

# 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.

August 21, 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 JULY 14, 2013 AND THE REGULAR MEETING JULY 17, 2014 AS WELL AS THE SPECIAL CALLED MEETING JULY 22, 2014.**

### **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**

#### **08-01 3401 Memorial Boulevard Rezoning - (14-101-00010)**

The Planning Commission is requested to consider approval to rezone a parcel from P-1 to B-3 to allow for an electronic message board as part of the freestanding sign at 3401 Memorial Boulevard. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Weems)

#### **08-02 Edinburgh Subdivision Phase 5 Preliminary Plan – (14-201-00053)**

The Planning Commission is requested to consider preliminary plat approval for Phase 5 of the Edinburgh Subdivision off Calton Hill Road within the development. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. (Shepherd)

#### **08-03 Ridgecrest Annexation – (14-301-00007)**

The Planning Commission is requested to consider annexation by request of the subject parcel owner, thereby enhancing health, safety, and welfare throughout the Kingsport Planning Region. The property is located outside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Shepherd)

**08-04 2014 Community Development Annual Action Plan/Public Services**

The Planning Commission is requested to recommend to the Board of Mayor and Alderman Public Service Agency Funding under the 2014 Consolidated Plan for Housing and Community Development. (Haga)

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

**VIII. OTHER BUSINESS**

**08-05** Receive a letter of resubdivision of the Cedar View Addition, Lot 6R on Gibson Mill Road.

**08-06** Receive a letter of resubdivision of the Cedar View Addition, Lot 10R on Gibson Mill Road.

**08-07** Receive a letter of resubdivision of the Hickory Hills Replat, on Ronald Drive.

**08-08** Receive a letter of resubdivision of the Edinburgh Subdivision, Lot 71A on Edinburgh Channel Road.

**08-09** Receive a letter of resubdivision of the Barker Subdivision Replat, on Edens View Road.

**08-10** Receive a letter of resubdivision of the Cedar View Addition, Lot 11R on Gibson Mill Road.

**08-11** Receive a letter of resubdivision of the Cedar View Addition, Lot 1 Block 3 on Gibson Mill Road.

**08-12** Receive a letter of resubdivision of the Ridgefields, Lot 36 on Westwind Drive.

**08-13** Receive a letter of resubdivision of Westmoreland Property, on Kendridge Street.

**08-14** Receive a letter of resubdivision of the Rotherwood Lot 36 & 37 Replat, on Parham Place.

**08-15** Receive a letter of resubdivision of the Crockett Property on John B. Dennis Highway.

**08-16** Receive a letter of resubdivision of the Clark Property on John B. Dennis Highway.

**08-17** Receive, for informational purposes only, the New Business Report for July 2014 from Lynn Tully.

**08-18** Receive, for informational purposes only, the July 2014 report from the Building Division.

**IX. ADJOURNMENT**

**MINUTES OF THE WORK SESSION OF THE  
KINGSPORT REGIONAL PLANNING COMMISSION**

Jimmy Walker Conference Room  
Development Services Center  
201 W. Market Street, Kingsport, TN 37660

July 14, 2014

7:00 p.m.

**Members Present**

Dennis Ward, Chairman  
Buzzy Breeding  
Hoyt Denton, Vice Chairman  
Dr. Mike McIntire, Vice Mayor  
John Moody  
Beverly Perdue  
Dave Stauffer  
Mark Selby

**Staff Present**

Lynn Tully  
Ken Weems  
Forrest Koder  
Justin Steinmann  
Michael Thompson  
Hank Clabaugh  
Jacob Grieb

**Members Absent**

Dr. Heather Cook

**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. The Commission asked to move the Short Term annexation policy item further down the agenda to be heard before the election of officers. The change will be reflected on the final agenda for the meeting. She then asked for any changes for the minutes of the work session held June 16, 2014 and the regular meeting held June 19, 2014. There being no changes, the minutes will be presented at the regular meeting for approval.

**CONSENT AGENDA**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**07-01 Inscore Property Surplus - (14-601-00004)**

The Planning Commission considered a request to recommend to the Kingsport Board of Mayor and Alderman that property located at 1115 Highway 93 in Washington County, Tennessee, be officially designated as surplus property. The property is located outside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Washington County. Corey Shepherd presented the item stating it is a unique agenda item. The property is located in Washington County and behind Fall Branch School and was acquired as part of the acquisition of the Fall Branch Utilities District infrastructure. No City leadership has found a future use for the property. There was nothing left

on the property but an old pump house. There being no further discussion, no official action was taken.

**07-03 Edinburg Concept Plan Amendment – (14-103-00001)**

The Planning Commission considered a request for approval to amend the previously approved concept plan of 2012 for the remaining portion of the Edinburg property. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Forrest Koder presented the item stating the surrounding zoning includes many areas of R-1B with some PD development further south. Forrest Koder told the commission the overall concept plan is being amended to move some common area to accommodate a private driveway encroachment and also included in the amendment is a change to the commercial area on the original proposal. The change moves the commercial area to an area at the northern portion of the development. There was some discussion on the basis of including the commercial area on the plan and in particular that location. It appeared that the access may come off one of the interior residential roadways. Staff noted that they would contact the developer for more information regarding the commercial location request. There being no further discussion, no official action was taken.

**07-04 Riverbend 2014 Rezoning – (14-101-00009)**

The Planning Commission considered a request for approval to rezone areas from PD to B-4P and B-4P to PD to allow for retail and restaurant use in the proposed B-4P portion and townhome, apartment, and assisted living use for the proposed PD portion. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Ken Weems presented the item stating the requested rezoning of approx. 14ac. and conceptual ZDP approval. Ken Weems stated the northern area is commonly known as Wal-Mart slope and is going to be included as the PD portion of the request with other changes on the south side requested for B-4P zoning to accommodate expanded commercial uses. Staff stated the proposal includes a potential city park to the south with apartments looking on to the park area. Mr. Weems told the commission the sign package proposed has smaller individual signs with two large entrance signs which are shared by all entities similar to a multi-tenant center. A PD sign will be included on Ft. Henry Drive via the rezoning of the slope to PD. Commission asked about contact and notice given to the adjoining residential properties in the area. Staff noted that those areas who participated in the recent update to the Future Land Use Plan in the area were contacted via mail and the developer has hosted public meetings on his own as well. There being no further discussion, no official action was taken.

**07-02 Short-Term Annexation Policy – (14-901-00001)**

The Planning Commission considered a request for adopting an interim annexation policy to guide decision-making, while the direction of statewide annexation legislation is determined. Justin Steinmann presented the item giving an overview of annexation by decade and land area and compared annexations by area and case over time. The interim policy is to create a new basis for decision making due to the change in the state law and removal of annexation by ordinance. Staff reviewed previous annexation principles and coordinated those applicable with new principles. Primarily being the requirement of full plan of services for those areas being annexed. Staff is recommending 4 categories of annexations each with similar but slightly adjusted conditions.

These are Small Scale Residential Annexations, Multi-lot Residential, Commercial and Vacant lands, and Emergency Annexations. Staff is looking to require a distance minimum as well as provision of services with fiscal rationale, potential development revenues. There was some question as to the definition of the 250' limit as well as the requirement for contiguous conditions. It was considered that staff should include consideration of future revenues at a more defined and detailed scale. There being no further discussion, no official action was taken.

- 07-05 Election of Officers** – Vice Mayor McIntire state that nominating committee has competed selection is prepared to submit Dennis Ward as Chair, Hoyt Denton as Vice- Chair and Lynn Tully for Secretary. There being no further discussion, no official action was taken.

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

There was no public comment made during the work session.

**OTHER BUSINESS**

- 07-06** Receive a letter of resubdivision of the Grace McCurry Subdivision, on Cox Hollow Road.
- 07-07** Receive a letter of resubdivision of the Main Street Land Development, on Main Street.
- 07-08** Receive a letter of resubdivision of Willowbrook Subdivision, Lot 1, on Willowbrook Trace.
- 07-09** Receive a letter of resubdivision of Bishop Subdivision Replat, on Island Road.
- 07-10** Receive a letter of resubdivision of the Cedar View Addition, Lot 7R, on Gibson Mill Road.
- 07-11** Receive a letter of resubdivision of the Cedar View Addition, Lot 8R, on Gibson Mill Road.
- 07-12** Receive a letter of resubdivision of the Hunts Crossing, Lot 5, on Shadyside Drive.
- 07-13** Receive a letter of resubdivision of Cedar View Addition, Lot 9, on Gibson Mill Road.
- 07-14** Receive a letter of resubdivision of Cedar View Addition, Lot 5R, on Gibson Mill Road.
- 07-15** Receive a letter of resubdivision of the Poplar Grove Baptist Church Replat, on Poplar Grove Rd.
- 07-16** Receive, for informational purposes only, the New Business Report for June 2014 from Jeff Fleming.
- 07-17** Receive, for informational purposes only, the May 2014 report from the Building Division.

**ADJOURNMENT**

Kingsport Regional Planning Commission  
July 17, 2014, Regular Meeting

Staff noted that there is a request for a special called meeting to hear the final approval of Preston Park Subdivision, commonly known as the Summit. Staff asked that the meeting be held on July 22<sup>nd</sup> at noon in the Jimmy Walker Conference Room to hear the request for the Summit.

There being no further business, the meeting was adjourned at approximately 1:30 pm.

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

July 17, 2014

7:00 p.m.

**Members Present**

Dennis Ward, Chairman  
Buzzy Breeding  
Hoyt Denton, Vice Chairman  
Dr. Mike McIntire, Vice Mayor  
John Moody  
Beverly Perdue  
Dave Stauffer

**Staff Present**

Lynn Tully  
Ken Weems  
Corey Shepherd  
Justin Steinmann  
Forrest Koder  
Jacob Grieb

**Members Absent**

Dr. Heather Cook  
Mark Selby

**Visitor's List**

Dan Elcan  
Patrick Coffey  
John Rose  
Jerry Petzoldt  
Charles Nitschke  
Larry Grills

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 Buzzy Breeding to approve the agenda as presented. The motion was approved unanimously 6-0. Chairman Ward asked for any changes to the minutes of the work session held June 16, 2014 and the regular meeting held June 19, 2014. There being no changes, a motion was made by Beverly Perdue seconded by Dave Stauffer to approve the minutes as presented. The motion was approved unanimously 6-0.

**CONSENT AGENDA**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**07-01 Inscore Property Surplus - (14-601-00004)**

The Planning Commission considered a request to recommend to the Kingsport Board of Mayor and Alderman that property located at 1115 Highway 93 in Washington County, Tennessee, be officially designated as surplus property. The property is located outside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Washington County. Corey Shepherd presented the item stating it is a unique agenda item. The property is located in Washington County and behind Fall Branch School and was acquired as part of the acquisition of the Fall Branch Utilities District infrastructure. No City leadership has found a future use for the property. With that the Staff recommended surplus of the Inscore request. There being no speakers, a motion was made by

Hoyt Denton and seconded by Buzzy Breeding to approve the request. The motion was approved unanimously 6-0.

**07-03 Edinburg Concept Plan Amendment – (14-103-00001)**

The Planning Commission considered a request for approval to amend the previously approved concept plan of 2012 for the remaining portion of the Edinburg property. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Forrest Koder presented the item stating the surrounding zoning includes many areas of R-1B with some PD development further south. Forrest Koder told the commission the overall concept plan is being amended to move some common area to accommodate a private driveway encroachment and also included in the amendment is a change to the commercial area on the original proposal. The change moves the commercial area to an area at the northern portion of the development. Staff stated other adjoining roadways (Bishop Rd.) are not adequate for commercial traffic. Mr. Koder stated the new commercial area has access not from Wallace Court, but would be accessed via the power easement and a new driveway from Edinburg Channel and uses for the commercial area are contemplated as daycare or professional offices. The Common area amendment at the southern portion of the development includes an easement for the school to use for emergency evacuation to the adjoining property. Hoyt Denton asked would commercial property be necessary for the PD development. Forrest Koder replied the development is entitled to 2.33 acres of commercial property. Hoyt Denton then asked if the property could be reverted back to residential if the developer wishes. Buzzy Breeding questioned why designate the commercial property now if there is no defined use? Staff answered that the concept plan could be changed to residential and it is not uncommon to show the area of commercial to preserve a place that is reasonable. The Public Hearing was opened and John Rose stated they were just verifying that the acreage can be used commercially on the plan and they want to continue townhomes toward the pool. Mr. Rose then thanked Forrest for all his hard work with their development. Mike McIntire stated he thought commercial is somewhat unnecessary there. There being no speakers, a motion was made by Mike McIntire and seconded by Dave Stauffer to approve the request. The motion was approved unanimously 6-0.

**07-04 Riverbend 2014 Rezoning – (14-101-00009)**

The Planning Commission considered a request for approval to rezone areas from PD to B-4P and B-4P to PD to allow for retail and restaurant use in the proposed B-4P portion and townhome, apartment, and assisted living use for the proposed PD portion. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Ken Weems presented the item stating the requested rezoning of approx. 14ac. and conceptual ZDP approval. Ken Weems stated the northern area is commonly known as Wal-Mart slope and is going to be included as the PD portion of the request with other changes on the south side requested for B-4P zoning to accommodate expanded commercial uses. Traffic analysis includes additional proposed traffic signals at north and south entrance from Ft. Henry Drive. Staff stated the proposal includes a potential city park to the south with apartments looking on to the park area. The new entrances will include proposed public streets. Staff has encouraged the gateway type design characteristics. Mr. Weems told the commission the sign package proposed has smaller individual signs with two large entrance signs which are shared by all entities similar to a multi-tenant center. A PD sign

will be included on Ft. Henry Drive via the rezoning of the slope to PD. Staff showed close up representations of the concept plan for the northern and southern portion of the rezoning request. The request is primarily fronted by restaurants on Ft. Henry with retail immediately behind with a commercial roadway at northern entrance with transition to residential roadway at single family area. Staff recommended the request with approval of traffic analysis and other further development details upon preparation of civil engineering drawings. Planning Commission approval is still required for Preliminary and Final Development Plan Approval. Mr. Denton then asked what is the reaction of the City to a new potential park? Ken Weems stated they have spoken with Chris McCartt regarding the potential of a park area and there are some positive amenities. Dave Stauffer questioned is the area developable? Staff stated it is pretty steep however, it could have uses as a park without significant grading. Dennis Ward asked if the traffic department is okay with the number of lights proposed. Staff answered they are still looking at the study to determine feasibility for all the proposed lights. Hoyt Denton asked if they would consider connections from north to south portions of the development. Ken Weems answered this was discussed and they have not included that connection at this time due to topography. John Moody asked would the developer consider any improvement in the park area? Staff would need to review the park plan and discuss that as part of the potential donation of the property. The public hearing was opened with Dan Elcan making introductions and stating also in attendance is Mr. Pat Coffey who manages multi-family development. They worked with the local surveyors as they were trying to purchase a single lot in this development. This led to the purchase of the entirety of the project. They are leaning toward a craftsman style design for the development – specifically for the apartment portion of the development. Currently, they are looking at some national retailers who are interested in the northern portion of the property. The southern portion would include some patio homes and/or senior living residential at the rear of that portion. They have done considerable work to evaluate the home sites. The city park proposal was a jointly conceived idea to benefit both developments. Dennis Ward asked about the reaction of the residents adjoining the property? Mr. Elcan stated many were curious and he has held two separate meetings to try to accommodate issues they found and the comments heard at that time. There was a follow up meeting held today, with several residents attending. Most all questions posed by the community were answered. Mr. Elcan stated there is a need for Class A apartments in our area and this proposal fills a portion of that need. Beverley Perdue asked about the feasibility of high-end apartments behind Wal-Mart? Mr. Elcan stated Wal-Mart is actually higher than the proposed apartments and therefore the view of the apartments would be screened from the retailer. All other views are very nice. All roads will have sidewalks and this would be an amenity to the apartment dwellers. Potential lots could include daycare and other uses for the residents. The bank at the southern side of the apartments leads to a trail that is relatively flat as it once included a railroad bed. Hoyt Denton asked if there will there be single-family homes? Yes, at the northern end in the form of patio homes before the apartments. Buzzy Breeding questioned the sequence of development. Mr. Elcan stated they are working with many retailers who like to locate adjoining Wal-Marts. However, the market has not responded strongly in that way, so in lieu they are proposing the apartment development as the catalyst for the rest of the development. Beverley Perdue questioned if it is due to lack of room for expansion? They stated this site is “tweener” between Stone Dr. and Bristol new development. Buzzy Breeding asked if access was a deterrent? Mr. Elcan answered not really at this time. The retailers are looking at synergy. That

is what is drawing the bigger boxes right now. They want a unique property for different uses than traditional retail. Dennis Ward stated he would like to see all the development linked via a walkway or greenbelt path, including the Cliffside area. Dan Elcan answered only if the Cliffside community is amenable. Charles Neitske stated he can overlook the site from his residence and thanked the developer for hosting the public meetings prior to the meeting. Currently, he is looking at fine tuning of the site because the site is an eyesore with the grading that is left currently. He is concerned about the stop lights – there being so many vs. the shopping center at Stone Drive. Staff stated the City will work with the state to get them “timed” which will help. Sidewalks are preferred along the front of the development as well as trees along the front. Noise level is high in the area so if there is something we can do about that then please try. Dan Elcan stated he has hired engineers to do the traffic study and lights were included in the ten year old study, also the state is interested in this area due the previous fatal accidents in the vicinity. Al Crymble stated he lives in the Cliffside community. He stated it is inevitable that shopping will front the Ft. Henry Drive area but, please consider the area at the front separately from the rear apartments and potential park. Tony Grills also lives in Cliffside adjoining to the parcel. He stated Lowe’s originally offered to buy his property due to his proximity. He wants to be on record noting the sink hole in his area and the dangerous condition of any fill in that area which may divert the water. He asked for the developer to leave the buffer zone as it is now. There being no speakers, a motion was made by Hoyt Denton and seconded by Mike McIntire to approve the requests for a favorable recommendation to the BMA to rezone from B-4 to PD, to rezone from PD to B-4P and approve the conceptual master plan and conceptual sign package. The motions were approved unanimously 6-0.

**07-02 Short-Term Annexation Policy – (14-901-00001)**

The Planning Commission considered a request for adopting an interim annexation policy to guide decision-making, while the direction of statewide annexation legislation is determined. Justin Steinmann presented the item giving an overview of annexation by decade and land area and compared annexations by area and case over time. He stated some peaks were represented by annexation of Bays Mountain and other anomalies. The most recent thirty years indicates a trend downward in the number of cases. The interim policy is to create a new basis for decision making due to the change in the state law and removal of annexation by ordinance. Staff reviewed previous annexation principles and coordinated those applicable with new principles. Primarily being the requirement of full plan of services for those areas being annexed. This improves efficiency, creates equity for current and future residents, and improves public health, safety and welfare. Long term policy options may consider geography, land use goals, fiscal impact, city/county schools, improvement districts, environment issues and others. Staff is recommending 4 categories of annexations each with similar but slightly adjusted conditions. These are Small Scale Residential Annexations, Multi-lot Residential, Commercial and Vacant lands, and Emergency Annexations. Staff is looking to require a distance minimum as well as provision of services with fiscal rationale, potential development revenues. Staff is looking to similar uses in providing projected revenues. Some emergency annexations may arise and there is some contemplation of possible rationale. Staff is recommending to the PC for BMA approval. Hoyt Denton asked if we have any pending annexations? Justin Steinmann answered yes four currently one of which has been heard by PC with one reading at the BMA. They will be brought back to

the BMA all at same meeting under previous policy with the exception of one. Mike McIntire stated there may be some issues at BMA, but recent presentation of the short term policy has been positively received. Hoyt Denton stated that do we not want to create animosity with those requesting annexation. Continue to look at positive revenue production for small scale annexation. he expressed concern about emergency annexations. Mike McIntire noted that standard practice should be to encourage all neighborhoods to come in at once. Dave Stauffer asked that while looking at economic analysis what would be the time frame for review? Staff answered that they are currently looking at 20 years due to a variety of factors not the least of which would be the life of the bonds. Mike McIntire stated if we are looking at bond life we should increase the lifetime projections as the bonds won't be requested until the plan of services is executed that may extend the time frame to 30 years. Staff noted that all the assumptions are then extended with any faults magnified. Dave Stauffer stated residential lifetime is expected at 50 years. Mike McIntire stated commercial is still required to be requested for annexation under the new law which poses its own set of problems and in-depth discussion regarding cost analysis of annexation requests should be considered. He proposed that staff bring the cost analysis once prepared to some PC members for further critique prior to implementation. Staff agreed and there will be further scrutiny on the process for preparing the financial analyses. Hoyt Denton stated he wants to encourage new housing in the city. There being no more comments or speakers, a motion was made by Buzzy Breeding and seconded by Beverly Perdue to approve the request. The motion was approved 5-1, Hoyt Denton disapproving.

**07-05 Election of Officers** – The Planning Commission is required to elect the positions of Chairman, Vice-Chairman and Secretary for the 2014-2015 terms after a report by the nominating committee. Mike McIntire stated the nominating committee submits Dennis Ward as Chair, Hoyt Denton as Vice- Chair and Lynn Tully for Secretary. A motion was made by Mike McIntire, seconded by Dave Stauffer to approve the nominations. The motion was approved unanimously, 6-0.

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

VIII. OTHER BUSINESS

**07-06** Receive a letter of resubdivision of the Grace McCurry Subdivision, on Cox Hollow Road.

**07-07** Receive a letter of resubdivision of the Main Street Land Development, on Main Street.

**07-08** Receive a letter of resubdivision of Willowbrook Subdivision, Lot 1, on Willowbrook Trace.

**07-09** Receive a letter of resubdivision of Bishop Subdivision Replat, on Island Road.

**07-10** Receive a letter of resubdivision of the Cedar View Addition, Lot 7R, on Gibson Mill Road.

**07-11** Receive a letter of resubdivision of the Cedar View Addition, Lot 8R, on Gibson Mill Road.

- 07-12** Receive a letter of resubdivision of the Hunts Crossing, Lot 5, on Shadyside Drive.
- 07-13** Receive a letter of resubdivision of Cedar View Addition, Lot 9, on Gibson Mill Road.
- 07-14** Receive a letter of resubdivision of Cedar View Addition, Lot 5R, on Gibson Mill Road.
- 07-15** Receive a letter of resubdivision of the Poplar Grove Baptist Church Replat, on Poplar Grove Rd.
- 07-16** Receive, for informational purposes only, the New Business Report for June 2014 from Jeff Fleming.
- 07-17** Receive, for informational purposes only, the May 2014 report from the Building Division.

## IX ADJOURNMENT

A reminder was given about the Special Called Meeting on July 22<sup>nd</sup> at noon to approve the Summit.

There being no further business, a motion was made by Mike McIntire and seconded by John Moody to adjourn the meeting at approximately 8:43 pm. This motion passed unanimously, 6-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

**MINUTES OF THE REGULAR MEETING OF THE  
KINGSPORT REGIONAL PLANNING COMMISSION**

Improvement Building  
201 W Market Street, Kingsport, TN 37660

July 22, 2014

12:00 noon

**Members Present**

Dennis Ward, Chairman  
Dr. Heather Cook  
Dr. Mike McIntire, Vice Mayor  
John Moody  
Mark Selby  
Dave Stauffer

**Staff Present**

Lynn Tully  
Ken Weems  
Corey Shepherd  
Justin Steinmann  
Forrest Koder  
Mike Thompson

**Members Absent**

Buzzy Breeding  
Hoyt Denton  
Beverly Perdue

**Visitor's List**

Tim Lingerfelt  
Al Robbins  
Mary Ann McCall

At 12 noon, 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 John Moody to approve the agenda as presented. The motion was approved unanimously 4-0.

**CONSENT AGENDA**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**07-01 "The Summit" at Preston Park Final Plat - (14-201-00051)**

The Planning Commission considered a request to approve the final plat for "The Summit" at Preston Park. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Corey Shepherd presented the item stating the property is located off Orebank Road with new road alignment from the preliminary plan. The plat includes 27 lots on two cul-de-sac streets. The engineering department has reviewed and approved the plans and the construction to date. The entry area is currently still under construction. Staff recommends the final plat with the submission of a cashier's check in the amount to complete the project or holding of the final plat in engineering for recordation upon completion.

Mike McIntire stated most of the project is complete but some neighbors have concerns regarding the lower detention pond. The design was completed by Steve Ellis. Mr. Dave

Stauffer entered the meeting at 12:05 pm. There was additional discussion about the proposed HOA for the Summit Subdivision. Stormwater maintenance for the site will be handled by Vic Davis as the developer until the development is turned over to the HOA and City. Grass is becoming established and slowly the construction erosion issues are being overcome. Mike Thompson stated erosion controls will remain in place until the site is stabilized. Dennis Ward stated maintenance of the pond is the biggest concern at this time. Mr. Ward then opened the meeting for public hearing. Al Robbins spoke representing the HOA for Preston Park. He stated Vic Davis has worked very closely with the HOA and they are supporting his efforts. He is concerned about the truck traffic on Preston Park Drive and some damage caused by that traffic. Mr. Robbins presented photos of the roadway including intersection of Preston Park Dr. and Lexington Ct. Utility installation has required an asphalt patch on the street. There is a concern of the marketability of high end homes with a damaged roadway entering the subdivision. Mr. Davis does not have the responsibility to pave the roads on Preston Park Drive however; the city may want to do this to improve the marketability for higher end homes. Mr. Robbins believes that tax monies should include this repair. Currently, the road is not high on the priority repaving list. Mr. Robbins is requesting an analysis of the streets in Preston Park for repair. Mike Thompson stated the issue is a Public Works issue. There is an intention for repairs of the street following completion of the summit construction. There is not a full repair planned at this time due to low priority city-wide. The first 100 feet will have full-depth reclamation and repair at the entrance to the Summit, with Mr. Davis agreeing to provide an asphalt top from Lexington Ct. to Summit. Mr. Thompson stated it may be beneficial to wait until many of the first phase homes are completed to avoid additional damage. Questions came up regarding time frame. Staff answered full depth reclamation could potentially happen within the next two weeks. Mary Ann McCall asked why there was no sidewalk included on the Summit plans. Mike McIntire stated a variance was given almost 20 years ago in order to accommodate steep slopes. Mary Ann McCall asked if her project could possibly come before the commission for variance to sidewalks. The market for her project will be \$200K per home and this is tight if you include the sidewalks as required. Tim Lingerfelt stated he appreciated the special called meeting to accommodate the developer's time frame. He noted that the detention will be maintained by the developer until the HOA is established. The discharge for both ponds has been increased in size to accommodate some siltation from future construction and slight additional capacity. He has worked on the new design separately from previous plans and has corrected previous issues to the best of his ability. Mike McIntire asked if he had spoken with adjoining owners in Pendleton Place who are concerned about the drainage. Tim Lingerfelt stated development of Pendleton Place did not plan to accommodate the storm water from Preston Park phase III. There being no further discussion a motion was made Mike McIntire seconded by John Moody for approval with

conditions as stated by staff and a two week deadline. The motion was approved unanimously 5-0.

IX ADJOURNMENT

There being no further business, a motion was made by Mark Selby and seconded by Heather Cook to adjourn the meeting at approximately 12:32 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 14-101-00010

3401 Memorial Boulevard Rezoning

<b>Property Information</b>			
<b>Address</b>		3401 Memorial Boulevard, Kingsport, TN 37664	
<b>Tax Map, Group, Parcel</b>		62H, A, a portion of parcel 41	
<b>Civil District</b>		11	
<b>Overlay District</b>		Not applicable	
<b>Land Use Designation</b>		Commercial	
<b>Acres</b>		.8 acres +/-	
<b>Existing Use</b>		<b>Existing Zoning</b>	P-1
<b>Proposed Use</b>		<b>Proposed Zoning</b>	B-3
<b>Owner /Applicant Information</b>			
<b>Name:</b> Gary Andes <b>Address:</b> 3407 Memorial Boulevard <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37664 <b>Email:</b> gandes@hotmail.com <b>Phone Number:</b> (423) 378-4443		<b>Intent:</b> <i>To rezone from P-1 to B-3 to allow an electronic message board as part of the freestanding sign on the property.</i>	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends approval for the following reasons: <ul style="list-style-type: none"> <li>• <i>A B-3 zone will bring the entire veterinary hospital building under a single zone, whereas the building is currently split-zoned B-3 and P-1.</i></li> <li>• <i>The sole purpose of the rezoning request is to allow the property owner to convert the existing freestanding sign into an electronic message board. This action can be taken now on the eastern side of the property, as the eastern portion of the building that houses the veterinary hospital is zoned B-3. A successful rezoning will allow the sign to be placed directly in front of the building (on the portion currently requested for rezoning), thus not creating an awkward displacement of the freestanding sign.</i></li> </ul>			
<b>Staff Field Notes and General Comments:</b>			
<ul style="list-style-type: none"> <li>• <i>The rezoning area consists of a portion of one parcel that contains a portion of the Andes-Straley Veterinary Hospital. The veterinary hospital is currently located on two separate parcels and the business itself is split-zoned.</i></li> <li>• <i>The veterinary hospital was expanded in 2005 into the P-1 zoned portion of the property. This was done with approval of the Board of Zoning Appeals via special exception granted on February 3, 2005.</i></li> <li>• <i>The planning office has received 4 calls from adjacent property owners about the rezoning request (3309 Memorial, 3416 Memorial, 3420 Memorial, and 3501 Memorial). All calls were in support of the rezoning effort and understood that the purpose of the rezoning is to enable the replacement of the existing freestanding sign with a sign that contains an electronic message board.</i></li> </ul>			
<b>Planner:</b>	Ken Weems	<b>Date:</b>	August 4, 2014
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>August 21, 2014</b>

**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number 14-101-00010**

Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

**PROPERTY INFORMATION**

**ADDRESS** 3401 Memorial Boulevard, Kingsport, TN 37664

**DISTRICT** 11

**OVERLAY DISTRICT** Not Applicable

**EXISTING ZONING** P-1 (Professional Offices District)

**PROPOSED ZONING** B-3 (Highway Oriented Business District)

**ACRES** .8 +/-

**EXISTING USE** veterinary hospital

**PROPOSED USE** same

**PETITIONER**

**ADDRESS** 3407 Memorial Boulevard, Kingsport, TN 37664

**REPRESENTATIVE**

**PHONE** (423) 378-4443

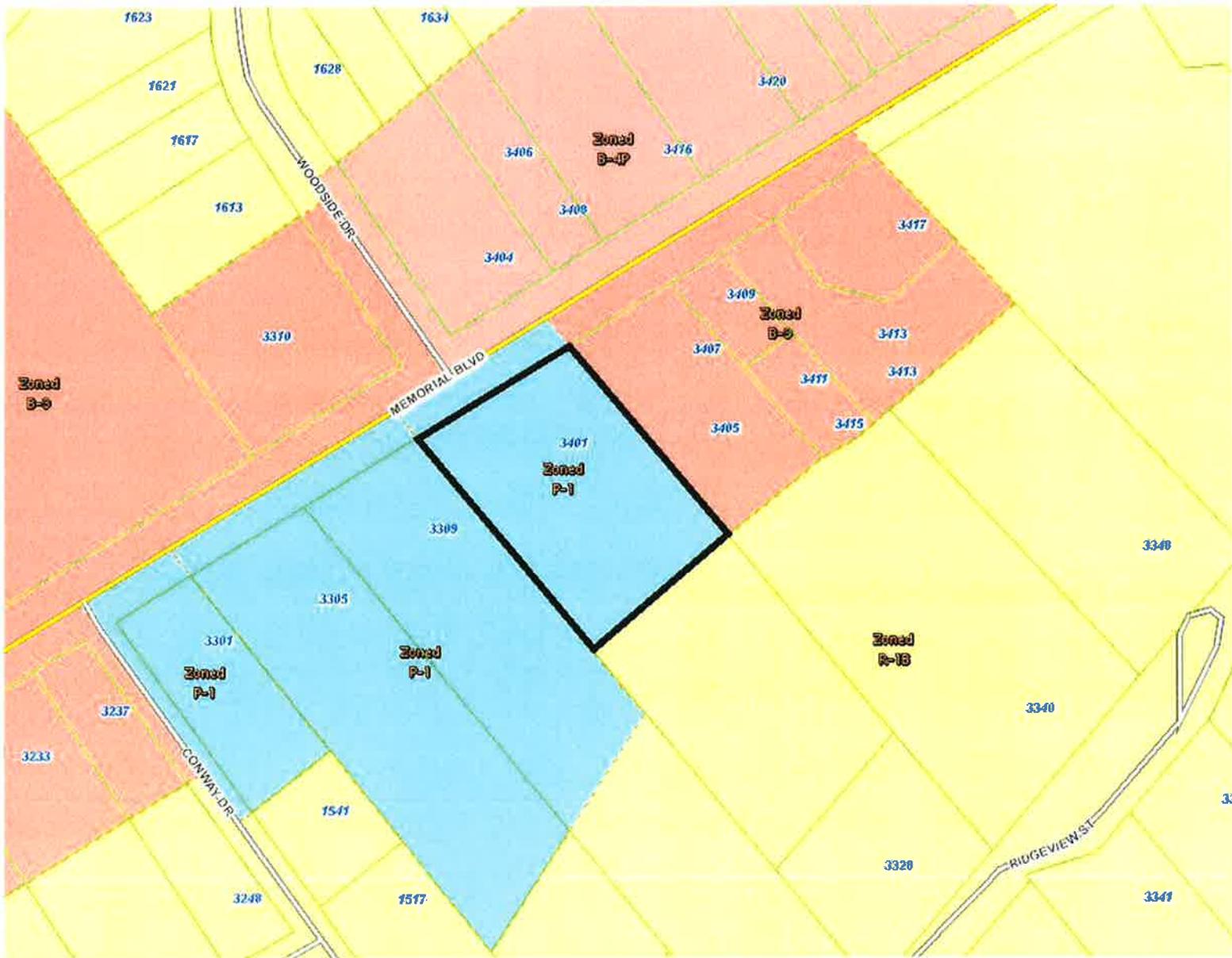
**INTENT**

*To rezone from P-1 to B-3 to allow an electronic message board as part of the freestanding sign on the property.*

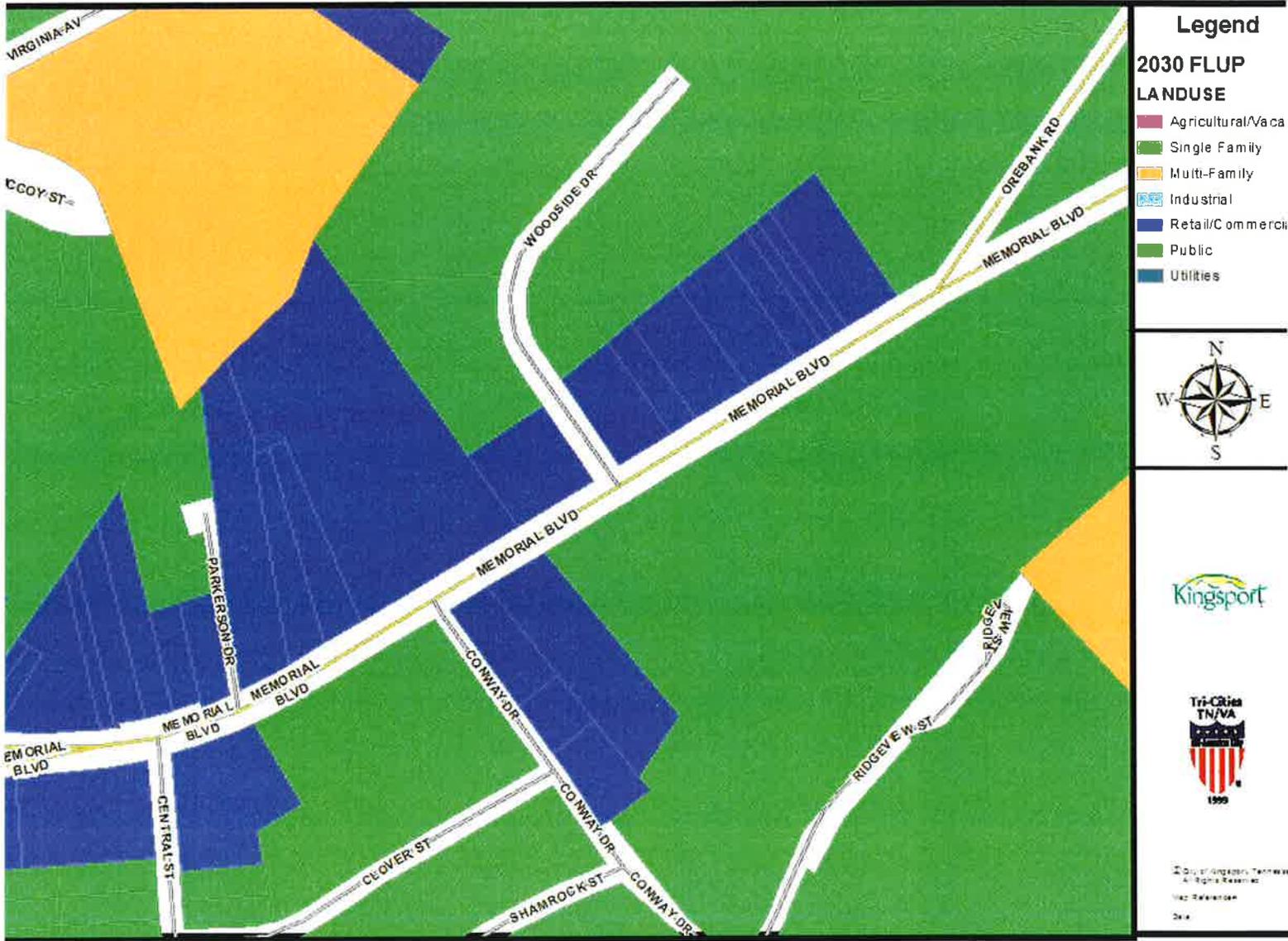
Vicinity Map



Surrounding Zoning Map



Future Land Use Plan 2030



2030 Future Land Use Map

Aerial



North View



East View



Kingsport Regional Planning Commission

Rezoning Report

File Number 14-101-00010

West View



Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City B-4P</u> Use: minor commercial & single family	n/a
Further North and Northwest	2	<u>Zone: City B-3</u> Use: automotive commercial	n/a
East	3	<u>Zone: City B-3</u> Use: veterinary hospital/ pet grooming service	2005: special exception to expand veterinary hospital use
Further East	4	<u>Zone: City B-3</u> Use: insurance office	1996: variance on street frontage in a commercial zone

Kingsport Regional Planning Commission

Rezoning Report

File Number 14-101-00010

Southeast and South	5	Zone: City R-1B Use: single family	n/a
Further South	6	Zone: City P-1 Use: single family	1996: rezoned from R-1B to P-1
West	7	Zone: City B-3 Use: fitness complex	n/a

EXISTING USES LOCATION MAP



Proposed Freestanding Sign



Kingsport Regional Planning Commission  
Rezoning Report

File Number 14-101-00010

### 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 permit the existing use. There are no changes proposed to the current use.
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 property is zoned P-1, an appropriate adjoining zone to a B-3 zone.
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 also a reasonable economic use for the proposed zone, due to the frontage on Memorial Boulevard.
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 not add additional burden to either streets, transportation facilities, utilities, or schools as the existing use is proposed to remain the same.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

**Proposed use/density:** there are no land use changes proposed for the rezoning site.

**The Future Land Use Plan Map recommends** single family 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 a type of commercial zone fronting a minor arterial street as identified in the 2030 Major Street and Road Plan.
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. The zoning will permit uses consistent with existing development.

**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number 14-101-00010**

8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will not create an isolated district. The rezoning will extend the existing B-3 zone from the east.
  
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are appropriately drawn as is. The proposed boundaries are logical too, in regards to the existing B-3 use on the property.
  
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 district will classify the existing use of the property as veterinary hospital as permitted.

CONCLUSION

Staff recommends APPROVAL to rezone from P-1 to B-3. The rezoning will encompass the entire veterinary hospital in one zone and subsequently clarify zoning regulations as they apply to the business/building as a whole.



<b>PROPERTY INFORMATION</b>	<b>Edinburgh Subdivision Phase 5 Preliminary</b>
<b>ADDRESS</b>	<b>Calton Hill</b>
<b>DISTRICT, LAND LOT</b>	<b>15<sup>th</sup> Civil District, part of Parcel 11 of TM 119, Edinburgh Phase 5 Preliminary Plat Request</b>
<b>OVERLAY DISTRICT</b>	<b>Not Applicable</b>
<b>EXISTING ZONING</b>	<b>Planned Development</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES</b>	<b>4.49 – 12 lots - .9 miles of new streets</b>
<b>EXISTING USE</b>	<b>Single Family Residential</b>
<b>PROPOSED USE</b>	<b>Single family Residential</b>

**PETITIONER** Edinburgh Group represented by John Rose  
**ADDRESS** John – jhnrose8@gmail.com

**REPRESENTATIVE  
PHONE**

**INTENT**

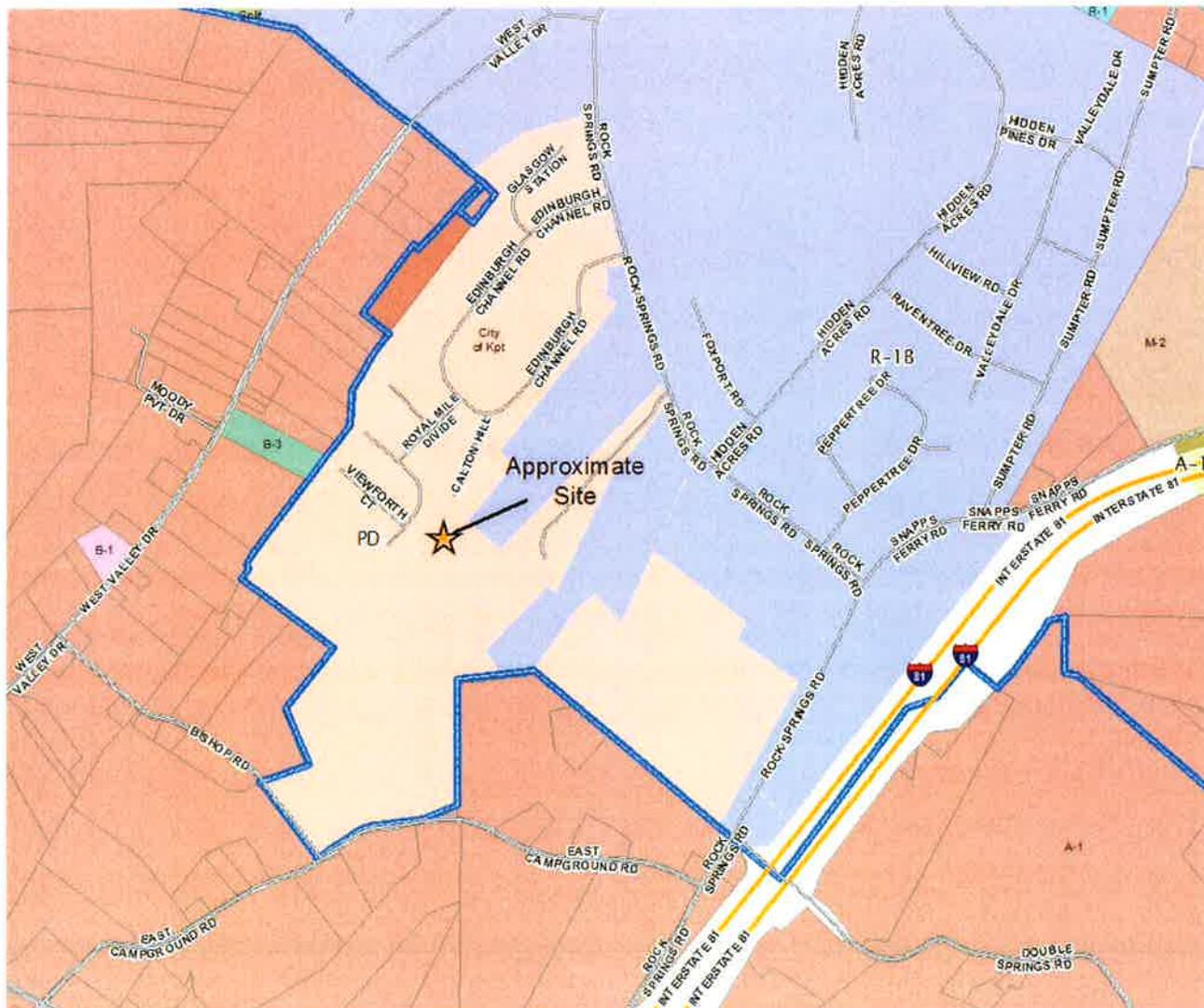
The applicant is requesting preliminary plat approval for Phase 5 of the Edinburgh Subdivision which is located in the 15<sup>th</sup> civil district and more fully described as part of Parcel 11 Tax Map 119 of the Sullivan County Tax Maps for 2011.

This is a new phase for this development and requires the construction document submittal at the time of submittal of the preliminary plat. The Engineering Department has received these documents and is in the process of reviewing said documents. The applicant has not stated if the infrastructure will be bonded or built out-right. Phase 5 will include the extension of Calton Hill to a temporary cul-de-sac. A 50 foot right-of-way will accommodate the houses along London Road and 40 foot right-of-way will accommodate the house along Monroe Way.

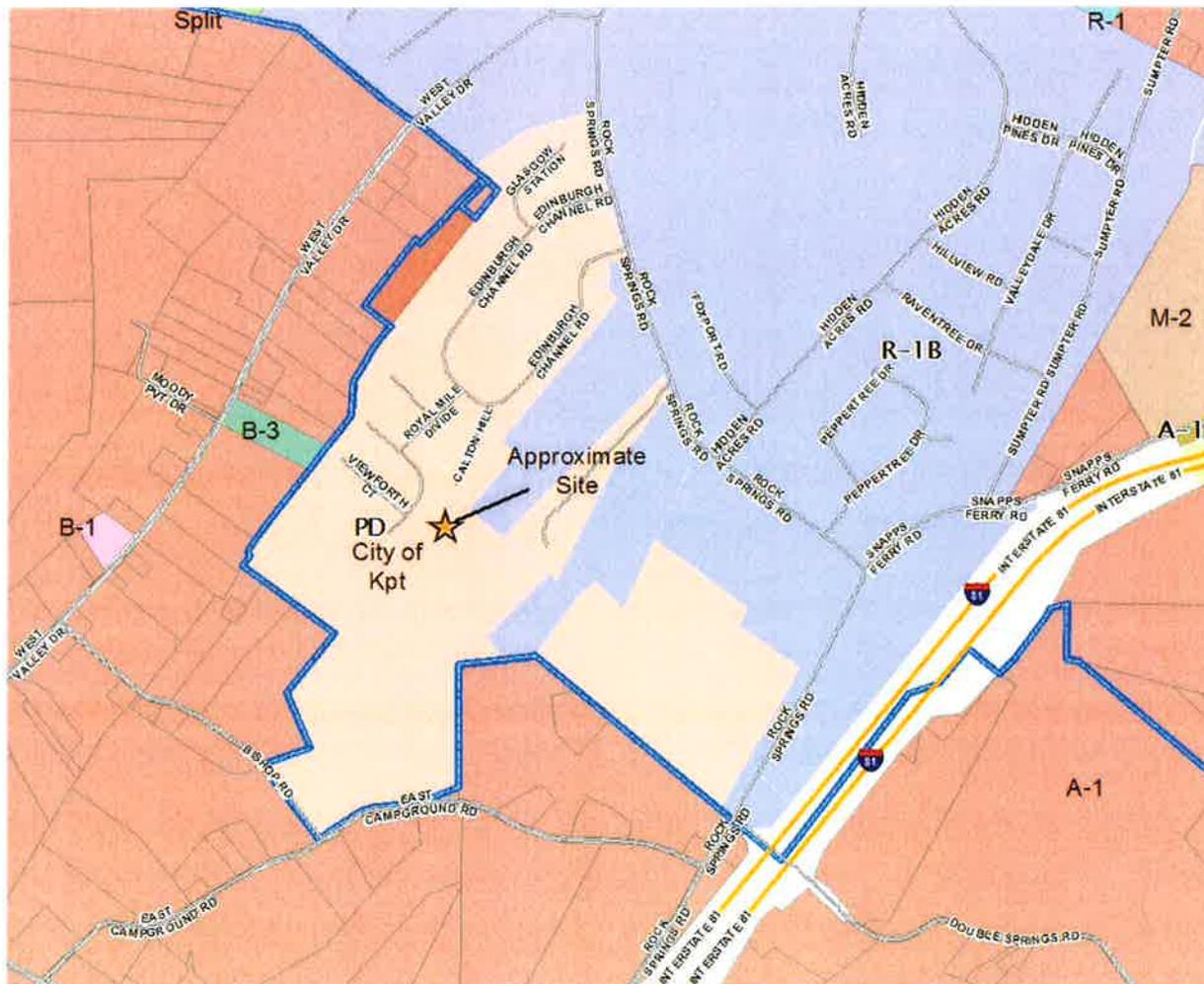
No variances have been requested for this phase of the development and phase 5 meets the minimum subdivision requirements.

Staff recommends Preliminary Plat approval for Edinburgh Subdivision Phase 5.

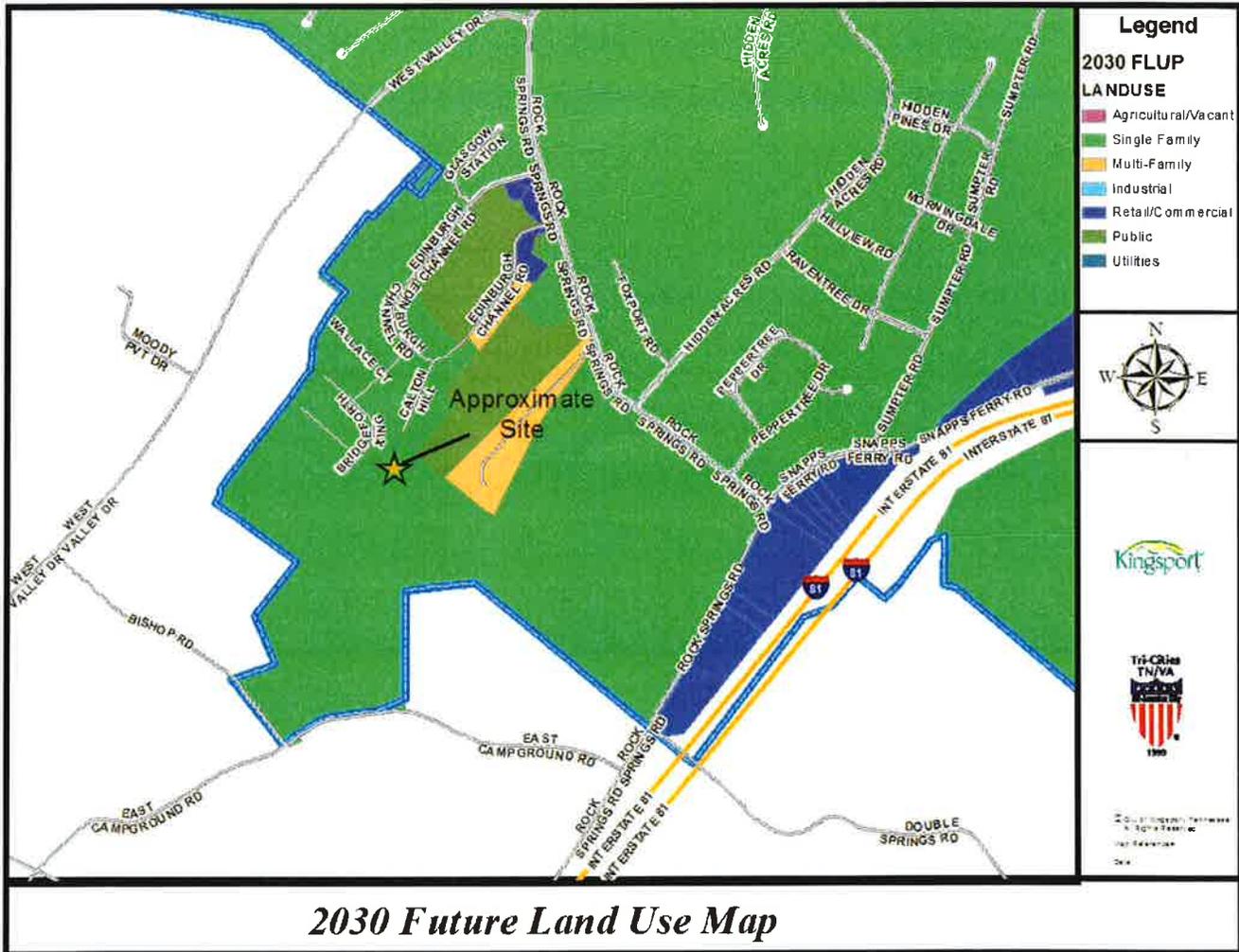
Area Map



Surrounding Zoning



Future Land Use Map



2030 Future Land Use Map



South



West



**North**



**East**



Location	Parcel / Zoning Petition	Zoning / Name
Northwest	1	Edinburgh subdivision Phase 4, zoned PD.
North, Northeast	2	Edinburgh subdivision Phase 2f
East	3	New Life Church
Southeast, South	4	Future Edinburgh Development
Southwest, West	5	Future Edinburgh Development

**EXISTING USES AND LOCATION**

**ALL PARCELS SURROUNDING THE EDINBURGH SUBDIVISION ARE ZONED EITHER COUNTY A-1 FOR AGRICULTURAL USES, CITY R-1B FOR RESIDENTIAL USES, OR ONE LOT ALONG WEST VALLEY RD ZONED COUNTY B-3. IT SHOULD BE NOTED THAT THE EDINBURGH SUBDIVISION BOUNDARY IS ALSO THE LIMITS OF THE CITY'S URBAN GROWTH BOUNDARY LIMIT AND NO ANNEXATIONS MAY OCCUR PAST THIS BOUNDARY UNLESS THE UGB IS AMENDED AND ADOPTED BY ALL PARTICIPATING PARTIES. ACCESS IS VIA ROCK SPRINGS ROAD WHICH HAS ACCESS TO BOTH INTERSTATE SYSTEMS. UTILITIES ARE BEING CONSTRUCTED BY THE DEVELOPER AND WILL BE PART OF THE CITY'S MATERIALS AGREEMENT.**

Proximity Map



CONCLUSION

**Staff recommends Preliminary Plat approval for Edinburgh Subdivision Phase 5.**

Kingsport Regional Planning Commission  
Annexation Report

File Number 14-301-00007

<b>Property Information</b>	Ridgecrest Annexation		
<b>Address</b>	1388 Ridgecrest Avenue		
<b>Tax Map, Group, Parcel</b>	30, B, 012.1		
<b>Civil District</b>	11 <sup>th</sup>		
<b>Overlay District</b>	N/A		
<b>Land Use Plan Designation</b>	Residential		
<b>Acres</b>	.14 +/-		
<b>Existing Use</b>	Residential	<b>Existing Zoning</b>	County R-3A
<b>Proposed Use</b>	Commercial	<b>Proposed Zoning</b>	City R-1B
<b>Owner Information</b>			
<b>Name:</b> Doug Wright <b>Address:</b> 1388 Ridgecrest Avenue <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> N/A <b>Phone Number:</b> N/A		<b>Intent:</b> <i>Annexation by request of the subject parcel, enhancing health, safety, and welfare throughout the Kingsport Planning Region.</i>	
<b>Planning Department Recommendation</b>			
<p><b>RECOMMENDATION:</b> APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> <li>• <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i></li> <li>• <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i></li> <li>• <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.</i></li> <li>• <i>Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.</i></li> <li>• <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b> This is a property owner-requested annexation submitted by Doug Wright. Mr. Wright has been contacted by the Tennessee Department of Environment and Conservation (TDEC) that his septic service is failing and that he will need sewer service for his home. As a result, Mr. Wright has requested annexation in order to have the sewer service extended to his property. This annexation will require the inclusion of approximately 213 feet of Ridgecrest Avenue within the annexation area. Lastly, this annexation meets the interim annexation policy criteria as a small-scale annexation.</p> <p>Utilities: City of Kingsport water service currently serves the annexation area. The sewer service currently runs along Jersey St.</p>			

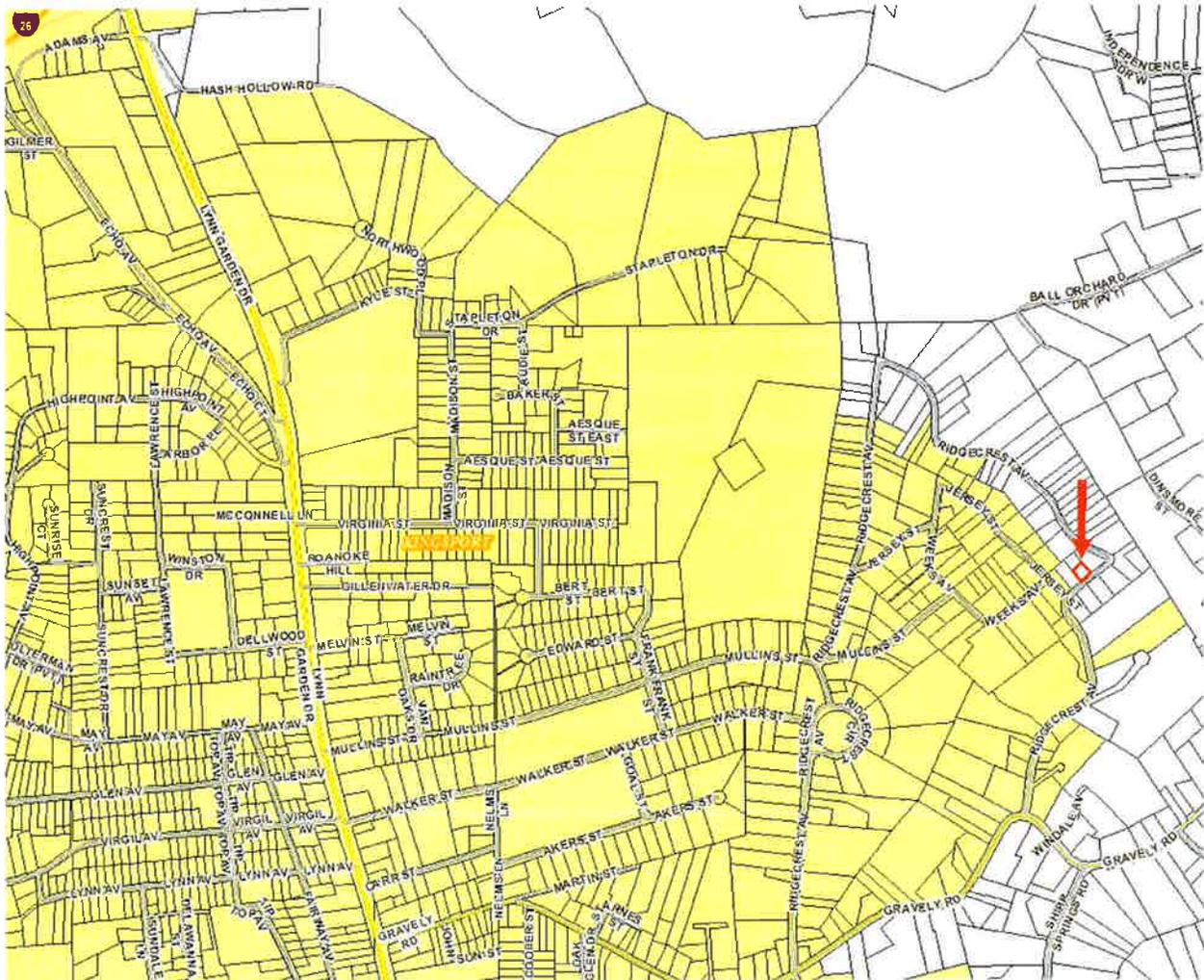
Kingsport Regional Planning Commission

Annexation Report

File Number 14-301-00007

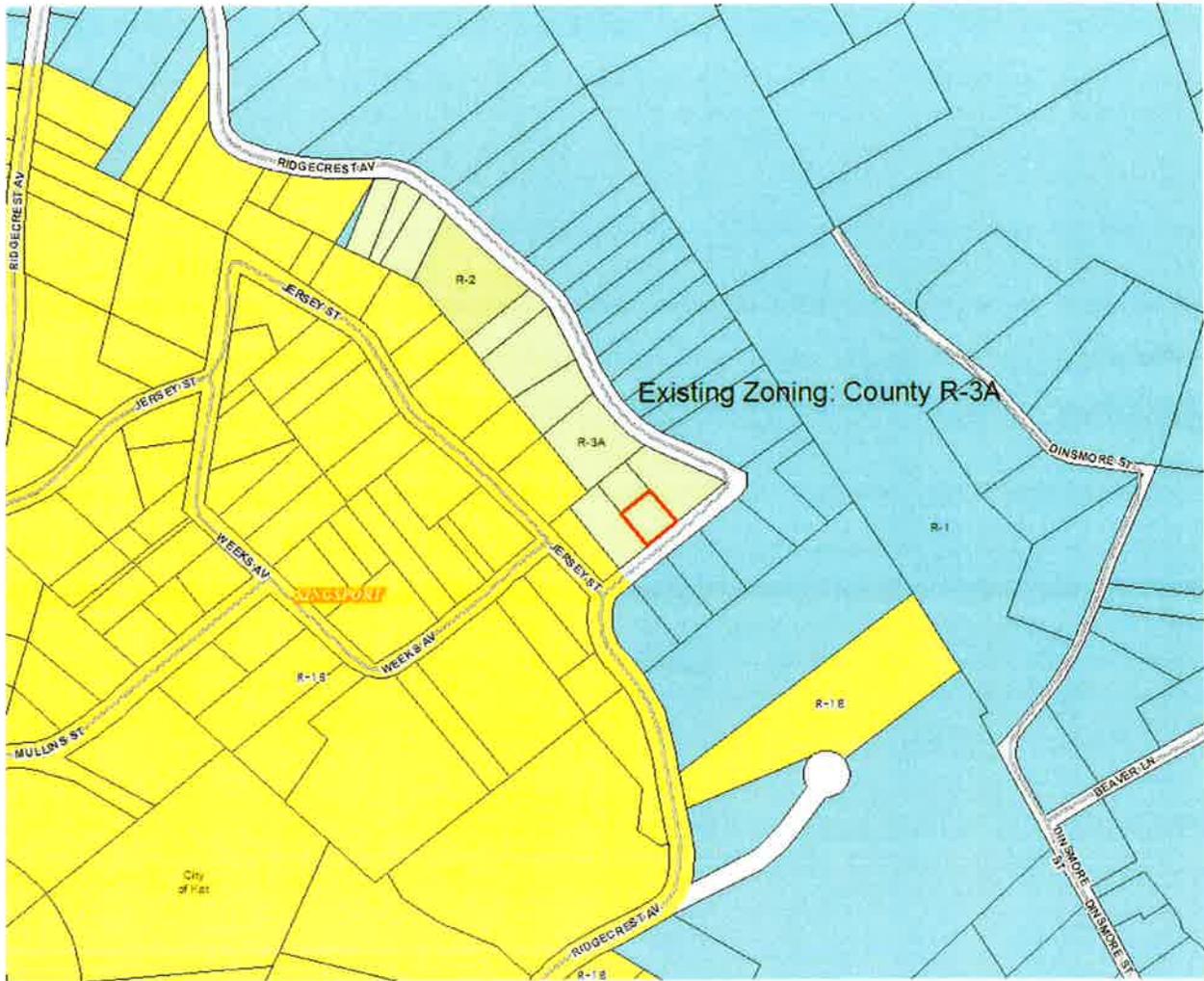
Planner:	Corey Shepherd	Date:	July 22, 2014
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>August 21, 2014</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Area Map

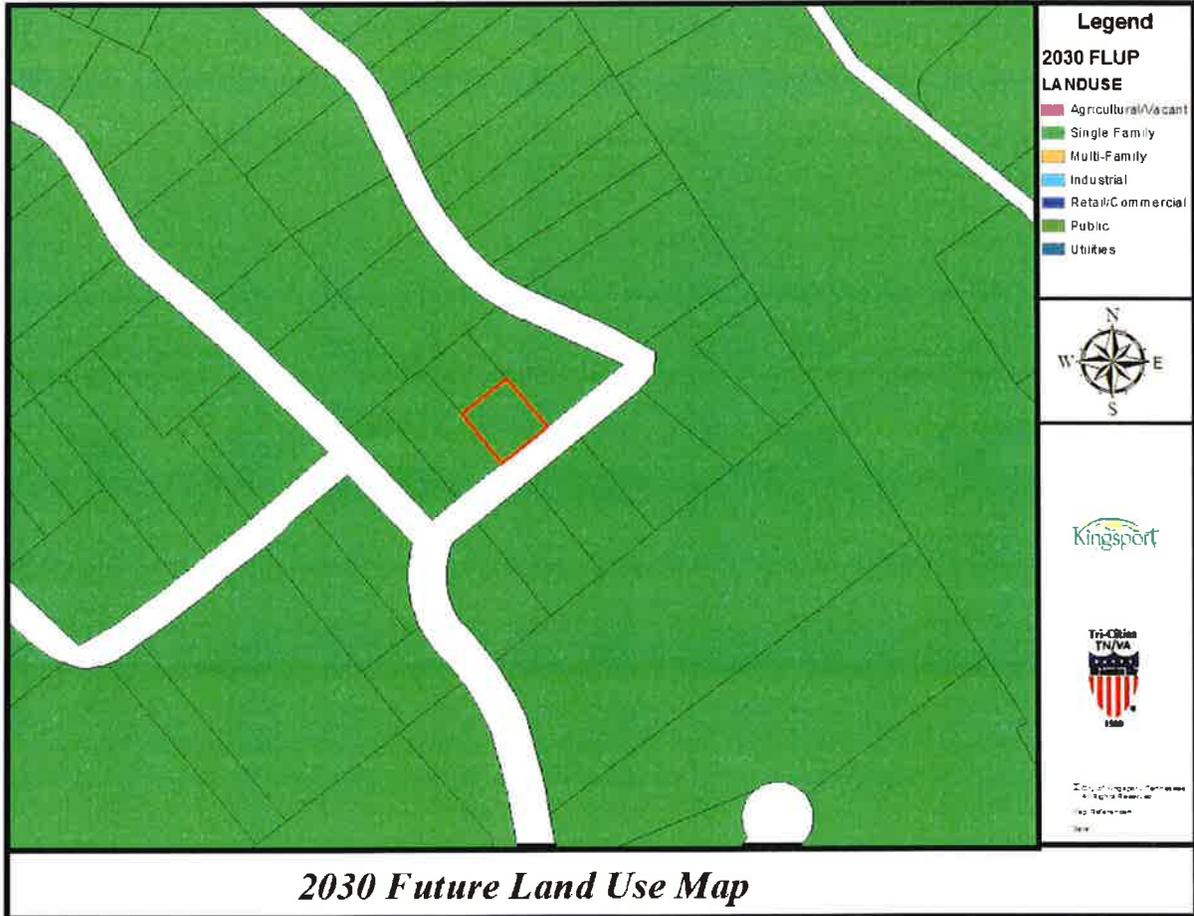


Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on August 21, 2014

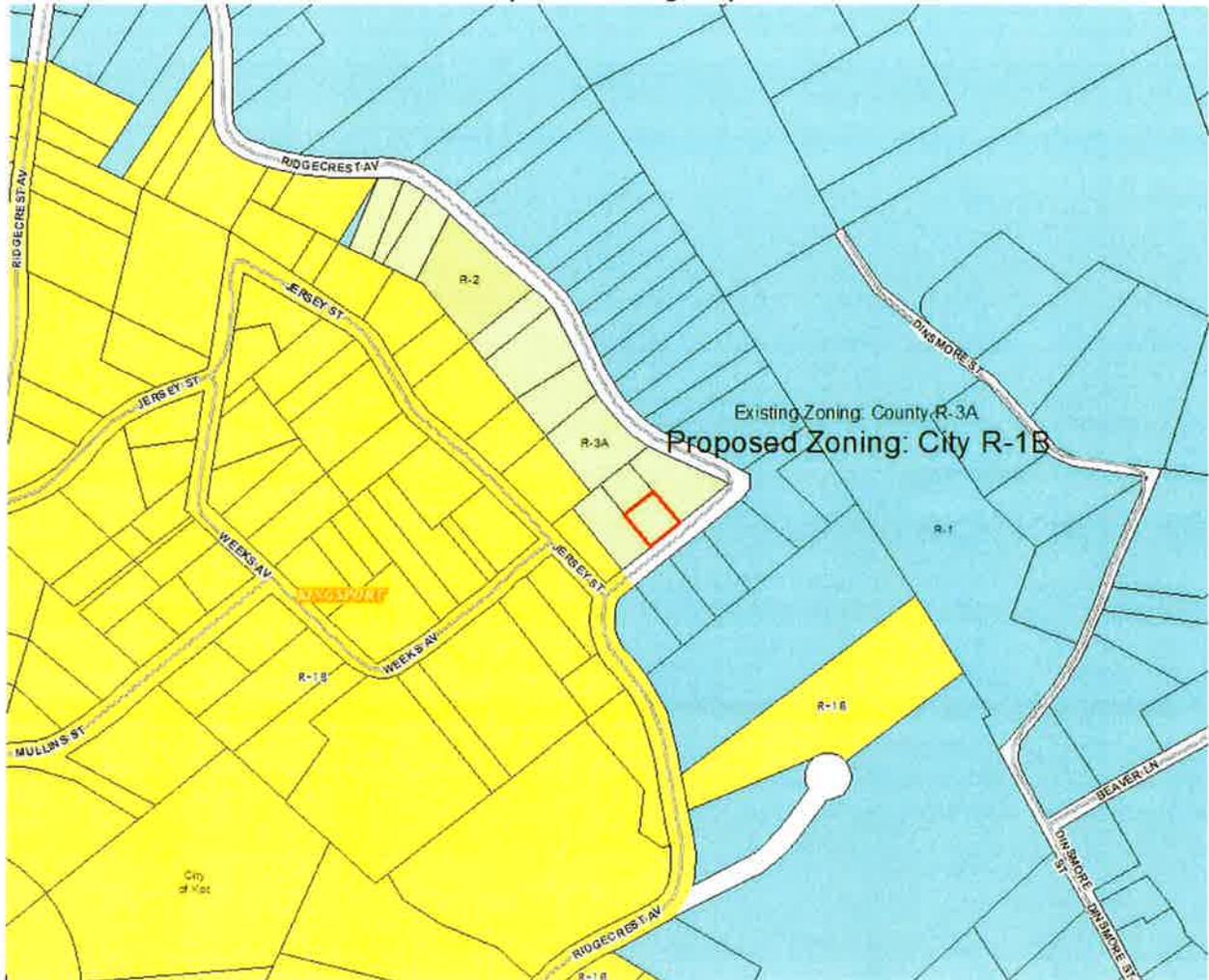
Current Zoning Map



Future Land Use Map



Proposed Zoning Map



Cost

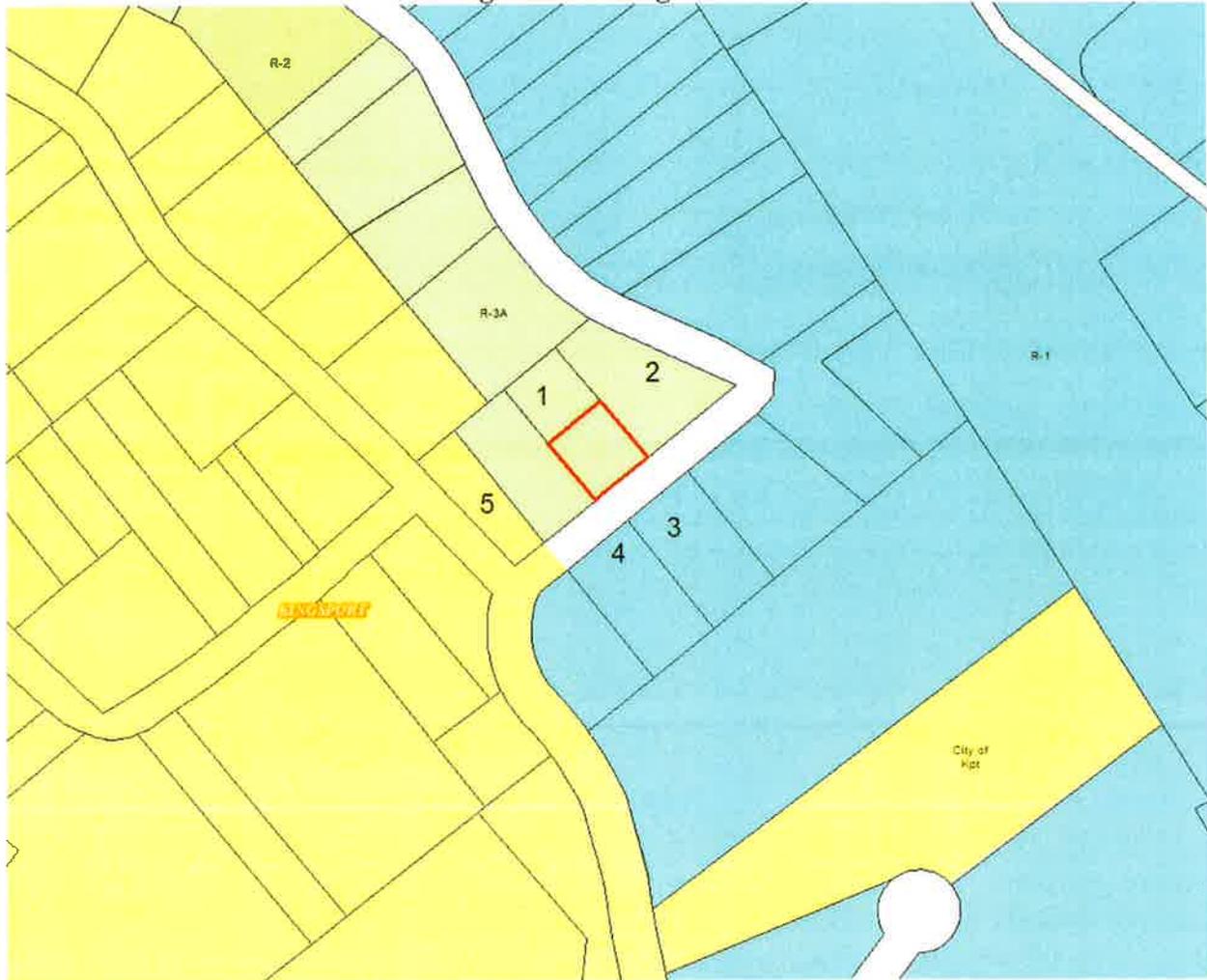
Ridgecrest Cost

Cost Estimate/ tax records as of August 1, 2014

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$205.00	
State Shared	X	\$224.00	\$112.00x2 residents
Sewer Tap Fees	\$13,650.00	X	7 sewer tap fees
Water & Sewer Rev (loss)	X	\$15,818.00	sewer extension could potentially add 7 customers
<b>Total</b>	<b>\$13,650.00</b>	<b>\$16,247.00</b>	

Expenses	One Time	Recurring (annual)	
<b>Operating Budget</b>			
Police & Fire Service	0.00	0.00	minimal extra area
Transit Service	0.00	0.00	
Street Lighting	\$1170	\$170	1 light
Traffic Controls	\$450	0.00	signage
Streets & Sanitation	0.00	2077	
Subtotal	\$1620	\$170	
<b>Capital Budget</b>			
Water	0.00	0.00	adequate
Sewer	\$35,880.00	\$2,168.00	Sewer line extension
Streets	0.00	0.00	
Subtotal	\$35,880.00	\$2,168.00	
<b>Grand Total</b>	<b>\$37,500.00</b>	<b>\$4,415.00</b>	

Existing Surrounding Land Uses



Kingsport Regional Planning Commission  
Annexation Report

File Number 14-301-00007

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
Northwest	1	<u>Zone: County R-3A</u> Use: single family residential	No prior action known
Northeast	2	<u>Zone: County R-3A</u> Use: single family residential	No prior action known
Southeast	3	<u>Zone: County R-1</u> Use: Single Family residential	No prior action known
South	4	<u>Zone: County R-1</u> Use: single family residential	No prior action known
West	5	<u>Zone: City R-1B</u> Use: single family residential	Annexed in 1993 as part of the Gravely/Ridgecrest Annexation

**Kingsport Regional Planning Commission**  
**Annexation Report**

**File Number 14-301-00007**

CONCLUSION

The Kingsport Planning Division recommends approval for the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

Aerial Photo



**North**



**West**



**East**



**South**



**ANNEXATION PETITION**



**PETITIONER INFORMATION:**

Last Name: Wright First: Douglas M.I. W. Date: 6-17-2014  
Street Address: 1388 Ridgecrest Ave. Apartment/Unit #: \_\_\_\_\_  
City: Kingsport State: Tennessee ZIP: 37660  
Phone: 423-276-8381 E-mail Address: \_\_\_\_\_  
In Household and Ages: Doug Wright 54 Pam Wright 55

**PROPERTY INFORMATION:**

Tax Map Information (if known) Tax Map: \_\_\_\_\_ Group: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_  
Street Address: 1388 Ridgecrest Ave. Apartment/Unit #: \_\_\_\_\_  
Current use: \_\_\_\_\_

**OTHER INFORMATION:**

Need the sewer extended. Washer drains into ditch

**DISCLAIMER AND SIGNATURE**

By signing below I state that I have read and understand the conditions of this annexation petition. I further state that I am/are the sole and legal owner(s) of the property described herein.

Signature: Douglas Wright

Date: 6-17-2014

Signed before me on this 17<sup>th</sup> day of June, 2014.

I, a Notary Public for the State of Tennessee  
County of at Large

Notary Page M Jeffers  
My Commission Expires 8/24/16



## MEMORANDUM

**To:** Kingsport Regional Planning Commission  
**From:** Mark A. Haga, Community Development  
**Date:** August 6, 2014  
**Subject:** 2014 Community Development Annual Action Plan/Public Services

**Introduction**

The Kingsport Regional Planning Commission is requested to recommend to the Board of Mayor and Aldermen Public Service Agency Funding under the 2014 Consolidated Plan for Housing and Community Development.

**Presentation**

As part of the 2014 Consolidated Annual Plan for Housing and Community Development process, the Planning Commission recommended a Community Development Block Grant (CDBG) funding plan for Public Service agencies to the Board of Mayor and Aldermen. During the presentation of the Action Plan to the BMA, a significant amount of questions arose concerning public service agency funds. Staff recommended at that time that the BMA approve a general amount of CDBG funds set aside for Public Services and "restart" the application, review and recommendation process for Public Service agency funding. In the ensuing weeks, staff researched and developed a scoring matrix for Public Service agency funding consideration and a small, unbiased citizen review committee was formed to review and recommend, with staff input, funding for the Public Service applications. The review committee consisted of former Mayor Jeanette Blazier, Mr. Paul Montgomery, and Mrs. Cee Gee McCord.

On July 29, 2014, the review committee met and discussed a number of issues related to the Public Service Agency funding process. Items discussed included the staff-recommended scoring matrix, future overall Community Development strategies relative to public service and housing needs, community services strategies in general and consideration of funding recommendations for the 2014 CDBG Public Services applications. Four agencies were considered for funding with 2014 CDBG funds: Learning Centers of KHRA, CASA for Kids, Inc., Help Our Potential Evolve (HOPE) and Sons and Daughters of Douglass. The total amount available for Public Service funding, as approved by the BMA, is \$46,220. The committee discussed how the agencies measured against the proposed scoring matrix and recommended amounts of funding for each agency. Attached to this Memorandum is a plan for Public Service agency funding, as recommended by the review committee.

All applications were recommended for funding, with the stipulation that, in future years, new funding for both the HOPE program and the Sons and Daughters of Douglass

program be considered under the purview of the South Central Kingsport Community Development Corporation. Neither program is expected to be recommended for funding under the Public Services category in future CDBG years. Once action is taken by the Planning Commission, the Resolution for funding is anticipated to be heard at the September 16, 2014 Regular Meeting of the Board of Mayor and Aldermen.

**Options**

The Planning Commission's options are as follows:

1. Recommend the attached plan to the Board of Mayor and Aldermen.
2. Recommend an alternate plan to the Board of Mayor and Aldermen.

**Recommendation**

**Staff recommends endorsing the review committee's plan.**

## Community Development Action Plan FY 2014/2015

### Proposed Public Service Project Descriptions

#### Public Services (15% Cap)

- Learning Centers of KHRA – In 2014/2015, the Community Development Public Services review committee proposes to fund the KHRA literacy program at \$28,648. This grant is administered by Kingsport Housing and Redevelopment Authority through a sub-recipient agreement with the City. Literacy programs to benefit from these funds include Lee Family Learning Center, Dogwood After School Program and Boys and Girls Clubs at Cloud, Holly Hills and Riverview communities.
- CASA of Sullivan County – For Program Year 2014, the review committee proposes to fund CASA at \$12,572. CASA is an advocacy program for abused and neglected children in Kingsport. These funds are administered through a sub-recipient agreement.
- Sons and Daughters of Douglass, Inc. – the Community Development Public Services review committee proposes to provide \$2,500 in CDBG funding to Sons and Daughters of Douglass, Inc. for the outreach and encouragement of minority high school students to attend college. Sons and Daughters also provide school supplies at the elementary level to low and moderate income students in need of basic supplies.
- HOPE (Helping Our Potential Evolve) – For 2014 Program Year, the committee recommends \$2,500 in CDBG funding to HOPE. Funds would be used for activities which encourage and prepare young people to progress toward educational goals and increase their readiness for and awareness of job opportunities in the community. HOPE assists with resume writing, interview skills as well as provides job fair and job-shadowing opportunities.

## **2014 COMMUNITY DEVELOPMENT BLOCK GRANT**

### **Public Services**

<b>Learning Centers of KHRA</b>	<b>\$ 28,648</b>
<b>CASA of Sullivan County</b>	<b>\$ 12,572</b>
<b>Sons and Daughters</b>	<b>\$ 2,500</b>
<b>HOPE</b>	<b>\$ 2,500</b>
<b>TOTAL</b>	<b>\$ 46,220</b>



## CITY OF KINGSPORT, TENNESSEE

July 9, 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 Cedar View Addition, Lot 6R on Gibson Mill Road, surveyed by David L. Barr, RLS, of Mattern & Craig 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







## CITY OF KINGSPORT, TENNESSEE

July 9, 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 Cedar View Addition, Lot 10R on Gibson Mill Road, surveyed by David L. Barr, RLS, of Mattern & Craig 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







## CITY OF KINGSPORT, TENNESSEE

July 17, 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 Hickory Hills Replat, on Ronald Drive, surveyed by Gordon Garber of Gordon W. Garber, PLS, 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,



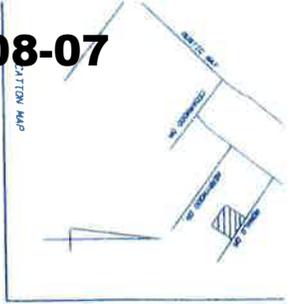
Lynn Tully  
Planning Manager

C: Kingsport Regional Planning Commission

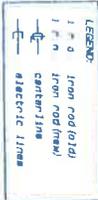
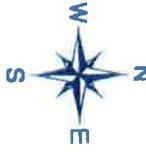


GARBER LAND SURVEYING  
 GORDON W. GARBER, P. L. S.  
 107 1/2 E. COURTHOUSE SQ., JONESBOROUGH, TN 37659  
 PH: (423) 753-0580 FAX: (423) 753-0750

08-07



REC. PLAT NO. 14011999  
 P. B. 9/26-44



TAX MAP 62L A PARCEL-14 10 & 15 00  
 DEED REF. D. B. - 81C/726 & 301C/134

LOT-6, BLK-E, ADD# 2, HICKORY HILLS S/D, P. B. - 9/26-44  
 LOT-5, BLK-E, HICKORY HILLS S/D, P. B. - 7/26-43

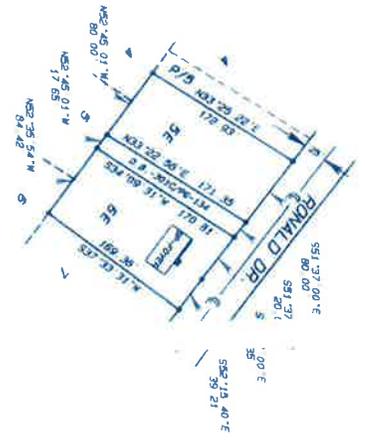
PROPERTY IS ZONED R-1-B  
 30 FRONT  
 30 REAR  
 B SIDE

HERBY GEFFREY HAS MADE THIS SURVEY ON THE GROUND AND THAT HIS CATEGORY-T SURVEY HAVING A RATIO OF PRECISION OF 1:10000+ AS SHOWN HEREON AND MEETS CURRENT TENNESSEE MINIMUM STANDARDS

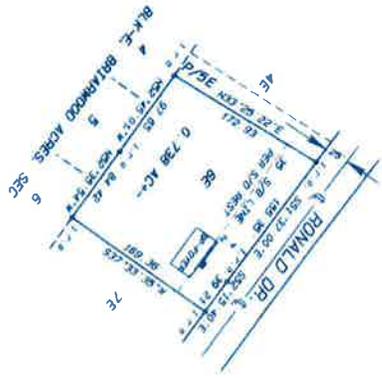
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY BE IN EFFECT ON SAID PROPERTY EITHER RECORDED OR UNRECORDED. THIS REPLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY. THE OWNERS HEREBY DEDICATE A 7.5' UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES FOR PUBLIC USE.

THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL "L"000 ZONING DISTRICT ON THE FLOOD INSURANCE RATE MAP MAP # 47158C00850 EFFECTIVE DATE: SEPT-29, 2006

ALL IMPROVEMENTS MUST CONFORM TO THE CURRENT ZONING AND SUBDIVISION REGULATIONS IN EFFECT BY THE RESPONSIBLE AGENCY



BEFORE REPLAT



AFTER REPLAT



07182014 - 03:49:34 PM  
 14011999  
 1999A PLAT DISTRICT: 8155  
 PLAT BOOK: P14  
 PAGE: 432-452  
 REC.FEE: 15.00  
 DR.FEE: 2.00  
 REC.FEE: 0.00  
 TOTAL: 17.00  
 STATE OF TENNESSEE, SULLY COUNTY  
 REGISTRATION NO. 000000000000

CERTIFICATE OF APPROVAL FOR THE AMENDMENT OF THE PLAT  
 DATE: 6-21-14

CERTIFICATE OF APPROVAL FOR THE AMENDMENT OF THE PLAT  
 DATE: 6-21-14

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 DATE: 6-21-14

CERTIFICATE OF APPROVAL FOR THE AMENDMENT OF THE PLAT  
 DATE: 6-21-14

REPLAT OF:  
 LOT-6, BLK-E, HICKORY HILLS S/D, ADD# 2  
 & LOT-5, BLK-E, HICKORY HILLS S/D  
 AND SMALL LOT BETWEEN  
 KINGSPOINT REGIONAL PLANNING COMMISSION  
 TOTAL ACRES: 0.738 +/-  
 TOTAL LOTS: 4  
 ADJACENT NEW ROAD: 0  
 MILES NEW ROAD: 0  
 OWNER: DONALD MCCLAIN  
 SURVEYOR: GORDON W. GARBER  
 CIVIL DISTRICT: 7  
 CLOSURE ERROR: 1/16  
 SCALE: 1" = 100'

CERTIFICATE OF APPROVAL FOR THE AMENDMENT OF THE PLAT  
 DATE: 6-21-14

CERTIFICATE OF APPROVAL FOR THE AMENDMENT OF THE PLAT  
 DATE: 6-21-14

<p>CERTIFICATE OF DEDICATION AND DEDICATION          I HERBY CERTIFY THAT I HAVE MADE THE CORRECT OF THE PROPERTY DESCRIBED IN THIS PLAT AND THAT THE SAME IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY BE IN EFFECT ON SAID PROPERTY EITHER RECORDED OR UNRECORDED. THIS REPLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY. THE OWNERS HEREBY DEDICATE A 7.5' UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES FOR PUBLIC USE.</p> <p>DATE: 6-26-14          SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF RECORD          I HERBY CERTIFY THAT THE PLAN, BOOK, AND PAGE NUMBER OF THIS PLAT IS AS SHOWN ON THE RECORD. I HAVE MADE THE CORRECT OF THE PROPERTY DESCRIBED IN THIS PLAT AND THAT THE SAME IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY BE IN EFFECT ON SAID PROPERTY EITHER RECORDED OR UNRECORDED. THIS REPLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY. THE OWNERS HEREBY DEDICATE A 7.5' UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES FOR PUBLIC USE.</p> <p>DATE: 6-21-14          SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF THE APPROVAL OF STREETS          I HERBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLAT AND (2) THAT THE STREETS ARE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY BE IN EFFECT ON SAID PROPERTY EITHER RECORDED OR UNRECORDED. THIS REPLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY. THE OWNERS HEREBY DEDICATE A 7.5' UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES FOR PUBLIC USE.</p> <p>DATE: 6-21-14          SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF THE APPROVAL OF WATER DISTRICTS          I HERBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE PLAT AND THAT THE STREETS ARE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY BE IN EFFECT ON SAID PROPERTY EITHER RECORDED OR UNRECORDED. THIS REPLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY. THE OWNERS HEREBY DEDICATE A 7.5' UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES FOR PUBLIC USE.</p> <p>DATE: 7-3-14          SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL FOR THE AMENDMENT OF THE PLAT          DATE: 6-21-14          SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL FOR THE AMENDMENT OF THE PLAT          DATE: 6-21-14          SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL FOR THE AMENDMENT OF THE PLAT          DATE: 6-21-14          SIGNATURE: [Signature]</p>
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## CITY OF KINGSPORT, TENNESSEE

July 22, 2014

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

Dear Mr. Ward:

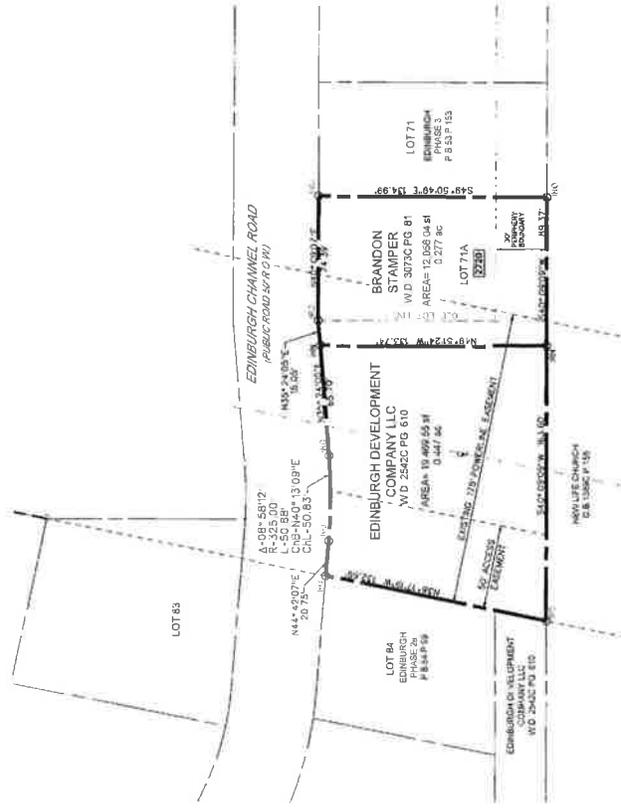
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Edinburgh Subdivision, Lot 71A on Edinburgh Channel Road, surveyed by David B. Hill of BWSC, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision 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





- NOTES:
1. BEARINGS ARE BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK
  2. DEED REFERENCE: TAX MAP 1B PARCEL 11, 15th CIVIL DISTRICT W.D. 2542CC PAGE 610
  3. PROPERTY ZONED: PD - PLANNED DEVELOPMENT
  4. FLOOD MAP: 47TH EDITION, EFFECTIVE DATE: SEPT. 2006. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
  5. UTILITY PROVIDERS: WATER: CITY OF KINGSPORT SANITARY SEWER: CITY OF KINGSPORT ELECTRIC: AMERICAN ELECTRIC POWER, KINGSPORT POWER COMPANY CABLE: CHARTER COMMUNICATIONS
  6. 2720 - SITE ADDRESS
  7. UTILITY EASEMENTS: - 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES - 15 FOOT UTILITY EASEMENT D.B. 2386 P. 254 - 50 FOOT ACCESS EASEMENT
  8. IRON RODS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED



**BWSC**  
 BARGE WAGGONER SUNNER & CANNON, INC.  
 FOUR OMBUDSMAN SQUARE SUITE 100, KINGSPORT, TENNESSEE 37660  
 PHONE 423-247-3330 FAX 423-247-3321

<p>APPROVAL OF SPECIAL ASSESSMENT</p> <p>THE BOARD OF SPECIAL ASSESSMENT HAS REVIEWED THE PROPOSED SPECIAL ASSESSMENT AND HAS APPROVED THE SPECIAL ASSESSMENT FOR THE PROPERTY DESCRIBED IN THE ATTACHED APPLICATION.</p> <p>DATE: _____</p> <p>APPROVED: _____</p>	<p>APPROVAL OF THE BOARD OF PLANNING</p> <p>THE BOARD OF PLANNING HAS REVIEWED THE PROPOSED SPECIAL ASSESSMENT AND HAS APPROVED THE SPECIAL ASSESSMENT FOR THE PROPERTY DESCRIBED IN THE ATTACHED APPLICATION.</p> <p>DATE: _____</p> <p>APPROVED: _____</p>
---	--

<p>APPROVAL OF THE BOARD OF ZONING</p> <p>THE BOARD OF ZONING HAS REVIEWED THE PROPOSED SPECIAL ASSESSMENT AND HAS APPROVED THE SPECIAL ASSESSMENT FOR THE PROPERTY DESCRIBED IN THE ATTACHED APPLICATION.</p> <p>DATE: _____</p> <p>APPROVED: _____</p>	<p>APPROVAL OF THE BOARD OF HEALTH</p> <p>THE BOARD OF HEALTH HAS REVIEWED THE PROPOSED SPECIAL ASSESSMENT AND HAS APPROVED THE SPECIAL ASSESSMENT FOR THE PROPERTY DESCRIBED IN THE ATTACHED APPLICATION.</p> <p>DATE: _____</p> <p>APPROVED: _____</p>
--	--

<p>APPROVAL OF THE BOARD OF PUBLIC WORKS</p> <p>THE BOARD OF PUBLIC WORKS HAS REVIEWED THE PROPOSED SPECIAL ASSESSMENT AND HAS APPROVED THE SPECIAL ASSESSMENT FOR THE PROPERTY DESCRIBED IN THE ATTACHED APPLICATION.</p> <p>DATE: _____</p> <p>APPROVED: _____</p>	<p>APPROVAL OF THE BOARD OF EDUCATION</p> <p>THE BOARD OF EDUCATION HAS REVIEWED THE PROPOSED SPECIAL ASSESSMENT AND HAS APPROVED THE SPECIAL ASSESSMENT FOR THE PROPERTY DESCRIBED IN THE ATTACHED APPLICATION.</p> <p>DATE: _____</p> <p>APPROVED: _____</p>
--	--

<p>APPROVAL OF THE BOARD OF SOCIAL SERVICES</p> <p>THE BOARD OF SOCIAL SERVICES HAS REVIEWED THE PROPOSED SPECIAL ASSESSMENT AND HAS APPROVED THE SPECIAL ASSESSMENT FOR THE PROPERTY DESCRIBED IN THE ATTACHED APPLICATION.</p> <p>DATE: _____</p> <p>APPROVED: _____</p>	<p>APPROVAL OF THE BOARD OF COMMUNITY DEVELOPMENT</p> <p>THE BOARD OF COMMUNITY DEVELOPMENT HAS REVIEWED THE PROPOSED SPECIAL ASSESSMENT AND HAS APPROVED THE SPECIAL ASSESSMENT FOR THE PROPERTY DESCRIBED IN THE ATTACHED APPLICATION.</p> <p>DATE: _____</p> <p>APPROVED: _____</p>
--	--

<p>APPROVAL OF THE BOARD OF ECONOMIC DEVELOPMENT</p> <p>THE BOARD OF ECONOMIC DEVELOPMENT HAS REVIEWED THE PROPOSED SPECIAL ASSESSMENT AND HAS APPROVED THE SPECIAL ASSESSMENT FOR THE PROPERTY DESCRIBED IN THE ATTACHED APPLICATION.</p> <p>DATE: _____</p> <p>APPROVED: _____</p>	<p>APPROVAL OF THE BOARD OF TOURISM</p> <p>THE BOARD OF TOURISM HAS REVIEWED THE PROPOSED SPECIAL ASSESSMENT AND HAS APPROVED THE SPECIAL ASSESSMENT FOR THE PROPERTY DESCRIBED IN THE ATTACHED APPLICATION.</p> <p>DATE: _____</p> <p>APPROVED: _____</p>
--	--

7-10-14  
 David B Hill 2634  
 Mayor

RE-PLAT- EDINBURGH- EDINBURGH DEVELOPMENT CO. LLC  
 KINGSPORT REGIONAL PLANNING COMMISSION  
 TOTAL ACRES 0.724 TOTAL LOTS 2  
 ACRES NEW ROAD/ALLEYS 0 MILES NEW ROAD 0  
 OWNER: The Edinburgh Group, LLC CIVIL DISTRICT 15th  
 SURVEYOR: BRIAN HILL CLOSURE ERROR: 150.000  
 SCALE: 1" = 50'



## CITY OF KINGSPORT, TENNESSEE

July 22, 2014,

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

Dear Mr. Ward:

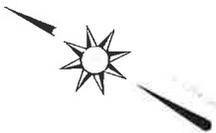
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Barker Subdivision Replat, on Edens View Rd, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Minor 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





LINE	BEARING	DISTANCE
L1	N 27°00'43" E	30.35'
L2	N 78°20'31" E	47.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	412.92'	143.02'	141.49'	N 87°43'37" E	17°13'49"

EDENS VIEW ROAD



**Legend**

- ① Iron Pipe Old (I.P.O.)
- ② Iron Pipe New (I.P.N.)
- ③ Wire (W)
- ④ Wood Fence
- ⑤ 3/4" vinyl base w/ 1/2" top
- ⑥ Apply to the location of the lines
- ⑦ Old Lot Line
- ⑧ Parcel # 01
- ⑨ City - Edinboro
- ⑩ Legal Book
- ⑪ Page
- ⑫ PG Block
- ⑬ 911 ADDRESS



- NOTES:
- 1) WORKING BASED ON LECO AD. DRAWING IN REED BOOK 1707N PAGE 317
  - 2) PROPERTY IS CORNER P1
  - 3) SETBACKS TO CONFORM TO ZONING REGULATION
  - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EFFECTIVE DATE ENTERED IN THE 2008 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
  - 5) JOB NO. 14-03-01
  - 6) DATE OF SURVEY: AUGUST 19, 2014
  - 7) TIME OF SURVEY: 10:00 AM
  - 8) LEED REFERENCE: U.G. 1330N, PAGE 504
  - 9) 3" S. BUILT FIELD, SET WITH L&P ON ALL CORNERS UNLESS OTHERWISE NOTED
  - 10) ALL DIMENSIONS ARE APPROXIMATE BASED ON INFORMATION RECEIVED FROM FIELD NOTES
  - 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS GREATER THAN 1:10,000
  - 12) FOR FULL REFERENCE: P 6 - PAGE 12.

PRELIMINARY  
ADVANCE COPY

<p>DATE: _____</p> <p>COMPILED BY: _____</p> <p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>DATE: _____</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p>	<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>DATE: _____</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p>	<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>DATE: _____</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p>	<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>DATE: _____</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p>
---	--	--	--

**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 343 E MARKET STREET  
 KINGSFORD, TENNESSEE 37650  
 TELEPHONE (423) 382-8886  
 FAX (423) 382-8898  
 E-Mail: [alleymail@alleysurvey.com](mailto:alleymail@alleysurvey.com)

DIVISION OF BARBER PROPERTY	
KINGSFORD REGIONAL PLANNING COMMISSION	
TOTAL ACRES	2.28
TOTAL LOTS	1
ADRES VIEW ROAD	0
MILES VIEW ROAD	0
OWNER	ROBERT BARBER, ETUX
SURVEYOR	ALLEY & ASSOCIATES, INC.
DATE	08/19/14
SCALE	1" = 100'

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN RECORDING SECTION HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND ACCORDS TO THE RECORDING SECTION OF THE PLANNING AND ZONING ORDINANCES OF THE CITY OF KINGSFORD, TENNESSEE. I HAVE REVIEWED THE RECORDING SECTION OF THE PLANNING AND ZONING ORDINANCES OF THE CITY OF KINGSFORD, TENNESSEE AND HAVE FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND ACCORDS TO THE RECORDING SECTION OF THE PLANNING AND ZONING ORDINANCES OF THE CITY OF KINGSFORD, TENNESSEE.

RECORD OF FILE AT TOOL OFFICE

FILE \_\_\_\_\_



CITY OF KINGSPORT, TENNESSEE

July 25, 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 Cedar View Addition, Lot 11R, on Gibson Mill Road, surveyed by Mattern & Craig, 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







## CITY OF KINGSPORT, TENNESSEE

July 25, 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 Cedar View Addition, Lot 1 Block 3, on Gibson Mill Road, surveyed by Mattern & Craig, 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







## CITY OF KINGSPORT, TENNESSEE

July 31, 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 Ridgefields, Lot 36, on Westwind Drive, surveyed by Tim Lingerfelt of Alley & Associates, 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







## CITY OF KINGSPORT, TENNESSEE

July 31, 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 Westmoreland Property, on Kendridge Street, surveyed by Rick Davies, 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



NOTE #1 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A FILE NUMBERED SURVEY RECORD. THE EXISTING RECORDS REVEAL SERVICES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

NOTE #2 ANY FUTURE DEVELOPMENT MUST CONFORM TO THE STANDARDS OF THE KINGSFORD ZONING ORDINANCE IN EFFECT AT THE TIME OF SAID DEVELOPMENT INCLUDING BUT NOT LIMITED TO TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE #3 THE PARCELS AS SHOWN ARE NOT IN A SPECIAL FLOOD HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47163C0045D - EFFECTIVE DATE SEPTEMBER 29, 2006.

NOTE #4 12 FOOT WIDE PRIVATE UTILITY EASEMENT AS SHOWN HEREON CENTERED ON EXISTING PRIVATE SEWER LINE - REFERENCE DEED BOOK 435-C PAGE 262 AND DEED BOOK 474-C PAGE 273. LOCATION OF ABOVE UTILITY EASEMENT AS SHOWN HEREON IS APPROXIMATE AS IT BASED ON DEEDED DESCRIPTION.

NOTE #5 THE HOUSE ON LOT 1 AS SHOWN HEREON IS ALREADY SERVICED BY PUBLIC UTILITIES INCLUDING ELECTRIC, WATER AND SEWER.

NOTE #6 A 6 INCH WATER LINE LYING ALONG KENRIDGE STREET SERVES THIS AREA - CITY OF KINGSFORD.

A PUBLIC SEWER LINE LYING ALONG KENRIDGE STREET SERVES THIS AREA - CITY OF KINGSFORD.

BRENT AND EMILY FLORES  
TAX MAP 77-1, PARCEL B-23.00  
LOT 33, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 32, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 31, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 30, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 29, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 28, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 27, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 26, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 25, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 24, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 23, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 22, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 21, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 20, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 19, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 18, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 17, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 16, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 15, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 14, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 13, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 12, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 11, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 10, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 9, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 8, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 7, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 6, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 5, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 4, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 3, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 2, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LOT 1, BLOCK 4, HOLSTON HILLS S/D  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

1 - TAX MAP 77-1, PART OF PARCEL B-23.00  
PART OF LOTS 8, 9, 10, 11 AND 12  
HOLSTON HILLS SUBDIVISION  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

2 - TAX MAP 77-1, PART OF PARCEL B-23.00  
LOT 13 AND PART OF LOT 12  
HOLSTON HILLS SUBDIVISION  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

LEGEND

- IPI(O) - 1 INCH IRON PIPE (OLD)
- IPI(N) - 1/2 INCH REBAR (NEW) - CAP "DAVIES SURVEYING"
- IPI(O) - 1/2 OR 3/4 INCH REBAR (OLD)
- HWY MON - HIGHWAY MONUMENT

1 - TAX MAP 77-1, PART OF PARCEL B-23.00  
PART OF LOTS 8, 9, 10, 11 AND 12  
HOLSTON HILLS SUBDIVISION  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

2 - TAX MAP 77-1, PART OF PARCEL B-23.00  
LOT 13 AND PART OF LOT 12  
HOLSTON HILLS SUBDIVISION  
DEED BOOK 300, PAGE 2154  
ZONE R-1A

WESTMORELAND PROPERTY - KENRIDGE ROAD  
KINGSFORD REGIONAL PLANNING COMMISSION  
TOTAL ACRES 1.29  
ACRES NEW ROAD 0  
MILES NEW ROAD 0  
OWNER ALICE WESTMORELAND  
CIVIL DISTRICT 11  
SURVEYOR RICK A. DAVIES  
CLOSURE ERROR 1:33.5:00  
SCALE 1" = 40'

DATE \_\_\_\_\_  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER \_\_\_\_\_  
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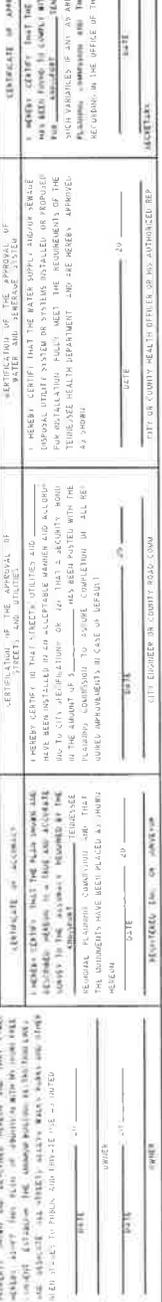
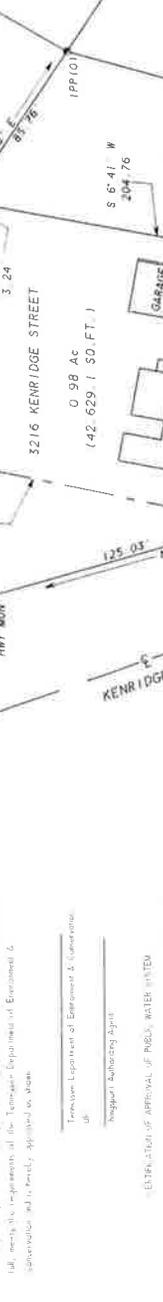
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CITY ENGINEER OR COUNTY ROAD COMMISSIONER \_\_\_\_\_  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER \_\_\_\_\_  
DATE \_\_\_\_\_



PROFESSIONAL SEAL OF RICK A. DAVIES, LAND SURVEYOR, TENNESSEE, LICENSE NO. 851. ON OR BEFORE SEPTEMBER 15, 2011.

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## CITY OF KINGSPORT, TENNESSEE

July 31, 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 Rotherwood Lot 36 & 37 Replat, on Parham Place, surveyed by Tim Lingerfelt of Alley & Associates, 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







## CITY OF KINGSPORT, TENNESSEE

August 8, 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 Crockett Property on John B. Dennis Highway, surveyed by Larry Culbertson, Culbertson Surveying, 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



**SURVEY FOR DAVID GRAHAM CROCKETT  
KINGSPORT REGIONAL PLANNING COMMISSION**

ZONING  
SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.  
PROPERTY IS CURRENTLY ZONED SULLIVAN COUNTY R-1

**CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM**

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES 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

**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 MEANINGS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 7/22 20 14  
*John A. Culbertson*  
REGISTERED LAND SURVEYOR

**CERTIFICATION OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT**

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

DATE Aug 4 20 14

*Dennis L. Hume*  
CITY C.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIGHWAY AUTHORIZED REPRESENTATIVE

**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

**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 8/1 20 14

*David G. Crockett*  
OWNER  
*Geneva S. Crockett*  
OWNER

**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

DATE \_\_\_\_\_ 20\_\_

KINGSPORT AUTHORIZING AGENT

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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 REQUESTED, A SECURITY BOND IN THE AMOUNT OF \$ 10K HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 8/13 20 14

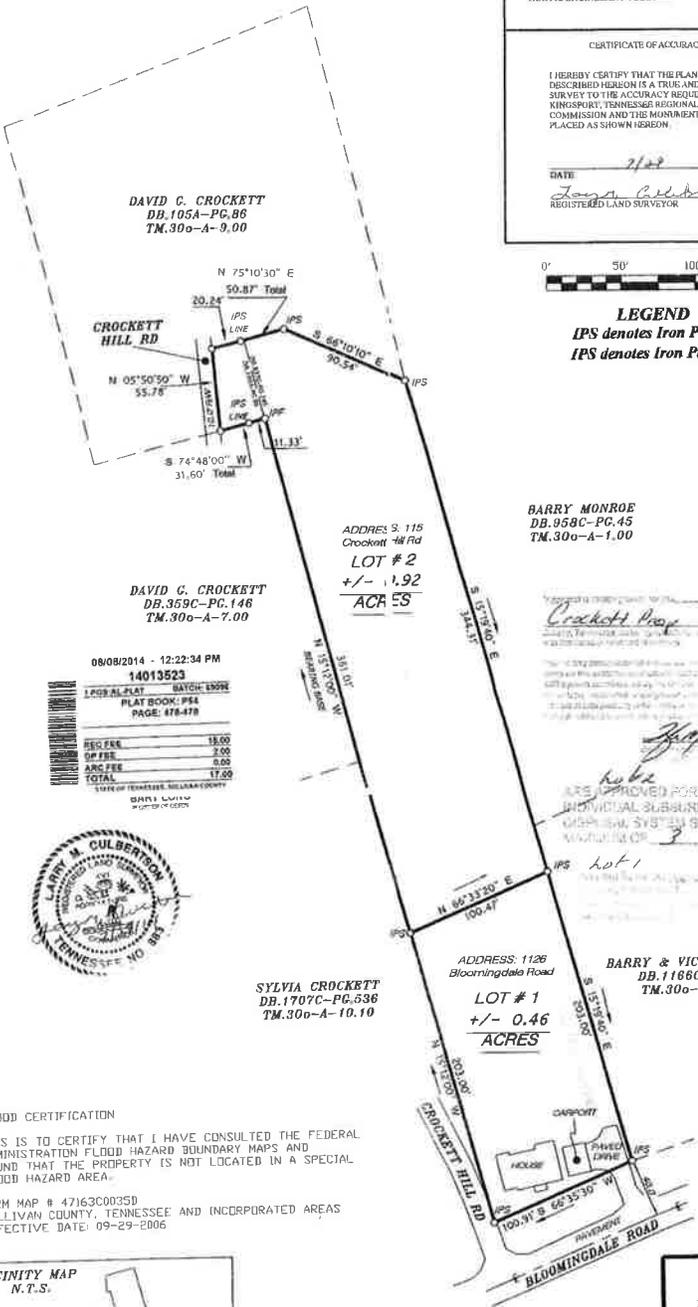
*John A. Culbertson*  
KINGSPORT REGIONAL PLANNING COMMISSION

**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 ADJOINING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE \_\_\_\_\_ 20\_\_

CITY ENGINEER OR COUNTY ROAD COMMISSIONER



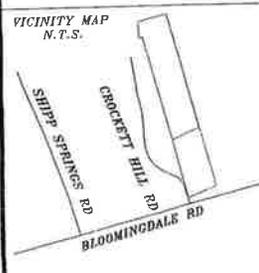
08/08/2014 - 12:22:34 PM  
14013523

LOCAL PLAT	BATCH: 1509E
PLAT BOOK: P54	PAGE: 478-478
REG FEE	18.00
OF USE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY  
DAVID G. CROCKETT



**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.  
FORM MAP # 4716300035D  
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
EFFECTIVE DATE: 09-29-2006



- NOTES**
1. Deed Reference: DB. 837C-PG. 146 DB. 105A-PG. 86
  2. Tax Map 300 -A -6.00 & 300-A-9.00
  3. Owners Name: DAVID G. CROCKETT

**REPLAT OF  
DAVID GRAHAM CROCKETT PROPERTY**

<b>Date:</b> 07-29-2014	<b>FILE:</b> CROCKETT.DWG Drawn By: K. Culbertson	<b>Scale:</b> 1" = 50'	11th Civil District Sullivan County, TN
<b>Total Acres:</b> +/- 1.38	<b>Total Lots:</b> 2	<b>Surveyor:</b> Culbertson Surveying Owner: DAVID GRAHAM CROCKETT Closure Error 1:10,125	
<b>Acres New Road:</b> 0	<b>Miles New Road:</b> 0	<b>Drawing Number</b> 6048	

Culbertson Surveying  
P. O. Box 190, Nickelsville, VA 24271  
(276) 479-3093



## CITY OF KINGSPORT, TENNESSEE

August 8, 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 Clark Property on John B. Dennis Highway, surveyed by Larry Culbertson, Culbertson Surveying, 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 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: 7/21/14  
 REGISTERED LAND SURVEYOR

**CERTIFICATE OF APPROVAL FOR ADDRESSING ASSIGNMENT**  
 I HEREBY CERTIFY THAT THE ADDRESS AS NOTED ON THE FINAL PLAT HAS APPROVED AS ASSIGNED.  
 DATE: 7-31-14  
 CITY CLERK OR SULLIVAN COUNTY CLERK OF THE ADDRESSING OR MEMBER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL OF STREETS AND STORM WATER SYSTEMS**  
 I HEREBY CERTIFY THAT CONSTRUCTION PLANS HAVE BEEN APPROVED.  
 DATE: \_\_\_\_\_  
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**SULLIVAN COUNTY E-911 ADDRESS**  
 TRACT 1 - 255 MORELOCK STREET  
 TRACT 2 - 2957 JOHN B. DENNIS

**CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM**  
 I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGN FOR THIS SUBDIVISION COMPLETES WITHIN THE CITY OF KINGSPORT'S PUBLIC UTILITY DEPARTMENT FOR THE PURCHASE AND INSTALLATION OF STREET LIGHTS.  
 DATE: \_\_\_\_\_  
 TRAFFIC ENGINEERING MANAGER

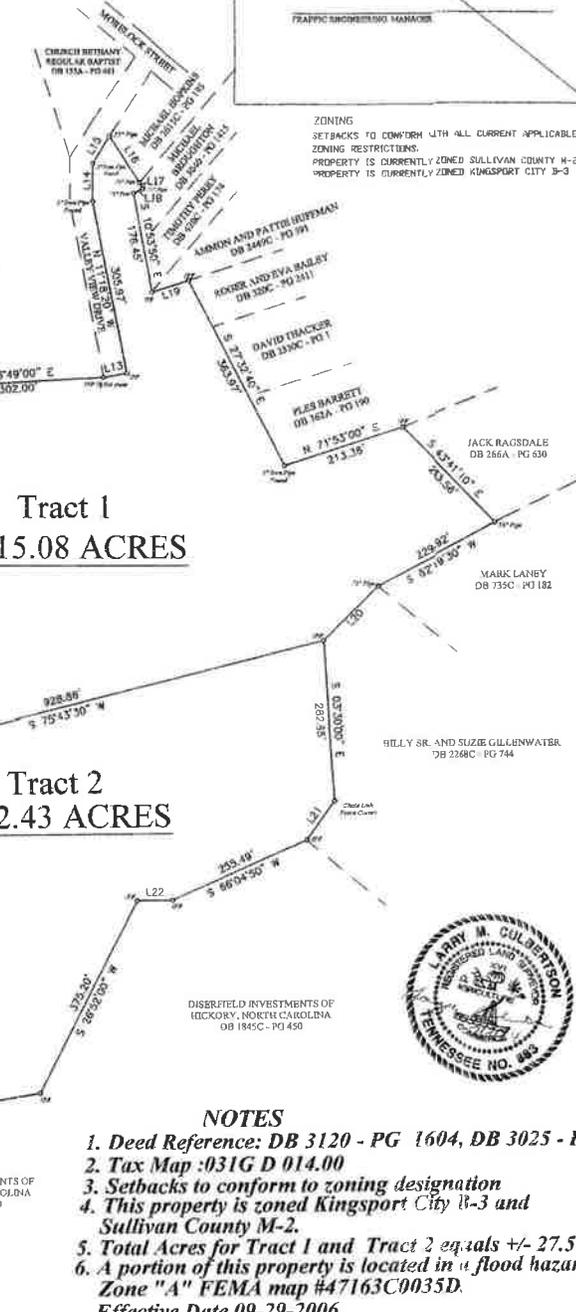
**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MONTHS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A FEE OF \$100.00 IN THE AMOUNT OF \$ \_\_\_\_ HAS BEEN PAID WITH THE SUBDIVISION RECORDING PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
 DATE: 8-1-14  
 KINGSPORT MUNICIPAL RECORDING COMMISSIONER

**SURVEY FOR MICHAEL CLARK KINGSPORT REGIONAL PLANNING COMMISSION**



08/08/2014 - 12:24:26 PM  
 14013524  
 1 PGS:AL PLAT BATCH: 69097  
 PLAT BOOK: P54  
 PAGE: 479-479  
 REC FEE 15.00  
 OP FEE 2.00  
 ARC FEE 0.00  
 TOTAL 17.00  
 STATE OF TENNESSEE, SULLIVAN COUNTY  
 BART LONG  
 COUNTY CLERK

SULLIVAN COUNTY SCHOOL BOARD  
 (BROOKSIDE ELEMENTARY)  
 DB 175 - PG 296



**CERTIFICATE OF OWNERSHIP AND ASSOCIATION**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND ASSOCIATED WITH THIS PLAN.  
 I HEREBY AGREE TO THE PLAN OF SUBDIVISION WITH ALL CONVEYANCES, EASEMENTS, RIGHTS, AND OBLIGATIONS AS SHOWN ON THE PLAN.  
 DATE: 8-1-14  
 MICHAEL CLARK  
 OWNER

**CERTIFICATE 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  
 (OR)  
 SULLIVAN COUNTY  
 KINGSPORT AUTHORIZING AGENT

**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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  
 DATE: 8-6-14  
 AUTHORIZING AGENT



LINE	BEARING	DISTANCE
L1	N 00°21'10" W	38.90'
L2	N 19°45'20" E	68.40'
L3	N 15°44'30" E	96.61'
L4	N 35°21'40" E	91.90'
L5	N 07°45'40" E	23.57'
L6	N 23°37'00" E	30.56'
L7	N 24°24'00" E	101.17'
L8	N 24°48'30" E	48.69'
L9	N 12°31'00" E	33.05'
L10	N 38°05'40" E	28.72'
L11	N 70°20'00" E	20.54'
L12	N 09°16'30" E	169.00'
L13	N 79°15'00" E	40.00'
L14	N 00°23'40" W	66.63'
L15	N 31°22'00" E	56.48'
L16	S 32°19'20" E	95.63'
L17	S 28°34'40" E	12.85'
L18	S 61°55'50" W	17.60'
L19	N 72°49'30" E	57.61'
L20	S 44°57'10" W	132.23'
L21	S 38°40'10" W	87.52'
L22	S 89°22'40" W	62.96'
L23	S 10°10'10" E	25.99'
L24	S 00°21'10" E	81.72'
L25	S 19°45'20" W	65.71'

**NOTES**

1. Deed Reference: DB 3120 - PG 1604, DB 3025 - PG 1405
  2. Tax Map :031G D 014.00
  3. Setbacks to conform to zoning designation
  4. This property is zoned Kingsport City B-3 and Sullivan County M-2.
  5. Total Acres for Tract 1 and Tract 2 equals +/- 27.51 Acres
  6. A portion of this property is located in a flood hazard area, Zone "A" FEMA map #47163C0035D.
- Effective Date 09-29-2006.

**Curve Data**

C1	Radius: 2779.79'
	Chord: 152.72'
	Arc Length: 152.74'
	Chord Bearing: N 00°51'10" W
C2	Radius: 2779.79'
	Chord: 60.35'
	Arc Length: 60.35'
	Chord Bearing: N 03°03'22" W

**Note:**  
 There is hereby established an easement with a minimum of 7' wide along the line of all lot lines for the installation and maintenance of utilities and the conveyance of same shall run from improvements on each lot. Such standard easement may be delineated by the licensed surveyor and/or civil engineer or that which may be required by the Sullivan County Regional Planning Commission.

**LEGEND**  
 IPS denotes Iron Pin Set w/Cap  
 IPF denotes Iron Pin Found

**RESUBDIVISION OF MICHAEL CLARK PROPERTY**

Date: 07-17-2014	FILE: CLARK, MICHAEL Drawn By: Karen Culbertson	Scale: 1" = 150'	11th Civil District Sullivan County, TN
Total Acres: +/- 27.51	Total Lots: 2	Surveyor: L. Culbertson Surveying	
Acres New Road: 0	Miles New Road: 0	Owner: MICHAEL CLARK	
Culbertson Surveying P. O. Box 190, Nickelsville, VA 24271 (276) 479-3093			Drawing Number <b>6042</b>

New Businesses - City of Kingsport, Tennessee

Jun-14

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
A-Z DISCOUNT PRODUCTS & SALVAGE	3032 N JOHN B DENNIS HWY	HURLOCK, RICKEY	%RICKEY HURLOCK	3032 N JOHN B DENNIS HWY	KINGSPORT	TN	37660	423	6779606	140701
ASPEN CONTRACTING	BTA OUT OF TOWN ADDRESS	NUSSBECK, PATRICK	4141 NE LAKEWOOD WAY		LEES SUMMIT	MO	64064	865	2307511	140729
BLOOMINGDALE COIN LAUNDRY	3006 N JOHN B DENNIS HWY	GALLOWAY, TEDDY N	GALLOWAY ENTERPRISES	2422 MAIN ST	SURGOINSVILLE	TN	37873	423	9237085	140701
BRIAN KING ROOFING, INC	BTA OUT OF TOWN ADDRESS		2021 E. UNION VALLEY RD		SEYMOUR	TN	37865	865	5736859	140721
C & J CONSTRUCTION	BTA OUT OF TOWN ADDRESS	RAMEY, JEFFREY L	2071 SHARRON RD		KINGSPORT	TN	37660	423	4804986	140708
CAREFREE RESTORATION LLC	BTA OUT OF TOWN ADDRESS		127 DILLON COURT		GRAY	TN	37615	423	6100500	140701
CHISHOLM SERVICE, INC	BTA OUT OF TOWN ADDRESS	CHISHOLM, MICHAEL	PO BOX 1977		BURLINGTON	NC	27216	336	2280571	140701
CHRIS HAGGARD PLUMBING LLC	BTA OUT OF TOWN ADDRESS		4749 SOLOMON DR		STRAWBERRY PLAINS	TN	37871	865	9336057	140708
CK NUTRITION	904 KENDRICK CREEK RD APT 5	ABSHER, CHRISTOPHER	904 KENDRICK CREEK RD APT 5		KINGSPORT	TN	37663	423	8638699	140723
CREATIVE MASONRY INC	BTA OUT OF TOWN ADDRESS		122 VILLAGE DR		GREENEVILLE	TN	37745	423	7872087	140725
DONE RIGHT ROOFING AND RESTORA	BTA OUT OF TOWN ADDRESS	LEAHY, JOHN M	%JOHN M LEAHY	19 CHAMPAGNE DR	LAKE ST LOUIS	MO	63367	636	6966566	140730
DOUGLAS, JEREMIAH	BTA OUT OF TOWN ADDRESS	DOUGLAS, JEREMIAH	1266 DRY CREEK RD		KINGSPORT	TN	37660	423	5257425	140709
E-N-M REMODELING	1813 RIDGEWAY DR	SLUSS, ERIC	%ERIC SLUSS	1813 RIDGEWAY DR	KINGSPORT	TN	37664	423	2935208	140728
EASYHOME	1649 E STONE DR #102A	CAMPBELL, TRAVIS	1649 E STONE DR #102A		KINGSPORT	TN	37660	423	2453279	140724
FREEDOM COLLISION OF KINGSPORT	1933 BROOKSIDE DR	WILLIAMS, RANDALL	1933 BROOKSIDE DR		KINGSPORT	TN	37660	423	7659944	140701
G & G SERVICES	104 MCTEER DR	GILLIAM, ANDREW	%ANDREW M GILLIAM	155 WARREN ST	FALL BRANCH	TN	37656	423	3840018	140711
GREER, MARK	BTA OUT OF TOWN ADDRESS	GREER, MARK	907 HUFFINE RD		JOHNSON CITY	TN	37604	423	8337614	140731
HAIR BENDER S SALON LLC	2617 E CENTER ST		2617 E CENTER ST		KINGSPORT	TN	37664	423	3784247	140701
HOLLYWOOD IN MEMPHIS ENTERTAIN	BTA OUT OF TOWN ADDRESS	MARION, GLENDA	8384 SADDLEBROOK TRAIL		OLIVE BRANCH	MS	38654	662	8904411	140710
JASON DAY CONSTRUCTION INC	BTA OUT OF TOWN ADDRESS		1554 OLD STAGECOACH RD		JONESBOROUGH	TN	37659	423	7914458	140728

**New Businesses - City of Kingsport, Tennessee**

Jun-14

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
KATELIN KONFIDENTIAL	904 KENDRICK CREEK RD APT 5	ABSHER, KATELIN	904 KENDRICK CREEK RD APT 5		KINGSPORT	TN	37663	423	6123041	140723
KINGSPORT CABINETRY	101 CHEROKEE ST	BRADLEY, JAMES	101 CHEROKEE ST		KINGSPORT	TN	37660	423	2476134	140714
LIFESTYLE INVESTMENTS	2004 AMERICAN WAY STE 105		2004 AMERICAN WAY STE 105		KINGSPORT	TN	37660	423	6772486	140730
MICHAEL'S PAINTING	BTA OUT OF TOWN ADDRESS	CAVALERA, MICHAEL	%MICHAEL CAVALERA	1322 CHILDRESS FERRY RD	BLOUNTVILLE	TN	37617	423	4838958	140714
MUSE FAMILY CHIROPRACTIC	1732 N EASTMAN RD #3-A	MUSE, JOSEPH	1732 N EASTMAN RD #3-A		KINGSPORT	TN	37664	423	2475000	140731
O & W SERVICES	908 TEASEL DR	BATTS, CHRIS	908 TEASEL DR #4		KINGSPORT	TN	37660	423	3932496	140711
ONIN STAFFING, LLC	930 WILCOX CT		1 PERIMETER PARK SOUTH	SUITE 450N	BIRMINGHAM	AL	35243	205	2987233	140701
PENNYPINCHER CRAFTS	2745 E STONE DR	DAVIS, PENNY	%PENNY DAVIS	788 MEADOWVIEW RD	BRISTOL	TN	37620	423	2771799	140701

## Building Division Monthly Report

JULY 2014

<b>RESIDENTIAL PERMITS</b>	<b>COUNT</b>	<b>CONSTRUCTION COST</b>
ACCESSORY STRUCTURES	23	\$217,458
ADDITIONS	2	\$57,500
ALTERATIONS	7	\$203,700
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	14	\$3,339,000
RESIDENTIAL ROOF	8	\$50,750
<b>COMMERCIAL PERMITS</b>		
ADDITIONS	1	\$125,000
ALTERATIONS	1	\$636,340
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS	1	\$68,791
NEW CHURCH/RELIGIOUS BUILDINGS		
COMMUNICATION TOWER	3	\$46,000
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL	1	\$296,606
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	2	\$1,632,000
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY		
COMMERCIAL ROOF	2	\$60,350
<b>TOTAL</b>	<b>65</b>	<b>\$6,733,495</b>
<b>OTHER MISC PERMITS</b>		
BANNERS	2	
DEMOLITIONS	1	
MOVE STRUCTURE		
SIGNS	8	
TENTS	4	
<b>TOTAL PERMITS ISSUED</b>	<b>80</b>	
<b>ESTIMATED CONSTRUCTION COST YEAR-TO-DATE</b>		<b>\$37,867,874,</b>