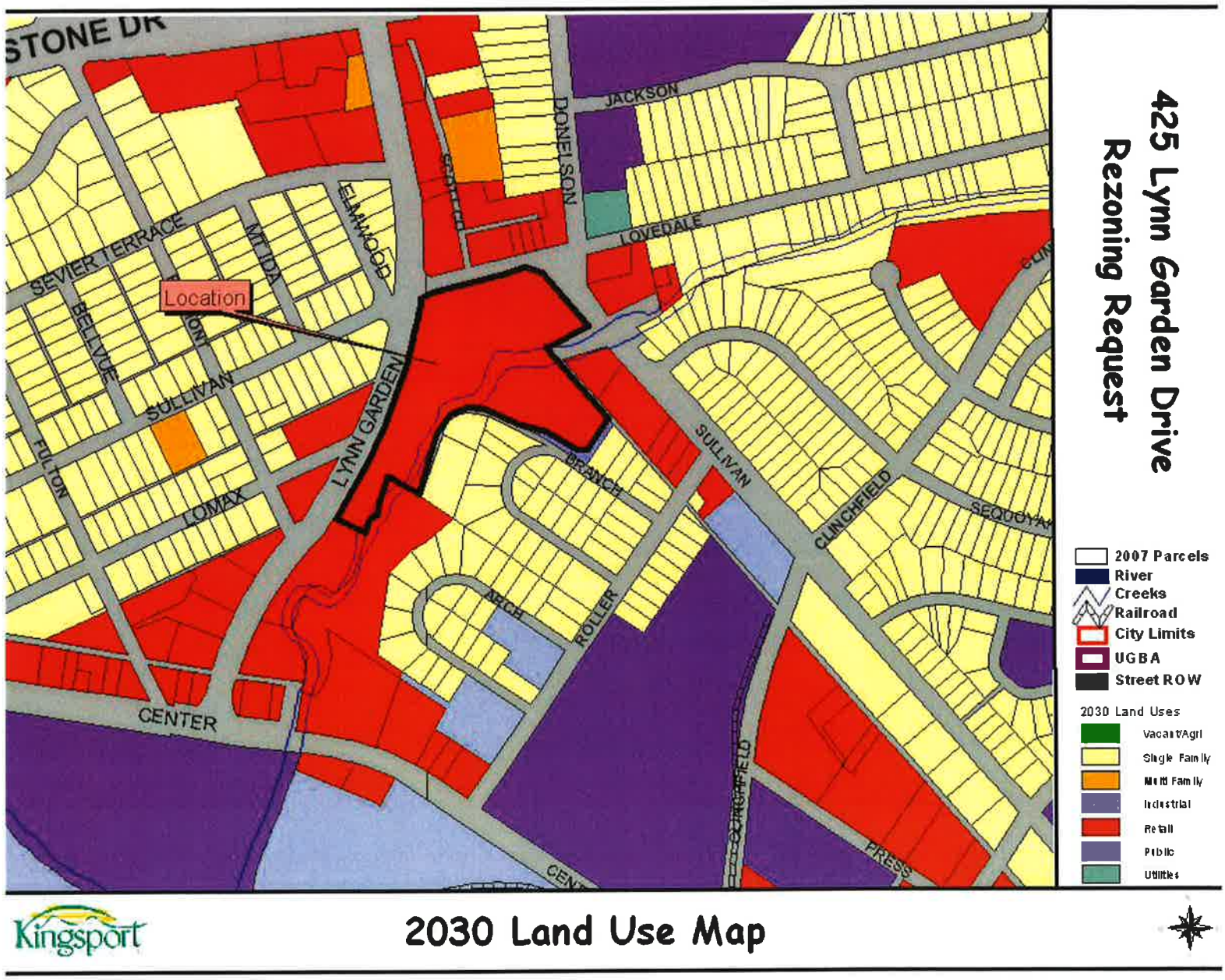


Kingsport Regional Planning Commission

Rezoning Report

File Number 14-101-00008

Future Land Use Plan 2030



Kingsport

2030 Land Use Map

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 19, 2014

Kingsport Regional Planning Commission

Rezoning Report

File Number 14-101-00008

Aerial

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00008**

Utilities and Flood Map

North View

East View

West View

South View

Kingsport Regional Planning Commission

Rezoning Report File Number 14-101-00008

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	Zone: City B-3 Use: vacant building/ former car lot	n/a
Further North and Northwest	2	Zone: City R-1C Use: single family	n/a
East	3	Zone: City B-1 Use: flooring store	n/a
Further East	4	Zone: City R-2 Use: single family	n/a
Southeast and South	5	Zone: City B-1 Use: vacant commercial space	n/a
Further South	6	Zone: City R-4 Use: single family	n/a
West	7	Zone: City B-3 Use: Pizza Plus	n/a

Kingsport Regional Planning Commission

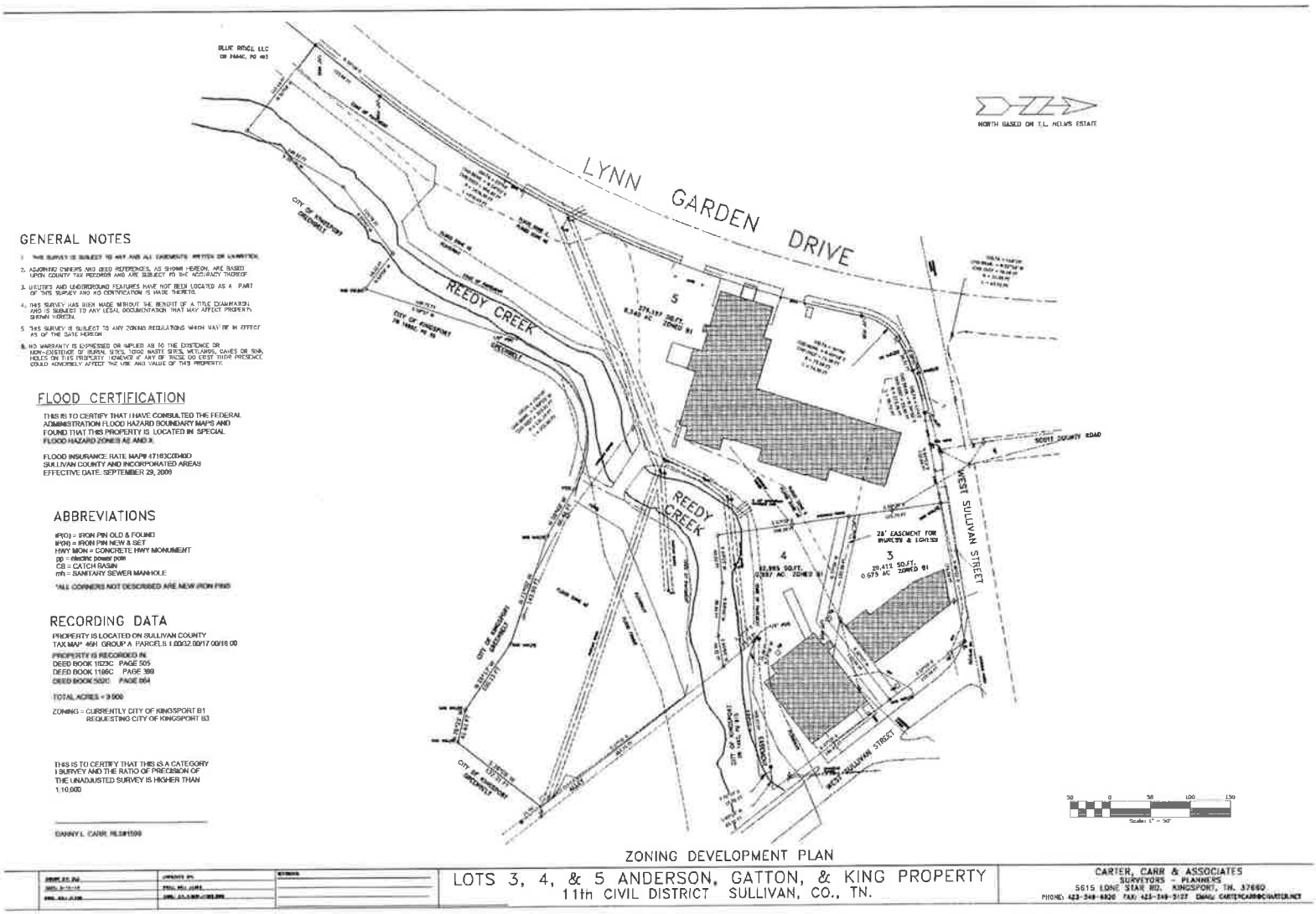
Rezoning Report File Number 14-101-00008

EXISTING USES LOCATION MAP

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00008**

Zoning Development Plan (Existing Buildings)



Conceptual ZDP ANALYSIS

Based on the applicant's site plan submitted to the Planning Department on May 14, 2014, Staff offers the following considerations:

Property Features

The existing conditions of the site yield an appropriate setting for highway oriented commercial uses. The site has many former uses to include the Fairway Ford Dealership, warehouse storage, and the old Coca-Cola bottling plant.

General notes: the site has a unique configuration in that it is bisected by Reedy Creek. Currently, the southernmost portion of the site consists of a vacant parking lot.

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal will be suitable to the adjacent property. The site has been used for both commercial and industrial uses for decades. The geographical disposition of the site isolates it from adjacent residential uses.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. Adjacent commercial uses are principal uses in B-3 zones already, and are zoned as such.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is a more reasonable economic use for the proposed zone, due to the proximity of Lynn Garden Drive and existing building infrastructure.

4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal will add additional burden to the use of existing streets and transportation facilities, but only in the sense that the majority of the property is currently vacant of use. Future uses should be similar in burden to former commercial and industrial uses of the past.

5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

Future Land Use Plan Map: proposed as appropriate for retail use

Proposed use/density: The proposal of B-3 uses is appropriate for the rezoning site.

The Future Land Use Plan Map recommends retail use.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposal as general commercial use appropriate.

7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed. Special sensitivity in regard to the existing floodplain will be exercised with any new development.

8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will not create an isolated district, in that the same B-3 zoning is present on either side of the property along Lynn Garden Drive.

9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are illogically drawn. The current zoning of B-1 is most appropriate for neighborhood business uses consisting of smaller lots, smaller/ less robust buildings, and street networks of lesser capacity than the existing abutting streets.

10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to an individual as contrasted to the general welfare. A rezoning to a B-3 commercial zone will afford the same opportunities for the property enjoyed by the other commercial-zoned parcels along Lynn Garden Drive.

CONCLUSION

Staff recommends APPROVAL to rezone from B-1 to B-3 to accommodate highway oriented business uses. The rezoning is in compliance with the 2030 Land Use Plan and the existing buildings and transportation network support the land use intensity permitted in a B-3 zone.

MEMORANDUM

TO: Kingsport Regional Planning Commission

FROM: Corey Shepherd, Planner

DATE: May 30, 2014

SUBJECT: Gibson Mill Road Surplus Request

PROJECT #: 14-401-00001

INTRODUCTION

The Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that property located at 1333 Gibson Mill Road and identified as Tax Map 46G, Group A, Parcel 21 as shown on the attached map, be officially designated as surplus property. This property is located within the 11th Civil District.

PRESENTATION

City staff wishes to declare the property located at 1333 Gibson Mill Road surplus. The City acquired the property as part of the Gibson Mill Road improvements completed several years ago. Staff received a surplus request from an adjacent property owner who wishes to purchase the property. All City departments reviewed the surplus request and staff sees no future need for this property.

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. The Planning Commission is asked to deem this property surplus for the purpose of returning this property back to private ownership.

OPTIONS

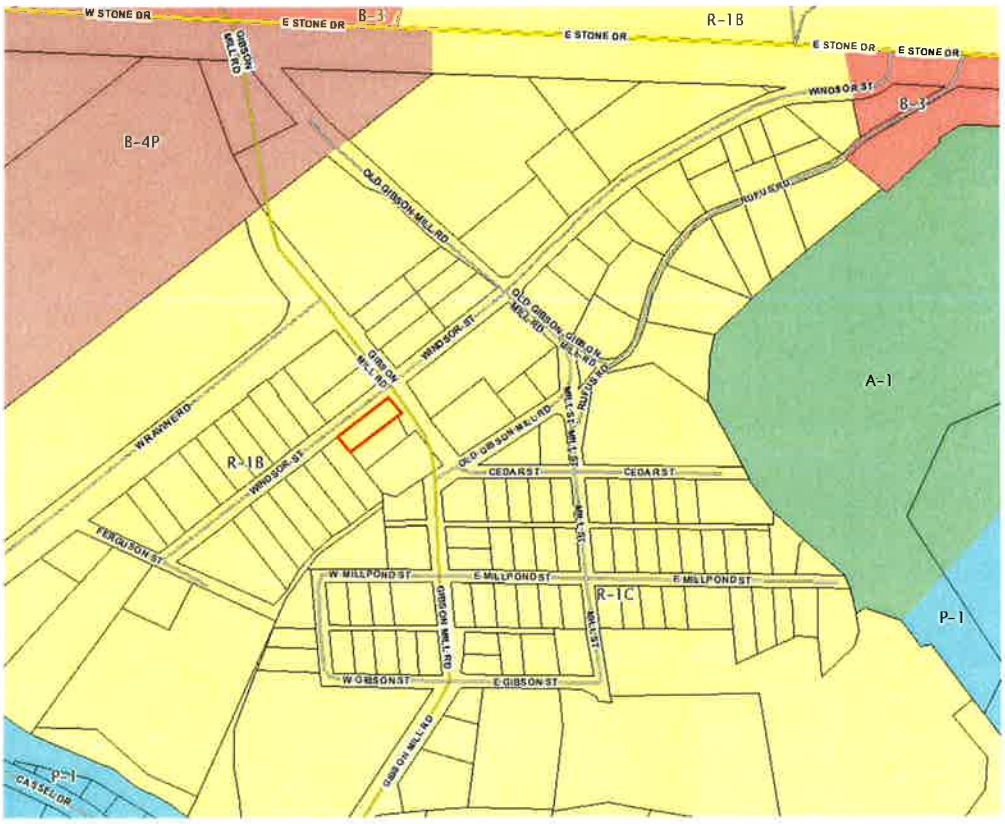
The Planning Commission's Options are as follows:

1. Declare the subject property as surplus and recommend its abandonment as requested to the Kingsport Board of Mayor & Aldermen.
2. Determine it is not in the best interest of the City of Kingsport to recommend this abandonment.
3. Postpone action pending receipt of additional information.

RECOMMENDATION

Staff recommends Option 1 as City staff sees no future need for this property as it exists. This action would place the property back into the private ownership.

E STONE DR
WINDSOR ST
OLD GIBSON MILL RD
RUPP RD
GIBSON MILL RD
CEDAR ST
MILL ST
FERGUSON ST
W MILLPOND ST
E MILLPOND ST
W RAYNER RD
W GIBSON ST
E GIBSON ST
CASSEL DR


W STONE DR
E STONE DR
B-3
R-1B
B-4P
WINDSOR ST
OLD GIBSON MILL RD
RUPP RD
GIBSON MILL RD
W RAYNER RD
A-1
CEDAR ST
FERGUSON ST
W MILLPOND ST
E MILLPOND ST
R-1C
P-1
W GIBSON ST
E GIBSON ST
CASSEL DR

CITY OF KINGSPORT, TENNESSEE

February 6, 2014

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Hobert Bowery Property, on Rocky Branch Road, surveyed by Steven C. Lyons RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

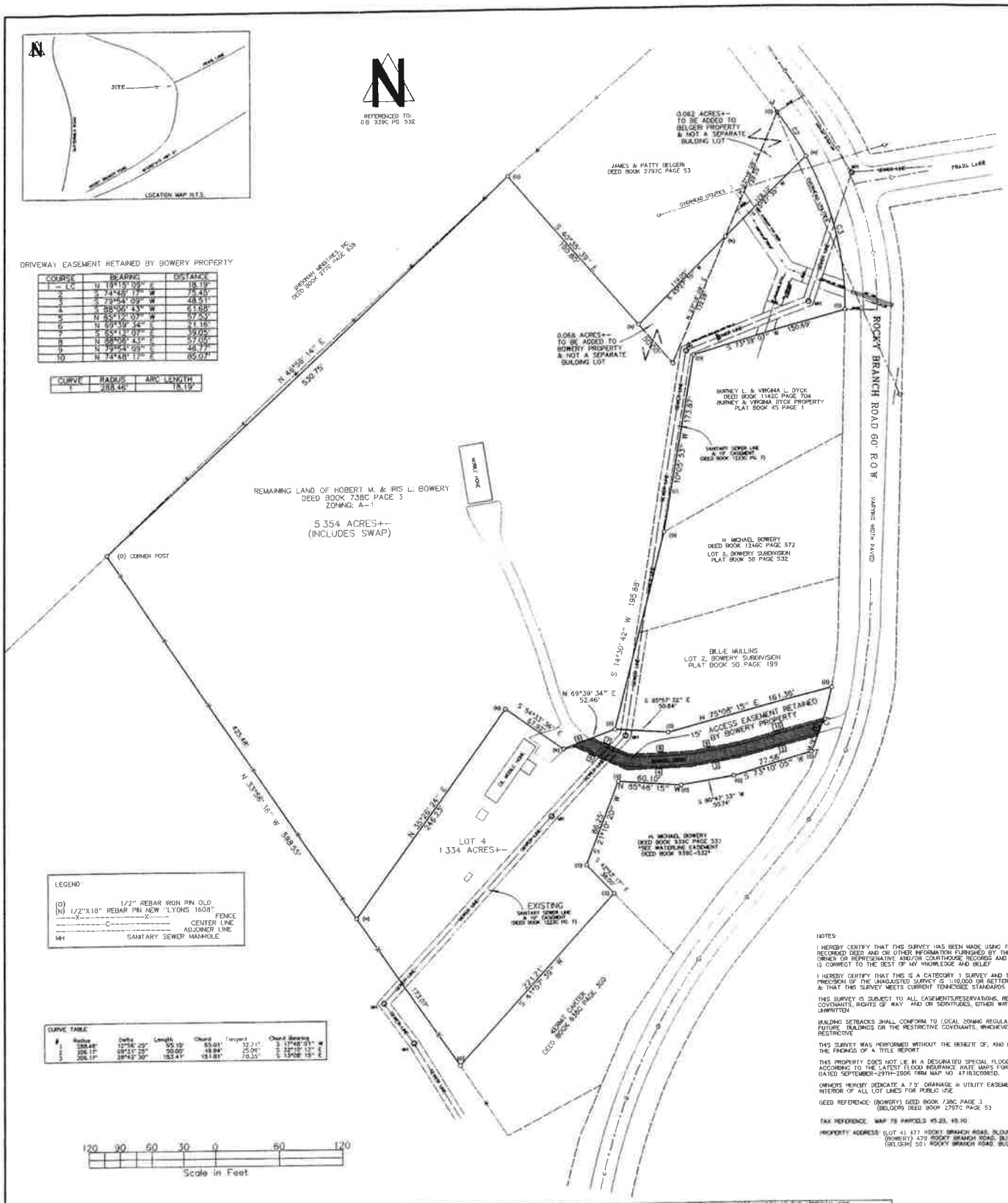
Sincerely,

Lynn Tully
Planning Director
Secretary to the Kingsport Regional Planning Commission

C: Kingsport Regional Planning Commission

PDF created with pdfmachine www.pdfmachine.com

06-05



LEGEND

(O)	1/2" REBAR IRON PIN OLD
(N)	1/2"X18" REBAR PIN NEW "LYONS 1608"
----X----------	FENCE
----------C----------	CENTER LINE
----------	ADJOINER LINE
MH	SANITARY SEWER MANHOLE

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	288.46'	12°34' 23"	95.19'	65.91'	32.21'	S 17°48' 01" W
2	306.11'	09°21' 25"	50.00'	49.94'	25.06'	S 32°19' 17" E
3	306.11'	28°43' 30"	153.41'	151.81'	78.35'	S 13°08' 15" E

NOTES:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OR OTHER INFORMATION FURNISHED BY THE PROPERTY OWNER OR REPRESENATIVE AND/OR COURTHOUSE RECORDS AND THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN & THAT THIS SURVEY MEETS CURRENT TENNESSEE STANDARDS OF PRACTICE

THIS SURVEY IS SUBJECT TO ALL EASEMENTS/RESERVATIONS, RESTRICTIVE COVENANTS, RIGHTS OF WAY AND OR SERVITUDES, EITHER WRITTEN OR UNWRITTEN

BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF, AND IS SUBJECT TO THE FINDINGS OF A TITLE REPORT

THIS PROPERTY DOES NOT LIE IN A DESIGNATED SPECIAL FLOOD HAZARD AREA ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAPS FOR THIS AREA-DATED SEPTEMBER-29TH-2006 FIRM MAP NO 47163C0085D.

OWNERS HEREBY DEDICATE A 7.5' DRAINAGE & UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES FOR PUBLIC USE

DEED REFERENCE: (BOWERY) DEED BOOK 738C PAGE 3
(BELGERI) DEED BOOK 2797C PAGE 53

TAX REFERENCE MAP 79 PARCELS 45.20, 45.10

PROPERTY ADDRESS: (LOT 4) 477 ROCKY BRANCH ROAD, BLOUNTVILLE
(BOWERY) 479 ROCKY BRANCH ROAD, BLOUNTVILLE
(BELGERI) 501 ROCKY BRANCH ROAD, BLOUNTVILLE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE)ARE (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PURPOSES AS NOTED

DATE _____ 20 ___ DATE _____ 20 ___

OWNER _____ OWNER _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS

DATE _____ 20 ___

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN

DATE _____ 20 ___

CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED

DATE _____ 20 ___

CITY/COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

LYONS SURVEYING COMPANY
112 INDUSTRIAL ROAD, SUITE 3
OPAY, TENNESSEE 37615
PHONE 423 477-2947

CERTIFICATE OF THE APPROVAL OF STREETS

I HEREBY CERTIFY, (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING ROAD SHALL SERVE THESE LOTS AS PROPOSED

DATE _____ 20 ___

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN

DATE _____ 20 ___

LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

CONFIRMED BY CITY PLANNER/DIRECTOR

SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION

LOT 4 OF THE HOBERT M. BOWERY PROPERTY
& LAND SWAP (BELGERI PROPERTY)

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES ... 1.334	TOTAL LOTS ... 2
ACRES NEW ROAD ... 0	MILES NEW ROAD ... 0
OWNERS ... BOWERY/BELGERI	CIVIL DISTRICT ... 7TH
SURVEYOR ... STEVEN G. LYONS	CLOSURE ERROR ... 1:10000
SCALE 1" = 60'	FILE BOWERY04-01-14.SCJ

DRAWN BY: MJS

CITY OF KINGSPORT, TENNESSEE

May 14, 2014

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Cecil Bishop Property on John B. Dennis Highway, surveyed by Danny Carr of Carter, Carr & Associates meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region and no variances have been requested. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes and placement on the Planning Commission Consent Agenda for their next regularly scheduled meeting.

Sincerely,

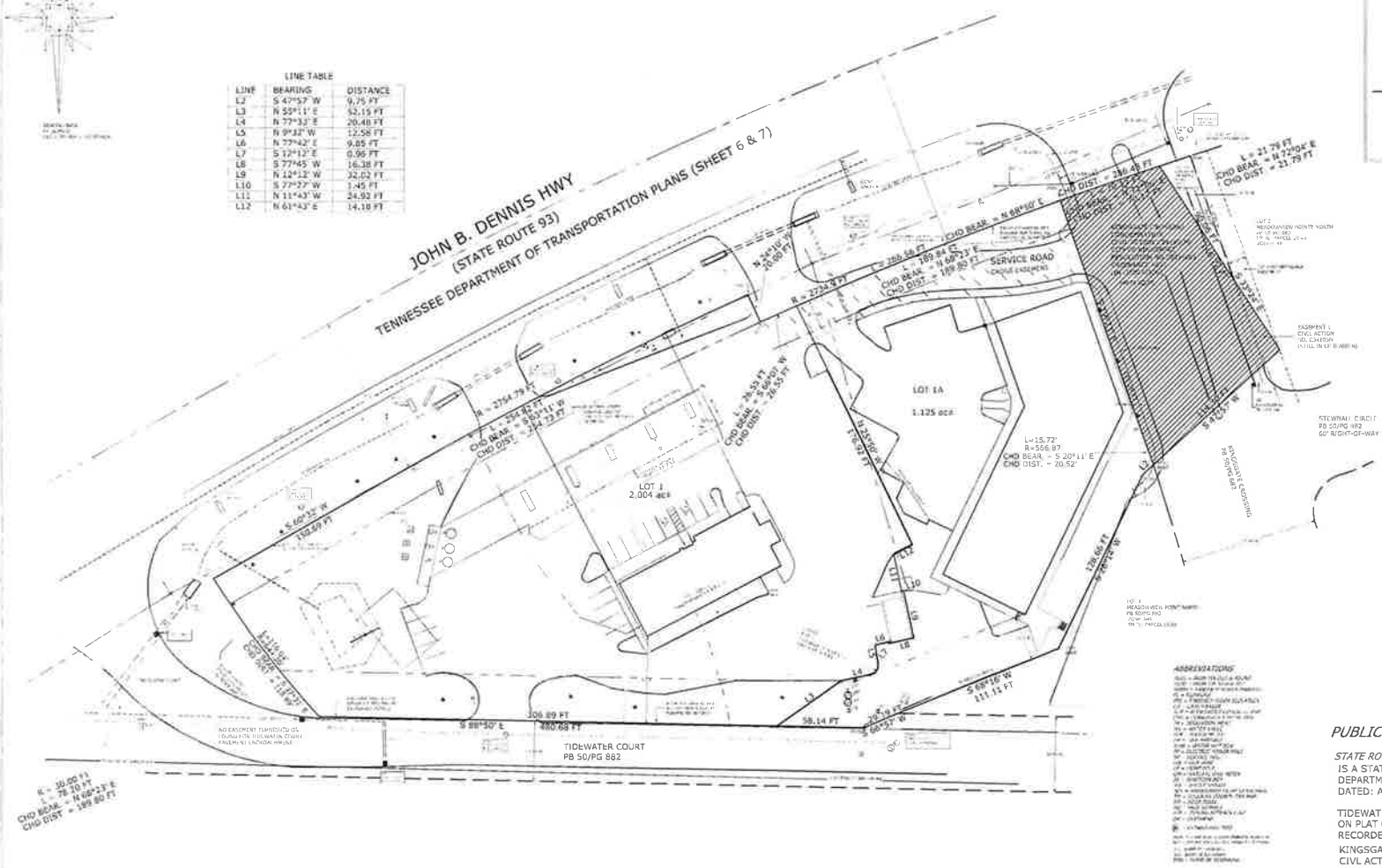
Lynn Tully
Planning Director

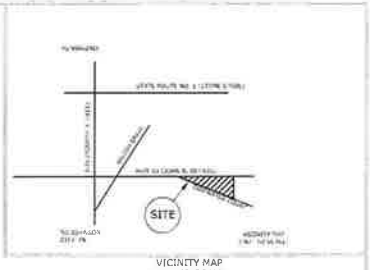
C: Kingsport Regional Planning Commission

06-06

LINE TABLE

LINE	BEARING	DISTANCE
L2	S 42°57' W	9.75 FT
L3	N 55°11' E	52.15 FT
L4	N 77°32' E	20.40 FT
L5	N 9°32' W	12.58 FT
L6	N 77°42' E	9.85 FT
L7	S 12°12' E	0.96 FT
L8	S 77°45' W	16.38 FT
L9	N 12°12' W	32.02 FT
L10	S 77°27' W	1.45 FT
L11	N 11°43' W	24.92 FT
L12	N 61°43' E	14.18 FT





VICINITY MAP
NOT TO SCALE

RECORDING DATA

LOT 1, CECIL BISHOP S/D
PB 39.PG 61 JULY 19, 1994

PROPERTY LOCATED ON SULLIVAN COUNTY
TAX MAP 76 PARCEL 19

ZONING DESIGNATION

PROPERTY IS ZONED CITY OF KINGSPORT, TENN.
B4-P (PLANNED SHOPPING CENTER)
SETBACKS: 20 FOOT FRONT
30 FOOT REAR
0 FOOT SIDEYARDS

**REFER TO CITY OF KINGSPORT BUILDING OFFICIAL BEFORE ANY NEW CONSTRUCTION FOR ANY CURRENT APPLICABLE ZONING RESTRICTIONS.*

(G2) GATEWAY ZONING OVERLAY AREA

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FIRM MAP 470184 0020 C
CITY OF KINGSPORT, TN

PUBLIC RIGHTS-OF-WAYS

STATE ROUTE 93 (LOCALLY REFERRED TO AS JOHN B. DENNIS)
IS A STATE OF TENNESSEE HIGHWAY AS SHOWN ON TENNESSEE DEPARTMENT OF TRANSPORTATION PLANS - STA. 100+900 TO 101+200 DATED: AUGUST 31, 1999

TIDEWATER COURT IS A DEDICATED PUBLIC STREET AS SHOWN ON PLAT OF RECORD TITLED "LOT 1, CECIL BISHOP S/D RECORDED IN PB 39/PG 61

KINGSGATE CROSSING RIGHT-OF-WAY SHOWN AS PER CIVL ACTION NO. C34195(M) RESOLUTION NO. 2001-83 ORDINANCE 4872 (IN LITIGATION)

50 0 50 100 150
Scale: 1" = 50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 20
OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 20
REGISTERED LAND SURVEYOR

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE 20
TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

I HEREBY CERTIFY:
1. THAT CONSTRUCTION PLANS HAVE BEEN APPROVED;
2. THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS
3. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED

DATE 20
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE 20
AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE 20
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED

DATE 20
CITY E.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT MAY BE ACCEPTED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER IF REQUIRED. A SURETY BOND IN THE AMOUNT OF $ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 20
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

REPLAT OF
LOT 1, CECIL BISHOP SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.129 Acres± TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER ESTATE OF JOHN MACK PIERCE CIVIL DISTRICT 13TH
SURVEYOR CARTER, CARR & ASSOC. CLOSURE ERROR 1:10000

SCALE: 1"=50'

CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 349-6920 FAX: (423) 349-5107
EMAIL: cartercarr@charter.net

CITY OF KINGSPORT, TENNESSEE

April 16, 2013

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

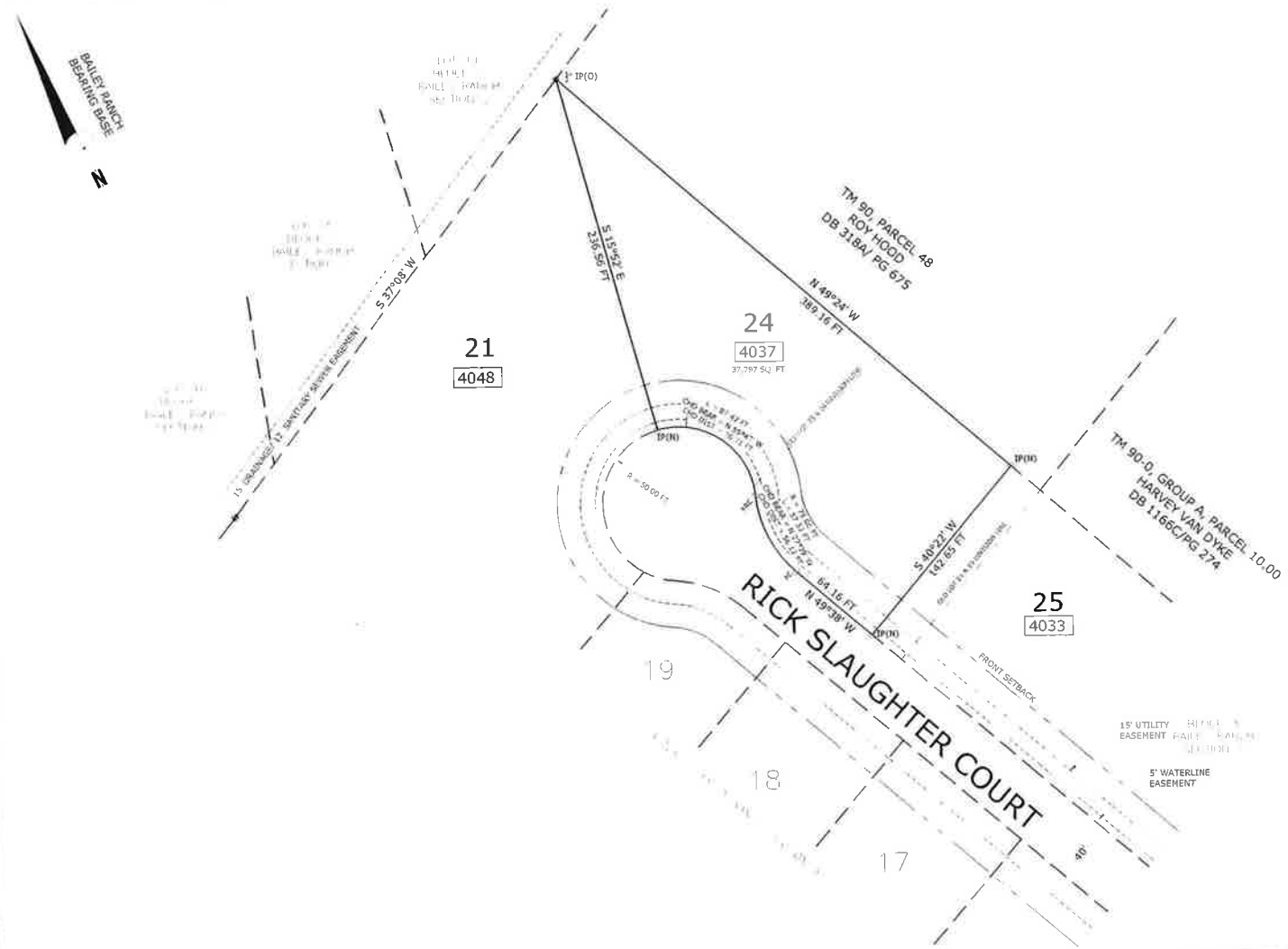
Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Lots 23 and 24 of Bailey Ranch Subdivision on Rick Slaughter Court., surveyed by Danny Carr RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



VICINITY MAP NOT TO SCALE

RECORDING DATA

PROPERTY SHOW AS LOT 21
IS CURRENTLY RECORDED AT DEED BOOK 1960C/ PAGE 551
AND IS SHOWN ON TAX MAP 900, GROUP F, PARCELS 25.00 AND 26.00

OLD LOT 23
IS CURRENTLY RECORDED AT DEED BOOK 1960C/ PAGE 551
AND IS SHOWN ON TAX MAP 900, GROUP F, PARCEL 26.00

OLD LOT 24
IS CURRENTLY RECORDED AT DEED BOOK 1960C/ PAGE 551
AND IS SHOWN ON TAX MAP 900, GROUP F, PARCEL 25.00

RESUBDIVISION OF LOTS 21, 22, 23, 24, AND 25 RECORDED IN PLAT BOOK 54, PAGE 70

BAILEY RANCH, SECTION 3 IS RECORDED IN PLAT BOOK 51/ PAGE 646

ABBREVIATIONS AND SYMBOLS

DB= DEED BOOK
● IP(O)= IRON PIN OLD AND FOUND, SIZE AS NOTED
○ IP(N)= 1/2" IRON PIN NEW AND SET
OLD SUBDIVISION LOT LINE
PG= PAGE
R.O.W = RIGHT OF WAY
TM=TAX MAP
UNSURVEYED ADJOINERS LINES

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA

FIRM MAP # 47163C0230D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE SEPTEMBER 29, 2006

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT R1-B
SETBACKS 30' FRONT/8' SIDE/30' REAR

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED

EASEMENTS

THERE IS A 7.5' DRAINAGE/ UTILITY EASEMENT LOCATED ALONG ALL INTERIOR LOT LINES

SANITARY SEWER EASEMENTS AS SHOWN

911 ADDRESSING

4033 = KINGSPORT GIS EXISTING ADDRESS ASSIGNMENT

50 0 50 100 150
Scale: 1" = 50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALK'S, PARK'S, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED

DATE

OWNER

OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON

DATE

REGISTERED LAND SURVEYOR

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET

DATE

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

I HEREBY CERTIFY:
1. THAT CONSTRUCTION PLANS HAVE BEEN APPROVED
2. THAT STREETS AND STORM WATER SYSTEM IS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS
3. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED

DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN

DATE

AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN

DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED

DATE

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE CONDEVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

DATE

KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

RESUBDIVISION OF LOT 24
COMBINING LOT 23 AND LOT 24
BLOCK 3,
BAILEY RANCH SUBDIVISION
SECTION 3

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.868 Acres±	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	SAM R. KASSEM & MICHAEL A. KASSEM	CIVIL DISTRICT	15TH
SURVEYOR	CARTER, CARR & ASSOC	CLOSURE ERROR	1:10000

SCALE: 1"=50'

CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 349-6920 FAX: (423) 349-5107
EMAIL: cartercarr@charter.net

06-07

CITY OF KINGSPORT, TENNESSEE

May 20, 2014

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

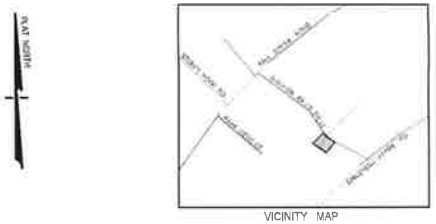
Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Warrior Falls lots on Warrior Falls Drive, surveyed by Steven N. Hurlbut, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes. The Plat was recorded in Platbook 54, Page 407 with the Sullivan County Recorder.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



VICINITY MAP

CERTIFICATION OF APPROVAL OF STREETS AND STORMWATER SYSTEMS

I hereby certify (1) that the streets and stormwater systems have been installed in an acceptable manner and according to the specifications and that adequate right-of-way dedication upon an existing public road shall serve this lots as proposed.

Date _____ County Road Commissioner _____

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I hereby certify that the addresses as noted on the final plat are approved as assigned.

Date _____ City G.I.S. Division or Sullivan County Director of 911 or authorized representative _____

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

I hereby certify that the sewerage disposal system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment and Conservation and is approved as shown.

Date _____ Tennessee Department of Environment and Conservation _____

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I hereby certify that the street light systemdesigned for this subdivision complies with the City of Kingsport's policies on roadway lighting within the City of Kingsport and any required charges for the purchase and installation have been met.

Date _____ Traffic Engineering Manager _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the water utility system and is hereby approved as show.

Date _____ Authorizing Agent _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building restriction lines, and dedicate all streets alleys walks, parks, or other public spaces to public or private use as noted.

Date _____ Owner Michael R Martin _____

CERTIFICATION OF ACCURACY

I certify that the plan shown and described hereon meets the accuracy required by the Kingsport Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.
I hereby certify that this is a category III survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 and has been done in compliance with current Tennessee Minimum Standards of Practice.

Mar. 10, 2014
Date _____ Registered Surveyor
P.O Box 58 Rogersville TN
423-734-3515

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register.

Date _____ Secretary, Planning Commission _____

NOTE
Easement for utilities and drainage 7.5' along each side of all lot lines and 15' along rear lot line.

Minimum building setback: 30' from front lot line,
10' from side lot lines
20' from rear lot line.
All building setbacks shall conform to the applicable zoning requirments in effect at such time of construction.

Tax parcels 078H-D-043.00 & 044.00

Deed reference D.B. 3042 , Pg. 857

North bearing based on Plat of Warrior Falls Phase 2, subdivision recorded Pb. 50, Pg. 319.

Iron rods at all corners except as noted.

This property is not within a designated Special Flood Hazard Area of the National Flood Insurance Program, Flood Insurance Rate Map Community Panel Number 470181-0040B, Dated SEPT. 30, 1982.

Revised Lots 20 & 21
WARRIOR FALLS, PHASE 2

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.97	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER James & Virginia Justus	CIVIL DISTRICT 7th.
SURVEYOR Steven Hurlbut	CLOSURE ERROR 1:10,000+
SCALE: 1" = 50'	

06-08

CITY OF KINGSPORT, TENNESSEE

June 5, 2014

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

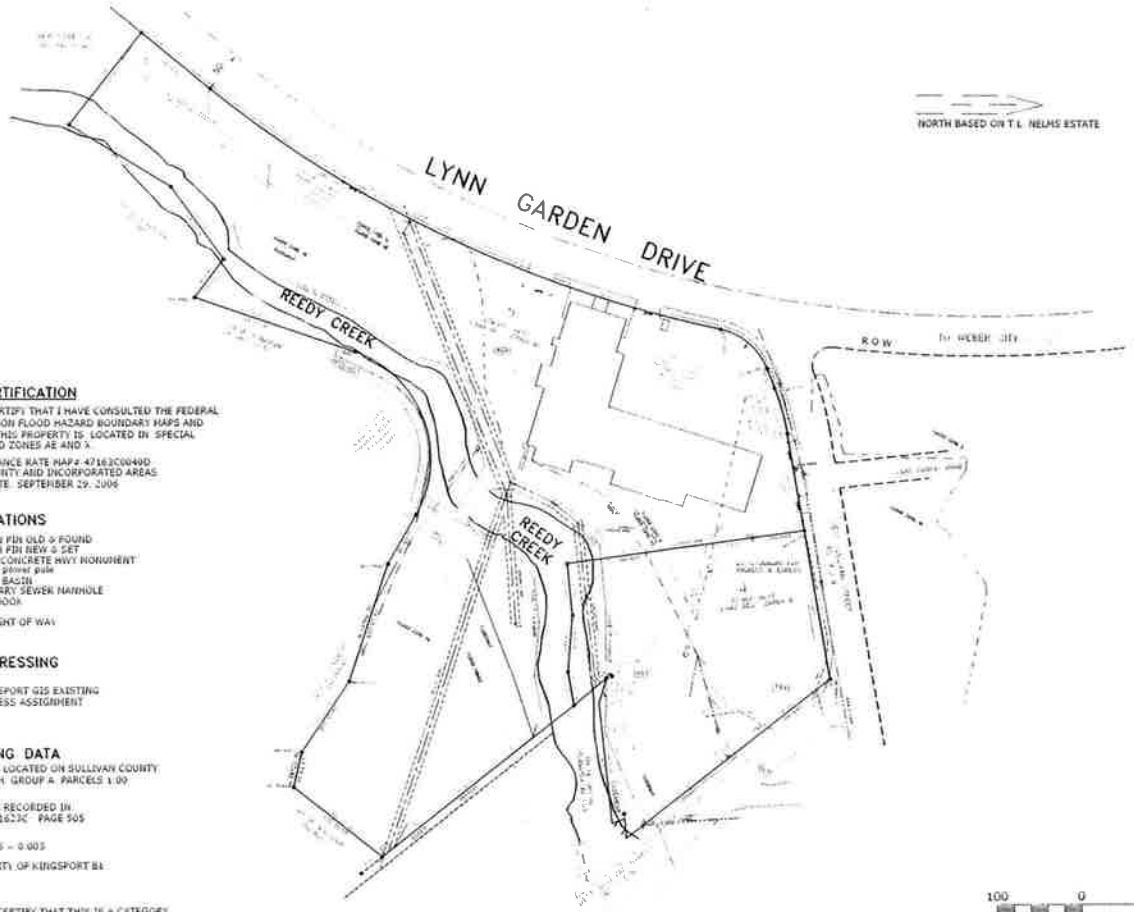
Dear Mr. Ward:

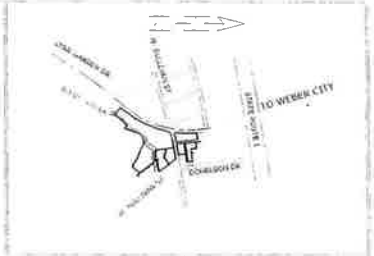
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Anderson, Gatton and King Subdivision on Lynn Garden Drive, surveyed by Danny Carr RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission





VICINITY MAP
NOT TO SCALE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONES AE AND X

FLOOD INSURANCE RATE MAP # 47163C0040D
SULLIVAN COUNTY AND INCORPORATED AREAS
EFFECTIVE DATE SEPTEMBER 29, 2006

ABBREVIATIONS

- IP(O) – IRON PIN OLD & FOUND
- IP(N) – IRON PIN NEW & SET

MNY MON – CONCRETE MNY MONUMENT
PP – electric power pole
CB – CATCH BASIN
mh – SANITARY SEWER MANHOLE
DB – DEED BOOK
PG – PAGE
R O W – RIGHT OF WAY

911 ADDRESSING

123 – KINGSPORT GIS EXISTING ADDRESS ASSIGNMENT

RECORDING DATA

PROPERTY IS LOCATED ON SULLIVAN COUNTY TAX MAP 46H GROUP A PARCELS 1.00

PROPERTY IS RECORDED IN DEED BOOK 2623C PAGE 505

TOTAL ACRES – 8.003

ZONING – CITY OF KINGSPORT B4

THIS IS TO CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS HIGHER THAN 1:10,000

DANNY L. CARR, RLS#1599

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED

EASEMENT NOTE:

LOTS 4, AND 5 SHALL HAVE CROSS INGRESS, EGRESS, AND PARKING EASEMENTS

100 0 100 200 300
Scale: 1" = 100'

CERTIFICATE OF OWNERSHIP AND DEDICATION

DATE

DATE

DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON

DATE

REGISTERED LAND SURVEYOR

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON PLACING LIGHTING WITHIN THE CITY OF KINGSPORT, AND ARE REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET

DATE

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

I HEREBY CERTIFY:
1. THAT CONSTRUCTION PLANS HAVE BEEN APPROVED
2. THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS
3. NO UNITS EXISTS ON THIS SUBDIVISION THAT IS ON EXISTING PUBLIC ROAD SHALL DEPRIVE THESE LOTS NO PROPERTIES

DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN

DATE

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN

DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

KINGSPORT WATER/SEWER AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED

DATE

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN LIEU OF REPAIRS

DATE

KINGSPORT REGIONAL PLANNING COMMISSION

SUBDIVISION OF A PART OF ANDERSON, GATTON, AND KING PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	8.003 Acres±	TOTAL LOTS	2
ACRES NEW ROAD	0.0 Acres	MILES NEW ROAD	0
OWNERS	ANDERSON, GATTON, AND KING	CIVIL DISTRICT	11TH
SURVEYOR	CARTER, CARR & ASSOC	CLOSURE ERROR	1:10000

SCALE: 1"=100'

CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE. (423) 349-6920 FAX: (423) 349-5107
EMAIL: cartercarr@charter.net

60-90

CITY OF KINGSPORT, TENNESSEE

June 5, 2014

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Anderson, Gatton and King Subdivision on Lynn Garden Drive, surveyed by Danny Carr RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

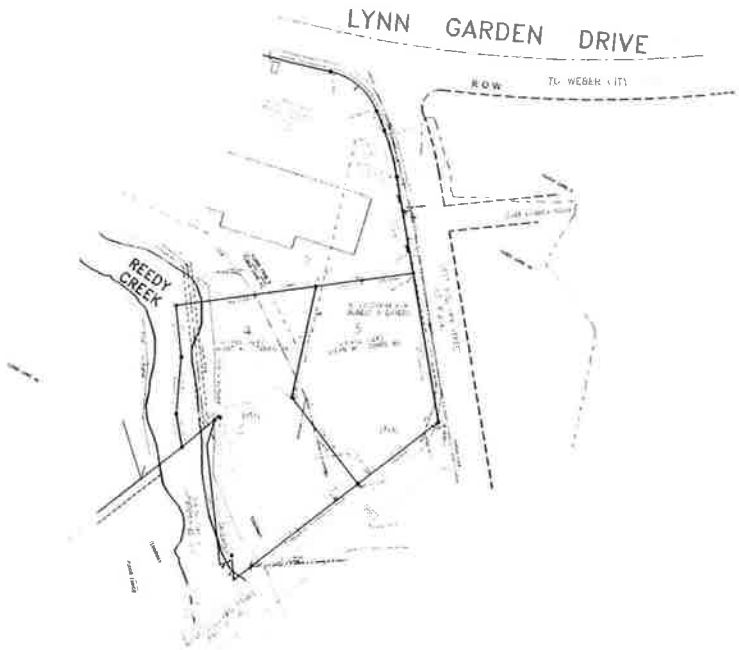
Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission

NORTH BASED ON T.L. NELMS ESTATE

VICINITY MAP
NOT TO SCALE



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONES AE AND X

FLOOD INSURANCE RATE MAP# 47163C0040D
SULLIVAN COUNTY AND INCORPORATED AREAS
EFFECTIVE DATE SEPTEMBER 29, 2006

ABBREVIATIONS

- IP(O) - IRON PIN OLD & FOUND
- IP(N) - IRON PIN NEW & SET
- HWY MON - CONCRETE HWY MONUMENT
- pp - electric power pole
- CB - CATCH BASIN
- mh - SANITARY SEWER MANHOLE
- DB - DEED BOOK
- PG - PAGE
- R.O.W. - RIGHT OF WAY

911 ADDRESSING

123 - KINGSPORT GIS EXISTING ADDRESS ASSIGNMENT

RECORDING DATA

PROPERTY IS LOCATED ON SULLIVAN COUNTY TAX MAP 46H GROUP A PARCELS 1.00

PROPERTY IS RECORDED IN DEED BOOK 1623C PAGE 505

TOTAL ACRES - 8.003

ZONING - CITY OF KINGSPORT B1

THIS IS TO CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS HIGHER THAN 1:10,000

DANNY L. CARR, RLS#1599

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED

EASEMENT NOTE:

LOTS 3, 4, AND 5 SHALL HAVE CROSS INGRESS, EGRESS AND PARKING EASEMENTS

100 0 100 200 300

Scale: 1" = 100'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE HEREBY ADOPTED THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINE AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE

DATE

DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON

DATE

REGISTERED LAND SURVEYOR

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET

DATE

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

I HEREBY CERTIFY:
1. THAT SUBJECT STORM PLANS HAVE BEEN APPROVED
2. THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS
3. ADEQUATE RIGHTS-OF-WAY DEDICATION HAVE BEEN MADE AND SHALL VERIFY THESE NOTES AS PROVIDED

DATE

CITY ENGINEER OF COUNTY AND CORRESPONDENT

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN

DATE

WATER SYSTEM AGENT

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN

DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

KINGSPORT WATER SYSTEM AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED

DATE

CITY OF KINGSPORT OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN MADE TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IS THE AMOUNT OF $ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

DATE

KINGSPORT REGIONAL REGIONAL PLANNING COMMISSION

SUBDIVISION OF A PART OF
ANDERSON, GATTON, AND KING PROPERTY
PHASE 2

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.662 Acres±	TOTAL LOTS	2
ACRES NEW ROAD	0.0 Acres	MILES NEW ROAD	0
OWNERS	ANDERSON, GATTON, AND KING	CIVIL DISTRICT	11TH
SURVEYOR	CARTER, CARR & ASSOC	CLOSURE ERROR	1:10000

SCALE: 1"=100'

CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 349-6920 FAX (423) 349-5107
EMAIL cartercarr@charter.net

06-10

CITY OF KINGSPORT, TENNESSEE

June 5, 2014

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Sunrise Valley Subdivision on Wine Circle, surveyed by Steve Hamby RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE

SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE_____

OWNER(S)_____

DATE_____

OWNER(S)_____

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE _____WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE

AUTHORIZING AGENT

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE_____ LICENSE NUMBER _____

REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

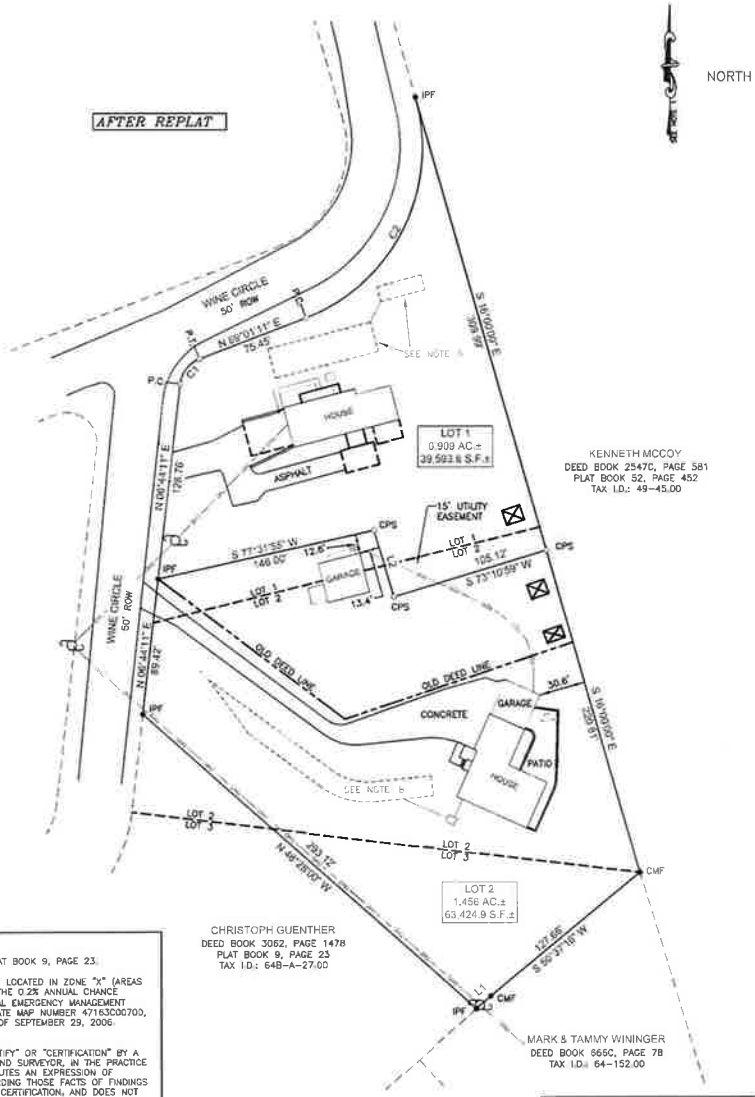
I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

SCALE: 1" = 50'

0 50' 100' 150'



LOCATION MAP
N.T.S.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.74'	20.00'	62°17'00"	S 37°52'41" W	20.69'
C2	179.08'	120.00'	85°08'00"	N 26°31'11" E	162.14'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°41'30" W	12.45'
L2	N 16°29'32" W	45.49'

CALL THREE WORKING DAYS BEFORE YOU DIG DIAL 8-1-1 TENNESSEE ONE CALL SYSTEMS INC.

NOTE:
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

NOTES:

1. NORTH RECONCILED TO PLAT BOOK 9, PAGE 23.

2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 47163C00700D, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

3. CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4. THIS SURVEY IS BASED ON THE CURRENT RECORDS IN THE REGISTER OF DEEDS OFFICE FOR SULLIVAN COUNTY, TENNESSEE AS OF DECEMBER 01, 2013.

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. SETBACKS TO CONFORM TO ZONING DESIGNATION.

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY PER THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS PER CHAPTER 0820-3-.05 AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1: 10,000 AS SHOWN HEREON.

SUBSURFACE SEWAGE DISPOSAL SYSTEM NOTES:

A. APPROXIMATE LOCATION OF EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM ON FILE WITH THE TDEC FIELD OFFICE LOCATED IN BLOUNTVILLE, TENNESSEE. PERMIT NO. 28164, DATED MARCH 02, 1984.

B. APPROXIMATE LOCATION OF EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM ON FILE WITH THE TDEC FIELD OFFICE LOCATED IN BLOUNTVILLE, TENNESSEE. PERMIT NO. 226662, DATED SEPTEMBER 06, 1989.

LEGEND

- CPS - CAP PIN SET (UNLESS NOTED)
- IPF - IRON PIN FOUND (UNLESS NOTED)
- CMF - CONCRETE MONUMENT FOUND
- UTILITY POLE
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- (OH) EXISTING OVERHEAD UTILITY LINES

SUBJECT PROPERTY INFORMATION:

SUBJECT PROPERTY ZONING: R1 (SULLIVAN COUNTY)
SETBACKS: FRONT & REAR= 30 FT. SIDE= 12 FT.

PROPERTY OWNER:
LOT 1: JOHN M. WININGER, JR (DECEASED)
LIVING TRUST ROBERT & CARLA COUNTESS
PROPERTY ADDRESS: 307 WINE CIRCLE
BLOUNTVILLE, TENNESSEE 37617
DEED REFERENCE: DEED BOOK 2779C, PAGE 785
PLAT REFERENCE: PLAT BOOK 9, PAGE 23
TAX I.D. REFERENCE: 064B-A-30.00

LOT 2: MARK A. & TAMMY J. WININGER
PROPERTY ADDRESS: 315 WINE CIRCLE
BLOUNTVILLE, TENNESSEE 37617
DEED REFERENCE: DEED BOOK 866C, PAGE 78
PLAT REFERENCE: PLAT BOOK 9, PAGE 23
TAX I.D. REFERENCE: 064B-A-28.00 & 29.00

REPLAT OF: LOT 1 & PART OF LOTS 2 & 3, BLOCK 3 SUNRISE VALLEY ESTATES			
KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION			
TOTAL ACRES 2.365±		TOTAL LOTS 2	
ACRES NEW ROAD NONE		MILES NEW ROAD NONE	
SURVEY FOR: MARK WININGER		CIVIL DISTRICT 5TH	
SURVEYOR: STEVEN W. HAMBY		CLOSURE ERROR NIL	
SCALE: 1"= 50'	DATE: 12-11-13	DRAWN BY: SWH	SHEET: SD

06-11

CITY OF KINGSPORT, TENNESSEE

June 5, 2014

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

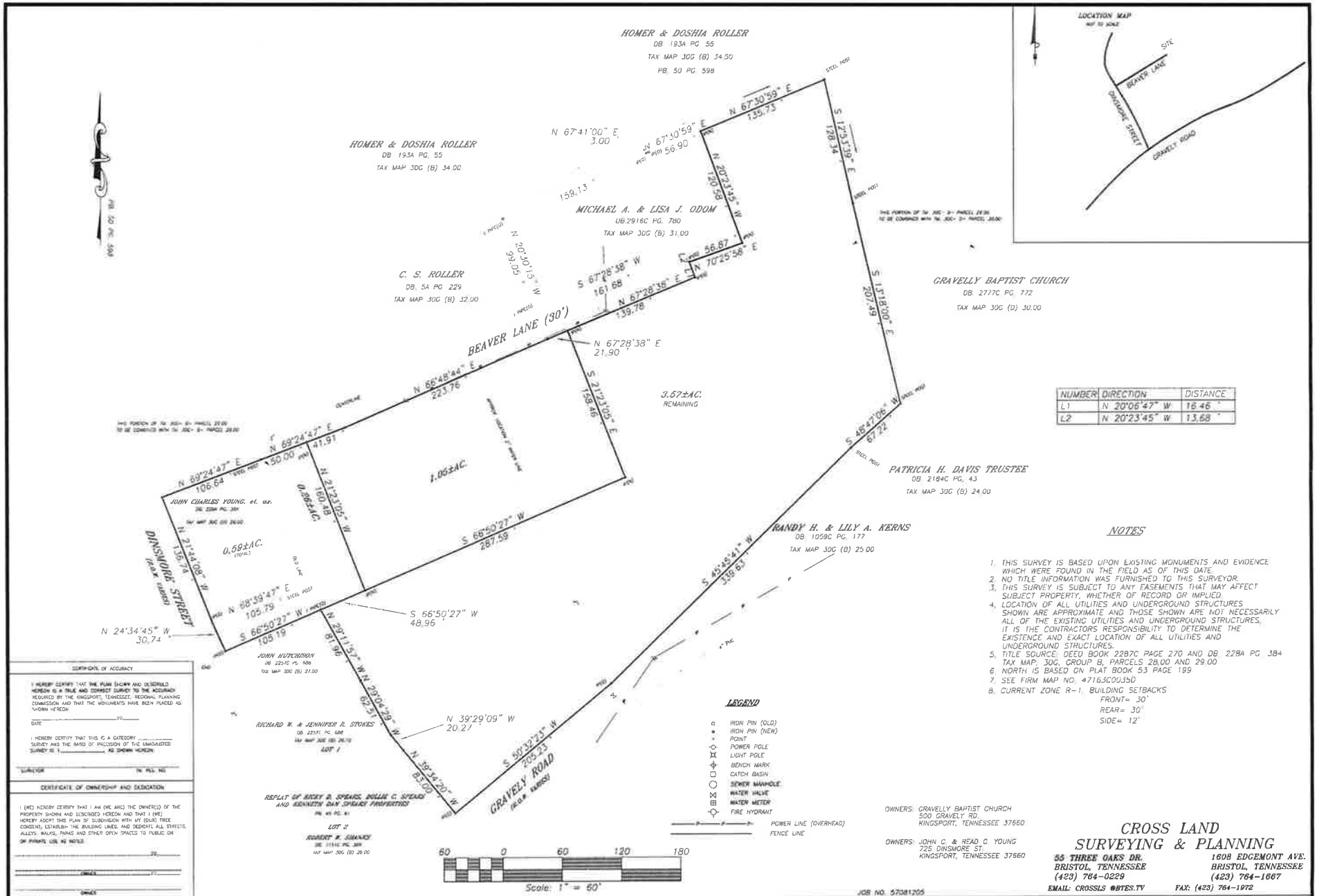
Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Gravelly Baptist Chruch on Gravely Road and Dinsmore Street, surveyed by Steve Cross RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



NUMBER	DIRECTION	DISTANCE
L1	N 20°06'47" W	16.46 '
L2	N 20°23'45" W	13.68 '

NOTES

1. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
2. NO TITLE INFORMATION WAS FURNISHED TO THIS SURVEYOR.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
4. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. TITLE SOURCE: DEED BOOK 2287C PAGE 270 AND DB 228A PG 384 TAX MAP: 30G, GROUP B, PARCELS 28.00 AND 29.00
6. NORTH IS BASED ON PLAT BOOK 53 PAGE 199
7. SEE FIRM MAP NO. 47163C0035D
8. CURRENT ZONE R-1. BUILDING SETBACKS
   FRONT= 30'
   REAR= 30'
   SIDE= 12'

OWNERS: GRAVELLY BAPTIST CHURCH
500 GRAVELY RD.
KINGSPORT, TENNESSEE 37660

OWNERS: JOHN C. & READ C. YOUNG
725 DINSMORE ST.
KINGSPORT, TENNESSEE 37660

JOB NO. 57081205

CROSS LAND SURVEYING & PLANNING
56 THREE OAKS DR.
BRISTOL, TENNESSEE
(423) 764-0229
1608 EDGEMONT AVE.
BRISTOL, TENNESSEE
(423) 764-1667
EMAIL: CROSSLS@BTES.TV FAX: (423) 764-1972

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE, REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE _____ 20__

I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 _____ AS SHOWN HEREON.

SURVEYOR TN REG. NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ 20__

OWNER _____ DATE _____ 20__

OWNER

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE _____ 20__

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS ON, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE _____ 20__

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE _____ WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE _____ 20__

AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE _____ 20__

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE _____ REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ 20__

SECRETARY

KINGSPORT MUNICIPALITY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT FOR
GRAVELLY BAPTIST CHURCH

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.88±	TOTAL LOTS 2
ACRES NEW ROAD NONE	MILES NEW ROAD NONE
OWNER GRAVELLY BAPTIST CHURCH	CIVIL DISTRICT 11TH
SURVEYOR STEVEN G. CROSS	CLOSURE ERROR 1:10,000
SCALE 1" = 60'	DRAWN BY RLB

06-12

Building Division Monthly Report

May-14	Count	Value
ACCESSORY BUILDINGS-CARPORT	1	$12,000
ACCESSORY-DECK	2	$5,950
ACCESSORY-GARAGE	3	$40,642
ACCESSORY-POOL	1	$42,608
ACCESSORY PATIO		
ACCESSORY-PORCH	1	$11,000
ACCESSORY UTILITY BLDG	6	$31,500
ADDITION-RESIDENTIAL	5	$186,000
ALTERATIONS-RESIDENTIAL	7	$141,840
NEW CONDO		
ROOF RESIDENTIAL	6	$22,566
NEW SINGLE-FAMILY DWELLING	5	$698,972
NEW MULTI-FAMILY DWELLINGS		
ADDITION/ALTERATION SCHOOL		
ADDITION/ALTERATION CHURCH		
ADDITIONS-COMMERCIAL		
ALTERATIONS-COMMERCIAL	9	$553,345
FOUNDATION (ONLY)	1	$3,000
NEW HOTEL/MOTEL		
NEW SCHOOL, LIBRARY, MUSEUM		
NEW SOCIAL, RECREATIONAL, AMUSE		
NEW PROFESSIONAL OFF/MED/BANK/		
NEW RETAIL/RESTAURANTS/MALL/WA		
NEW NON RESIDENTIAL BARNS/JAILS/POST O		
NEW OTHER NON-HOUSEKEEPING SHE		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW PUBLIC WORKS/UTILITY BUILDINGS		
NEW INDUSTRIAL		
NEW CHURCHES OR RELIGIOUS CTR		
NEW PARKING GARAGE		
NEW SERVICE STATION/GARAGE		
ROOF COMMERCIAL	1	$35,200
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER		
GRADING		
TOTAL	**48**	**$1,784,623**
OTHER NON-STRUCTURAL PERMITS		
Banners		
Demolitions	3	
Signs	9	
Tents	1	
TOTAL PERMITS ISSUED	**61**	**$26,719,273**
****ESTIMATED CONSTRUCTION COST *****		
Calendar Y-T-D		